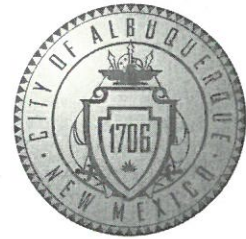


CITY OF ALBUQUERQUE



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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

CHECK 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

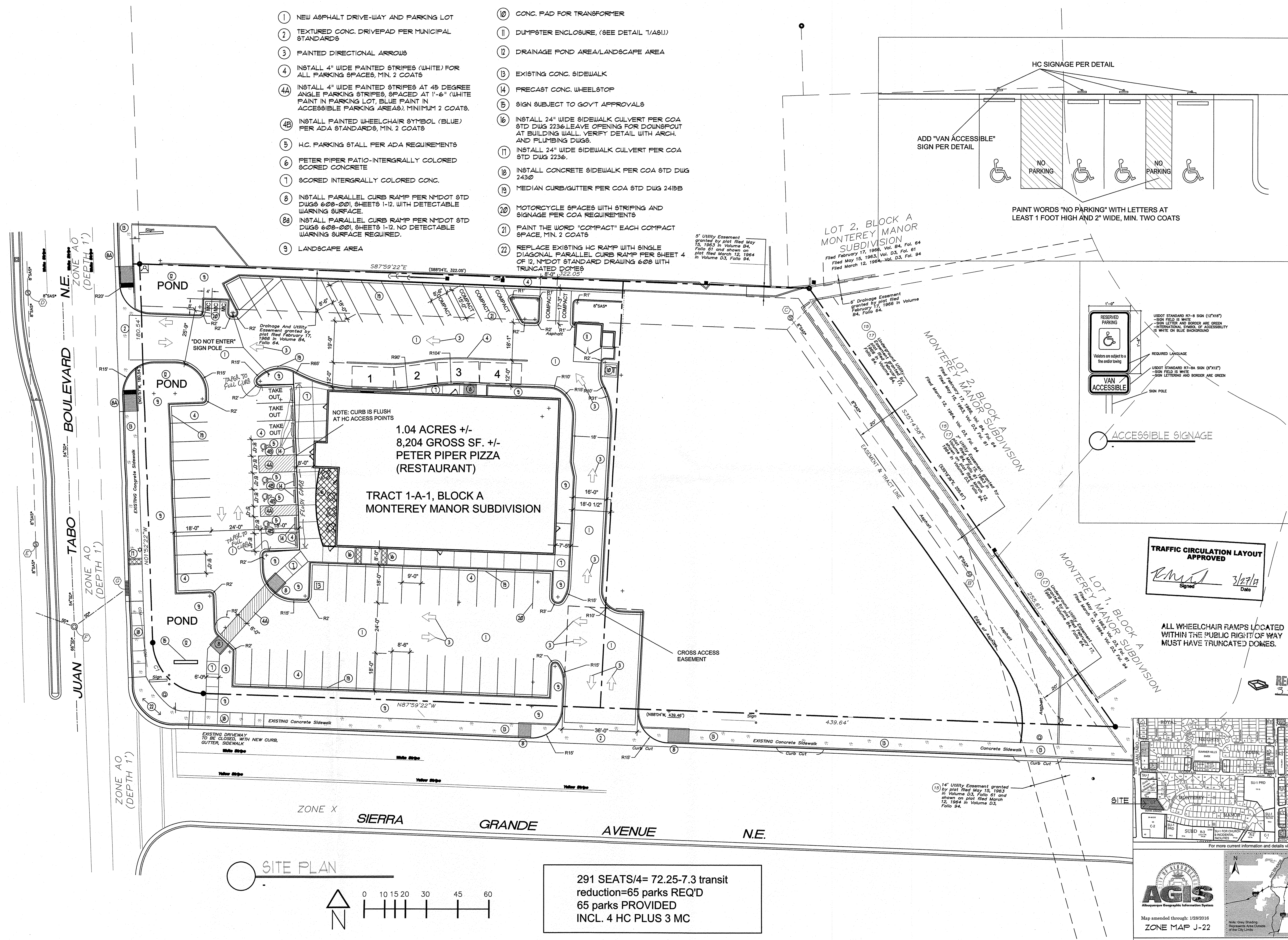
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 2/21/2017 By: Jeffrey T. Wooten, P.E.

