

CITY OF ALBUQUERQUE



December 15, 2016

Martin Grummer
331 Wellesley PL NE
Albuquerque, NM 87106

Re: Cielito Lindo
5109 Central NW
Traffic Circulation Layout
Architect's Stamp dated 12-05-16 (K11-D085)

Dear Mr. Grummer,

The TCL submittal received 12-07-16 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

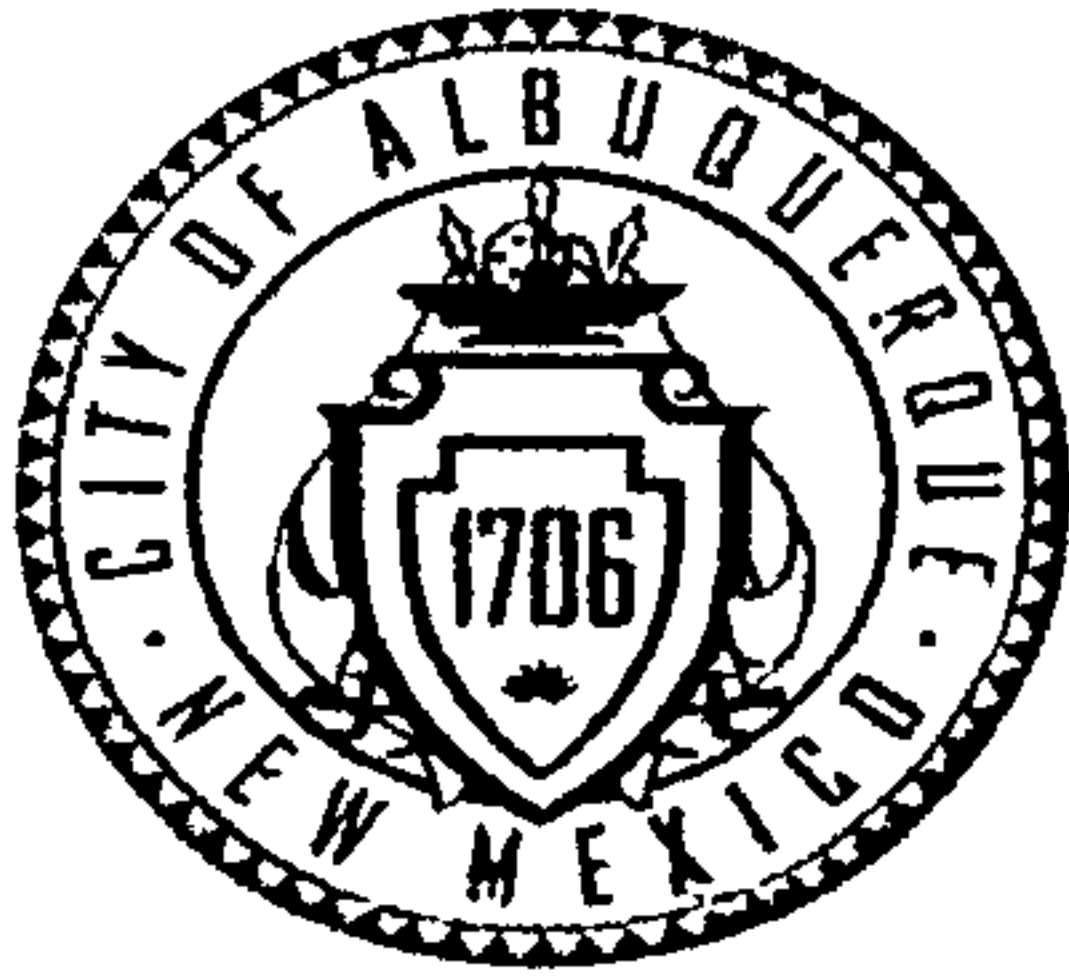
LWP via: email
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Cielito Lindo Building Permit #: _____ City Drainage #: K11D085

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

Legal Description: Part of Tract C1, Tract 137, Atrisco Grant Unit No. 4

City Address: 5109 Central NW

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Peterson Properties Contact: _____

