

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 14, 2022

Mark Burak, PE
Burak Consulting
1512 Sagebrush Tr. SE
Corrales, NM 87123

Re: Bosque on Eubank
5210 Eubank Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 9-2-20 (F21-D047A)
Certification dated 6-06-22

Dear Mrs. Burak,

Based upon the information provided in your submittal received 06-07-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- 6' ADA pathway need to be provided from ADA aisle to the building entrance. Site plan showing 7' – 8 1/8" but per site visit there is only 4' have provided. Please see attached picture.
- Keynote 3: the new ADA ramps are not meeting the ADA requirements. The running slope for the landing area for both ADA ramps is 5.6% and 6.7%, which should not exceed the max. 2%. The cross slope for the ADA ramps' wings (flared sides) exceeds the maximum (2%). Please rebuild the ADA ramps per city standard.
- Anchor down Bike Rack.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs. This language is missing for one of the signs.
- Please fix the site address on the Traffic Certification.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

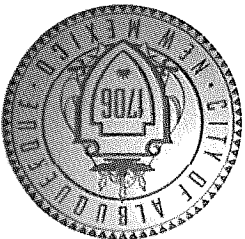
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller



Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services
ma via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Bosque on Eubank **Building Permit #:** BP2020-44139 **Hydrology File #:** _____
DRB#: SI-2020-01353 **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 2, Subdivision Plat Map for the Promenade
City Address: 5210 Eubank NE

Applicant: Mark Burak, PE **Contact:** _____
Address: 1512 Sagebrush Tr SE, Albuquerque, NM 87123
Phone#: (505) 235-2256 **Fax#:** _____ **E-mail:** mburak@comcast.net

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 06/06/2022 **By:** Mark Burak, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

MARK H. BURAK, P.E.

1512 Sagebrush Tr SE . Albuquerque, NM 87123
(505) 235-2256 . mburak@comcast.net



TRAFFIC CERTIFICATION

**5800 Eubank Boulevard, NE
Bosque Brewing-Eubank**

I, **Mark H. Burak, PE No. 10987**, NMPE, OF THE FIRM **Burak Consulting**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **12/29/2021**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **Andrew Medina** OF THE FIRM **Sandia Land Surveyors, Inc.** I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **May 25th 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 **Certificate of Occupancy**.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



June 6th, 2022

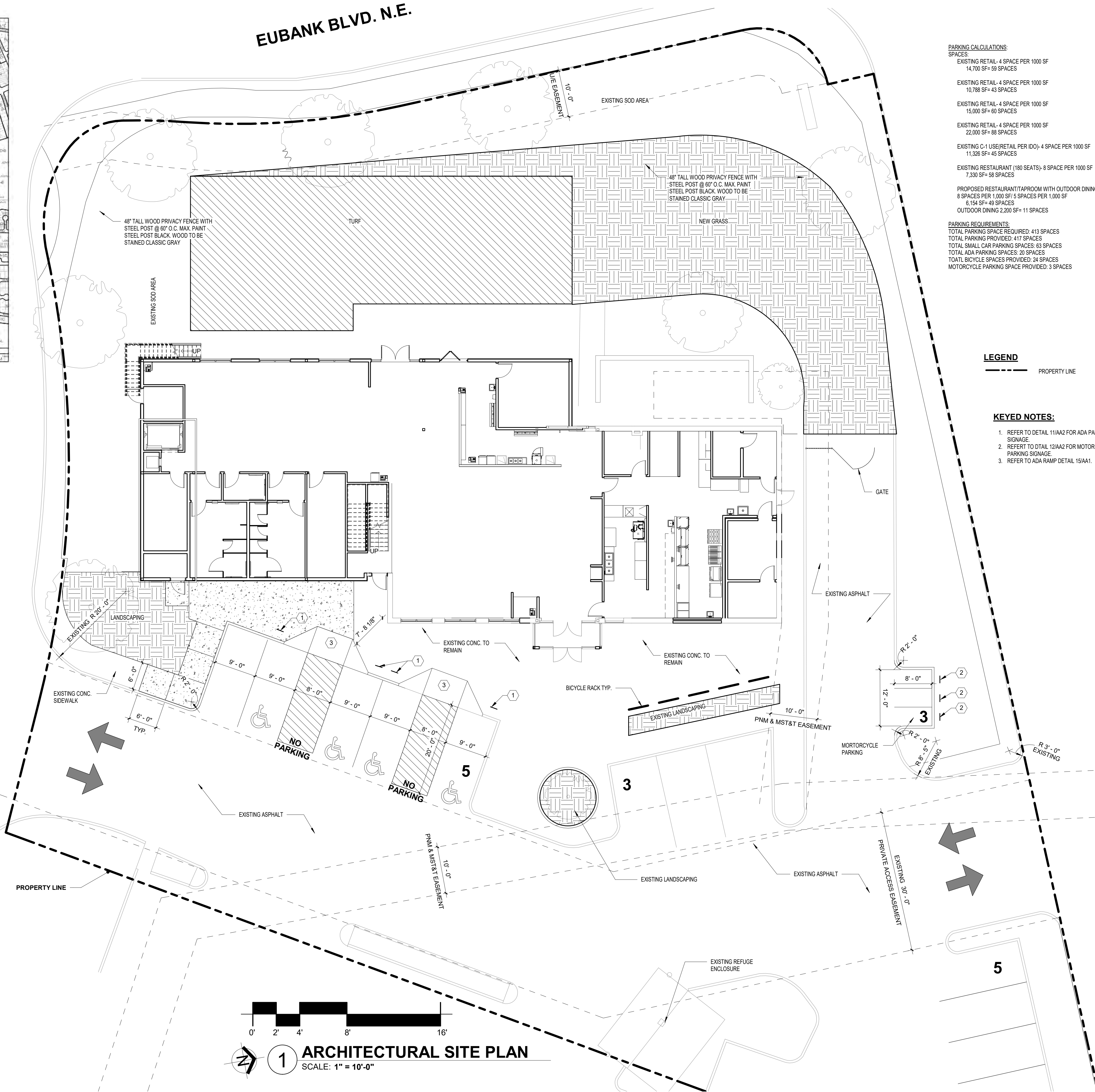
Date



VACINITY MAP

VAN CHRISTOPHER DR N.E.

EUBANK BLVD. N.E.



PARKING CALCULATIONS:
SPACES:
EXISTING RETAIL- 4 SPACE PER 1000 SF
14,700 SF= 59 SPACES

EXISTING RETAIL- 4 SPACE PER 1000 SF
10,788 SF= 43 SPACES

EXISTING RETAIL- 4 SPACE PER 1000 SF
15,000 SF= 60 SPACES

EXISTING RETAIL- 4 SPACE PER 1000 SF
22,000 SF= 88 SPACES

EXISTING C-1 USE(RETAIL PER IDO)- 4 SPACE PER 1000 SF
11,328 SF= 45 SPACES

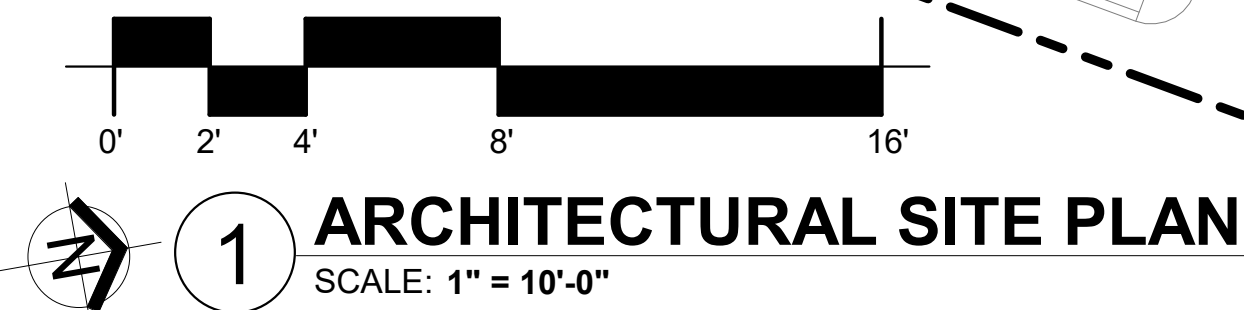
EXISTING RESTAURANT (180 SEATS)- 8 SPACE PER 1000 SF
7,330 SF= 58 SPACES

PROPOSED RESTAURANT/TAPROOM WITH OUTDOOR DINING AREA-
8 SPACES PER 1,000 SF/ 5 SPACES PER 1,000 SF
6,154 SF= 49 SPACES
OUTDOOR DINING 2,200 SF= 11 SPACES

PARKING REQUIREMENTS:
TOTAL PARKING SPACE REQUIRED: 413 SPACES
TOTAL PARKING PROVIDED: 417 SPACES
TOTAL SMALL CAR PARKING SPACES: 63 SPACES
TOTAL ADA PARKING SPACES: 20 SPACES
TOTAL BICYCLE SPACES PROVIDED: 24 SPACES
MOTORCYCLE PARKING SPACE PROVIDED: 3 SPACES

LEGEND
--- PROPERTY LINE

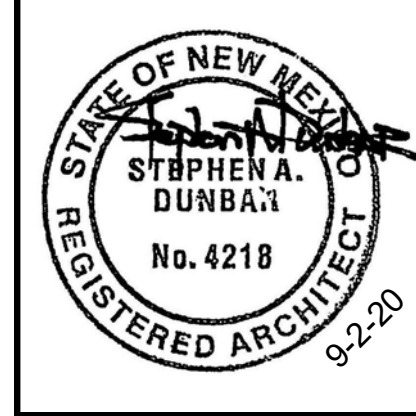
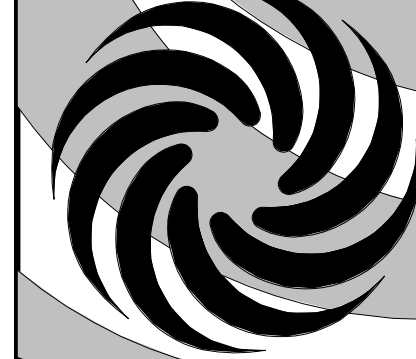
KEYED NOTES:
1. REFER TO DETAIL 11/AA2 FOR ADA PARKING SIGNAGE.
2. REFER TO DTAIL 12/AA2 FOR MOTORCYCLE PARKING SIGNAGE.
3. REFER TO ADA RAMP DETAIL 15/AA1.



