

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 14, 2025

Ian Anderson  
Isaacson & Arfman, Inc.  
128 Monroe St. NE  
Albuquerque, NM 87108

**RE: Mercado El Milagro - Buildings G1 and G2  
10000 Central Ave SW  
30-day Temporary Certificate of Occupancy  
Engineer's Certification Date: 10/31/25  
Engineer's Stamp Date: 03/28/2024  
Hydrology File: L09D042B  
Case # HYDR-2025-00394**

Dear Mr. Anderson:

PO Box 1293

Albuquerque

NM 87103

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

Based on the Engineer's Grading and Drainage Certification received 11/04/2025 and site visit on 11/12/2025, this letter serves as a conditional approval from the Hydrology Section for a 30-day Temporary Certificate of Occupancy for the Mercade El Milagro Buildings G1 and G2 located at 10000 Central Ave 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:

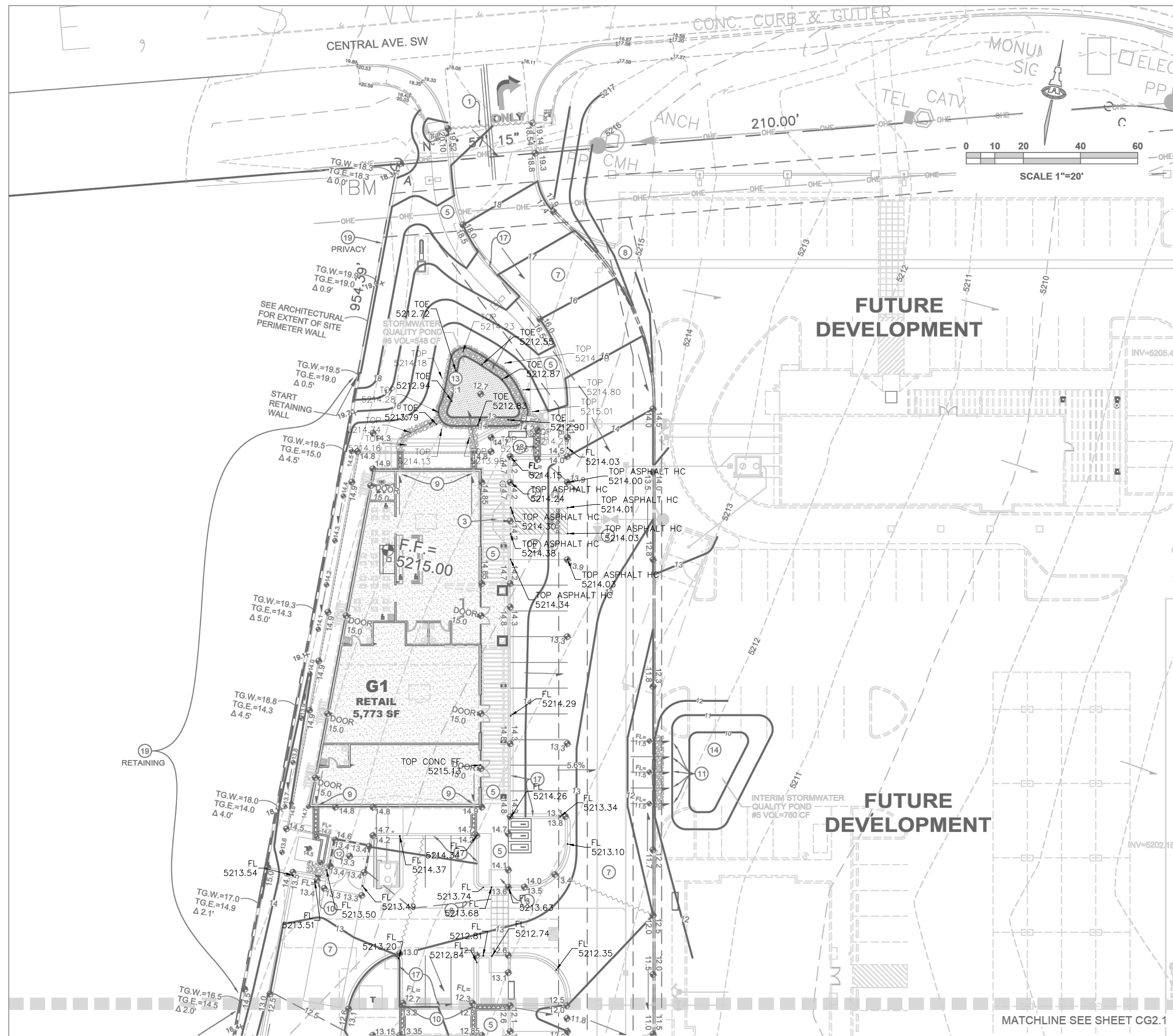
1. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County.

