

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

June 26, 2020

Mark Goodwin, P.E.  
Mark Goodwin & Associates  
PO Box 90606  
Albuquerque, NM 87199

**RE:   Burque Bakehouse  
      640 Broadway Blvd. SE  
      Grading and Drainage Plan  
      Engineer's Stamp Date: 06/24/20  
      Hydrology File: K14D119**

Dear Mr. Goodwin:

PO Box 1293

Based upon the information provided in your submittal received 06/25/20, the Grading & Drainage Plan is approved for Building Permit and Grading Permit.

Albuquerque

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 approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

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

Sincerely,

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Burque Bakehouse **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \* 008 B HIGHLAND ADD SOUTH and \* 009 B HIGHLAND ADD SOUTH W 75 FT

**City Address** 640 Broadway Blvd SE

**Applicant:** Mullen Heller Architecture **Contact:** Doug Heller

**Address:** 1718 Central Avenue

**Phone#:** 505-268-4144 **Fax#:** \_\_\_\_\_ **E-mail:** doug@mullenheller.com

**Other Contact:** Mark Goodwin & Associates, PA **Contact:** Cory Pierce

**Address:** PO BOX 90606, Albuquerque, NM 87199

**Phone#:** 828.2200 **Fax#:** \_\_\_\_\_ **E-mail:** cory@goodwinengineers.com

**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:

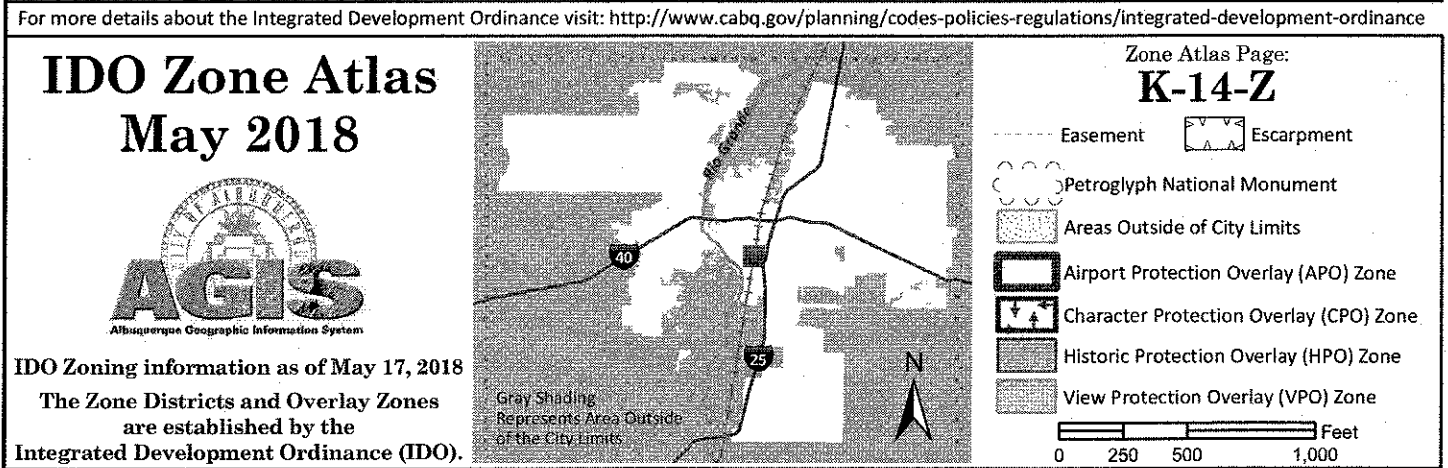
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