Address: 23NE San Pedro 25

Phone#: 505-884-3578 Fax#: _____ E-mail: _____

Architect: Martin Grummer Contact: Martin

Address: 331 Wellesley Pl NE

Phone#: 505-265-2507 Fax#: _____ E-mail: mgrummer@centurylink.net

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: TBD Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
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- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
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- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

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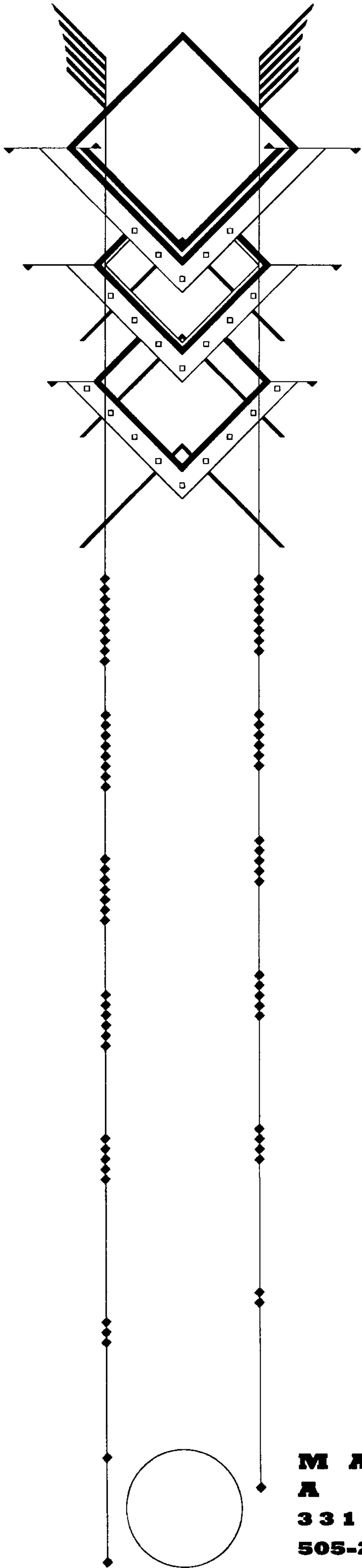
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- ☐ FINAL PLAT APPROVAL
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- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 7 DEC 2016 By: Martin Grummer

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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7 Dec 2016

