

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 3, 2025

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

**RE: 10000 Central Ave SW  
Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 02/19/2025  
Hydrology File: L09D042**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 02/20/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) or Development Hearing Officer (DHO) on Site Plan for Building Permit.

**PRIOR TO BUILDING PERMIT:**

1. Please submit the Grading & Drainage Plan to Hydrology for review and approval through the ABQ-PLAN portal.

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), 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](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E. CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

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



\\PROJECTS\JACO-2609\2615\DWG- BUILDING POWER PLANT\NEW CONCEPTUAL MASTER PLANS\2615 CG-101 CONCEPTUAL.dwg User: j2615 Date: 2/19/2025 11:42 AM

SHADED AREAS (BLDG. D, G1, G2 AND ASSOCIATED PAVEMENT) ARE CURRENTLY UNDER CONSTRUCTION.

4  
CURRENTLY UNDER CONSTRUCTION

PRIVATE STORM DRAIN SYSTEM IS PARTIALLY INSTALLED (BLDG. D). FINAL LAYOUT (INLET LOCATIONS, INTERNAL PIPE ROUTING) WILL BE DESIGNED AS EACH BLDG. IS DEVELOPED. NO CHANGE IN DISCHARGE RATE AT PUBLIC STUBS TO PROPERTY. BLUE STORM DRAIN LINES REPRESENT UPDATED EXTENTS.

OFFSITE BASIN WEST OF THE PROPERTY HISTORICALLY DRAINS Q100 26.9 CFS INTO THIS PROPERTY PASSING TO SUNSET GARDENS SW. HISTORIC OFFSITE FLOW WILL CONTINUE TO BE ACCEPTED AND ROUTED THROUGH THE PROPERTY UNTIL WEST PROPERTY DEVELOPS AND REDIRECTS DEVELOPED STORMWATER TO SUNSET BLVD. THIS CONCEPTUAL GRADING PLAN SHOWS THE ROUTE OF THE TEMPORARY OFFSITE FLOWS THROUGH THE SITE.

0 25 50 100 150  
SCALE 1"=50'

PRIVATE STORM DRAIN SYSTEM IS PARTIALLY INSTALLED (BLDG. D). FINAL LAYOUT (INLET LOCATIONS, INTERNAL PIPE ROUTING) WILL BE DESIGNED AS EACH BLDG. IS DEVELOPED. NO CHANGE IN DISCHARGE RATE AT PUBLIC STUBS TO PROPERTY.

EXISTING STORM DRAIN STUB CONSTRUCTED WITH PUBLIC WORK ORDER.

## PROJECT INFORMATION

**PROPERTY:** THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP L-9. THE SITE IS BOUND TO THE EAST BY 98TH ST. SW, TO THE WEST BY PARTIALLY DEVELOPED COMMERCIAL PROPERTY, TO THE NORTH BY CENTRAL AVE. SW AND TO THE SOUTH BY SUNSET GARDENS RD SW.

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

**LEGAL:** LOT 1-A, BLK 1 EXCLUDING THE 'ELY POR' OF LOTS 1-A & 1-B, LANDS OF ATRISCO LAND GRANT (4.25 ACRE) AND LOT 2 BLK 1, PLAT OF LANDS OF THE ATRISCO GRANT (4.81 ACRE)

**BENCHMARK:** ACS MONUMENT 14-K9: A 3-1/4" ALUMINUM DISK SET IN CONCRETE AT THE NW CORNER OF THE INTERSECTION OF BRIDGE BLVD SW AND 86TH ST. SW. ELEVATION (NAVD 1988): 5117.017