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

MODULUS ARCHITECTS

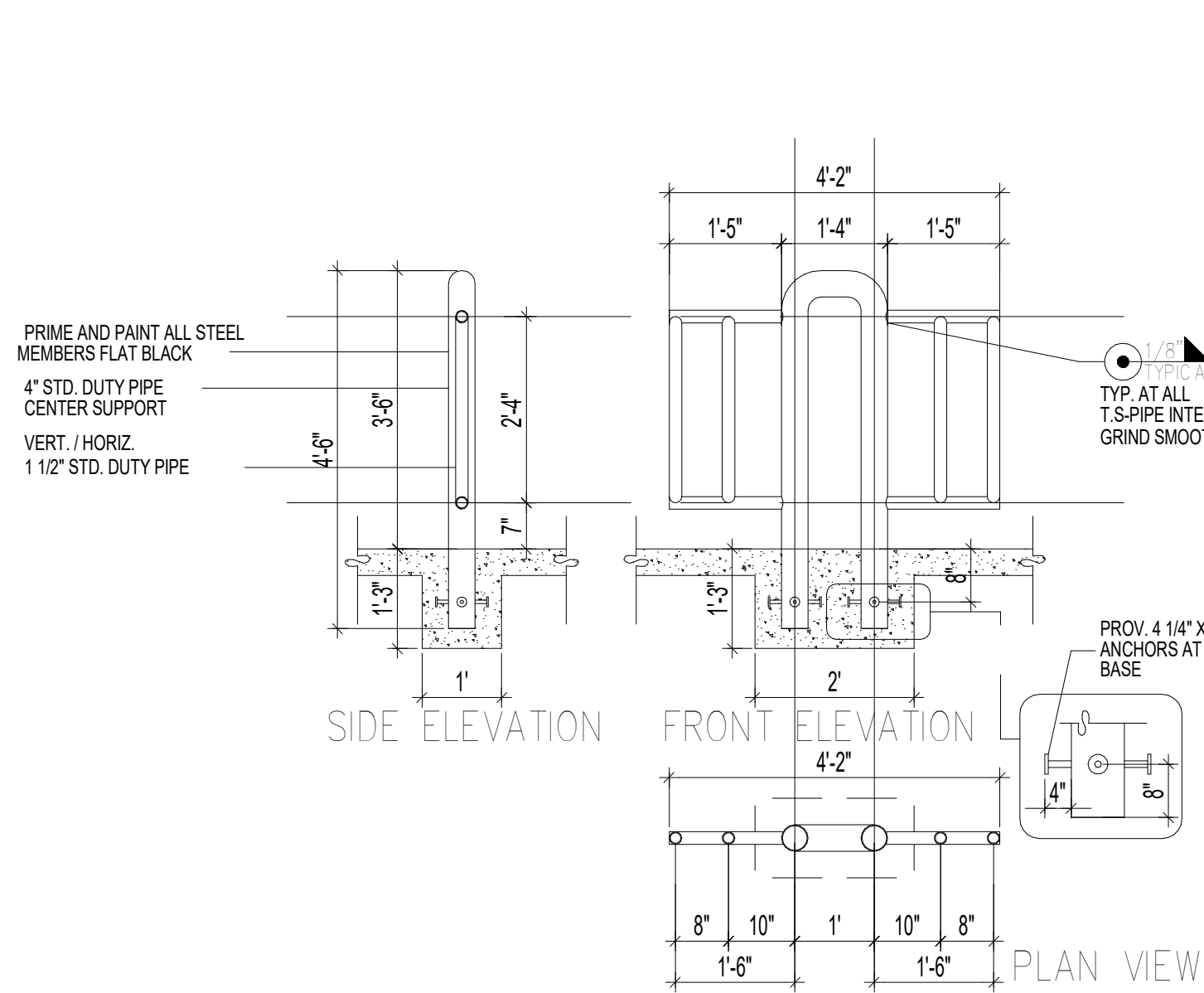
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



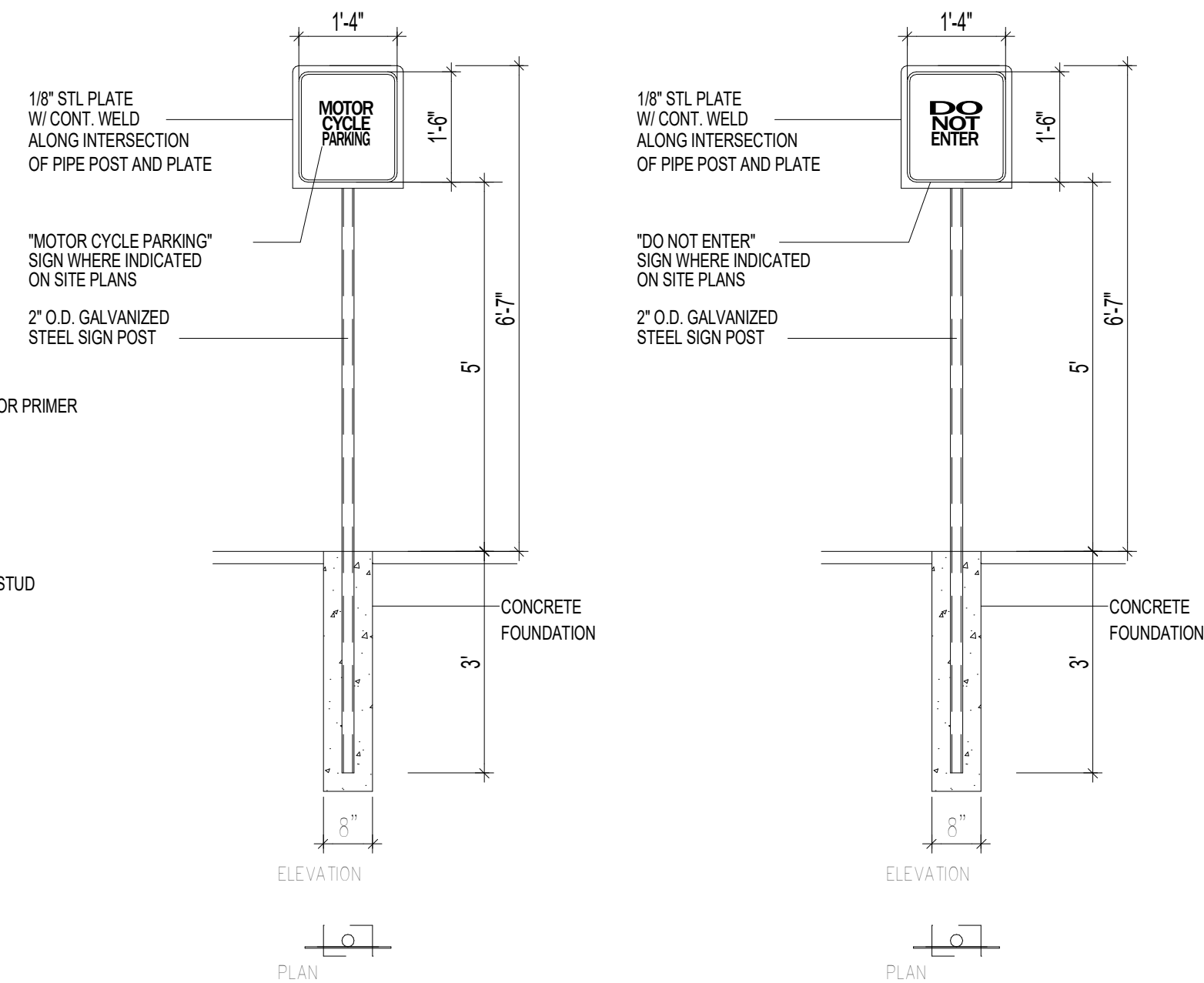
ADMINISTRATIVE AMENDMENT

PROJECT TITLE	BOSQUE EUBANK	PROJECT MANAGER	Enter address here	JOB NO.	Project Number	DRAWN BY:
SHEET TITLE	ARCHITECTURAL SITE PLAN					