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., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



### PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP L-9. THE SITE IS PART OF THE MERCADO EL MILAGRO COMMERCIAL DEVELOPMENT WHICH IS BOUND TO THE EAST BY 96TH 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 SECOND PHASE OF A SIX-PHASE DEVELOPMENT.

PROPOSED IMPROVEMENTS: STRIP COMMERCIAL/OFFICE BUILDINGS WITH ASSOCIATED PARKING AND LANDSCAPING SHALL BE CONSTRUCTED.

LEGAL: A PORTION OF 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

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.

THE TOTAL SWQV REQUIRED FOR THIS PHASE OF THE PROJECT IS 2,463 CF.

EXISTING INTERIM POND #1 AND PERMANENT POND #2 CONSTRUCTED WITH BUILDING G1 (PHASE I) HAS EXCESS CAPACITY OF 1,770 CF OF WHICH 995 CF WILL BE UTILIZED FROM THIS DEVELOPMENT. THE REMAINING EXCESS VOLUME OF 775 CF WILL COUNT TOWARD SWQV FOR FUTURE DEVELOPMENTS.

NEW SWQV TO BE BUILT WITH G1 / G2  
 PERMANENT PONDS P1, P2, & 6 PROVIDED P1, P2 & 6: 1,068 CF  
 INTERIM PONDS INT #5, AND INT #6 PROVIDED INT #5 & INT #6: 1,940 CF  
 REQUIRED: 1,468 CF (2,463-995) TOTAL: 3,008 CF

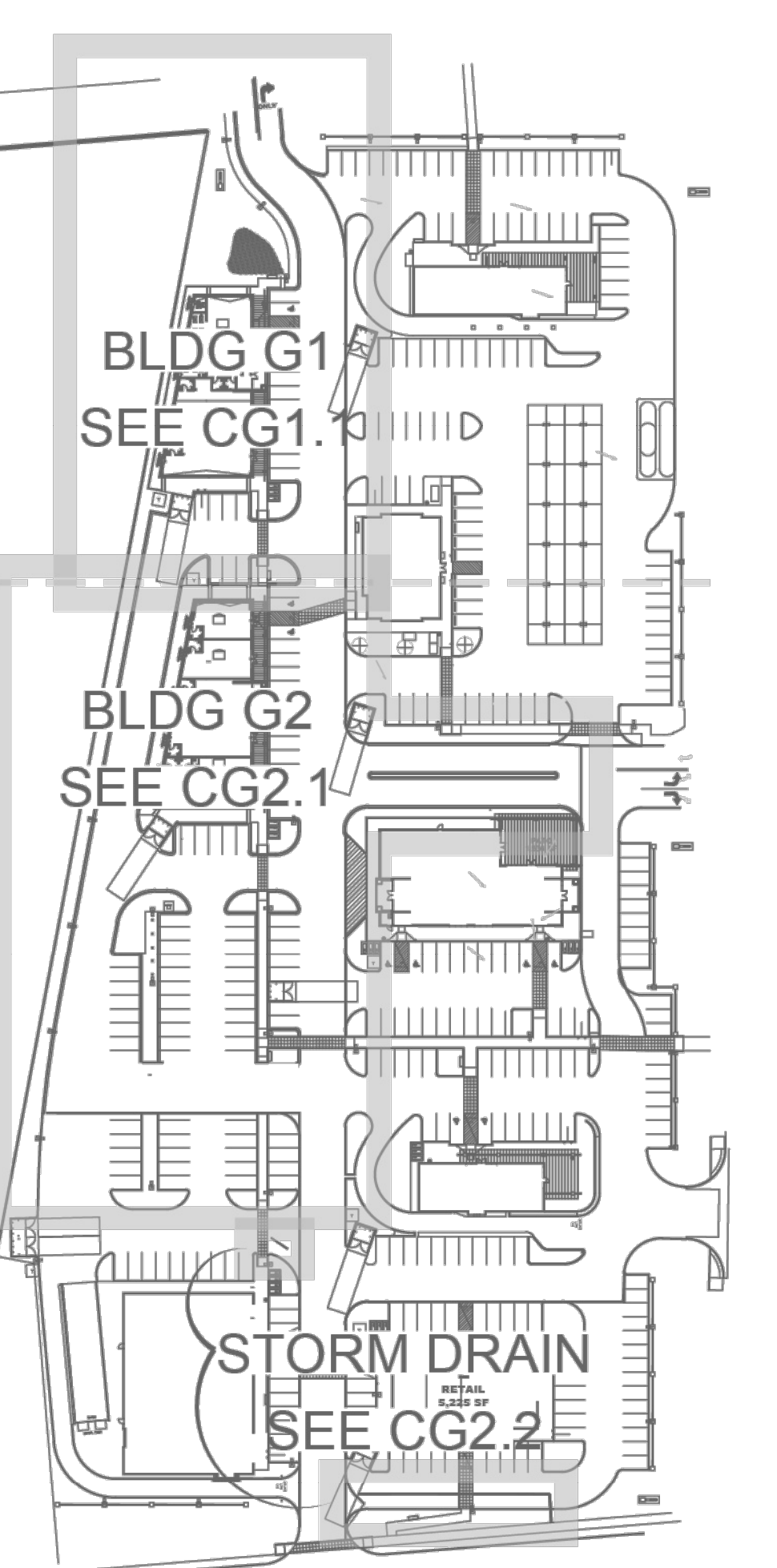
REFER TO THE MERCADO EL MILAGRO BUILDINGS 'G1' & 'G2' DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