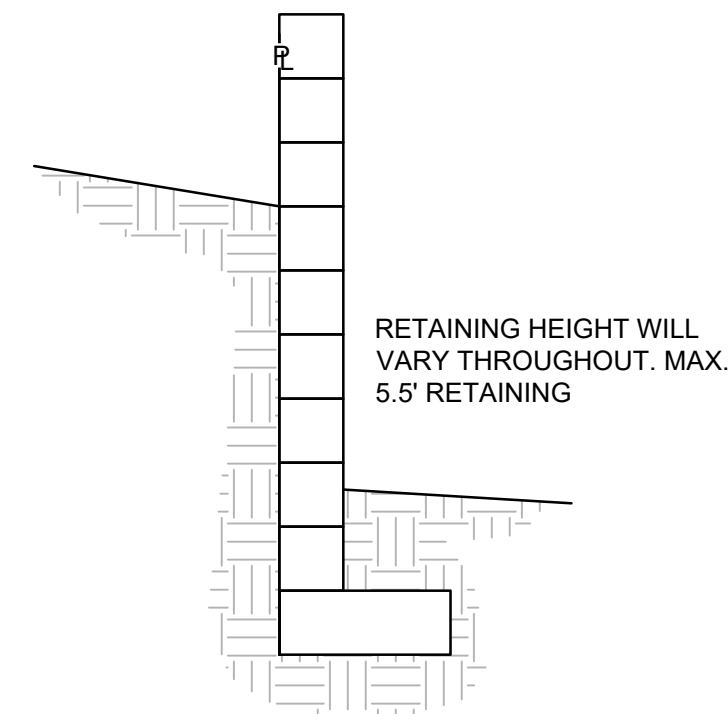
**TEMPORARY BENCHMARKS:** A 1/2" REBAR W/PLASTIC CAP "PS 14269" SET AT THE NW PROPERTY CORNER OF LOT 2 OF THIS SURVEY. ELEVATION (NAVD 1988): 5218.38

**FLOOD HAZARD:** THIS PROPERTY LIES WITHIN FEMA FLOODZONE "X" (NO FLOOD HAZARD) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0328 H; EFFECTIVE DATE: AUGUST 16, 2012.

## PERIMETER WALLS

IN ACCORDANCE WITH CABQ DPM CH. 22, SECTION 5, PART B, GRADING AND WALL CONSTRUCTION NEAR THE PROPERTY LINE MAY NOT ENDANGER ADJACENT PROPERTY OR CONSTRAIN ITS USE.

NO PERIMETER WALLS (RETAINING AND/OR PRIVACY) MAY BE CONSTRUCTED ON ADJACENT PROPERTY (INCLUDING WALL FOOTING) WITHOUT ADJACENT PROPERTY OWNER'S PERMISSION. STRUCTURAL DETAILS, INCLUDING FOOTINGS, GUARDRAILS, WATERPROOFING, REINFORCING, ETC. WILL BE DESIGNED AS PART OF BUILDING PERMIT PLANS.