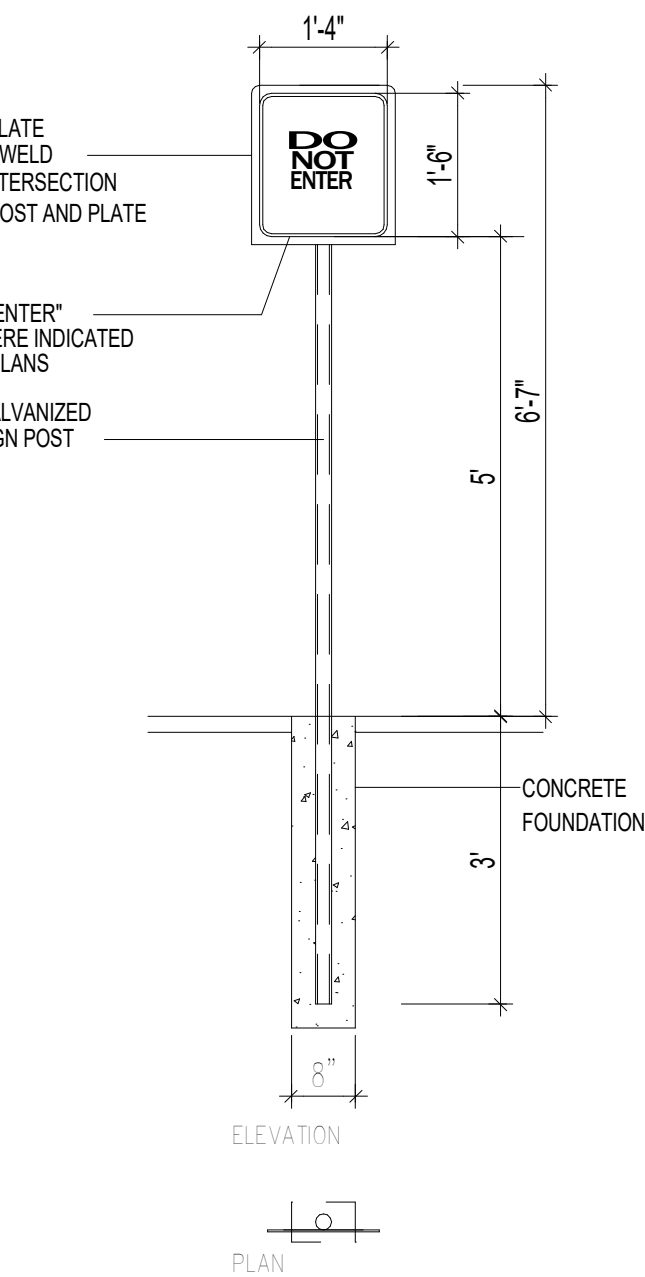
DATE	9-2-20	SHEET	AA
SCALE:			



