

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 6, 2024

Bryan Bobrick  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: Mercado El Milagro - Building D**  
**Permanent CO - Approved**  
**Engineer's Stamp Date: 06/30/22**  
**Engineer's Certification Date: 7/29/2024**  
**Hydrology File: L09D042A**

Dear Mr. Bobrick:

Based on the Engineer's Drainage Certification received 07/31/2024, the site visit on 7/31/2024, and the Drainage Covenant received on 8/6/2024, this letter serves as a "green tag" from Hydrology Section for a **Permanent Certificate of Occupancy** for the Mercado El Milagro Building D located at 10000 Central SW to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

NM 87103

Sincerely,

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

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



DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, Inc., 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 07/22/2022. The record information edited onto the original design document has been obtained by Brian Martinez, NMPS 18374, of the firm Cartesian Surveys Inc. I further certify that I have personally visited the project site on 06/12/2024 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 Permanent Certificate of Occupancy.

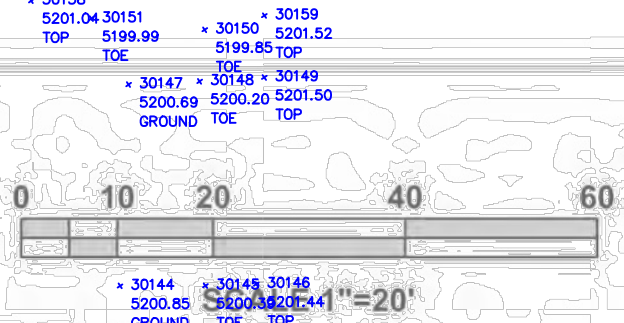
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other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