## GENERAL NOTES

- GRADES SHOWN ON THE CONCEPTUAL GRADING AND DRAINAGE PLAN REFLECT THE OVERALL GRADING SCHEME. ADA COMPLIANT PARKING WILL BE COORDINATED WITH ARCHITECT TO ENSURE MAX. 2% SLOPE IN ANY DIRECTION.
- LANDSCAPING WILL BE DEPRESSED TO HARVEST STORMWATER EXCEPT WITHIN 10' OF A BUILDING OR STRUCTURE.
- ROCK EROSION PROTECTION WILL BE REQUIRED AT CURB OPENINGS, ON SLOPES > 3:1 AND WITHIN SWALES, RUNDOWNS, CURB OPENINGS, ETC.
- STEPS, RAMPS, AND TRANSITION GARDEN RETAINING WALLS AS REQUIRED TO ACHIEVE GRADE TRANSITIONS WILL BE DETERMINED AS EACH PROPERTY DEVELOPS.
- PERIMETER RETAINING WALLS: PER THE DPM, CHAPTER 22.5 B, CARE SHOULD BE TAKEN TO ENSURE THAT THE ADJACENT PROPERTY IS NOT DAMAGED OR ITS USE CONSTRAINED DUE TO GRADING AT OR NEAR THE PROPERTY LINE. ENCRoACHING INTO THE ADJACENT PROPERTY WITH GRADING AND/OR WALL FOOTING WILL REQUIRE WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNERS. LETTERS ARE TO BE PROVIDED TO COA HYDROLOGY FOR THEIR FILES PRIOR TO HYDROLOGY APPROVAL FOR BUILDING PERMIT.
- STORMWATER QUALITY RETENTION PONDS WILL BE LOCATED AND CONSTRUCTED AS EACH PROPERTY DEVELOPS. PRIOR TO BUILDING PERMIT APPROVAL, A "PAYMENT IN-LIEU FOR S.Q. VOLUME REQUIREMENT" TREASURY DEPOSIT SLIP WILL BE PROVIDED BY C.O.A. HYDROLOGY BASED ON THE PORTION OF S.Q. VOLUME (@ \$8.00 PER CF) THAT IS NOT RETAINED ON-SITE. A COPY OF THE PAID RECEIPT WILL BE REQUIRED PRIOR TO RECEIVING HYDROLOGY APPROVAL FOR BUILDING PERMIT.

