

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 31, 2024

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

**RE: Mercado El Milagro - Building D**  
**30-Day Temporary 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 and site visit on 7/31/2024, this letter serves as a "green tag" from Hydrology Section for a **30-day Temporary Certificate of Occupancy** for the Mercado El Milagro Building D located at 10000 Central SW 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:

1. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

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.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE OF DEVELOPMENT:**      Plat (# of lots) \_\_\_\_\_      Single Family Home  
All other Developments

RE-SUBMITTAL:      YES      NO

**DEPARTMENT:**      TRANSPORTATION      HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

Engineering / Architect Certification  
Conceptual Grading & Drainage Plan  
Grading & Drainage Plan, and/or Drainage Report  
Drainage Report (Work Order)  
Drainage Master Plan  
Conditional Letter of Map Revision (CLOMR)  
Letter of Map Revision (LOMR)  
Floodplain Development Permit  
Traffic Circulation Layout (TCL) – Administrative  
Traffic Circulation Layout (TCL) – DFT Approval  
Traffic Impact Study (TIS)  
Street Light Layout  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

Pad Certification  
Building Permit  
Grading Permit  
Paving Permit  
SO-19 Permit  
Foundation Permit  
Certificate of Occupancy -      Temp      Perm  
Preliminary / Final Plat  
Site Plan for Building Permit - DFT  
Work Order (DRC)  
Release of Financial Guarantee (ROFG)  
CLOMR / LOMR  
Conceptual TCL - DFT  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_



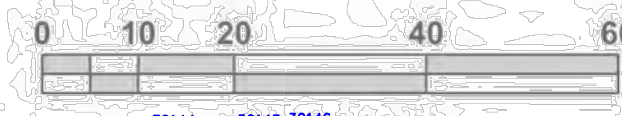
I, Fred C. Arfman, NMPS 7322, of the firm Isaacson & Arfman, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 07/22/2022. The record information edited onto the original design document 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 07/22/2022 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.

  
Fred C. Arfman, PE

NMPE 7322

Date \_\_\_\_\_

The site plan for Sunset Gardens features a central 'DRIVE-THRU #2' measuring 2,788 SF with a finished floor (F.F.) of 5205.51. To the right of the drive-thru is a 'DOOR' and a 'TRAINING WALL'. The plan includes several ponds: 'POND 2' (W.S.E.L.=00.5, BERM=01.0, BOTTOM=99.0, 2:1 SIDE SLOPES NORTH, SOUTH, VOLUME=1,475 CF), 'INTERIM POND 3' (BERM=00.0, BOTTOM=99.0, VOLUME=465 CF), and 'INTERIM POND 4' (TOP=04.0, BOTTOM=03, VOLUME=3FG CF). There are also 'FUTURE ADA PARKING' and 'FUTURE STORM DRAIN' areas. The plan is heavily annotated with spot elevations, contour lines, and structural notes. A north arrow is located near the bottom center, pointing towards the top of the page. The overall layout is rectangular with various internal divisions and access points.



**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.

**DRAINAGE:** A MASTER DRAINAGE REPORT DATED SEPTEMBER 6, 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.

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

**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.

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.

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

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)

18,205 SF IMPERVIOUS = 516 CF SWQ RETENTION

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

[illegible]

The site map illustrates the proposed development layout. It features a central 'SITE' area, likely a parking lot or open space, surrounded by various buildings and parking lots. Key locations are labeled: CG-101 (top center), CG-102 (top right and bottom left), SWO#1 (top right), SWO#2 (middle right), SWO#3 (bottom right), and SWO#4 (bottom center). A north arrow is located in the top right corner.

5647

42

42.5

42.4

FF = 5205.50

2' WIDE COMPACTED EARTH BERM

EXISTING CONTOUR

PROPOSED 1.0' CONTOUR

PROPOSED 0.5' CONTOUR

PROPOSED SPOT ELEVATION

FLOW DIRECTION

FINISH FLOOR ELEVATION

EROSION PROTECTION

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

1. 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.
2. PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
3. ADA COMPLIANT PARKING.
4. ADA COMPLIANT ACCESS RAMP.
5. ADA COMPLIANT PEDESTRIAN WALK.
6. 0.5' DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
7. 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.
8. TEMPORARY GRADING TO TRANSITION @ 4:1 MAX. SIDE SLOPE (SAME OWNER).
9. 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.
10. 24" WIDE (BOTTOM WIDTH) 'U' SHAPED CHANNEL THROUGH PARKING ISLAND. SEE DETAIL ON SHEET CG-501
11. PROVIDE 24" WIDE CURB OPENING TO PASS FLOW. SEE DETAIL ON SHEET CG-501.
12. CONCRETE DUMPSTER PAD SLOPED TO SAS DRAIN INLET. SEE UTILITIES PLAN.
13. 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.
- 13-1. TEMPORARY STORMWATER QUALITY POND. MAX. 4:1 SIDE SLOPES. EROSION PROTECTION TO EXTENTS SHOWN.
14. PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-103 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
15. 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 A = RETAINING HEIGHT. SEE ARCHITECTURAL FOR DETAILS INCLUDING ADDITIONAL FENCE/WALL HEIGHT ABOVE RETAINING, FOOTING, GUARDRAIL, WEEPHOLES, REINFORCING, ETC.
16. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
17. PROVIDE SEDIMENT POND AT ELEVATIONS SHOWN. MAX. 4:1 SIDE SLOPES. INSTALL TEMPORARY MEDIUM EROSION PROTECTION AT OVERFLOW TO EXTENTS SHOWN.



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



**MARTIN FM GRUMMER**  
**ARCHITECT**  
331 WELLESLEY PLACE NE  
ALBUQUERQUE, NEW MEXICO 87106  
(505) 262-1000



PETERSON  
PROPERTIES



MERCADO EL MILAGRO  
FEDEREQUITOS 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

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.