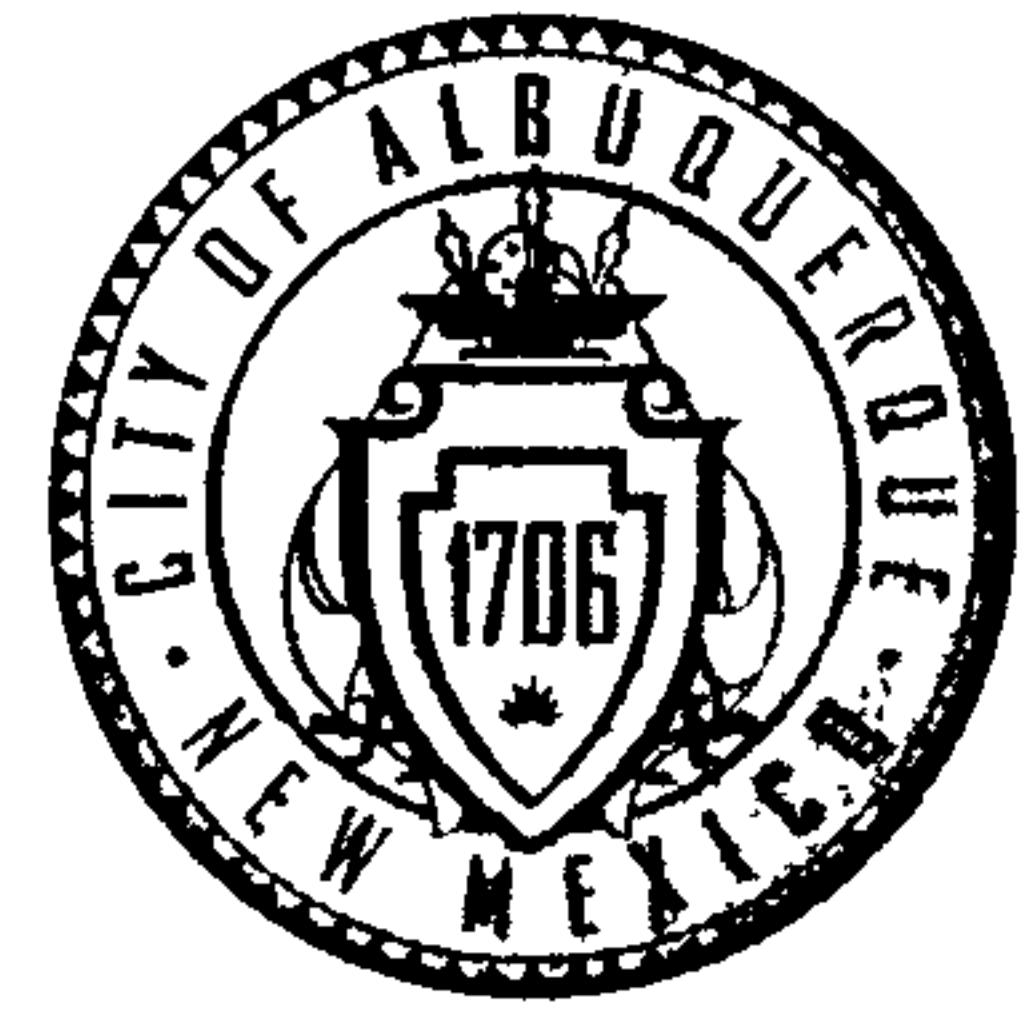


CITY OF ALBUQUERQUE



March 3, 2017

Jeffrey T Wooten P.E.
Wooten Engineering.
1368 Reynosa Loop SE
Rio Rancho, NM, 87124

Richard J. Berry, Mayor

RE: Peter Piper Pizza
Grading and Drainage Plan
Engineer's Stamp Date 2-17-2017 (File: J22D012D)

Dear Mr. Wooten:

Based upon the information provided in your submittal received 2-22-2017, the above referenced Grading and Drainage Plan cannot be approved for building permit and SO-19 permit until the following comments are addressed:

1. Show how run off will drain into the street via sidewalk culvert.
2. Extended sidewalk culvert plate 1 foot behind the sidewalk.
3. Provide inverts for the sidewalk culvert.
4. Tack weld bolt at the sidewalk culvert plate.
5. The northerly ramp at the entrance on Juan Tabo Blvd cannot be front of another property.
6. Provide drain with grate elevation for trash enclosure that drains to grease trap then to SAS.
7. Provide calculations for 12 inches PVC SD on the southwest corner of the site.
8. We recommend sidewalk culvert instead of 12 inches PVC under the sidewalk.
9. Provide sidewalk culvert capacity calculation.
10. ESC plan must be approved prior to building permit.
11. Attach copy for Floodplain permit.