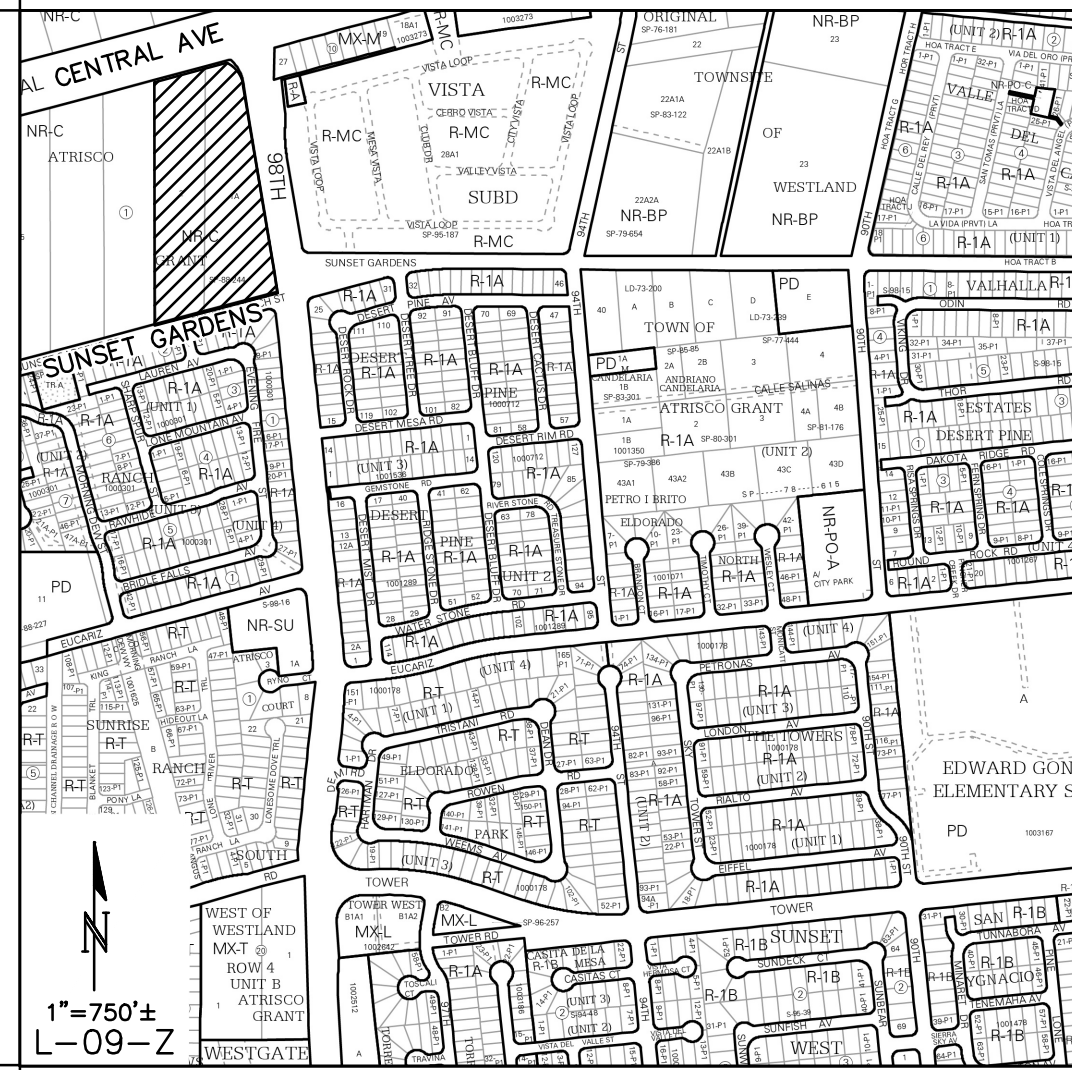
## ADA COMPLIANCE

**SIDEWALK(S):**  
LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).  
TARGET CROSS SLOPE = 1% TO 1.5%. (2% MAX)

**ACCESSIBLE RAMP(S):**  
TARGET LONGITUDINAL SLOPE = 7% (8.33% MAX).  
TARGET CROSS SLOPE = 1% TO 1.5% (2% MAX)

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

## VICINITY MAP L-09



## FIRM 35001C0328J



## KEYED NOTES

- PRIVATE ON-SITE STORM DRAIN SYSTEM AS NEEDED.
- EXISTING STUB TO PUBLIC STORM DRAIN INLET.
- RETAINING / GARDEN WALLS (WHERE NEEDED) TO ACHIEVE GRADE TRANSITIONS.
- ADA COMPLIANT CONNECTION TO PUBLIC SIDEWALK.
- PERIMETER WALL WITH RETAINING AS NEEDED TO ACHIEVE GRADE TRANSITION.
- EXTENDED / RETAINING STEMWALLS AS NEEDED (TO BE DESIGNED WITH EACH BUILDING SET).

## LEGEND

- |              |                         |
|--------------|-------------------------|
| ---          | EXISTING CONTOUR        |
| —            | PROPOSED CONTOUR        |
| 78.3         | PROPOSED SPOT ELEVATION |
| →            | FLOW ARROW              |
| FF = 5207.00 | FINISH FLOOR ELEVATION  |

## 2615 CG-101 CONCEPTUAL - CG-101 CONCEPTUAL GRADING +



MERCADO EL MILAGRO  
NEW SITE PLAN  
10000 CENTRAL AVENUE SW  
ALBUQUERQUE, NEW MEXICO 87121

DATE:

DRAWN BY:

CHECKED BY:

VERIFIED BY:

## REVISIONS

SHEET NO:

1



CONCEPTUAL DRAINAGE CALCULATIONS

MERCADO EL MILAGRO  
HYDROLOGIC MODEL--DEVELOPED CONDITIONS  
BY: ASA NILSSON-WEBER, ISAACSON & ARFMAN  
JUNE 27, 2019

PRECIPITATION (FROM NOAA ATLAS 14; LAT:35.6212° LONG:-106.0057°)

P15 = 0"  
P60 = 1.77"  
P360 = 2.25"  
P1440 = 2.58"

START TIME=0.0 HR PUNCH CODE=0  
LOCATION ALBUQUERQUE  
RAINFALL TYPE=2 RAIN QUARTER=0 IN  
RAIN ONE=1.77 IN RAIN SIX=2.25 IN  
RAIN DAY=2.58 IN DT=0.05 HRS