Logan Patz
City of Albuquerque Building Dept.
Traffic Section
Albuquerque, NM

Re: Traffic Circulation Layout for 5109 Central NW

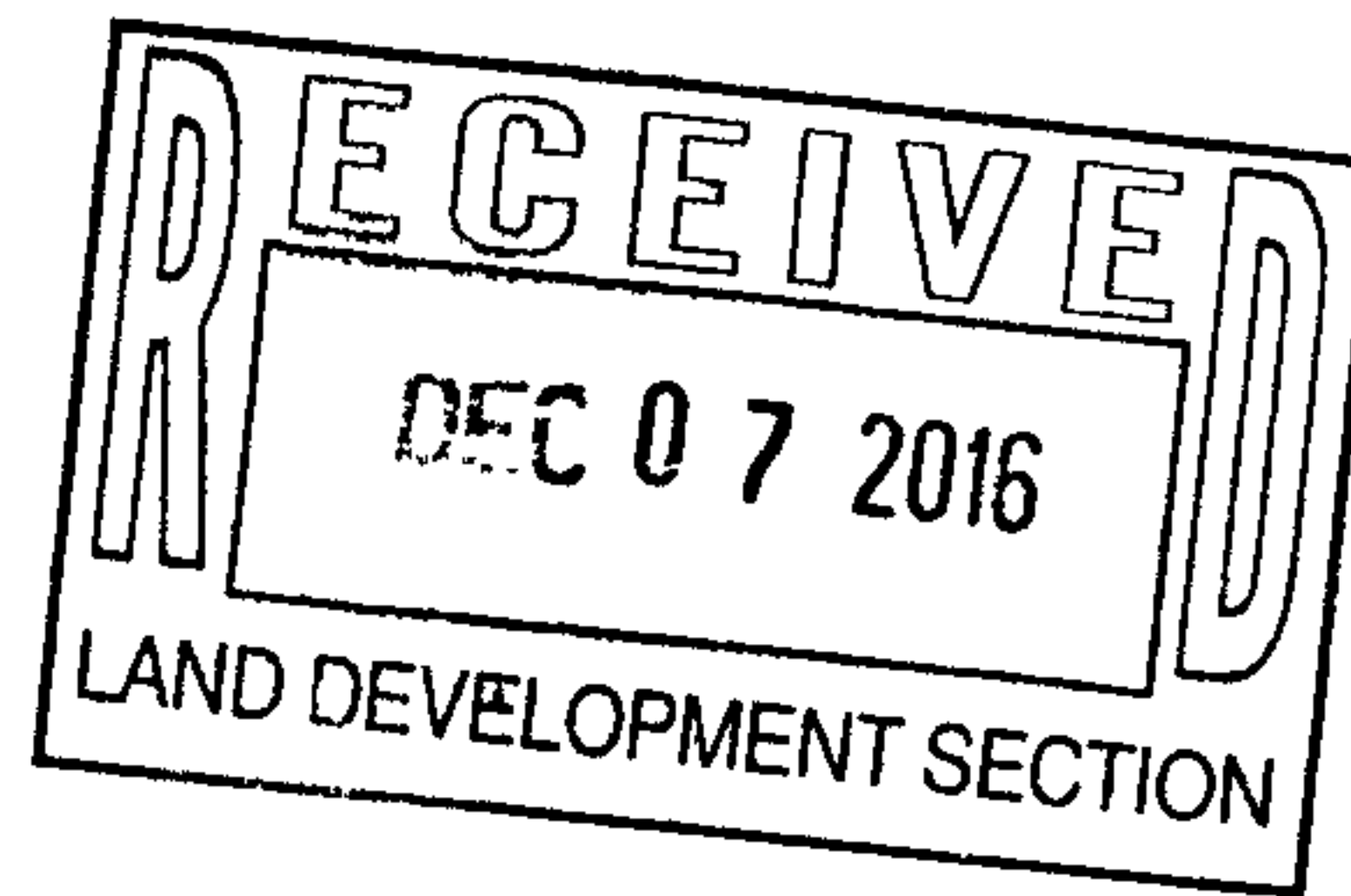
Monica

Attached is the revised TCL for 5109 Central NW. Per our discussion we are looking at one way traffic through the site including the dumpster truck. We have rearranged the parking to allow the truck to go in the direction of the one way traffic. We are not including landscaping since we are not adding to the building square footage.

Please let me know if you need any more information.

SINCERELY

Martin FM Grummer



M A R T I N F M G R U M M E R
A R C H I T E C T
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507 mgrummer@centurylink.net

Patz, Logan W.

From: Patz, Logan W.
Sent: Monday, December 12, 2016 2:47 PM
To: Martin
Subject: 5109 Central Cielito Lindo K11-D085 TCL Additional Comment

Importance: High

Hello Martin.

I was able to look at the resubmission for the Cielito Lindo restaurant.

The parking stalls are still short in length. The you may want to consider extending aisle and reduce the entrance.

The 35 degree angle parking should be about 17' 4" per DPM Figure 23.7.1.

The 30 degree angle should be 16' 5". This is all with an 18 foot aisle. You are showing 16' on both.

Please address the comments, you can redline the plans we have here and update the stamp or resubmit with new stamp date. We will be able to turn it around fast.

Thank you.

Logan Patz

Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505-924-3630

Patz, Logan W.

From: Martin Grummer <mgrummer@centurylink.net>
Sent: Tuesday, December 06, 2016 1:40 PM
To: Dodge-Kwan, Paula N.
Cc: Patz, Logan W.
Subject: RE: Emailing: 5109 CENTRAL TCL.pdf

Great, thanks
Martin

-----Original Message-----

From: Dodge-Kwan, Paula N. [mailto:pdodge-kwan@cabq.gov]
Sent: Tuesday, December 06, 2016 10:00 AM
To: Martin Grummer <mgrummer@centurylink.net>
Subject: RE: Emailing: 5109 CENTRAL TCL.pdf