PO Box 1293

Albuquerque

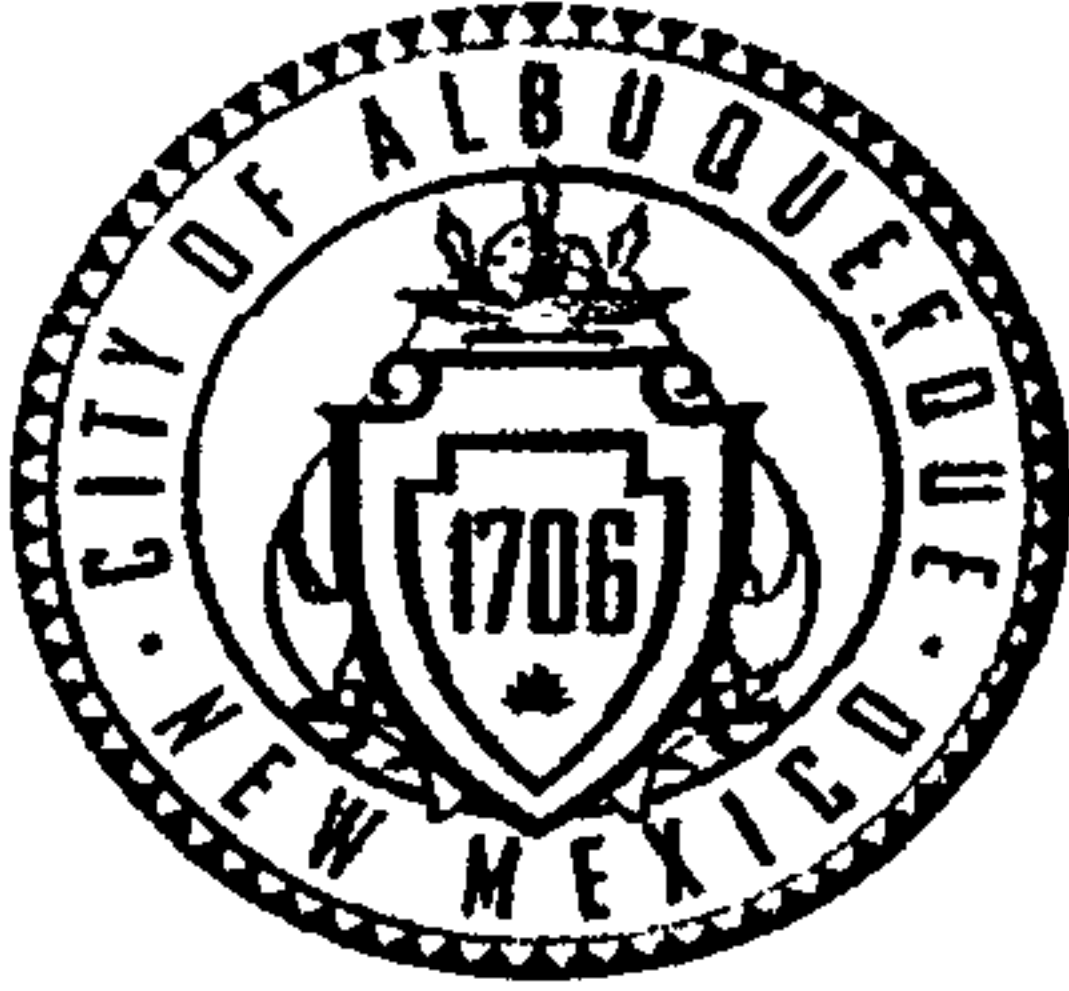
New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

FASTRAX

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Peter Piper Pizza Building Permit #: _____ City Drainage #: 1220012D

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Monterrey Manor, Tract 1

City Address: 1000 Juan Tabo Blvd NE

Engineering Firm: Wooten Engineering

Contact: Jeffrey T. Wooten, P.E.