HYDROLOGIC MODEL FOR  
PROPOSED CONDITIONS  
100-YEAR, 24-HOUR STORM  
BASIN A  
ID=1 HYD NO=100 DA=0.00373 SQ MI  
%A=0 %B=10 %C=10 %D=80  
TP=-0.1333 HR  
MASS RAINFALL=-1  
ID=1 CODE=1

BASIN B  
ID=2 HYD NO=200 DA=0.00628 SQ MI  
%A=0 %B=5 %C=6 %D=89  
TP=-0.1333 HR  
MASS RAINFALL=-1  
ID=2 CODE=1

BASIN C  
ID=3 HYD NO=300 DA=0.003533 SQ MI  
%A=0 %B=15 %C=15 %D=70  
TP=-0.1333 HR  
MASS RAINFALL=-1  
ID=3 CODE=1

PRINT HYD  
FINISH

BASIN AREA, LAND TREATMENT AND STORM FLOW SUMMARY TABLE

BASIN	AREA AC	AREA SQ. MI.	%A	%B	%C	%D	WQI VOL (CF)	FROM AHYMO			DISCHARGE LOCATION		
								Q100YR-6HR CFS			98TH ST	SUNSET GARDENS	
A	2.39	0.00373	0	10	10	80	2,360	9.3	9.3	ex. inlet			
B	4.02	0.00628	0	5	6	89	4,416	16.3	1.0	Surface	15.3	Back of new inlet	
C	2.26	0.00353	0	15	15	70	1,953	8.5	0.6	Surface	5.6	Back of new inlets	
OFFSITE DEVELOPED	13.47											55.2	*
STREET FLOW 98TH ST											11.8	*	
STREET FLOW SUNSET												6.1	*
TOTAL TO SD									22.7			84.5	**
TOTAL IN 98TH ST SD = 107.2 CFS < 108.7 CFS ALLOWABLE PER SAD 222													

\*FROM SAD 222  
\*\*INCLUDES 6.6 CFS BYPASS TO  
DOWNSTREAM INLETS IN 98TH

THE BASIN DELINEATIONS AND CALCULATIONS PROVIDED ON THE ORIGINAL CONCEPTUAL DRAINAGE PLAN DATED 9/6/2019 REMAIN UNCHANGED. EACH BUILDING PHASE G&D SUBMITTAL FOR BUILDING PERMIT APPROVAL WILL PROVIDE THE NECESSARY SITE SPECIFIC CALCULATIONS AND EXHIBITS.

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4) - Ver. S4.01a, Rel: 01a RUN DATE (MON/DAY/YR) =06/26/2019  
INPUT FILE = M:\PROJECTS\2300-2399\2306\CALCS\2306.DAT USER NO. = AHYMO\_Temp\_User:20122010

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID	TO ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
START LOCATION	ALBUQUERQUE									1	
RAINFALL TYPE= 2 NOAA 14											RAIN24= 2.580
100-YEAR, 24-HOUR STORM											
BASIN A											
COMPUTE NM HYD	100.00	-	1	0.00373	9.35	0.406	2.04231	1.500	3.915	PER IMP=	80.00
BASIN B	200.00	-	2	0.00628	16.33	0.728	2.17250	1.500	4.063	PER IMP=	89.00
BASIN C	300.00	-	3	0.00353	8.48	0.358	1.89890	1.500	3.752	PER IMP=	70.00
FINISH											

PREVIOUSLY APPROVED GRADING & DRAINAGE PLANS

A CONCEPTUAL DRAINAGE PLAN AND REPORT FOR THIS PROPERTY DATED 9/6/2019 WAS PREVIOUSLY APPROVED FOR SITE PLAN ACTION BY DRB (APPROVED BY DANA PETERSON, P.E. LETTER DATED 9/24/2019, 2010).

