

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.
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?
3. Please specify the City Standard Drawing Number when applicable. Note 13 shows new sidewalk and should use the standard.
4. The ADA curb ramp at the intersection of Juan Tabo and Sierra Grande will need truncated domes installed and should maintain ADA accessibility.
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. 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

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: _____

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

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

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
____ 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

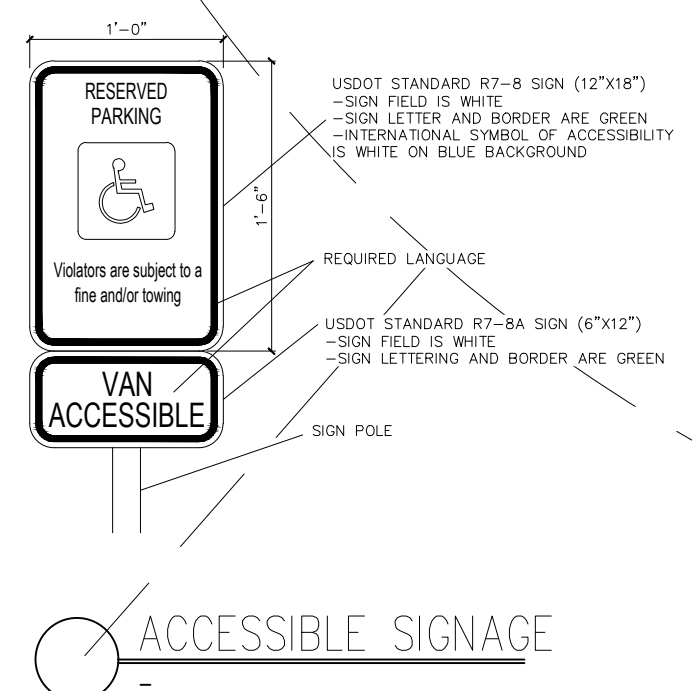
____ PRE-DESIGN MEETING
____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: ____

- 9 LANDSCAPE AREA
- 10 CONC. PAD FOR TRANSFORMER
- 11 DUMPSTER ENCLOSURE, (SEE DETAIL 7/AS1.1)
- 12 DRAINAGE POND AREA/LANDSCAPE AREA
- 13 NEW CONC. SIDEWALK
- 14 PRECAST CONC. WHEELSTOP
- 15 SIGN SUBJECT TO GOV'T APPROVALS
- 16 INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. LEAVE OPENING FOR DOWNSPOUT AT BUILDING WALL. VERIFY DETAIL WITH ARCH. AND PLUMBING DWGS.
- 17 INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- 18 INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430
- 19 MEDIAN CURB/GUTTER PER COA STD DWG 2430

[illegible]

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



PROJECT TITLE		JOB NO.		DRAWN BY:
PETER PIPER PIZZA		-		JS, SAF
1000 JUAN TABO BOULEVARD ALBUQUERQUE, NEW MEXICO		PROJECT MANAGER	JON STERN	
SHEET TITLE		TCL SITE PLAN		

DATE:	sheet-
2/1/16	
SCALE:	TCL
1" = 20'	of.