

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 29, 2024

Morey Walker, P.E.
Walker Engineering
905 Camino Sierra Vista
Santa Fe, NM 87505

RE: Blakes Lotaburger #45
Grading and Drainage Plans
Engineer's Stamp Date: 02/29/24
Hydrology File: J10D052

Dear Mr. Walker:

Based upon the information provided in your submittal received 02/29/2024, the Grading & Drainage Plans are approved for Building Permit, Grading Permit, Work Order, action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and action by Development Hearing Officer (DHO) on Preliminary Plat. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. 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 for review at Plaza de Sol.

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, 924-3420) 14 days prior to any earth disturbance.

CITY OF ALBUQUERQUE

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Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov .

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Blakes Lotaburger #45 Hydrology File # _____

Legal Description: A portion of Tracts 6 through 10 Block L, Northern Heights

City Address, UPC, OR Parcel: 641 Coors Blvd NW, Albuquerque NM

Applicant/Agent: Walker Engineering Contact: Jeffrey Romanowski, PE
Address: 28 Bisbee Ct Suite B9, Santa Fe NM 87508 Phone: 505-582-6671
Email: jeffrey@walkerengineering.net

Applicant/Owner: Blakes Lotaburger LLC Contact: Becca Snyder
Address: 3205 Richmond Dr. NE Phone: 505-967-5565
Email: becca.snyder@bjfelix.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

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

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:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/10/23

Roeder, James A.

From: Brissette, Renee C.
Sent: Monday, November 6, 2023 11:16 AM
To: Roeder, James A.
Subject: RE: DRC for Blakes, 641 Coors Blvd NW -- CPN 578080

Jim,

Hydrology has the following comments.

- The Grading & Drainage Plan will need to be submitted to Hydrology for work order approval. Please submit the pdfs to PLNDRS@cabq.gov along with a Drainage Transportation Information Sheet (the latest can be found on Hydrology's webpage <https://www.cabq.gov/planning/development-review-services/hydrology-section>).
- ~~• Also, prior to Building Permit approval or work order approval, this site will need to be replatted. Therefore, it will have to go through the Development Hearing Officer (DHO) process.~~

(per Renee, she later realized the platting is done, do disregard 2nd comment -- jr)



RENÉE CHRISTINA BRISSETTE, PE CFM
senior engineer, hydrology
o 505.924.3995
e rbrissette@cabq.gov
cabq.gov/planning

From: Roeder, James A. <jroeder@cabq.gov>
Sent: Tuesday, October 31, 2023 1:18 PM
To: Brissette, Renee C. <rbrissette@cabq.gov>; Grush, Matthew P. <mgrush@cabq.gov>; Andre Houle <ahoule@abcwua.org>; Shell, Jeremy <jshell@abcwua.org>
Cc: Haynes, Margaret, NMDOT <Margaret.Haynes@dot.nm.gov>; Bishop, David E. <dbishop@cabq.gov>; Verhage, Kathleen M. <kverhage@cabq.gov>; Miranda, Rachel <miranda@cabq.gov>; Al-najjar, Marwa G. <malnajjar@cabq.gov>
Subject: DRC for Blakes, 641 Coors Blvd NW -- CPN 578080

Colleagues,

We have received a first submittal of the referenced project, which demos and reconstructs the Blake's restaurant at the southwest corner of Coors Blvd and Fortuna Road NW. We have scheduled a DRC meeting for 2:30 p.m. on Monday, Nov. 6, 2023. The plans and infrastructure list are attached.

The scope includes considerable work in the DOT right-of-way, which will be permitted by them. There is a sanitary sewer extension that starts in Coors, crosses the site in an easement, and extends down Fortuna Road a bit. This SAS, along with the work along the Fortuna frontage comprise the City work order.

[Margaret – I am keeping you in the loop. The consultant is / will be working with you directly regarding the scope in your right-of-way.]

Thank you.