THE SAD 222 PROJECT PUBLIC STORM DRAIN FACILITIES INCLUDED A MONETARY ASSESSMENT AGAINST THIS PROPERTY (PAID). FREE DISCHARGE OF DEVELOPED CONDITION STORM WATER IS ALLOWED. SURFACE DISCHARGE TO THE ADJACENT STREETS AS WELL AS PRIVATE STORM DRAIN CONNECTIONS TO THE PUBLIC STORM DRAIN SYSTEM (AT STUBS PROVIDED) WILL BE ADDRESSED AT EACH PHASE AS NEEDED.

THE PUBLIC STORM DRAIN IMPROVEMENTS WITHIN SUNSET GARDENS R/W WERE CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE ON 3/2/2021. 18" DIA. STORM DRAIN STUBS FROM THE PROPERTY LINE TO THE BACK OF THE INLETS WITHIN THE PUBLIC R/W WERE CONSTRUCTED AS PART OF THE PUBLIC WORK ORDER CONSTRUCTION.

THE 9/6/2019 DRAINAGE REPORT IDENTIFIES THREE OVERALL BASINS (BASINS A-C) ALONG WITH ALLOWABLE DISCHARGE TO THE STORM DRAIN AND SURFACE DISCHARGE TO 98TH ST. AND SUNSET GARDENS.

CURRENTLY UNDER CONSTRUCTION:

BUILDING D: THE GRADING PLAN FOR BUILDING D DATED 6/30/2022 WAS APPROVED FOR GRADING AND BUILDING PERMIT ON 7/22/2022

BUILDINGS G1 AND G2: THE GRADING PLAN FOR BUILDINGS G1 & G2 DATED 3/28/2024 WAS APPROVED FOR GRADING AND BUILDING PERMIT ON 4/10/2024.

CONSTRUCTED OFFSITE & ONSITE IMPROVEMENTS

PUBLIC STORM DRAIN IMPROVEMENTS ALONG WITH 18" DIA. STORM DRAIN STUBS FROM THE PROPERTY LINE TO THE BACK OF THE INLETS WITHIN THE PUBLIC R/W WITHIN SUNSET GARDENS WERE CONSTRUCTED (PUBLIC WORK ORDER) AND ACCEPTED BY THE CITY OF ALBUQUERQUE ON 3/2/2021. THE ENTRANCE OFF SUNSET GARDENS WAS ALSO CONSTRUCTED WITH THIS WORK ORDER.

CONSTRUCTION OF BUILDINGS D, G1 & G2 ARE UNDERWAY, INCLUDING A PORTION OF THE ONSITE STORM DRAIN AND THE ENTRANCE OFF 98TH ST. FOUR PERMANENT SWQ PONDS WILL BE CONSTRUCTED AS SHOWN ON THE BASIN EXHIBIT ALONG WITH INTERIM SWQ PONDS ALONG THE PERIMETER OF THE DEVELOPED AREA AROUND BUILDINGS D, G1 & G2.

CONCEPTUAL DRAINAGE SUMMARY

THE DRAINAGE FROM THE SITE WILL CONTINUE TO ADHERE TO THE CONCEPTUAL CRITERIA LISTED IN THE 9/6/2019 DRAINAGE REPORT (SEE ORIGINAL APPROVED CALCULATIONS THIS SHEET). ON-SITE GRADES AND PRIVATE STORM DRAIN ARE UPDATED TO ACCOMMODATE UPDATED SITE LAYOUT.

AS PREVIOUSLY APPROVED, OFFSITE UNDEVELOPED FLOW FROM ADJACENT WEST PROPERTY OF 26.9 CFS SHALL BE ACCEPTED AND CONVEYED TO SUNSET GARDENS UNTIL WEST PROPERTY DEVELOPS..

DRAINAGE BASINS AND STORM DRAIN ALIGNMENTS WILL BE FURTHER DEFINED WITH THE GRADING & DRAINAGE PLANS FOR EACH BUILDING AS THEY DEVELOP.