### PHASE KEY

BUILDINGS G1 AND G2 MAY BE CONSTRUCTED AND CERTIFIED FOR OCCUPANCY IN TWO PHASES.

PHASE 1 (G1 OR G2) WILL CONSTRUCT ALL SITE IMPROVEMENTS, INCLUDING SITE STORM DRAIN IMPROVEMENTS, WITH THE EXCEPTION OF THE PHASE 2 PAD, BUILDING, AND DIRECTLY ADJACENT WALKS / RAMPS / PARKING SPACES.

SECOND PHASE (G1 OR G2) WILL CONSTRUCT ASSOCIATED PAD, BUILDING, AND DIRECTLY ADJACENT WALKS / RAMPS / PARKING SPACES.



### ADA COMPLIANCE

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

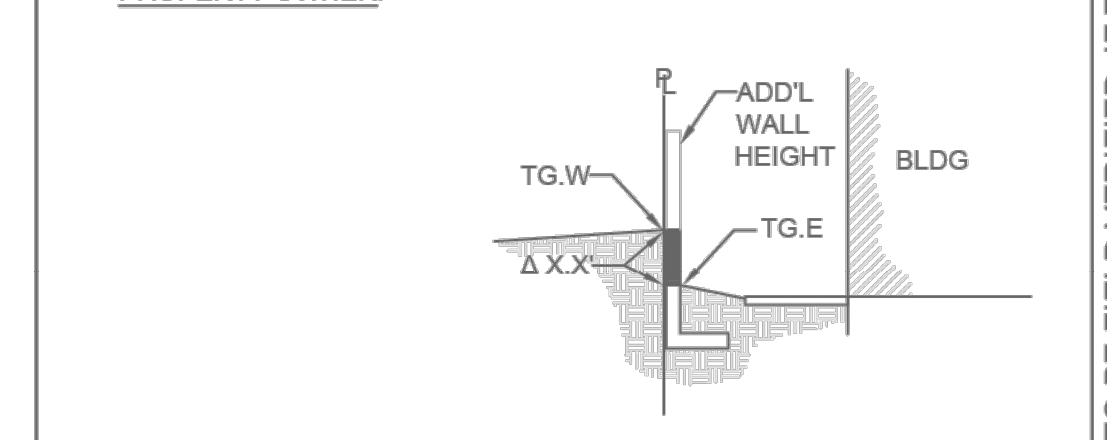
ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