JIM ROEDER, P.E.

design review committee chair

building and development services

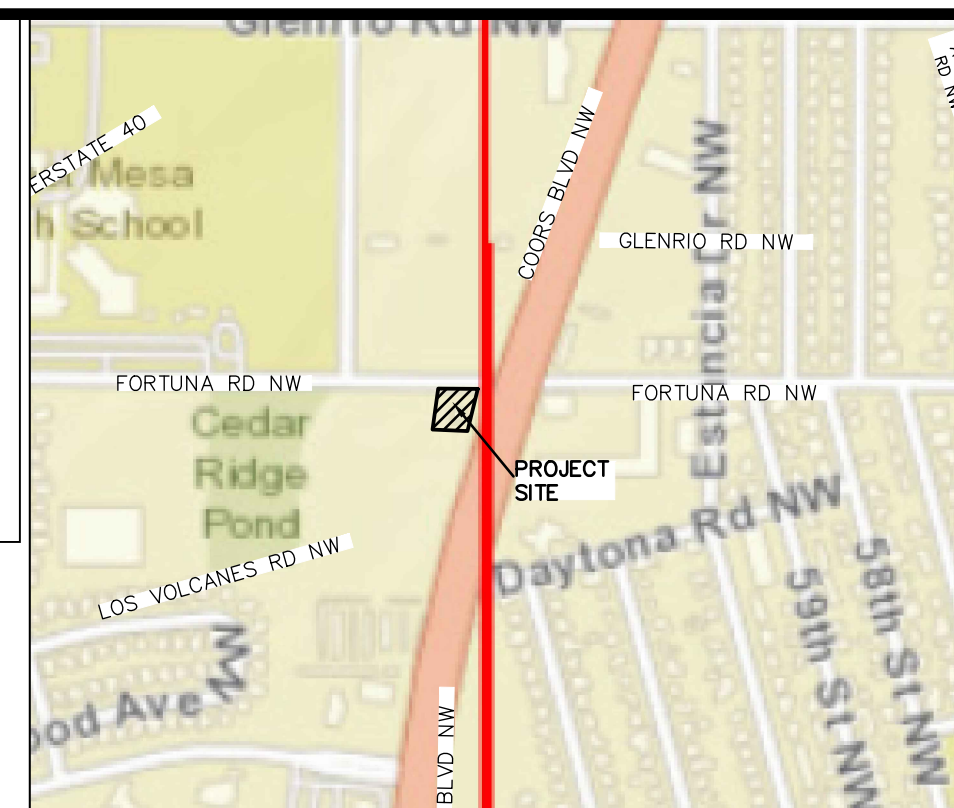
o 505.924.3992

e jroeder@cabq.gov

cabq.gov/planning

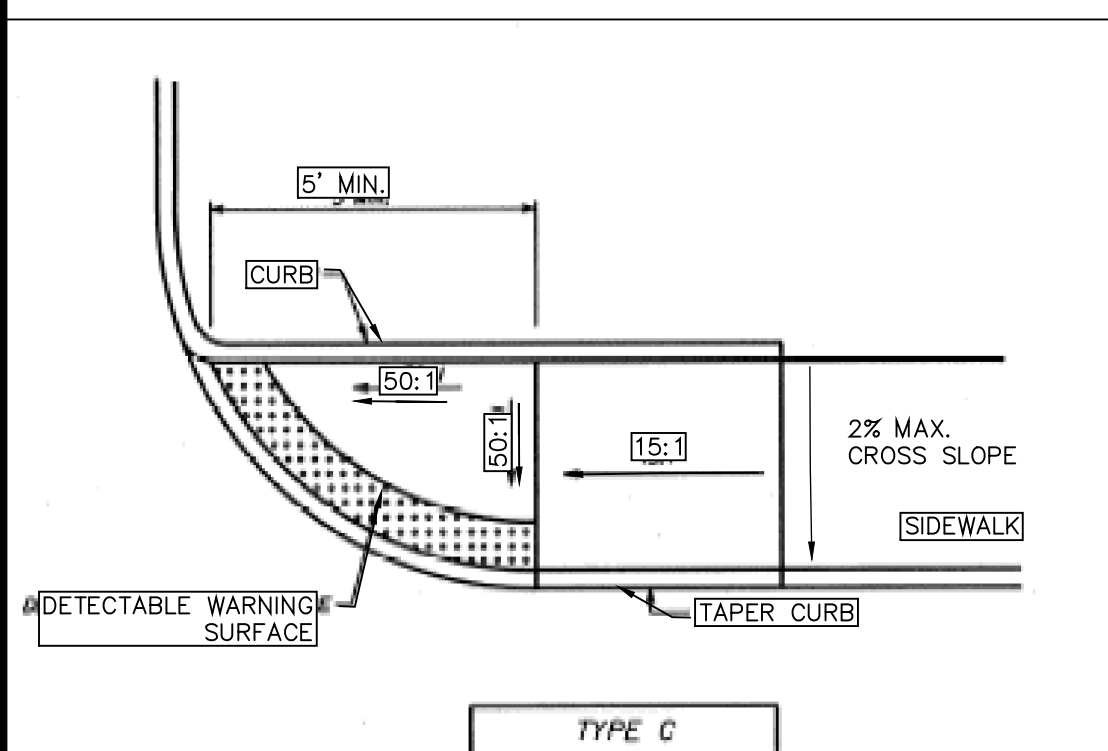


MAP NUMBER: 35001C0327J
REVISED: 11/04/2016 &
MAP NUMBER: 35001C0329H