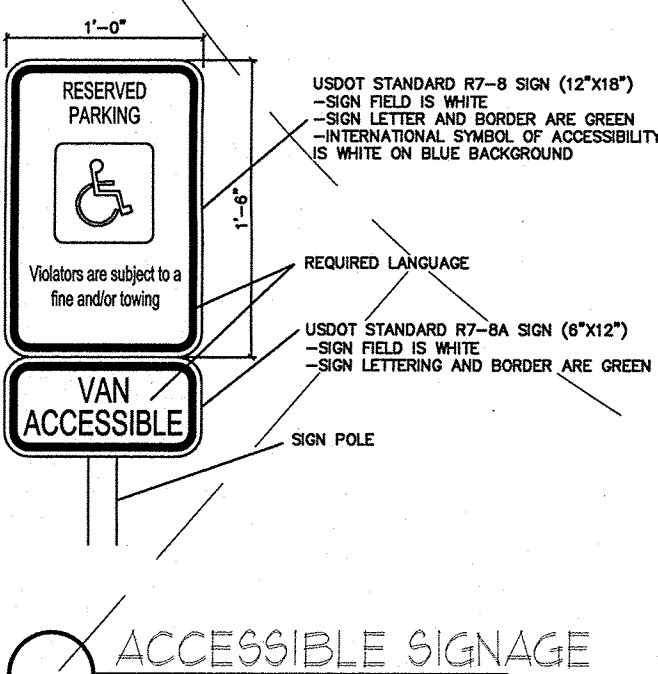
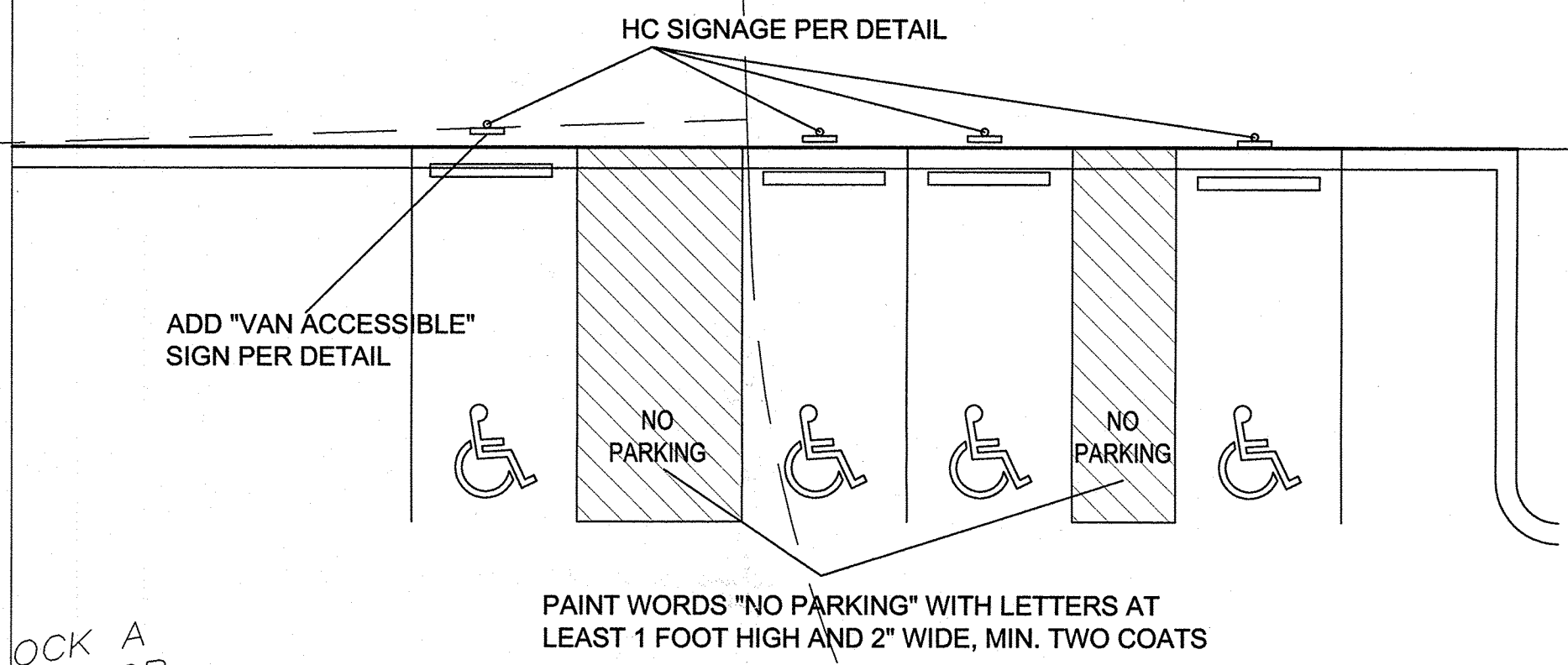
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