We will install curb/gutter/sidewalk rather than rebuild the existing drive pad

Paula

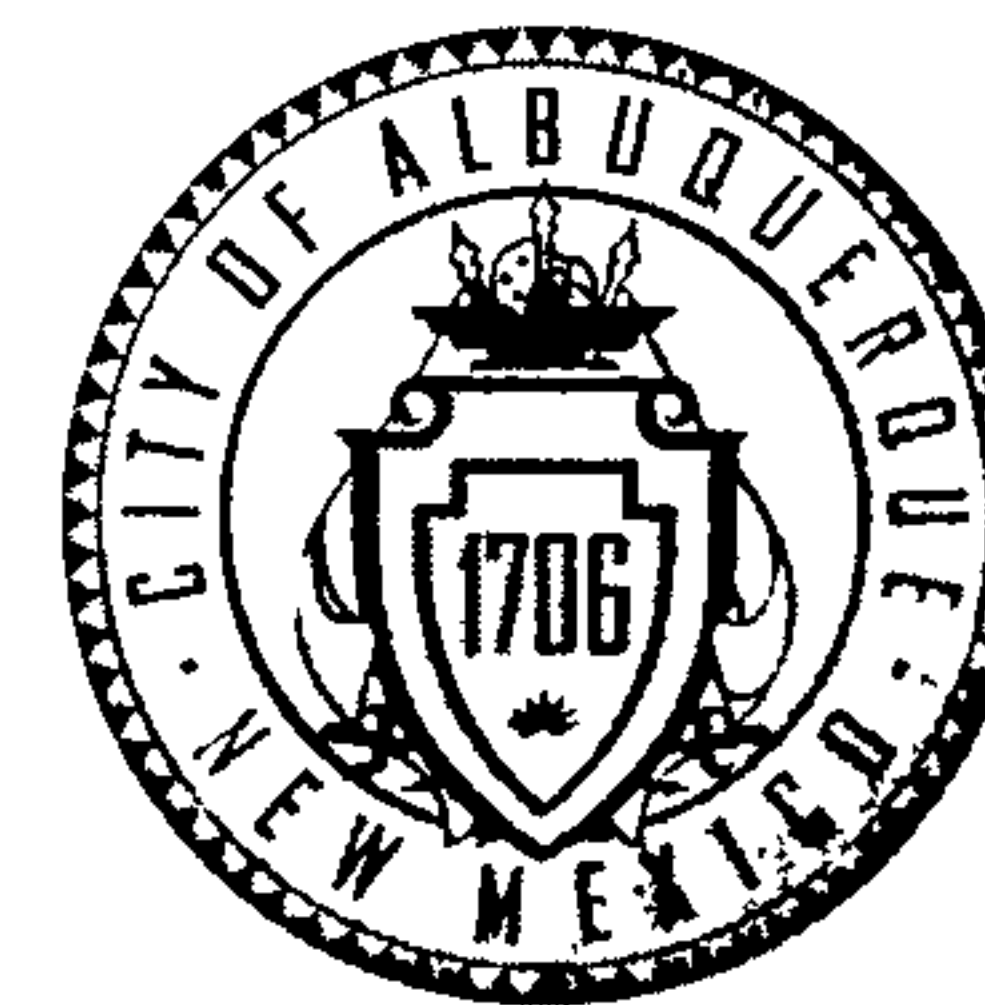
-----Original Message-----

From: Martin Grummer [mailto:mgrummer@centurylink.net]
Sent: Thursday, December 01, 2016 4:05 PM
To: Dodge-Kwan, Paula N.
Cc: Patz, Logan W.
Subject: Emailing: 5109 CENTRAL TCL.pdf

Paula

I was asked to contact you regarding a project we are working on for 5109 Central NW to coordinate with the ART project. Attached is our site plan. We are removing the existing drive pad on Central and replacing with side walk. Please let me know if you have any questions. You can email me or call 265-2507
Thanks
Martin

CITY OF ALBUQUERQUE



Date

Martin Grummer Architect
Martin Grummer
331 Wellesley PI NE
Albuquerque, NM 87106

Re: Cielito Lindo
5109 Central
Traffic Circulation Layout
Architect's Stamp XX-XX-XX (K11-D085)