Address: 1368 Reynosa Loop SE, Rio Rancho, NM 87124

Phone#: 505-980-3560

Fax#: N/A

E-mail: jeffwooten.pe@gmail.com

Owner: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Architect: Modulus Architects

Contact: Jon Stern

Address: 100 Sun Ave NE, Suite 305, Albuquerque, NM 87109

Phone#: 505-338-1499

Fax#: N/A

E-mail: jsstern@modulusarchitects.com

Other Contact: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

\$50.00

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☒ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

☐ 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

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

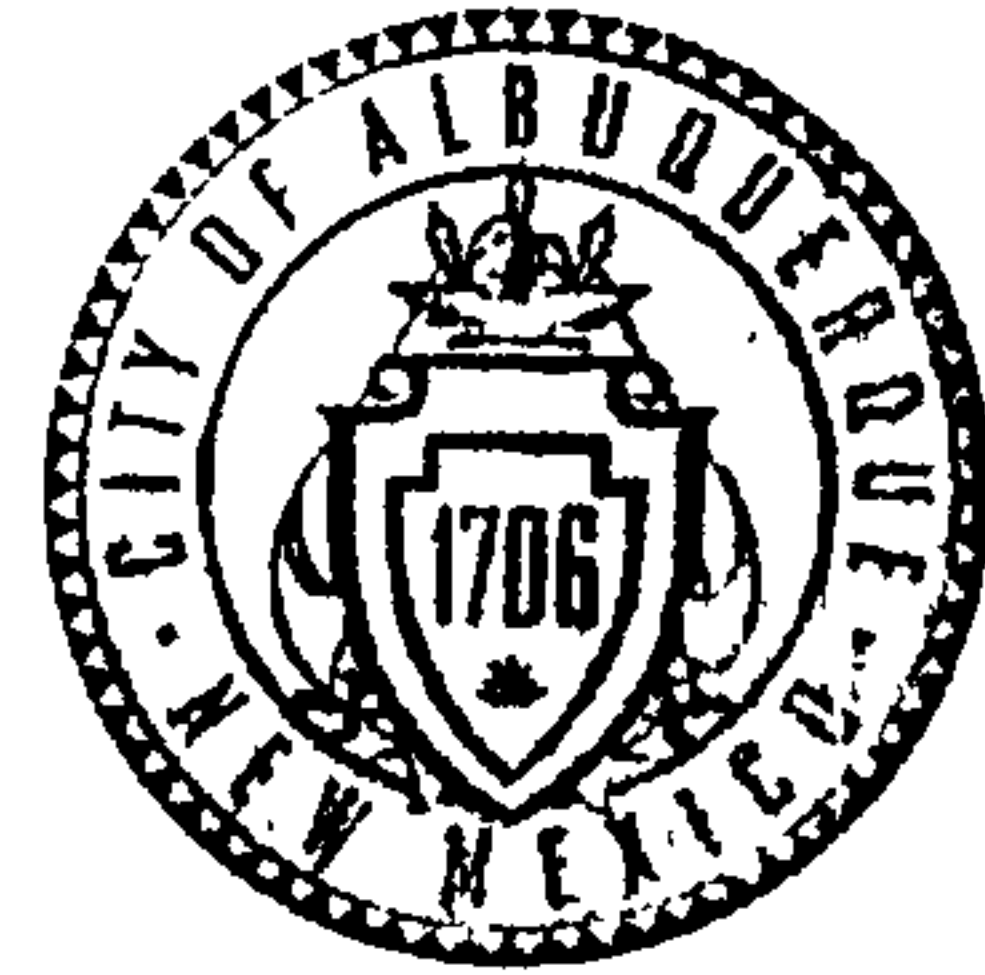
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 2/21/2017

By: Jeffrey T. Wooten, P.E.