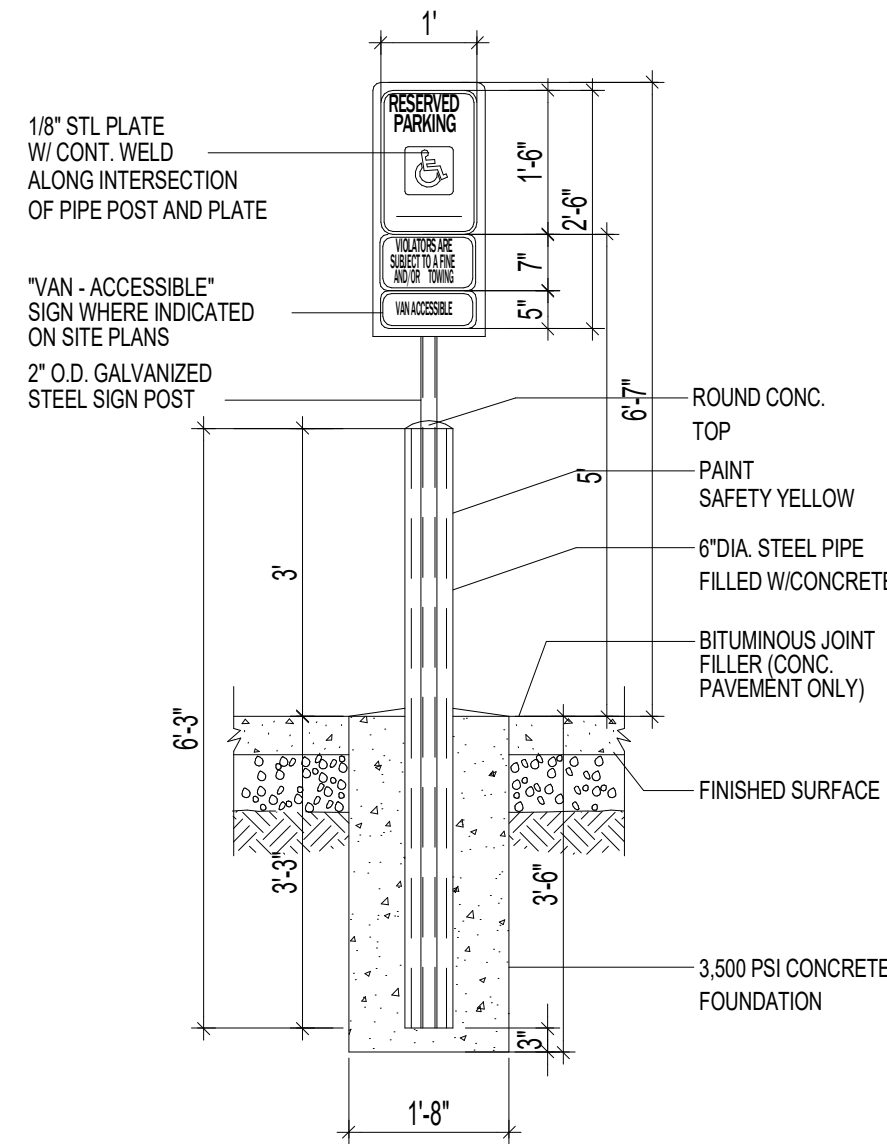
13 BIKE RACK
N.T.S



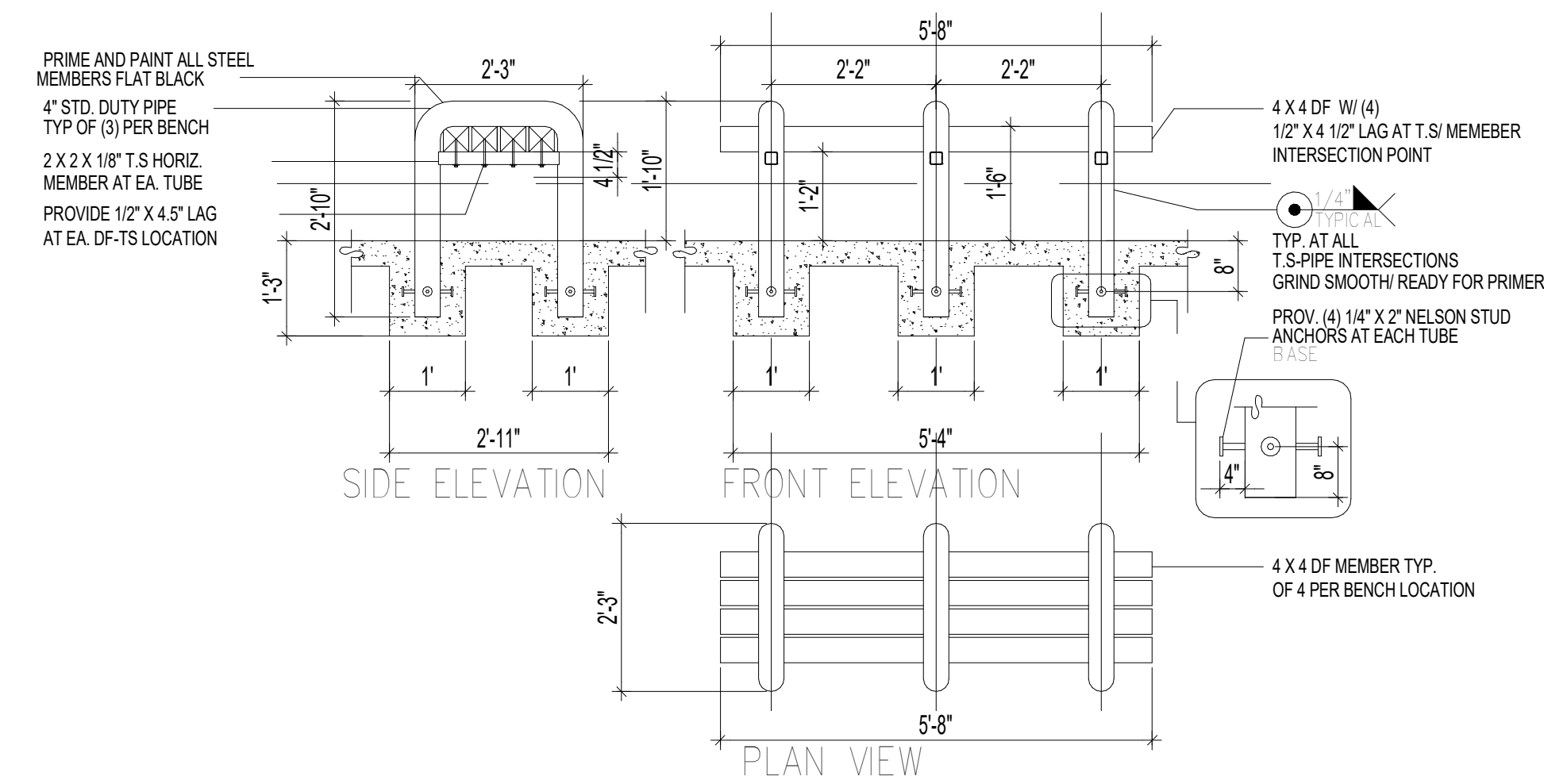
12 MISC. SIGNAGE
N.T.S



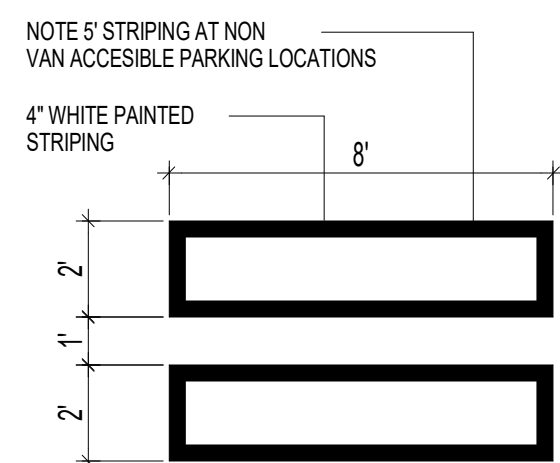
12A MISC. SIGNAGE
N.T.S



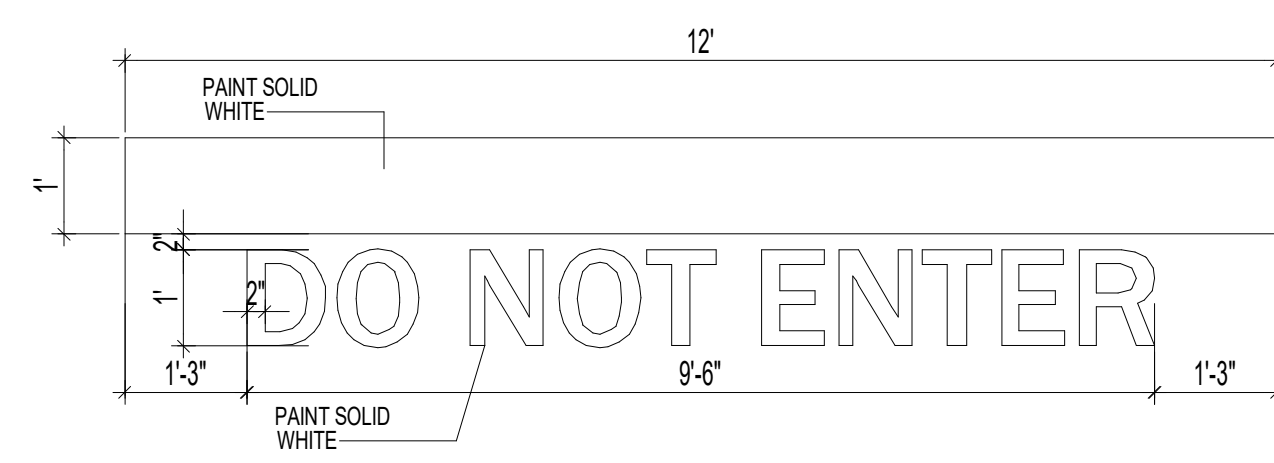
11 H.C SIGNAGE



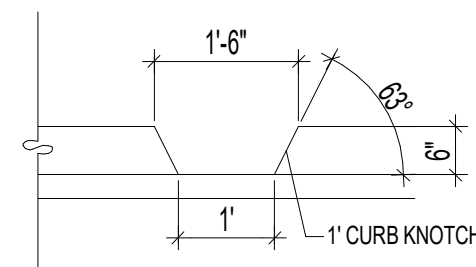
10 BENCH DETAIL
N.T.S



9 H.C PARKING-WALK PAINT DETAIL
N.T.S



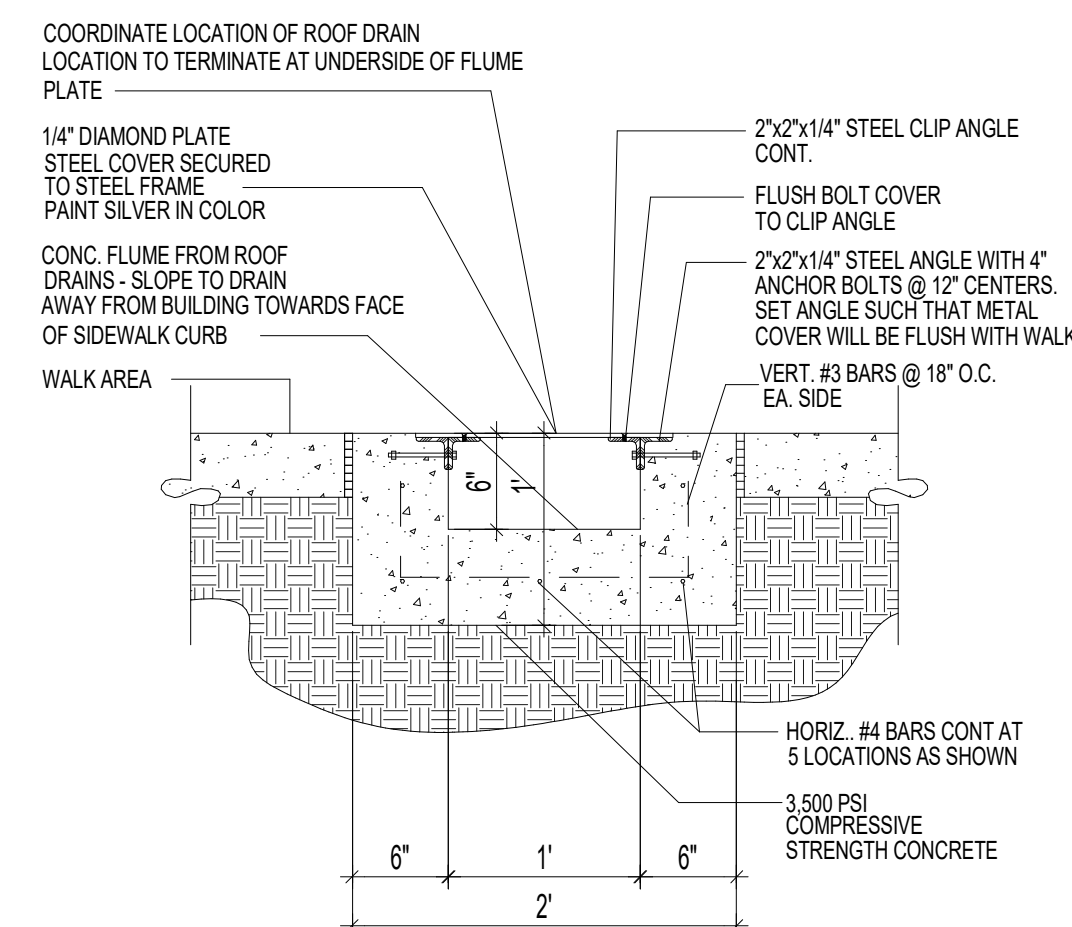
8 SITE DIRECTIONAL PAINT DETAIL
N.T.S.