Dear Mr. Grummer,

Based upon the information provided in your submittal received 11-18-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout checklist.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
4. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
5. Dimension the drive aisle widths to the bollards.
6. Show the angle of the parking stalls. See Chapter 23, Section 7 of the City of Albuquerque *Development Process Manual*, for parking stall layout dimensions.
7. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
8. Please clarify the building frontage. Will there be a step added?
9. Refuse vehicle maneuvering should follow the vehicular path.
10. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
11. This project is located near the Albuquerque Rapid Transit (ART) project. Please contact the ART project manager, Paula Dodge-Kwan at pdodge-kwan@cabq.gov 505-768-3623, to coordinate improvements with ART construction. Please copy me on any written correspondence.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

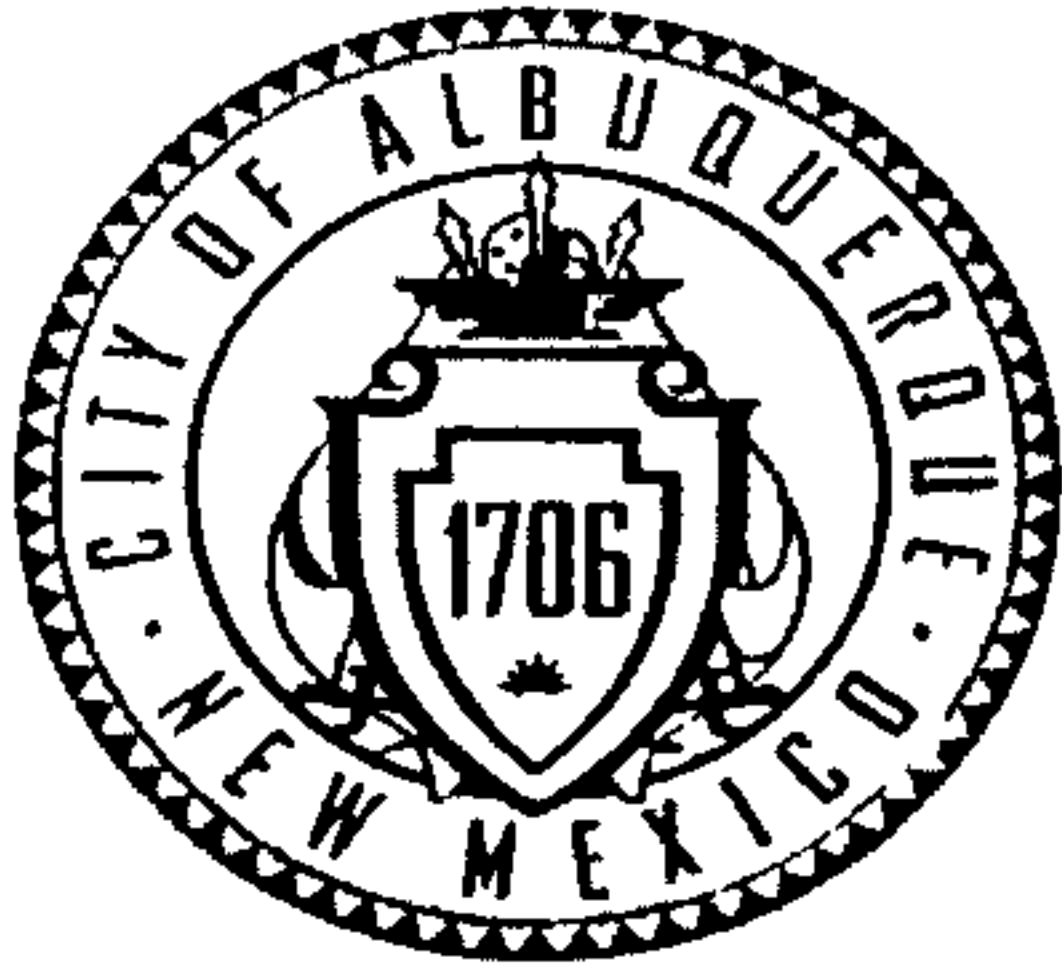
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please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

Sincerely,

A handwritten signature in black ink, appearing to read "Logan Patz", with a stylized, flowing script.