*Fred C. Arfman*  
Fred C. Arfman, PE

NMPE 7322

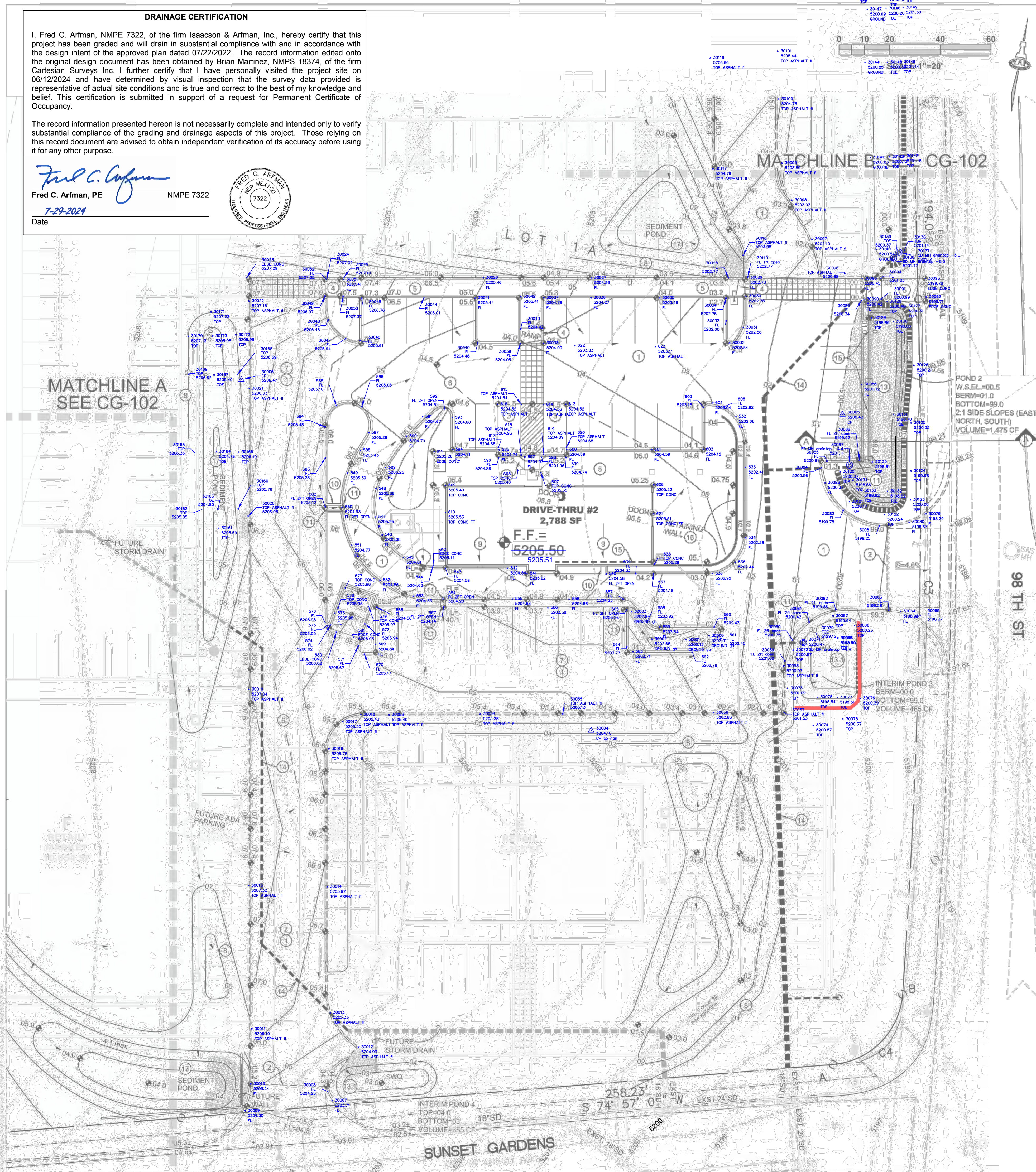
7-29-2024

Date



MATCHLINE B SEE CG-102

MATCHLINE A  
SEE CG-102



PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED 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. THIS IS THE FIRST PHASE OF A SIX-PHASE DEVELOPMENT.

PROPOSED IMPROVEMENTS: A RESTAURANT BUILDING WITH A DRIVE-THROUGH AND ASSOCIATED PARKING AND LANDSCAPING SHALL BE CONSTRUCTED. ACCESS WILL BE FROM 98TH ST AND SUNSET GARDENS RD VIA TWO EXISTING ENTRANCES.

DRAINAGE: A MASTER DRAINAGE REPORT DATED SEPTEMBER 8, 2019 OUTLINES THE DRAINAGE REQUIREMENTS ASSOCIATED WITH THE FULLY DEVELOPED SITE. THIS PHASE OF THE DEVELOPMENT IS A PORTION OF BASINS B AND C WHICH WILL ULTIMATELY DISCHARGE 1.6 CFS VIA SURFACE TO 98TH ST AND 20.9 CFS TO EXISTING 18-IN. STORM DRAIN STUBS CONNECTING TO EXISTING INLETS IN SUNSET GARDENS RD.

LEGAL: LOT 2-A, BLK 1, LANDS OF ATRISCO LAND GRANT

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): 5218.36

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.

STORMWATER QUALITY

FOR THIS DEVELOPMENT, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON 0.34" PER SQ.FT. OF IMPERVIOUS AREA AS OUTLINED IN THE APPROVED MASTER DRAINAGE PLAN.

SEE THE SITE KEY (THIS SHEET) FOR STORMWATER QUALITY POND LOCATIONS. SEE THE SUPPLEMENTAL INFORMATION PACKET FOR ADDITIONAL INFORMATION.

THE ESTIMATED IMPERVIOUS AREA, PONDING REQUIREMENTS AND PONDING PROVIDED IS:

BASIN B:

28,240 SF IMPERVIOUS = 800 CF SWQ RETENTION

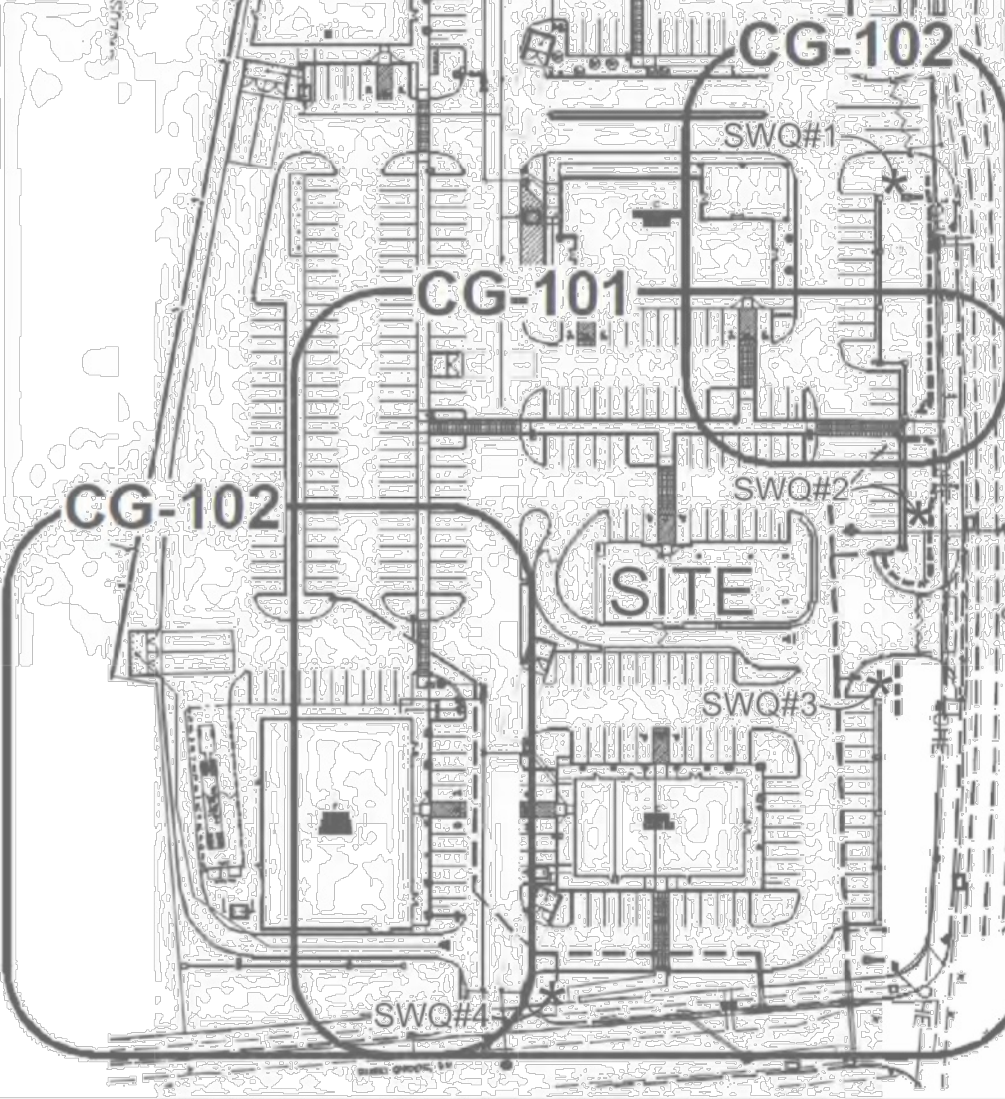
INTERIM SWQ POND #1 VOL. = 1,085 CF (120 CF REQUIRED)  
PERMANENT SWQ POND #2 VOL. = 1,475 CF (680 CF REQUIRED)

BASIN C:

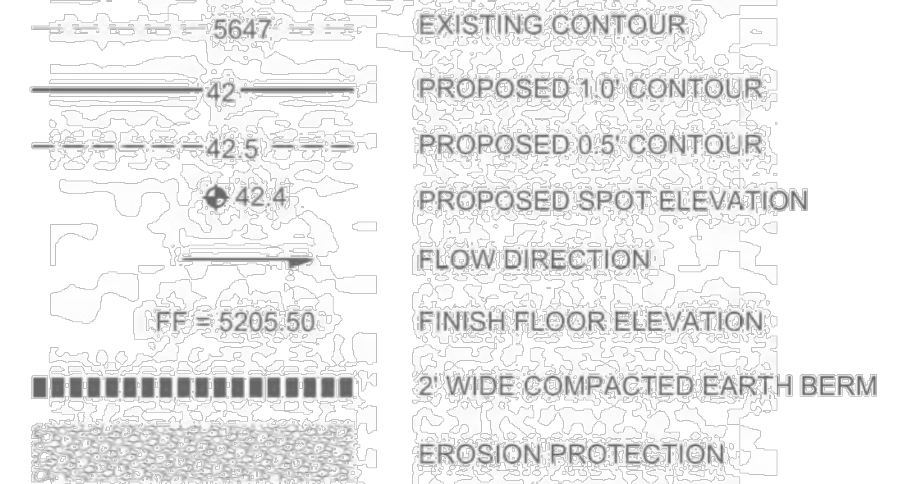
18,205 SF IMPERVIOUS = 516 CF SWQ RETENTION