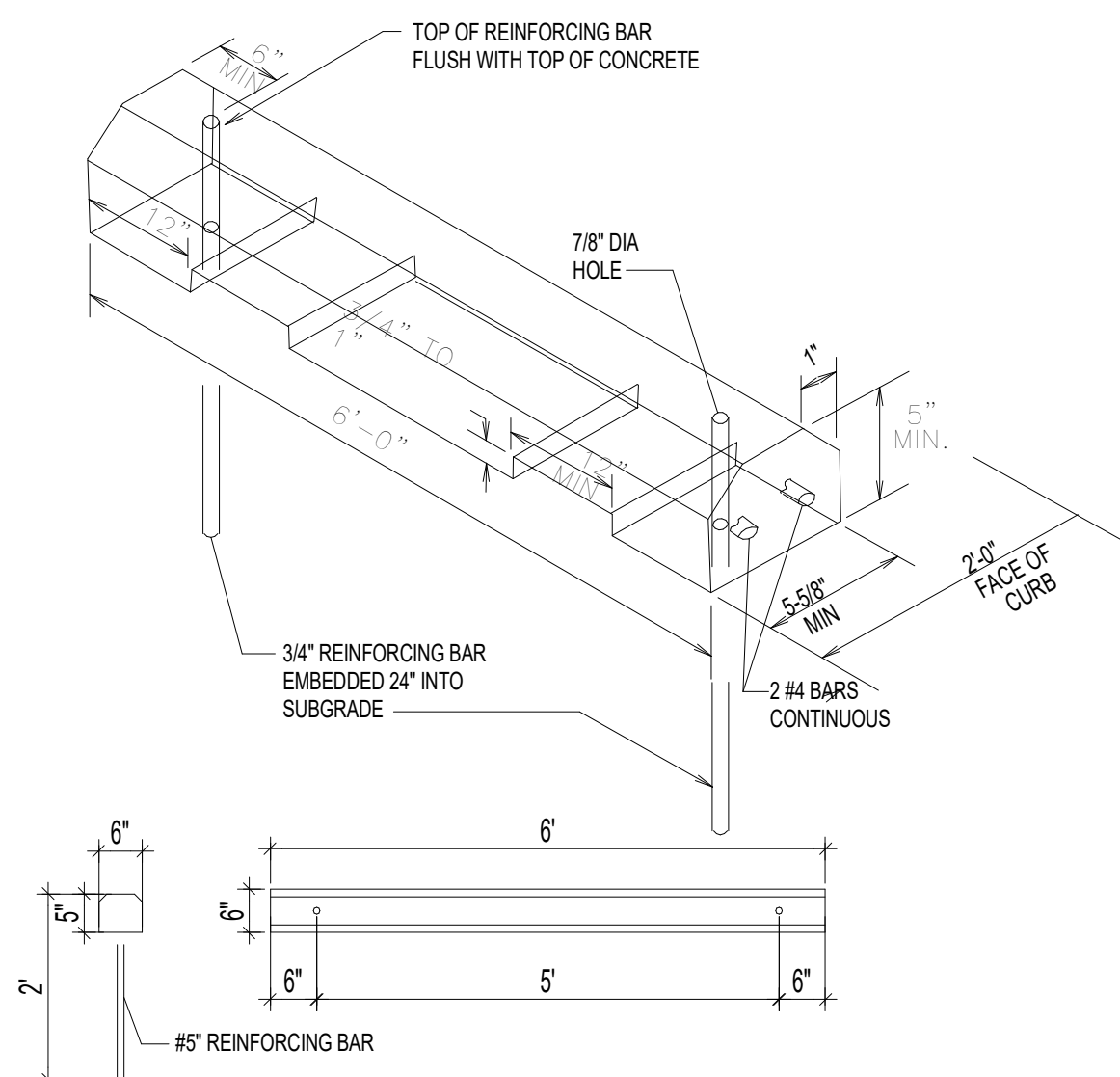
NOTE:
RE: SITEPLAN FOR LOCATIONS OF PASSIVE WATER
HARVESTING CURB NOTCH

7 CURB NOTCH

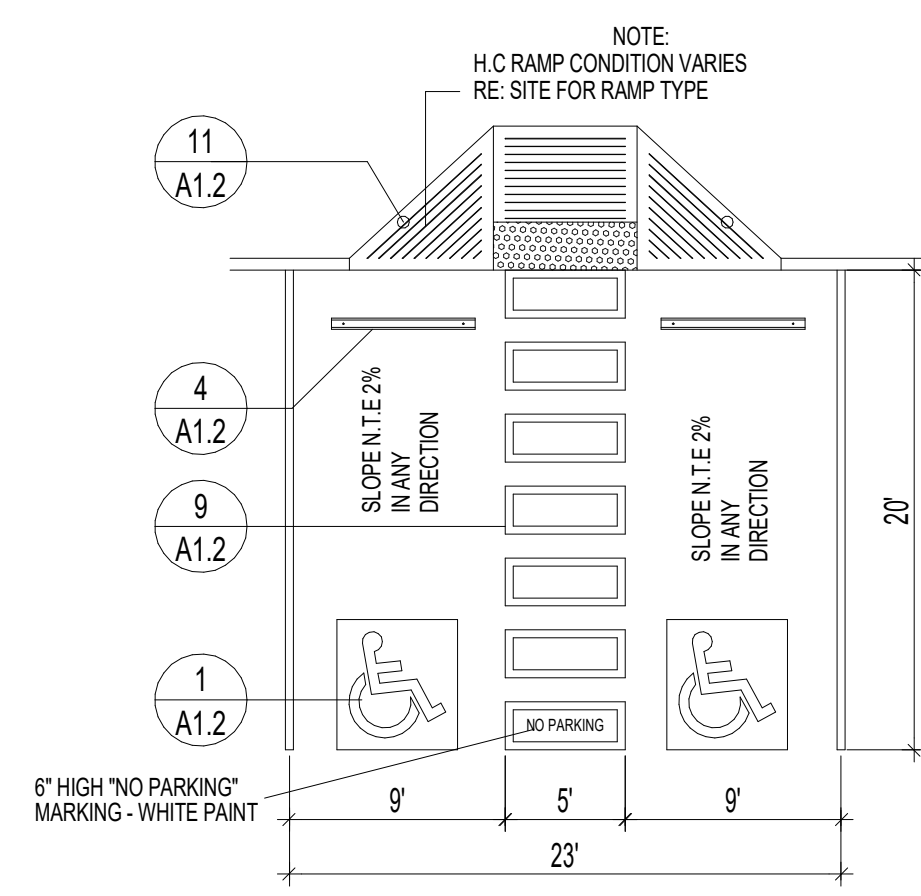
N.T.S



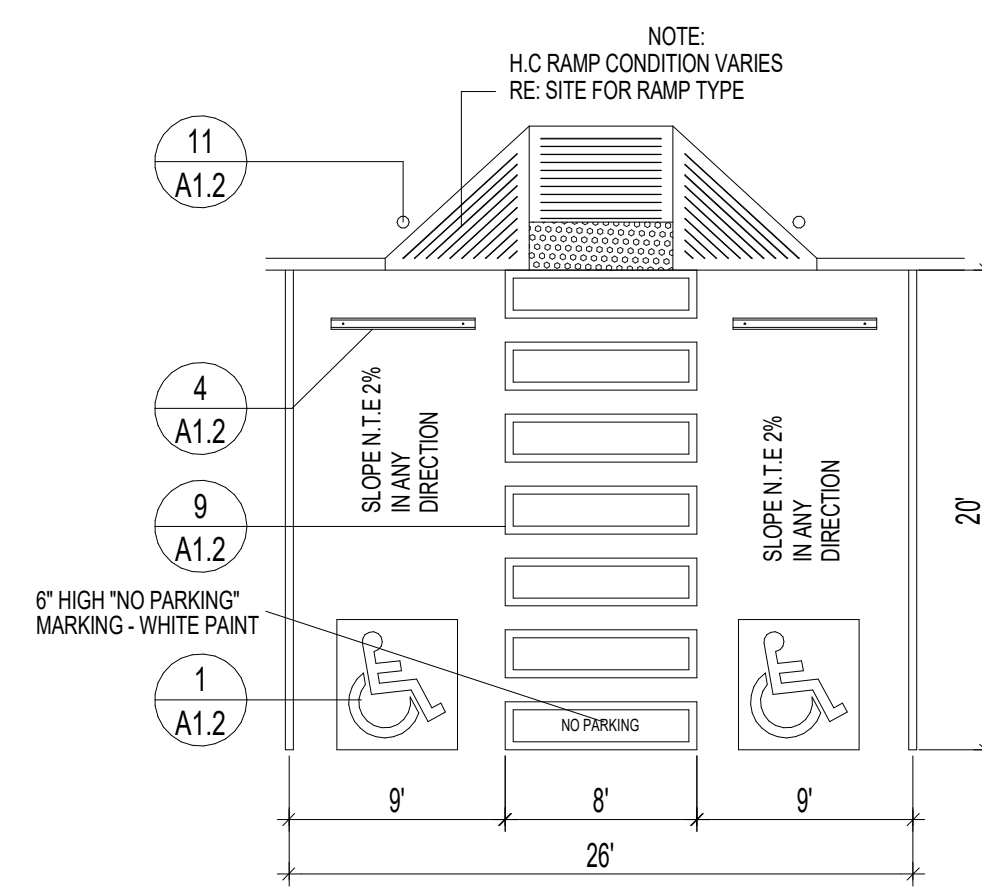
6 CONCRETE FLUME DETAIL



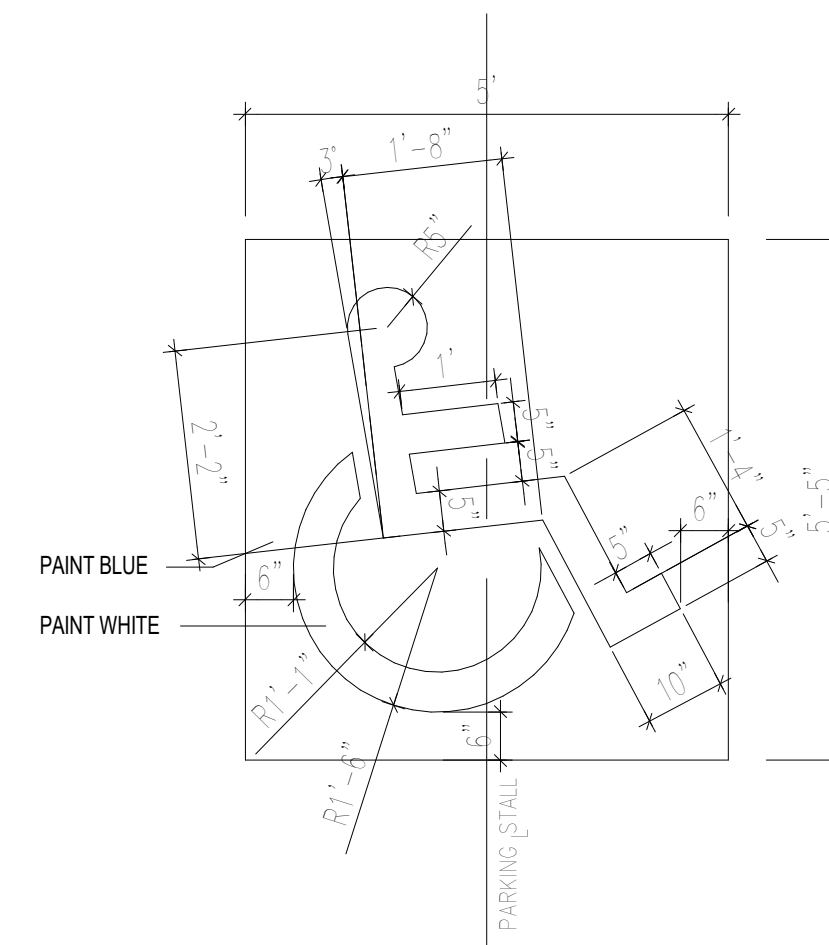
4 WHEEL STOP
N.T.S.