STORM WATER QUALITY VOLUMES SHALL BE CALCULATED AND PONDS BE CONSTRUCTED WITH EACH DEVELOPMENT. IF STORM WATER QUALITY VOLUME GENERATED EXCEEDS POND VOLUMES PROVIDED, IN-LIEU PAYMENT SHALL BE PROVIDED TO THE CITY.

STORM DRAIN AND INLETS SHALL BE DESIGNED AND CONSTRUCTED WITH EACH DEVELOPMENT.

STORMWATER QUALITY

THE CABQ STORMWATER QUALITY VOLUME (SWQV) FOR THIS PROPERTY WAS APPROVED AT 0.34" PER SF OF IMPERVIOUS AREA.

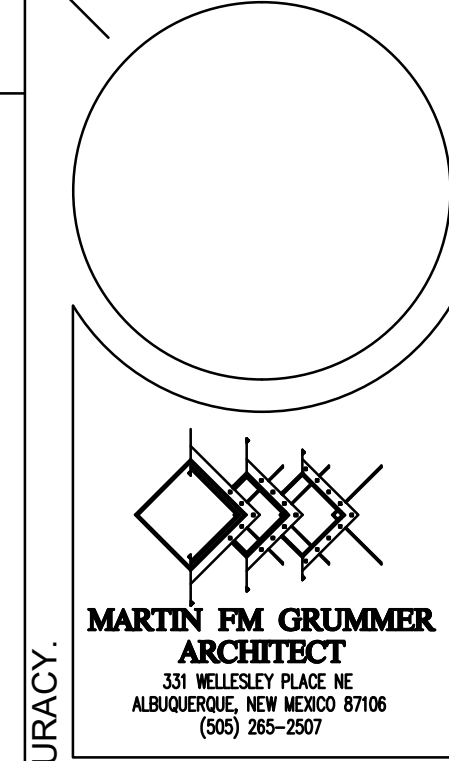
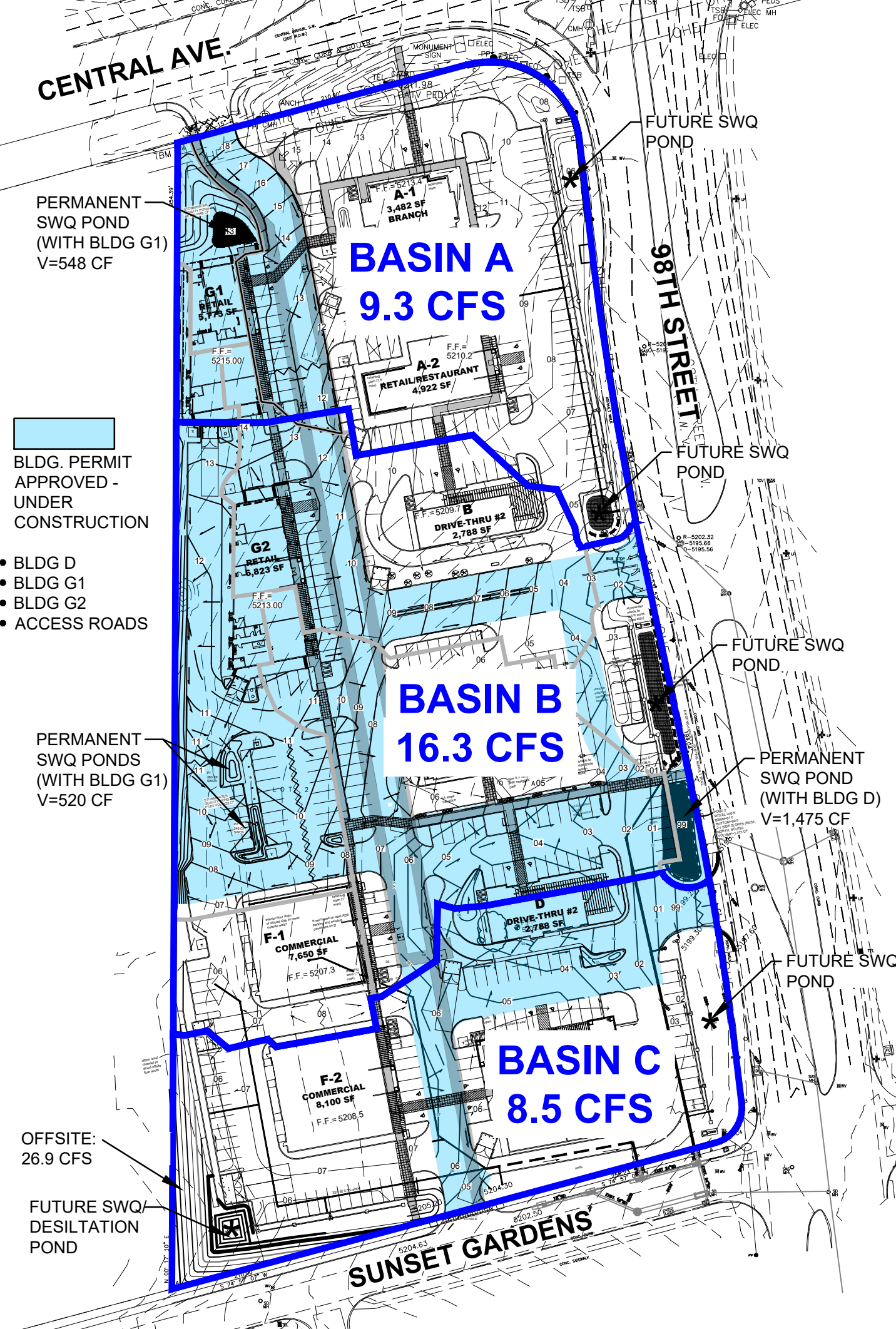
THE ESTIMATED IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 82% OF TOTAL AREA: (0.82 \* 8.67 AC) = 309,576 SF. THE TOTAL REQUIRED SWQV = 0.34" \* TYPE 'D' AREA: 0.34/12 \* (309,576 SF) = 8,772 CF. THIS MAY VARY DEPENDING ON THE FINAL IMPERVIOUS AREA TO BE CONSTRUCTED WITH EACH PHASE.