**DATE SUBMITTED:** 6/25/20 **By:** Cory Pierce

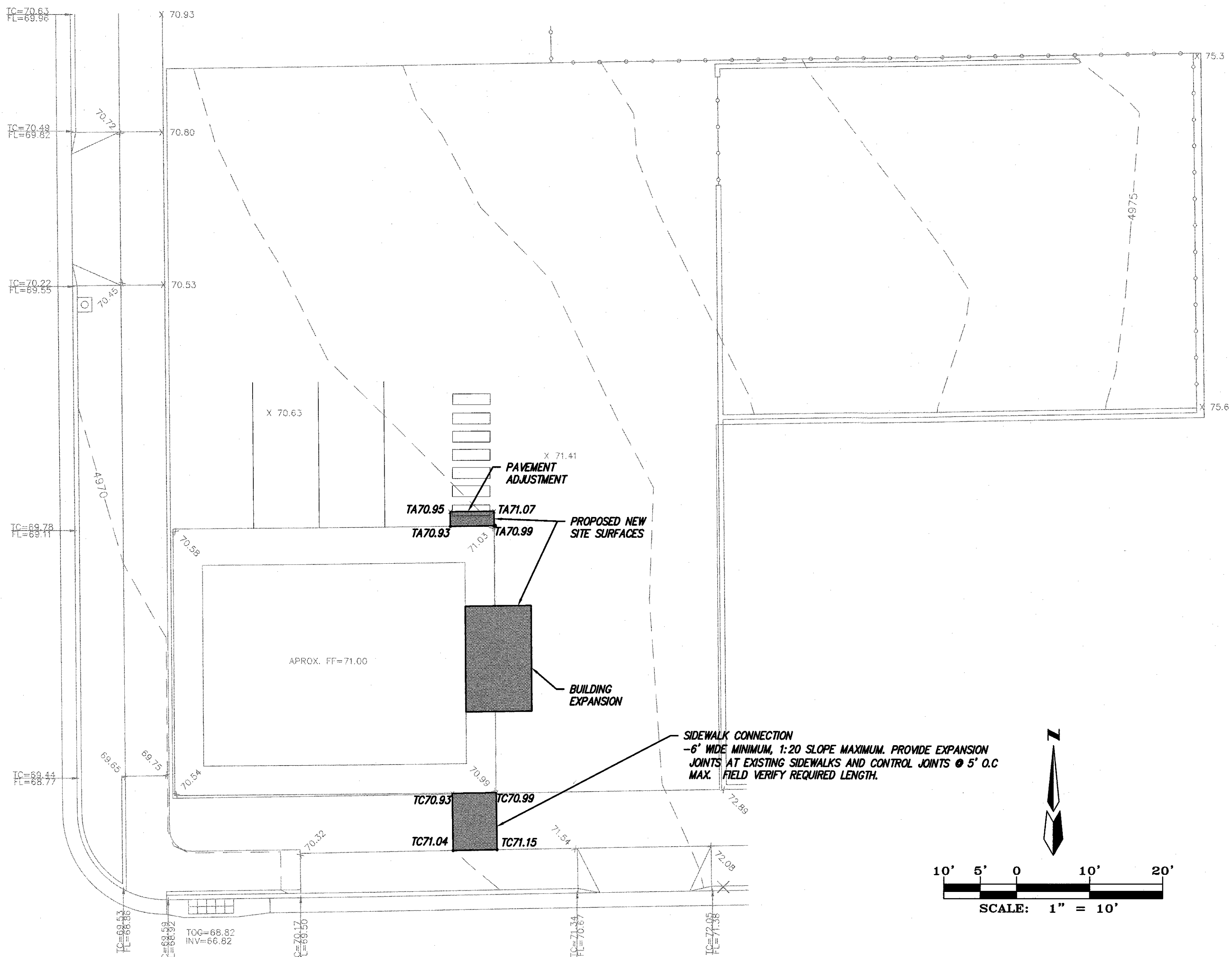
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



ZONE MAP/ PROJECT LOCATION



SITE SURFACES PROPOSED FOR CONSTRUCTION

EXISTING CONDITIONS

THE SITE IS LOCATED AT THE NORTH EAST CORNER OF BROADWAY BOULEVARD SE AND HAZELDINE AVENUE SE.