3 H.C PARKING PLAN DETAIL
N.T.S.



2 H.C PARKING PLAN DETAIL (VAN ACCESSIBLE)



1 H.C SIGNAGE

[illegible]

MODULUS ARCHITECTS

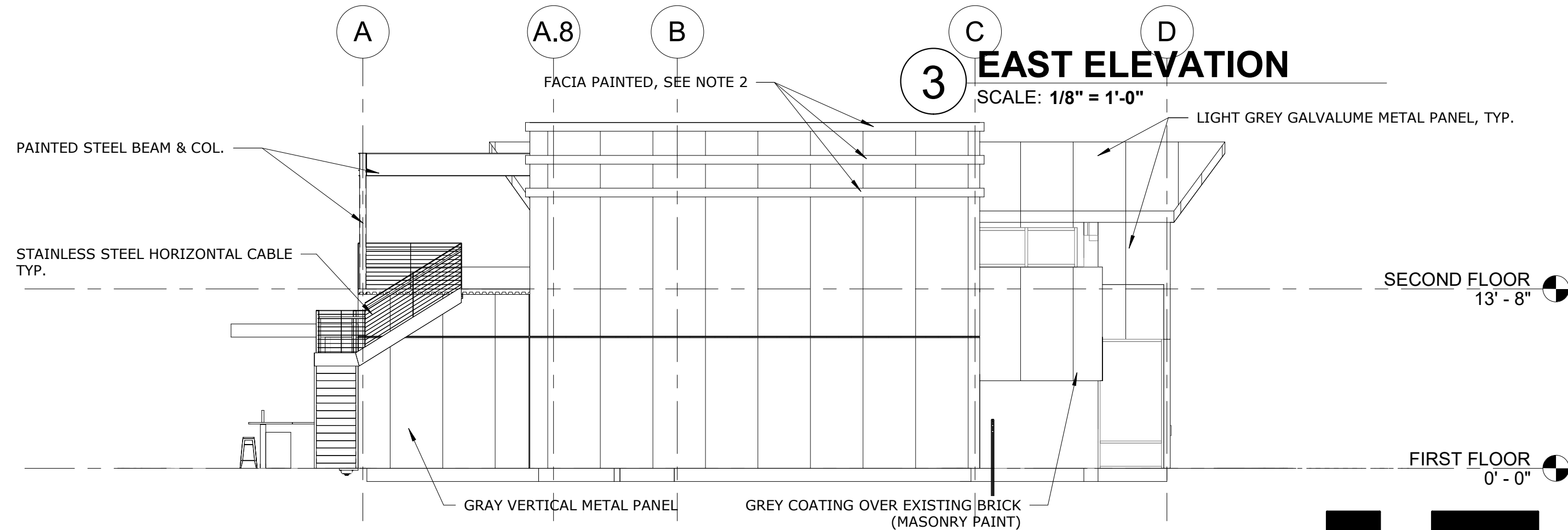
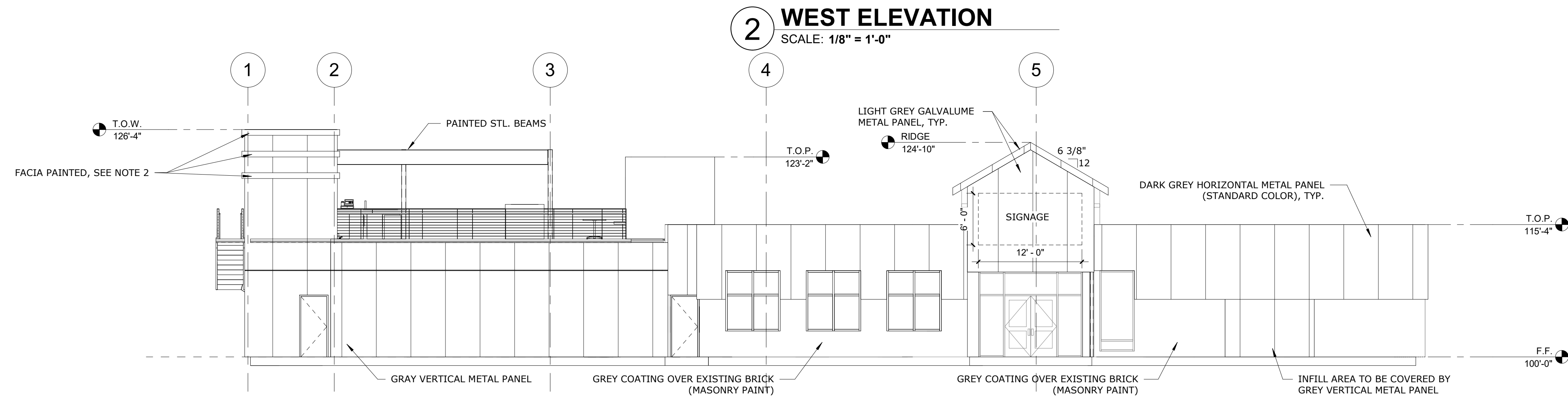
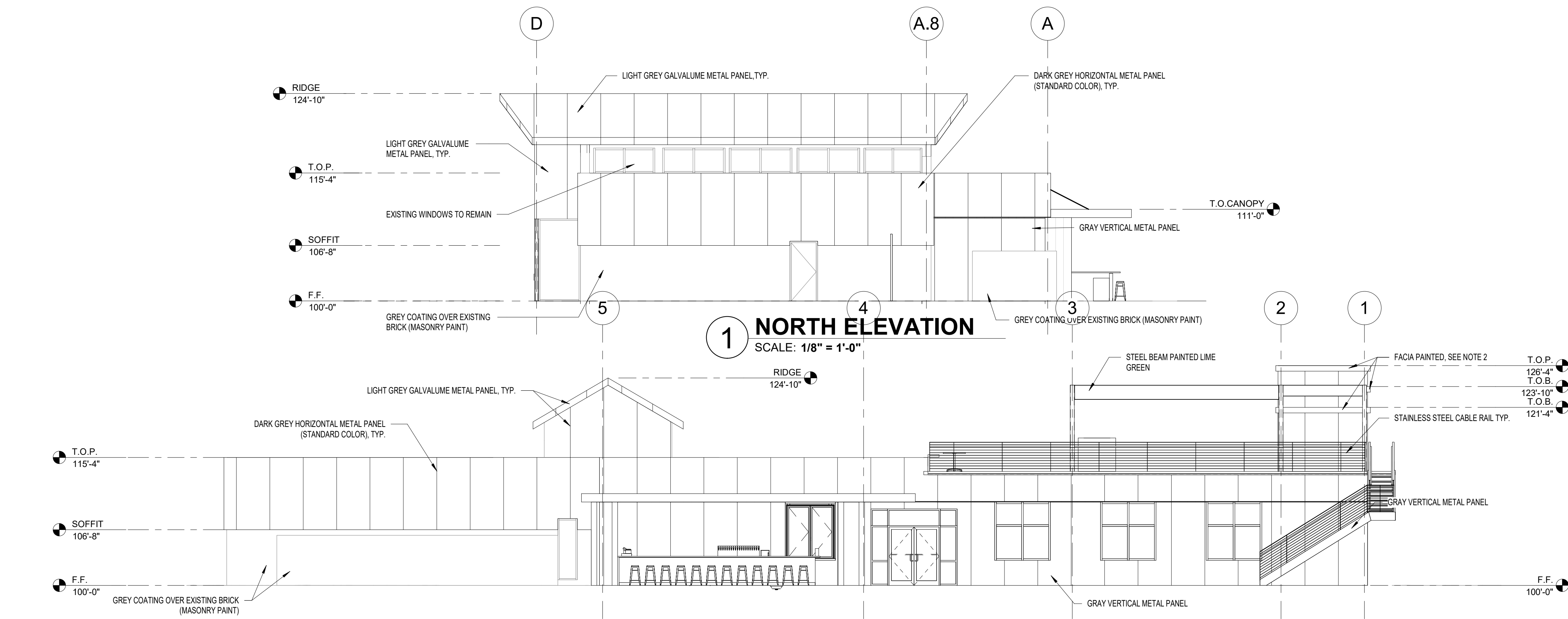
100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



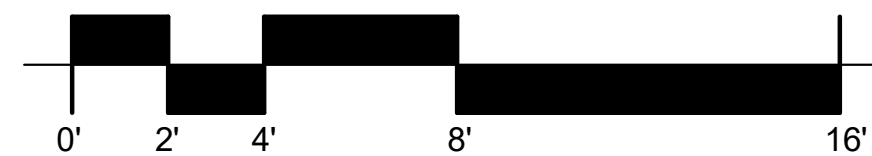
ADMINISTRATIVE AMENDMENT

PROJECT TITLE	BOSQUE EUBANK		
	5210 EUBANK BLVD. NE ALBUQUERQUE, NM 87111		
PROJECT MANAGER	JOB NO.	Project Number	DRAWN BY:
SHEET TITLE	SITE DETAILS		

DATE 9-28-20	SHEET AA2
SCALE:	



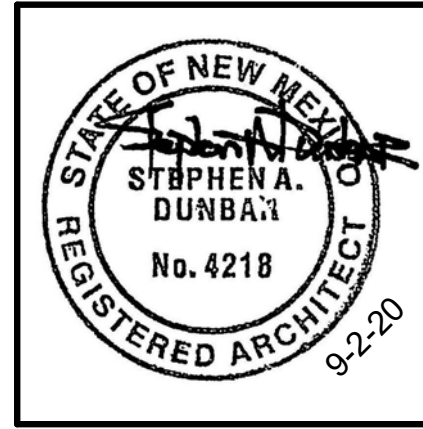
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



- GENERAL NOTES:
1. METAL PANEL TO BE RIBBED OR CORRUGATED, TYP.
 2. COLORS SELECTED FROM STANDARD COLOR CHART.
 3. METAL CANOPY CAN ONLY BE INSTALLED IF FIRE PROTECTION IS NOT REQUIRED.
 4. WINDOW MULLIONS TO BE STANDARD COLOR TO MATCH EXISTING MULLION COLOR.