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



March 02, 2017

Modulus Architects
Jon Stern
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109

Re: Peter Piper Pizza
1000 Juan Tabo Blvd NE
Traffic Circulation Layout
Architect's Stamp 02-20-17 (J22-D012D)

Dear Mr. Stern,

Based upon the information provided in your submittal received 03-01-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

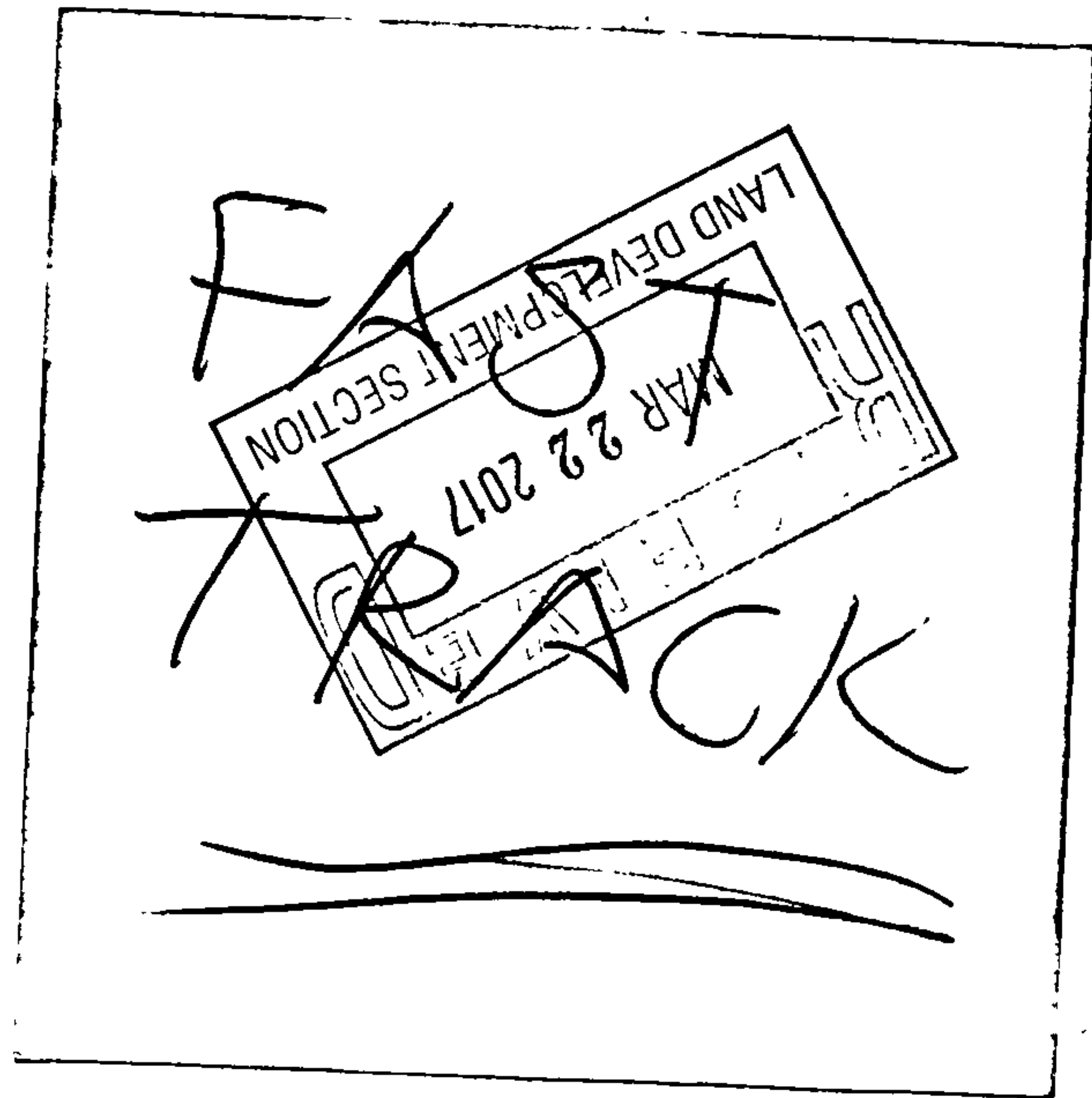
1. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space. Please dimension the spaces. *ADDED KEYNOTE 21*
2. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible. Please clearly show this pathway and provide details. Is a ramp needed to access the building from the ADA parking spots? *CURB IS FLUSH AT ADA ACCESS POINTS*
3. Please specify the City Standard Drawing Number when applicable. Note 13 shows new sidewalk and should use the standard. *NOTE 13 HAS BEEN CHANGED TO "EXISTING SIDEWALK" WAS A TYPOGRAPHICAL ERROR*
4. The ADA curb ramp at the intersection of Juan Tabo and Sierra Grande will need truncated domes installed and should maintain ADA accessibility. *ADDED KEYNOTE 22*
5. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing. *DONE*
There is one Curb cut on Juan Tabo that is being closed but is not identified.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