SWQV (PERMANENT AND INTERIM) ARE INCLUDED WITH THE APPROVED CONSTRUCTION PLANS FOR BUILDINGS D, G1, AND G2. ADDITIONAL SWQV WILL BE CONSTRUCTED AS THE PROPERTY FURTHER DEVELOPS. FINAL LOCATIONS AND VOLUMES WILL BE PROVIDED AS PART OF EACH INDIVIDUAL BUILDING PERMIT SUBMITTAL.

AREAS LABELED WITH ★ INDICATE POTENTIAL SWQV LOCATIONS.

WAIVER APPLICATION(S) FROM STORMWATER QUALITY VOLUME MANAGEMENT ON-SITE WILL BE SUBMITTED FOR THOSE BUILDINGS THAT CANNOT ACCOMMODATE MANAGEMENT ON SITE (OR MEET CABQ CONDITIONS.)

CONCEPTUAL DRAINAGE BASINS



PETERSON PROPERTIES

MERCADO EL MILAGRO  
NEW SITE PLAN  
10000 CENTRAL AVENUE SW  
ALBUQUERQUE, NEW MEXICO 87121

DATE:

DRAWN BY:

CHECKED BY:

VERIFIED BY:

REVISIONS


SHEET NO:  
2  
+

2615 CG-101 CONCEPTUAL - CG-102  
CONCEPTUAL GRADING + DRAINAGE  
NOTES AND CALCULATIONS  
ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iaacivil.com  
2615 CG-101 CONCEPTUAL.dwg Feb 19, 2025