MODULUS ARCHITECTS

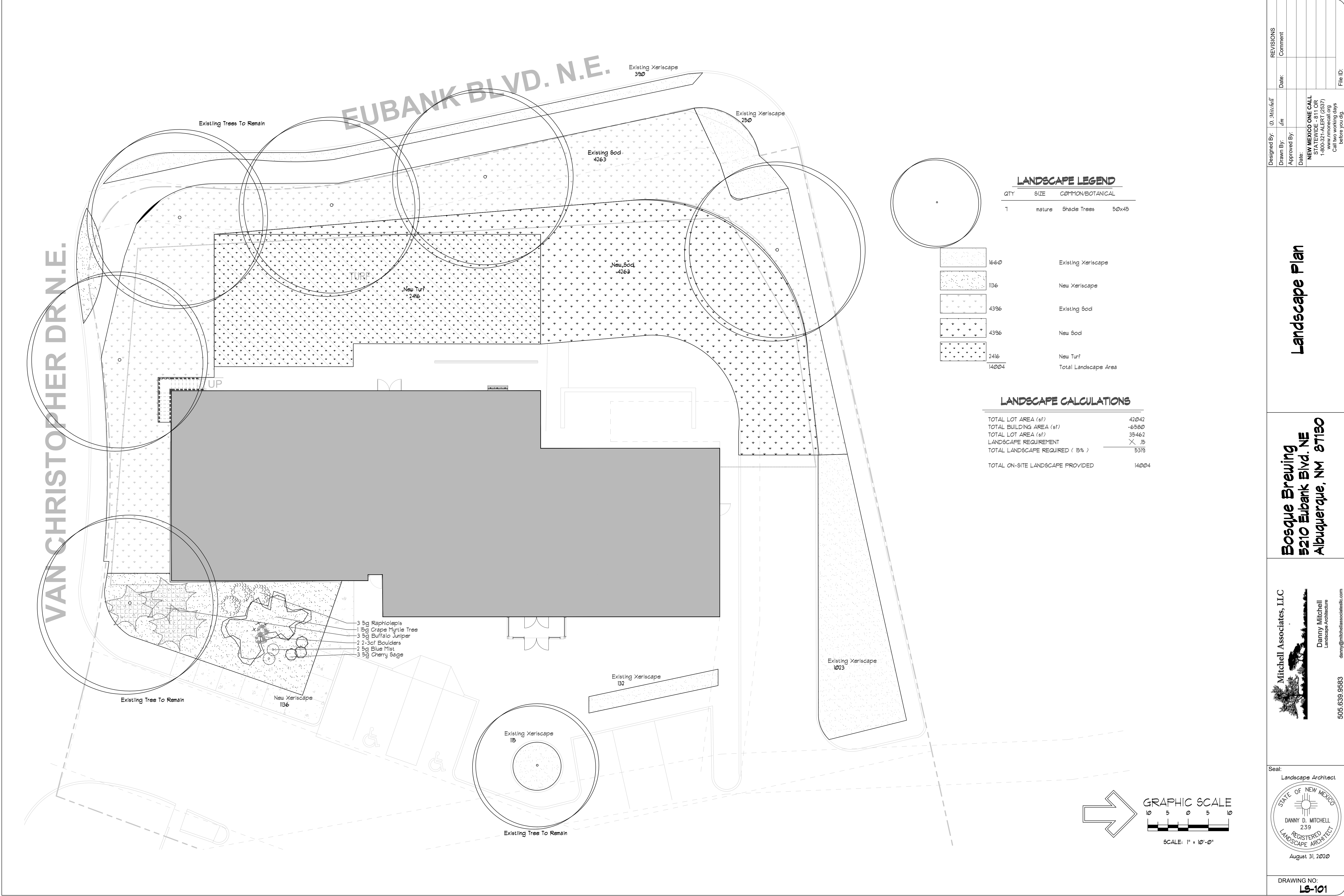
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



ADMINISTRATIVE AMMENDMENT

PROJECT TITLE	BOSQUE EUBANK	PROJECT MANAGER	Enter address here	JOB NO.	Project Number	DRAWN BY:	
SHEET TITLE	ELEVATIONS						

DATE	9-2-20	SHEET	A20
SCALE:			



VAN CHRISTOPHER DR. N.E.

EUBANK BLVD. N.E.

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL
1	mature	Shade Trees 50x45

1660	Existing Xeriscape
1136	New Xeriscape
4396	Existing Sod
4396	New Sod
2416	New Turf
14004	Total Landscape Area

LANDSCAPE CALCULATIONS

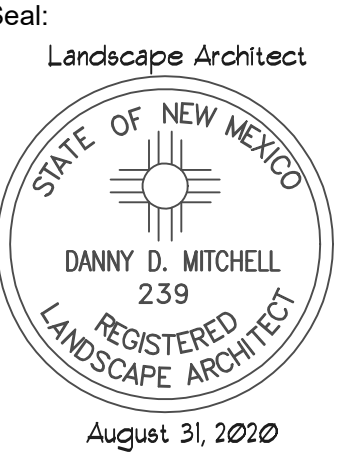
TOTAL LOT AREA (sf)	42042
TOTAL BUILDING AREA (sf)	-6500
TOTAL LOT AREA (sf)	35462
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	5319
TOTAL ON-SITE LANDSCAPE PROVIDED	14004

Mitchell Associates, LLC



Danny Mitchell
Landscape Architecture
danny@mitchellassociatesllc.com
505.639.9563

Seal:



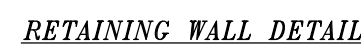
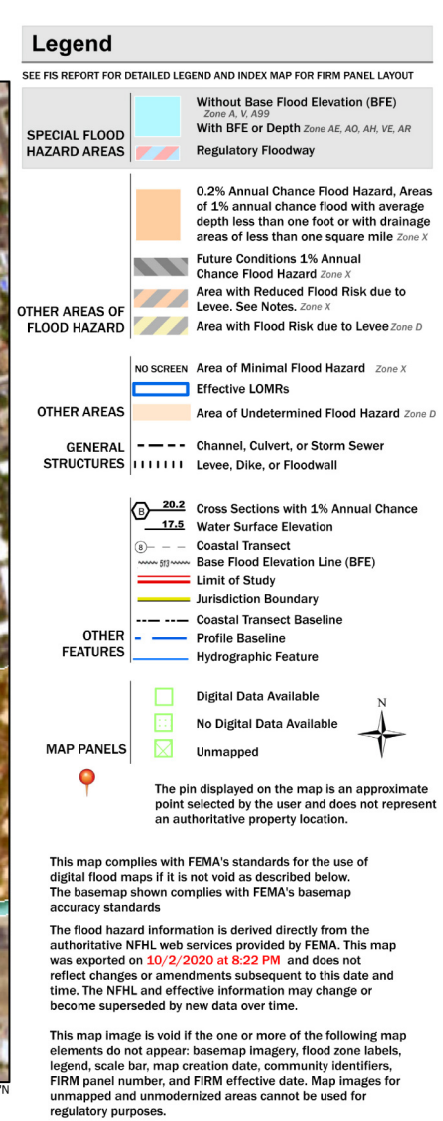
August 31, 2020