INTERIM SWQ POND #3 VOL. = 465 CF (449 CF REQUIRED)  
INTERIM SWQ POND #4 VOL. = 355 CF (67 CF REQUIRED)

SITE KEY



LEGEND



KEYED NOTES

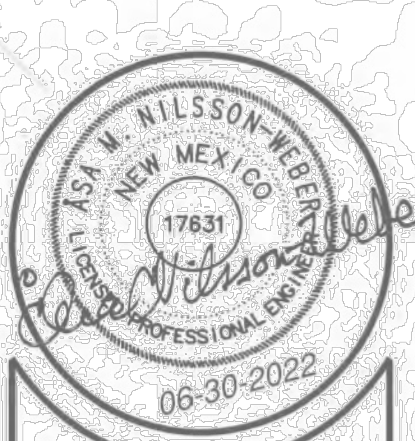
THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.

- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOWN. ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5" TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
- ADA COMPLIANT PARKING.
- ADA COMPLIANT ACCESS RAMP.
- ADA COMPLIANT PEDESTRIAN WALK.
- 0.5' DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
- PROPOSED ASPHALT PAVEMENT GRADES / SLOPES ARE NOT UNIFORM DUE TO FUTURE CONSTRUCTION TO ACHIEVE OVERALL GRADING PLAN. CONTRACTOR SHALL ADHERE TO GRADES SHOWN TO PROVIDE FOR FUTURE IMPROVEMENTS. TYPICAL.
- TEMPORARY GRADING TO TRANSITION @ 4:1 MAX. SIDE SLOPE (SAME OWNER).
- ROOF DISCHARGE TO BE RELEASED TO SOUTH SIDE. 2" WIDE CURB CUT/RUNDOWN AT EACH ROOF DISCHARGE LOCATION. INSTALL SPLASH BLOCK OR ROCK EROSION PROTECTION. SEE ARCHITECTURAL FOR SPECIFIC ROOF DRAIN LOCATIONS.
- 24" WIDE (BOTTOM WIDTH) 'U' SHAPED CHANNEL THROUGH PARKING ISLAND. SEE DETAIL ON SHEET CG-501
- PROVIDE 24" WIDE CURB OPENING TO PASS FLOW. SEE DETAIL ON SHEET CG-501.
- CONCRETE DUMPSTER PAD SLOPED TO SAS DRAIN INLET. SEE UTILITY PLAN.
- STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. 2:1 SIDE SLOPES WITH MEDIUM EROSION PROTECTION. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- TEMPORARY STORMWATER QUALITY POND. MAX. 4:1 SIDE SLOPES. EROSION PROTECTION TO EXTENTS SHOWN.
- PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-103 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- GARDEN RETAINING WALL(S) (RETAINING < 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. GRADE ON HIGH SIDE OF WALL AND GRADE ON LOW SIDE OF WALL PROVIDED FOR Δ = RETAINING HEIGHT. SEE ARCHITECTURAL FOR DETAILS INCLUDING ADDITIONAL FENCE/WALL HEIGHT ABOVE RETAINING, FOOTING, GUARDRAIL, WEEPHOLES, REINFORCING, ETC.
- BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
- TEMPORARY SEDIMENT POND AT ELEVATIONS SHOWN. MAX. 4:1 SIDE SLOPES. INSTALL TEMPORARY MEDIUM EROSION PROTECTION AT OVERFLOW TO EXTENTS SHOWN.



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



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MERCADO EL MILAGRO  
FEDERIKOTOS SHELL BUILDING  
10000 CENTRAL AVENUE SW  
ALBUQUERQUE, NEW MEXICO 87121

GRADING & DRAINAGE  
PLAN 1 OF 2

DATE: 30 JUNE 2022  
DRAWN BY: ANW/BJB  
CHECKED BY: ANW  
VERIFIED BY:

REVISIONS

SHEET NO:  
**CG-101**