REVISED: 8/16/2012



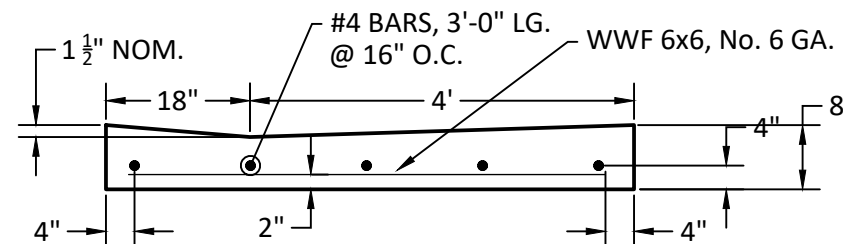
VICINITY MAP

LEGEND



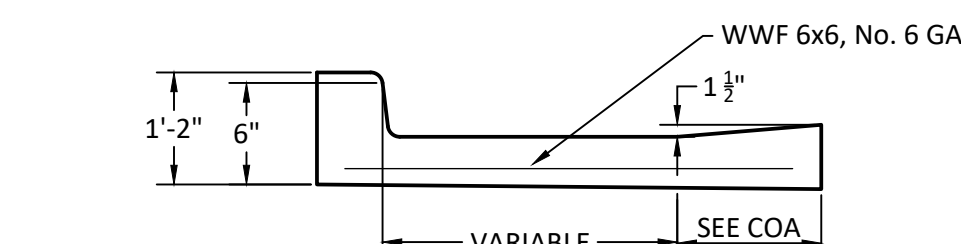
ADA ACCESSIBLE RAMP

REFERENCE COA STD. DWG. 2440



VALLEY GUTTER SECTION A-A

SCALE: 6" = 1'-0"



VALLEY GUTTER SECTION B-B

SCALE: 6" = 1'-0"