DRAWING NO:
LS-101

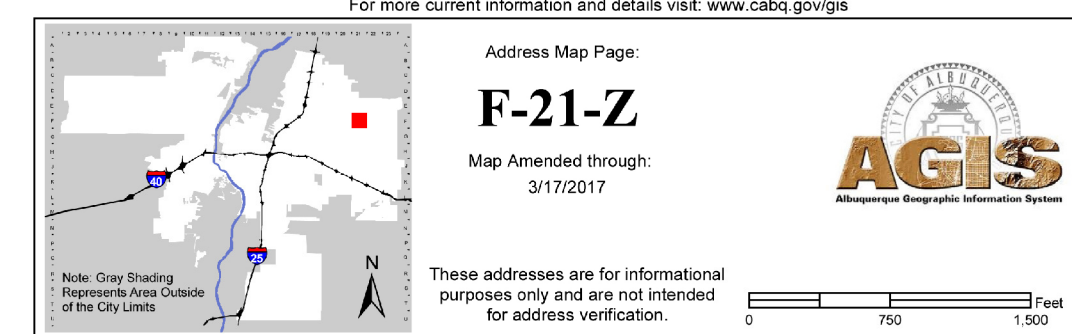
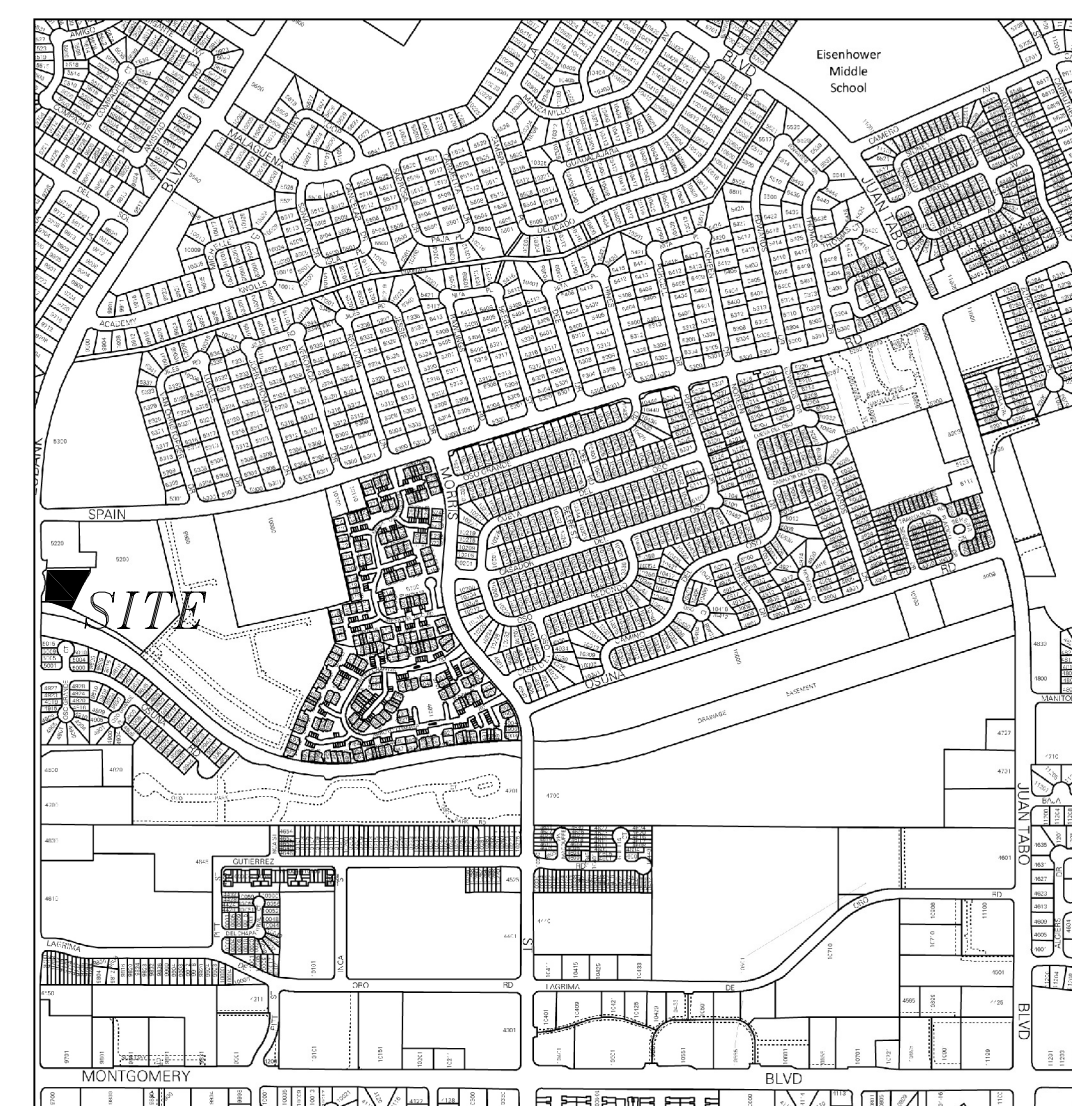
Bosque Brewing
5210 Eubank Blvd. NE
Albuquerque, NM 87109

Landscape Plan

DESIGNED BY:	D. Mitchell	REVISIONS
DRAWN BY:	dm	DATE:
APPROVED BY:		COMMENT:
Date:		
NEW MEXICO ONE CALL STATEWIDE - 811 OR 1-800-321-ALERT (2537) www.1monecall.org Call two working days before you dig.		
		File ID:



RETAINING WALL DIMENSIONS & REINFORCEMENT										
MIN. DIMENSIONS							STEEL REINFORCEMENT			
H	T	A	B	C	D	W	a	b	c	Id1
2'	1'-0"	0'-6"	0'-8"	0'-10"	5 1/4"	2'-0"	#5@24" o.c.	#5@16"	#4@16"	1'-6"
3'	1'-0"	0'-6"	0'-8"	1'-3"	5 1/4"	2'-5"	#5@16" o.c.	#5@16"	#4@16"	1'-6"
4'	1'-0"	1'-0"	0'-8"	1'-2"	6 1/4"	2'-10"	#5@16" o.c.	#5@16"	#4@16"	1'-6"
5'	1'-0"	1'-0"	0'-8"	1'-9"	6 1/4"	3'-5"	#5@8" o.c.	#5@16"	#4@16"	1'-6"
6'	1'-0"	1'-0"	0'-8"	1'-5"	6 1/4"	4'-2"	#5@8" o.c.	#5@16"	#4@16"	1'-6"

[illegible]

Site Location - As shown by the Vicinity Map, Zone Atlas D-21, the 40,000 square foot commercial site is located on the east side of Eubank Boulevard in the Promenade Shopping Center adjacent to Spain Boulevard. At present, the site was developed as a bank and later the location of the Godfather's Pizza and drains roughly from northeast to southwest across the existing parking lot. The purpose of this project is to construct a new addition onto the southern portion of the property that used to function as the banking drive-through.

Address - 5210 EUBANK BLVD NE ALBUQUERQUE NM 87111
Legal Description - TRACT 2 SUBDIVISION PLAT MAP FOR THE PROMENADE
UPC: 102106101726322002

Flood Zone - As shown by Panel 143G of 825 of the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for Bernalillo County, New Mexico, dated September 26, 2008, this site does not lie within a designated flood hazard zone.

Existing Conditions – Currently, the site is fully developed and is part of the Promenade Shopping Center. The entire shopping center is paved and impervious other than the small grass landscaping areas near the buildings, between parking, or along Eubank Boulevard. The western and southern areas of the property are landscaped with grass and trees. The site drains either to Eubank Boulevard to the west or Van Christopher Drive to the south.

The sewer cleanout is located in the grass landscaped area near the southeast corner of the current drive through structure. The water meter is located near an existing fire hydrant on Eubank Boulevard directly west of the center of the existing building.

The John B. Robert Dam, Bear Canyon outfall channel is located adjacent to the south of the property across Van Christopher Drive. The entire shopping center drains to this channel at the Eubank crossing. The channel is concrete lined with a bottom width of 20-feet.

Proposed Conditions The site is to be the new location for Bosque Brewing. The existing finish floor of the existing building will be extended to the south to encompass the area currently used as the old bank drive-through. To maintain the existing finish floor throughout the entire facility, a stem wall footing will be required. A new turf patio area is to be constructed off the southwest portion of the building. This patio will be sloped at a one percent grade to carry any roof drain flow towards the north where a water quality ponding area is shown with grass. The new site grading will funnel as much runoff into the water quality pond as possible. All runoff generated on the property will drain away from the structure. A four to seven foot retaining wall will encompass the patio area to minimize damage to the existing landscaping.

The capacity of the northern retention area was calculated at 2,442 cubic feet and the required water quality volume is only 381 cubic feet. The maximum inflow was found to be 2,555 cubic feet for the six hour storm which is just slightly higher than the capacity. Runoff in excess of the ponding capacity will overtop the grass berm and will sheet flow west to Eubank Boulevard.

Portions of the existing sidewalk area on the East side of the building will be converted to additional handicap parking for the new usage.

Hydrologic Methods The drainage basin map shows eight separate sub-basins (A-H) impacting the project area to assess peak flow rates at various points around the project site culminating at either the retention basin, or Van Christopher Drive. The calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The process outlined in the DPM, Section 22.2 was used to quantify the peak flow rates and volumes. As shown by these calculations, the fully developed improvements will result in a significant decrease in runoff generated by the site due to the proposed retention area. When incorporating the proposed ponding, the downstream impact is reduced when comparing to allowable and/or historical conditions.

By controlling the calculated runoff within the retention area and maintaining the existing grass on the slopes, scour and erosion is expected to be reduced to a minimum amount. A spreadsheet for Precipitation Zone 4 is included on this plan. This spreadsheet outlines the peak runoff and volumes generated for each sub-basin for existing and proposed fully developed conditions. Percentage of each land treatment is shown to illustrate the addition of impervious area related to the proposed construction. By routing the proposed developed discharge rates and volumes to the retention basin, the outfall is to be controlled by incorporating a limited capacity grass lined overflow section.

90% Compensatory Volume Management – The first flush has been mitigated based on the impervious areas listed on the attached spreadsheet. This equates to the total impervious area of the site multiplied by 0.615-inches or about 881 cubic feet for the ponding area. This storage has been provided on the plan by the retention basin as shown. The water quality ponding is not expected to exceed one foot in depth during the 100-year peak design storm.

[illegible]

Mark H. Burak, P.E.
1512 Sagebrush Trail SE
Albuquerque, New Mexico, 87123
(505) 235-2256
mburak@comcast.net



BOSQUE BREWING – EUBANK

GRADING & DRAINAGE PLAN

5210 Eubank Blvd. NE

DRAWING NUMBER

C1