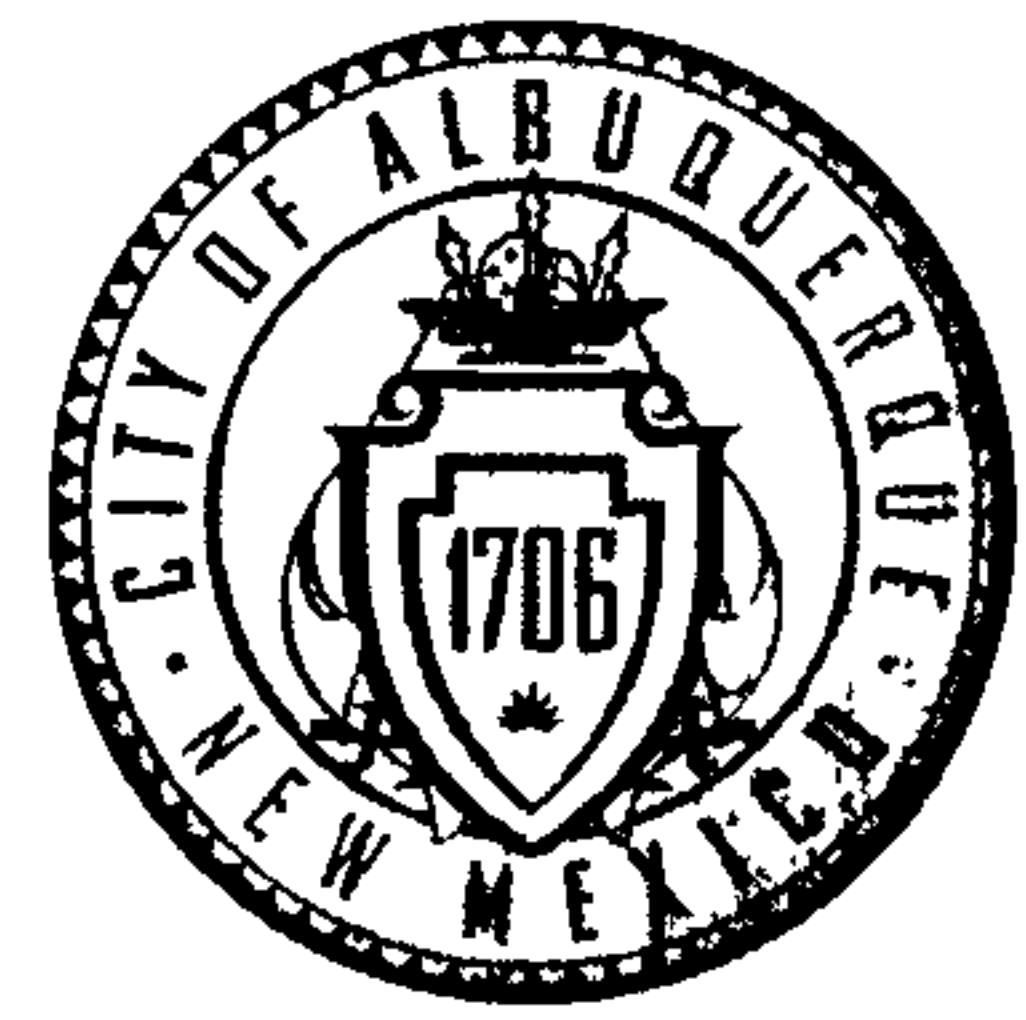
Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



CITY OF ALBUQUERQUE



March 27, 2017

Modulus Architects
Jon Stem
100 Sun Ave NE Suite 305
Albuquerque, NM 87109

Re: Peter Piper Pizza
1000 Juan Tabo Blvd NE
Traffic Circulation Layout
Architect's Stamp dated 03-22-17 (J22-D012D)

Dear Mr. Stem,

The TCL submittal received 03-22-17 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