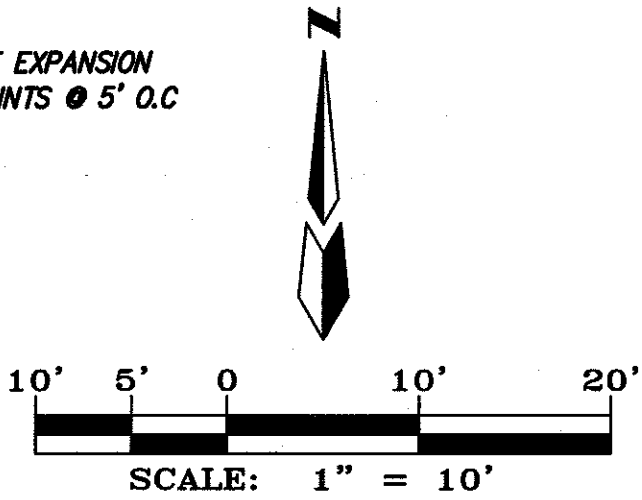
THE PROJECT MOSTLY ENTAILS INTERIOR RENOVATION AND LITTLE SITE WORK. NEW SITE SURFACES PROPOSED FOR CONSTRUCTION INCLUDE ROOFTOP OF THE EAST POP OUT BUILDING EXPANSION, MINOR ASPHALT ADJUSTMENT (NORTH SIDE), AND A SIDEWALK CONNECTOR FOR ACCESS IMPROVEMENT AMOUNTING TO APPROXIMATELY 189 SF OF NEW SURFACES.

DRAINAGE DISCHARGE FROM THE SITE WILL REMAIN UNCHANGED FROM PRE-CONSTRUCTION CONDITIONS AS THE MINOR SITE WORK INCLUDES NEW IMPERVIOUS SURFACE REPLACING EXISTING IMPERVIOUS SURFACE.

AS THE SITE IS LOCATED WITHIN THE ORIGINAL 1959 ALBUQUEQUE CITY LIMIT, EXISTING PAVEMENT WHOLLY OCCUPIES SITE AREA AT THE LOW SITE ELEVATIONS TO SERVE AS SITE PARKING, AND THE PROPOSED SITE SURFACES ARE REPLACING EXISTING IMPERVIOUS SURFACE. A WAIVER IS REQUESTED FROM SITE STORM WATER QUALITY MANAGEMENT DUE TO THIS CONSTRUCTION.

LEGEND

- 4970 - CONTOUR (MAJOR)
- - - CONTOUR (MINOR)
- ===== CURB AND GUTTER
- ===== CONCRETE
- - - FENCE - CHAIN LINK
- ===== WALL
- TC= FL= TOP CURB / FLOW LINE
- X 65.00 SPOT ELEVATION
- ⊙ SANITARY SEWER MANHOLE
- 58" - SANITARY SEWER LINE AND SIZE
- ⊙ STORM DRAIN MANHOLE
- 08" - STORM DRAIN LINE AND SIZE
- ⊙ CATCH BASIN/DROP INLET
- 06" - GAS LINE AND SIZE
- GAS MARKER/PIN FLAG/PAINT
- POLE W/ UG CONDUIT
- E - ELECTRIC LINE - OVERHEAD
- ⊙ ELECTRIC TRANSFORMER/PANEL
- ⊙ LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- ⊙ WATER METER
- W10" - WATER LINE AND SIZE
- SIGN
- BOLLARD
- ⊙ TELEPHONE/FIBER OPTIC MANHOLE
- ⊙ TELEPHONE/FIBER OPTIC PEDESTAL
- ▲ TRAFFIC SIGNAL - MAST ARM
- △ TRAFFIC SIGNAL - PEDESTRIAN
- ⊙ TRAFFIC/ELEC PULLBOX
- ⊙ TRAFFIC CONTROL PANEL
- ⊙ METAL TREE PLANTER GRATE



BENCHMARKS	
AGRS Benchmark "14-K14"	
A square chiseled on the top of curb at the North-Northwest curb return at the intersection of Broadway Boulevard SE and Hazeldine Avenue SE.	
Geographic Position (NAD83, in feet)	
N.M. State Plane Coordinates (Central Zone)	
Elevation=4967.735 (NAVD83, in feet)	

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
OFFICE (505) 828-2200, FAX (505) 797-9539



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT

TITLE: THE BURQUE BAKEHOUSE INTERIOR RENOVATION  
GRADING AND DRAINAGE PLAN AND  
STORM WATER QUALITY MANAGEMENT WAIVER

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	K-14-Z	1	1