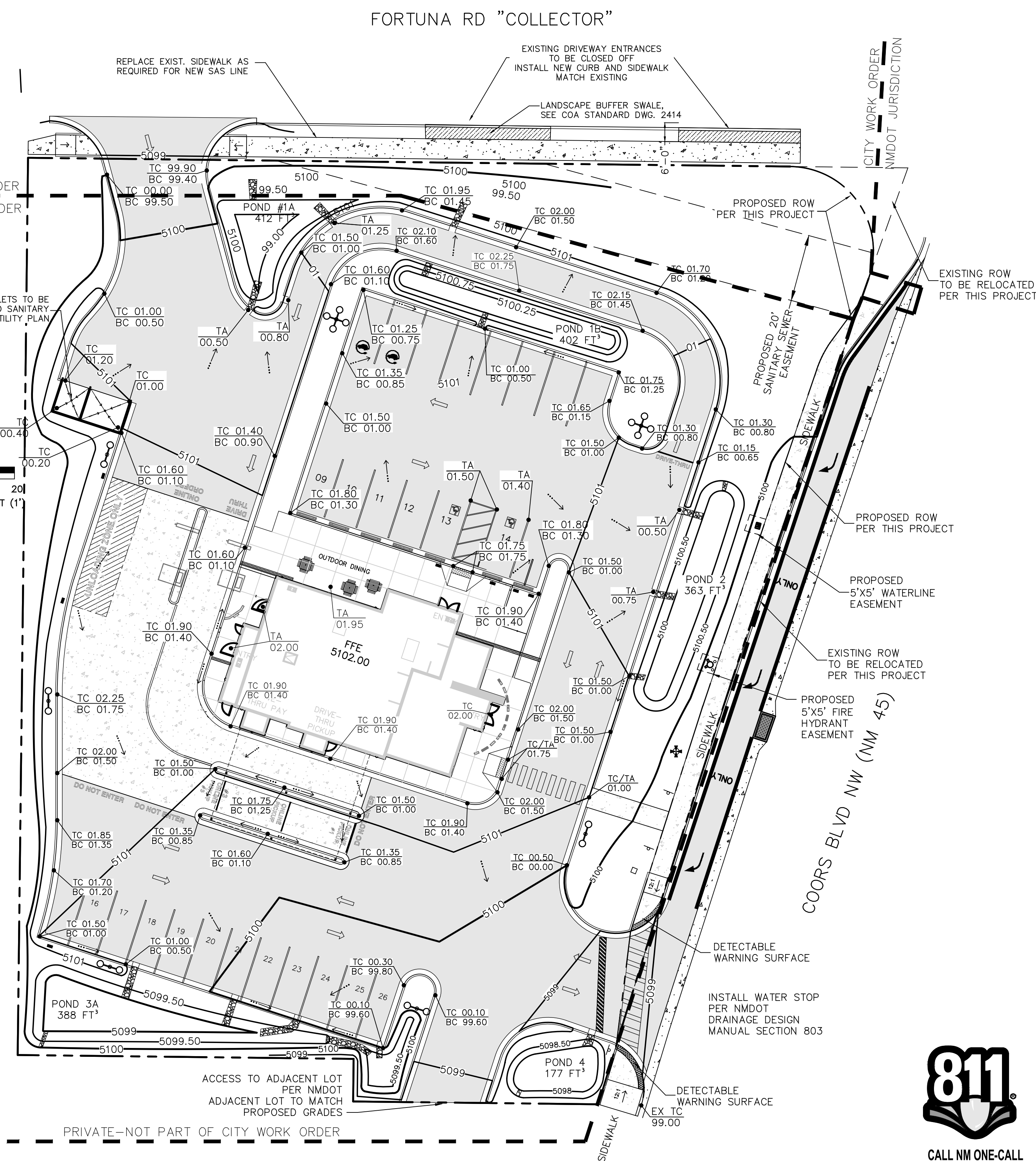


SCALE: 1" = 20'



20' 0 20'

CONTOUR INTERVAL = ONE FOOT (1')

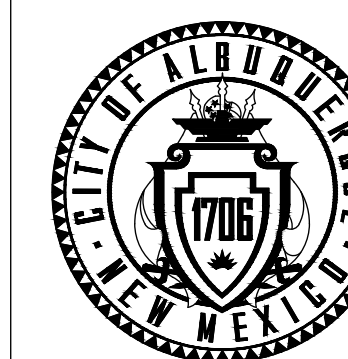


GRADING PLAN

SCALE: 1:20



**CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION**



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

BLAKE'S LOTABURGER #45
641 COORS BLVD. NW
ALBUQUERQUE, NM 87121
GRADING PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

L	ZONE MAP NO.
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J-10

CITY PROJECT NO.

578080

SHEET NO.

Walker Engineering

905 Camino Sierra Vista
Santa Fe NM 87505

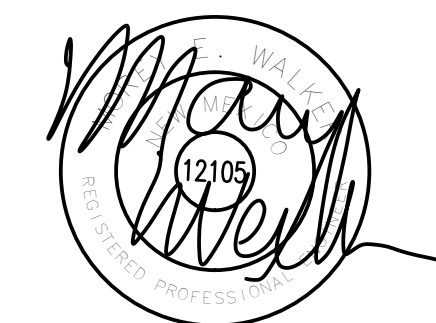
Santa Fe, NM 87505
505-820-7990

E-MAIL civil@wallkorencine.com
FAX 505-820-3539

FAX 505-820-3539
E-MAIL civil@walkerengineering.net

TS
Engineering • Water Resources

BENCHMARK MARKS



2/29/24

SEAL

[illegible]

DESIGNED BY: MW

DRAWN BY

CHECKED BY: DEE

CHECKED BY: REB

DATE 02/29/2024