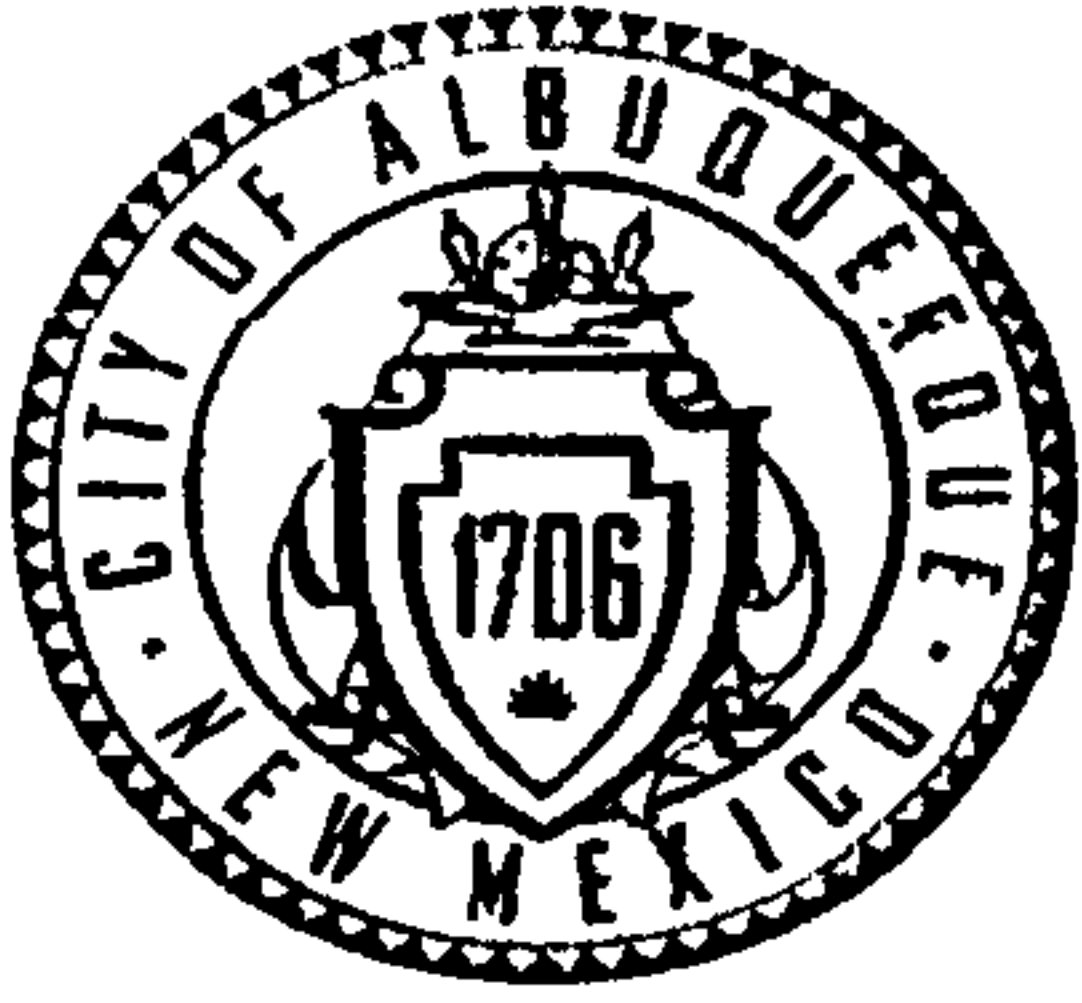
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

FASTRAX

Project Title: Peter Piper Pizza Building Permit #: _____ City Drainage #: J22D012D

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Monterrey Manor, Tract 1

City Address: 1000 Juan Tabo Blvd NE

Engineering Firm: Wooten Engineering

Contact: Jeffrey T. Wooten, P.E.

Address: 1368 Reynosa Loop SE, Rio Rancho, NM 87124

Phone#: 505-980-3560

Fax#: N/A

E-mail: jeffwooten.pe@gmail.com

Owner: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Architect: Modulus Architects

Contact: Jon Stern

Address: 100 Sun Ave NE, Suite 305, Albuquerque, NM 87109

Phone#: 505-338-1499

Fax#: N/A

E-mail: jstern@modulusarchitects.com

Other Contact: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
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☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 2/21/2017

By: Jeffrey T. Wooten, P.E.

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



RECEIVED

3-22-17