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



### KEYED NOTES

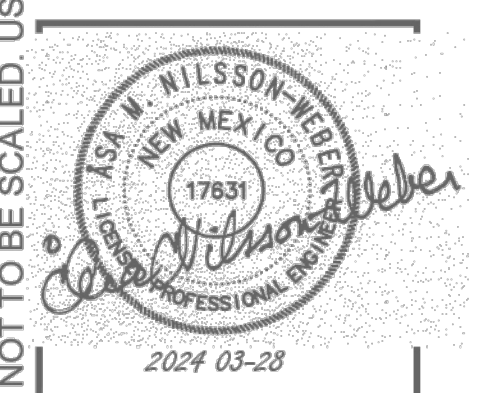
- THESE NOTES ARE REFERENCED ON SHEETS CG1.1 AND CG2.1. NOT ALL NOTES ARE USED ON EACH SHEET. SEE SHEET CG1.5 FOR GRADING AND DRAINAGE DETAILS.
- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
  - ADA COMPLIANT PARKING AND ACCESS AISLES.
  - ADA COMPLIANT ACCESS RAMP.
  - EXST. ASPHALT CURB TO BE REMOVED—SEE PAVING PLAN.
  - ADA COMPLIANT PEDESTRIAN WALK.
  - 0.5' DESIGN CONTOURS ARE PROVIDED DASHED TO CLARIFY GRADING CONCEPT. SEE LEGEND.
  - PROPOSED ASPHALT PAVEMENT GRADES / SLOPES ARE NOT UNIFORM DUE TO FUTURE TRANSITIONS REQUIRED TO ACHIEVE OVERALL GRADING SOLUTION. CONTRACTOR SHALL ADHERE TO GRADES SHOWN TO PROVIDE FOR FUTURE IMPROVEMENTS. TYPICAL.
  - TEMPORARY GRADING TO TRANSITION TO EXISTING. 6:1 MAX SLOPE (SAME OWNER).
  - ROOF DISCHARGE TO DISCHARGE TO 12" MIN. WIDTH COVERED SIDEWALK CULVERT. SEE ARCHITECTURAL FOR SIDEWALK CULVERT DETAIL. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
  - PROVIDE 24" WIDE CURB OPENING TO PASS FLOW WITH 3'X3'X8" DEEP MEDIUM EROSION PROTECTION. SEE DETAILS ON SHEET CG1.5.
  - PROVIDE 24" WIDE OPENING IN TEMPORARY ASPHALT CURB TO PASS FLOW. INSTALL 3'X2'X8" DEEP MEDIUM EROSION PROTECTION.
  - CONCRETE DUMPSTER PAD WITH SAS DRAIN INLET. SEE UTILITY PLAN.
  - PERMANENT STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. ROCK ARMOR SIDESLOPES (SEE PLAN FOR SIDE SLOPE) PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
  - TEMPORARY STORMWATER QUALITY POND. MAX. 4:1 SIDE SLOPES / SLOPES / INLET INFORMATION / MATERIALS.
  - INSTALL PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG2.2 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
  - BUILDING RETAINING AND/OR EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
  - 6" HIGH CURB. TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
  - 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT. SEE SHEET CG1.5 FOR DETAIL.
  - SITE PRIVACY / RETAINING WALL(S) TO ACHIEVE GRADE DIFFERENCE SHOWN. T.G.E = TOP OF GRADE ON EAST SIDE OF WALL; T.G.W = TOP OF EXISTING GRADE ON WEST SIDE OF WALL (ADJACENT PROPERTY); A 'X.X' = ESTIMATED RETAINING WALL HEIGHT TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER TO INCLUDE TOTAL HEIGHT, L-FOOTING, GUARDRAIL, REINFORCING, WEEPHOLES, ETC. WALL OR FOOTING SHALL NOT ENCRUCH INTO THE ADJACENT PROPERTY WITHOUT A LETTER OF PERMISSION BY THE ADJACENT PROPERTY OWNER.



### LEGEND

- 5647 --- EXISTING CONTOUR
- 42 --- PROPOSED 1.0' CONTOUR
- 42.5 --- PROPOSED 0.5' CONTOUR
- ◆ 42.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 5205.50 FINISH FLOOR ELEVATION
- 2' WIDE COMPACTED EARTH BERM
- EROSION PROTECTION

25 OCT 2023



MERCADO EL MILAGRO  
 SHELL BUILDING G-1  
 10000 CENTRAL AVENUE SW  
 ALBUQUERQUE, NEW MEXICO 87121

G1 GRADING & DRAINAGE PLAN

# G1

DATE: 3/27/2024  
 DRAWN BY: bjb/dec  
 CHECKED BY: dñw  
 VERIFIED BY:

NO.	REVISIONS

SHEET NO:  
**CG1.1**

#### DRAINAGE CERTIFICATION

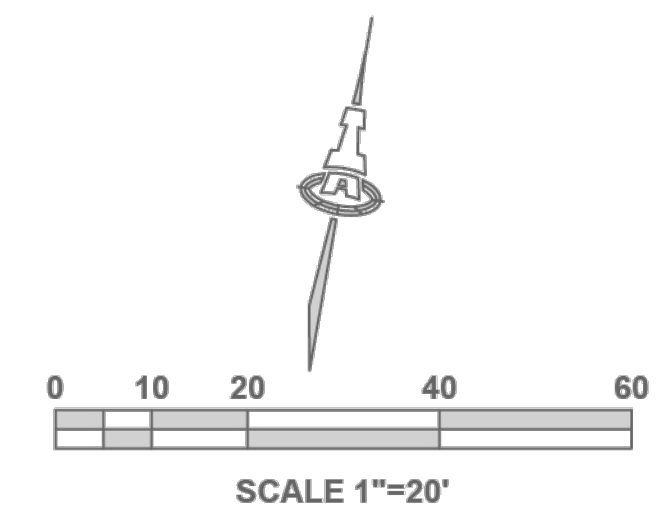
I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, Inc. hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated April 10, 2024. The record information edited onto the original design document has been obtained by Brian Martinez, Cartesian Surveying Inc., NMPLS #18374 and an onsite inspection on 10-08-25 and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a 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.