RECEIVED
3-22-17



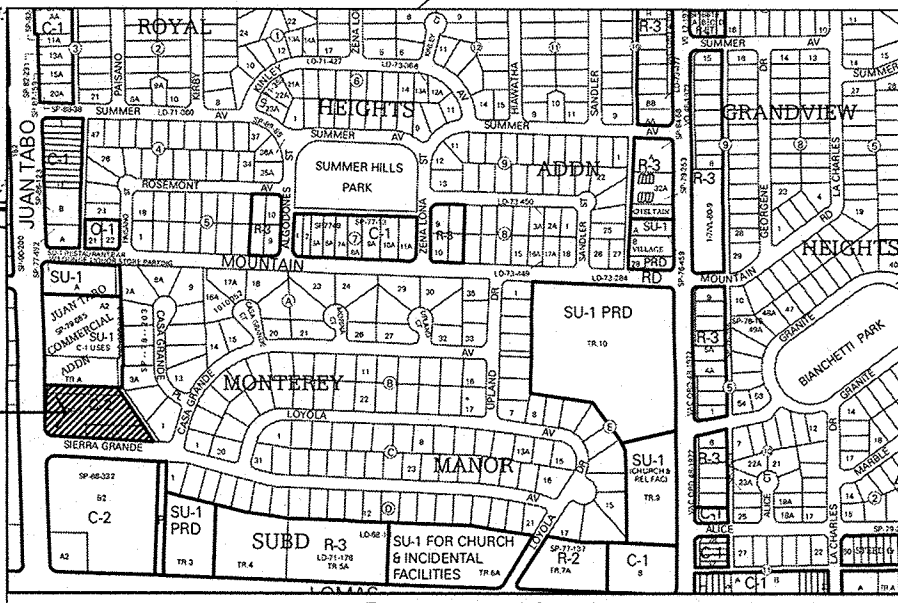
- 1 NEW ASPHALT DRIVE-WAY AND PARKING LOT
- 2 TEXTURED CONC. DRIVEPAD PER MUNICIPAL STANDARDS
- 3 PAINTED DIRECTIONAL ARROWS
- 4 INSTALL 4" WIDE PAINTED STRIPES (WHITE) FOR ALL PARKING SPACES, MIN. 2 COATS
- 4A INSTALL 4" WIDE PAINTED STRIPES AT 45 DEGREE ANGLE PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS), MINIMUM 2 COATS.
- 4B INSTALL PAINTED WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS, MIN. 2 COATS
- 5 H.C. PARKING STALL PER ADA REQUIREMENTS
- 6 PETER PIPER PATIO-INTERGRALLY COLORED SCORED CONCRETE
- 7 SCORED INTERGRALLY COLORED CONC.
- 8 INSTALL PARALLEL CURB RAMP PER NMDOT STD DUGS 608-001, SHEETS 1-12, WITH DETECTABLE WARNING SURFACE.
- 8A INSTALL PARALLEL CURB RAMP PER NMDOT STD DUGS 608-001, SHEETS 1-12, NO DETECTABLE WARNING SURFACE REQUIRED.
- 9 LANDSCAPE AREA
- 10 CONC. PAD FOR TRANSFORMER
- 11 DUMPSTER ENCLOSURE, (SEE DETAIL 1/A&U)
- 12 DRAINAGE POND AREA/LANDSCAPE AREA
- 13 EXISTING CONC. SIDEWALK
- 14 PRECAST CONC. WHEELSTOP
- 15 SIGN SUBJECT TO GOV'T APPROVALS
- 16 INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DUG 2236 LEAVE OPENING FOR DOWNSPOUT AT BUILDING WALL. VERIFY DETAIL WITH ARCH. AND PLUMBING DUGS.
- 17 INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DUG 2236.
- 18 INSTALL CONCRETE SIDEWALK PER COA STD DUG 2430
- 19 MEDIAN CURB/GUTTER PER COA STD DUG 2415B
- 20 MOTORCYCLE SPACES WITH STRIPING AND SIGNAGE PER COA REQUIREMENTS
- 21 PAINT THE WORD "COMPACT" EACH COMPACT SPACE, MIN. 2 COATS
- 22 REPLACE EXISTING HC RAMP WITH SINGLE DIAGONAL PARALLEL CURB RAMP PER SHEET 4 OF 12, NMDOT STANDARD DRAWING 608 WITH TRUNCATED DOMES



TRAFFIC CIRCULATION LAYOUT APPROVED
Signed: [Signature] Date: 3/27/17

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

RECEIVED 3-22-17



AGIS
Map amended through: 1/28/2016
ZONE MAP J-22

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
JONATHAN STERN
NO. 3419
3.22.17
REGISTERED ARCHITECT

PROJECT TITLE
PETER PIPER PIZZA
1000 JUAN TABO BOULEVARD
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
JON STERN

DRAWN BY
J.S. SAF

SHEET NO.
JCL SITE PLAN

DATE:
2/1/16

SCALE:
1"=20'

sheet:
TCL

of:

291 SEATS/4= 72.25-7.3 transit
reduction=65 parks REQ'D
65 parks PROVIDED
INCL. 4 HC PLUS 3 MC