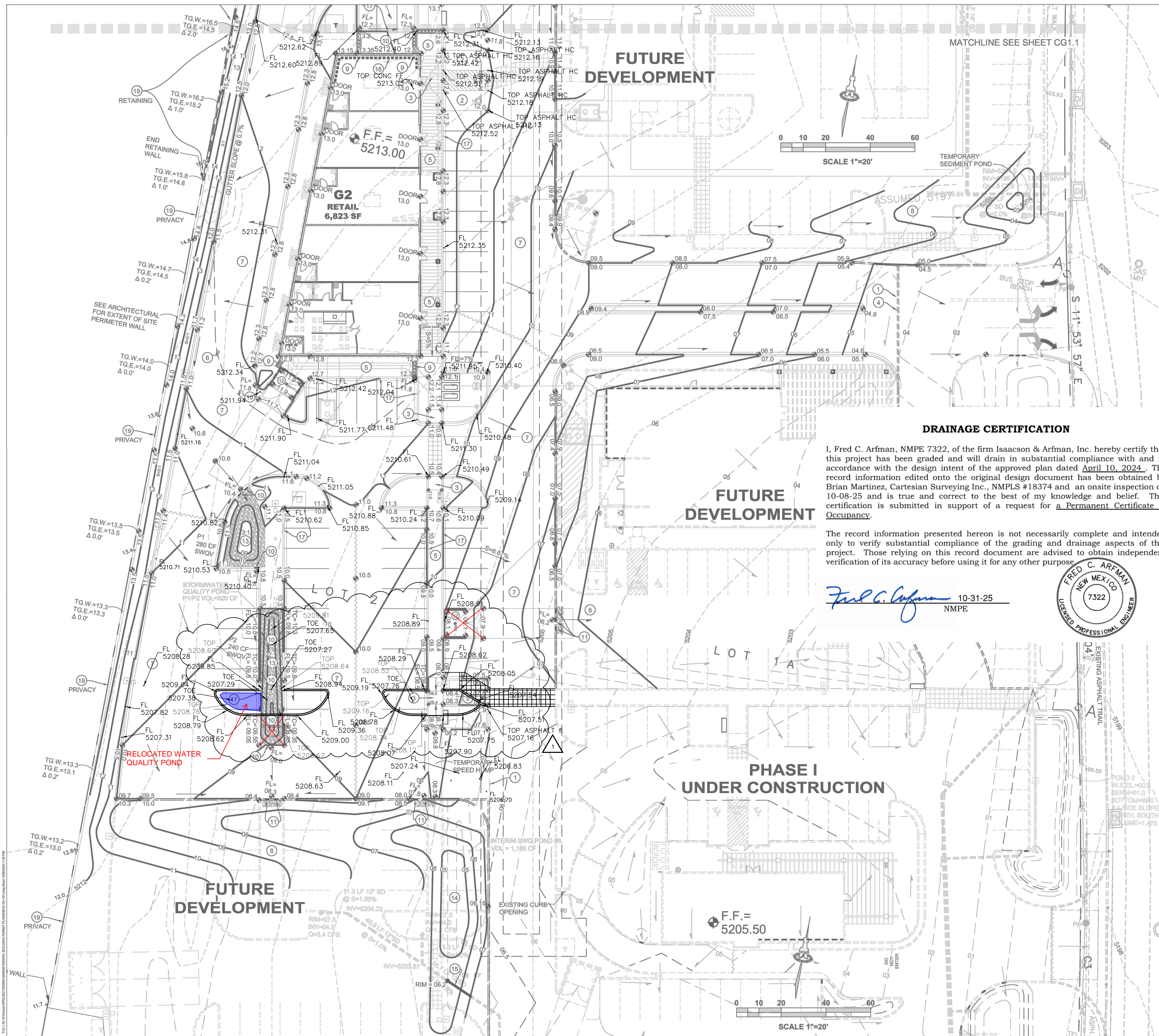
*Fred C. Arfman* 10-31-25  
 NMPE



APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO YEARS AFTER THE APPROVAL DATE BY THE CITY ENGINEERING DEPARTMENT. BUILDING PERMITS HAS BEEN PULLED ON THE DEVELOPMENT.



DATE PLOTTED: 03/27/2024 10:58:00 AM; PLOTTER: HP DesignJet 2400; PLOT SCALE: 1"=20'; PLOT SHEET: CG1.1



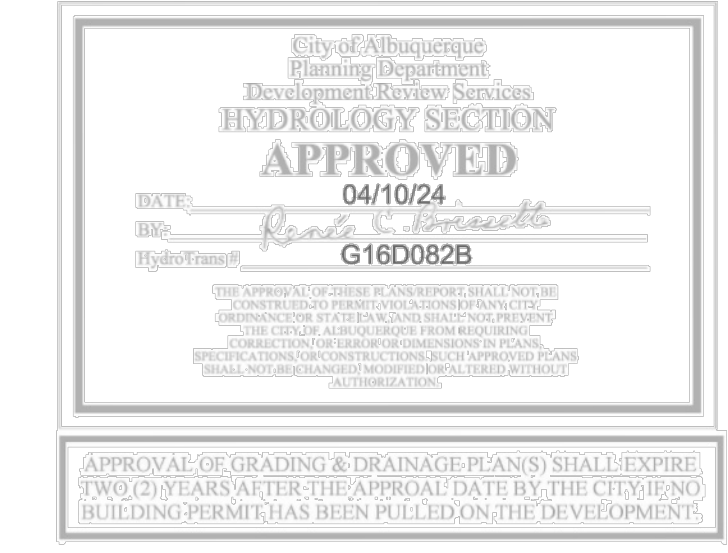
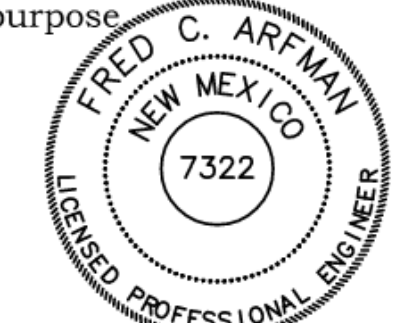
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  5. ADA COMPLIANT PEDESTRIAN WALK.
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*Fred C. Arfman* 10-31-25  
 NMPE



### SITE PLAN REVISION

SITE PLAN REVISION DURING CONSTRUCTION FOR PARKING ISLANDS & REFUSE ENCLOSURE WITH CITY OF ALBUQUERQUE APPROVAL.

PER REQUEST, SITE PLAN REVISIONS SHOWN ON FINAL GRADING & DRAINAGE CERTIFICATION

### LEGEND

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---	42	PROPOSED 1.0' CONTOUR
---	42.5	PROPOSED 0.5' CONTOUR
◆	42.4	PROPOSED SPOT ELEVATION
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**Isaacson & Arfman, Inc.**  
 Civil Engineering Consultants

128 Monroe Street NE  
 Albuquerque, NM 87108  
 505-268-8828 | www.iacivil.com

25 OCT 2023

MARTIN FM GRUMMER ARCHITECT  
 331 WELLESLEY PLACE NE  
 ALBUQUERQUE, NEW MEXICO 87106  
 (505) 265-2507

PETERSON PROPERTIES

WILSON WEBER  
 17831  
 PROFESSIONAL ENGINEER

MERCADO EL MILAGRO  
 SHELL BUILDING G-2, 10000 CENTRAL AVENUE SW  
 ALBUQUERQUE, NEW MEXICO 87121

G2 GRADING & DRAINAGE PLAN

DATE: 25 OCT 2023  
 DRAWN BY:  
 CHECKED BY:  
 VERIFIED BY:

REVISIONS  
 1 SITE PLAN REV

SHEET NO:  
**CG2.1**