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

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Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Peterson Properties Contact: _____

Address: 23NESan Pedro25

Phone#: 505-884-3578 Fax#: _____ E-mail: _____

Architect: Martin Grummer Contact: Martin

Address: 331 Wellesley Pl NE

Phone#: 505-265-2507 Fax#: _____ E-mail: mgrummer@centurylink.ne

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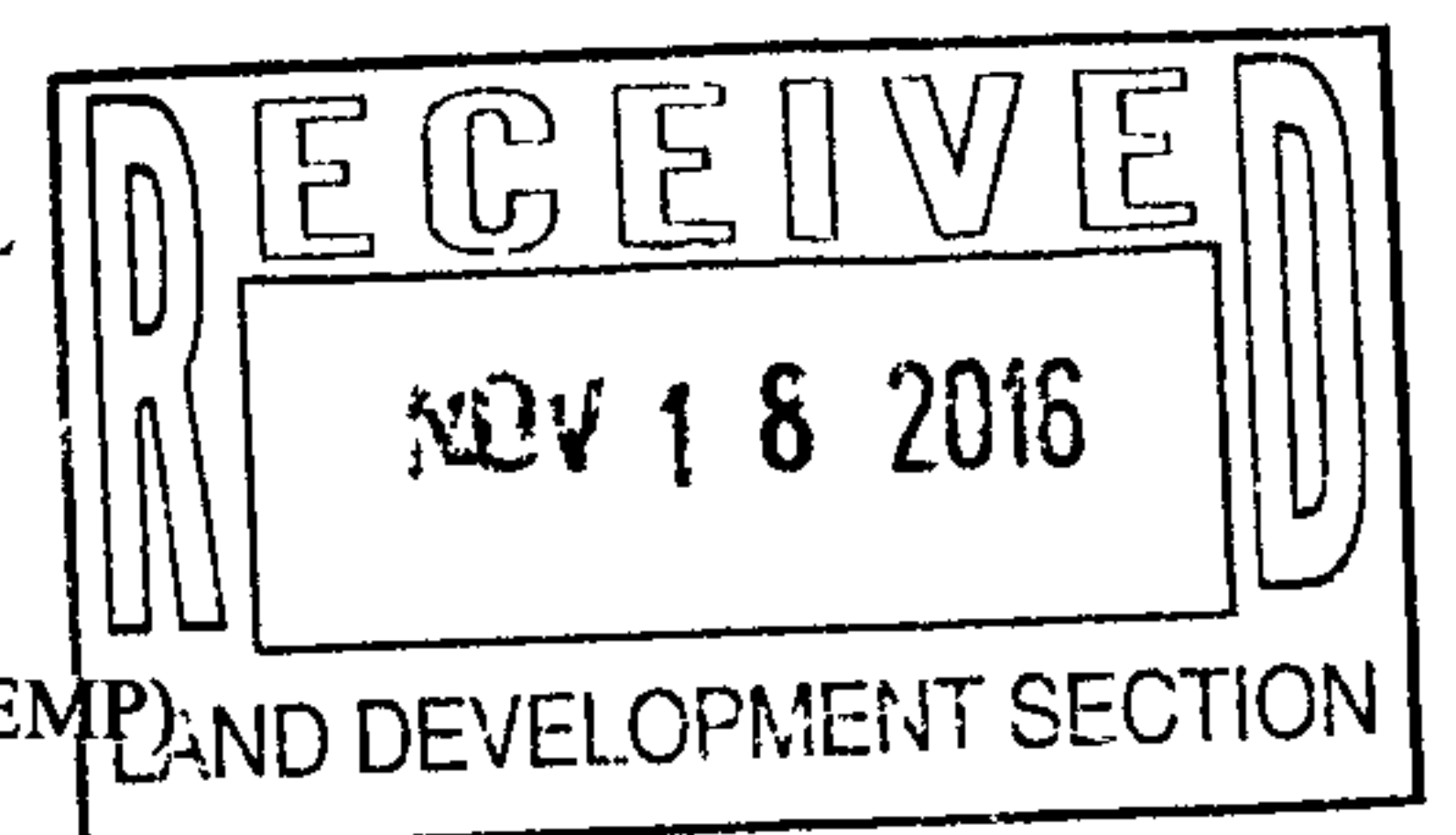
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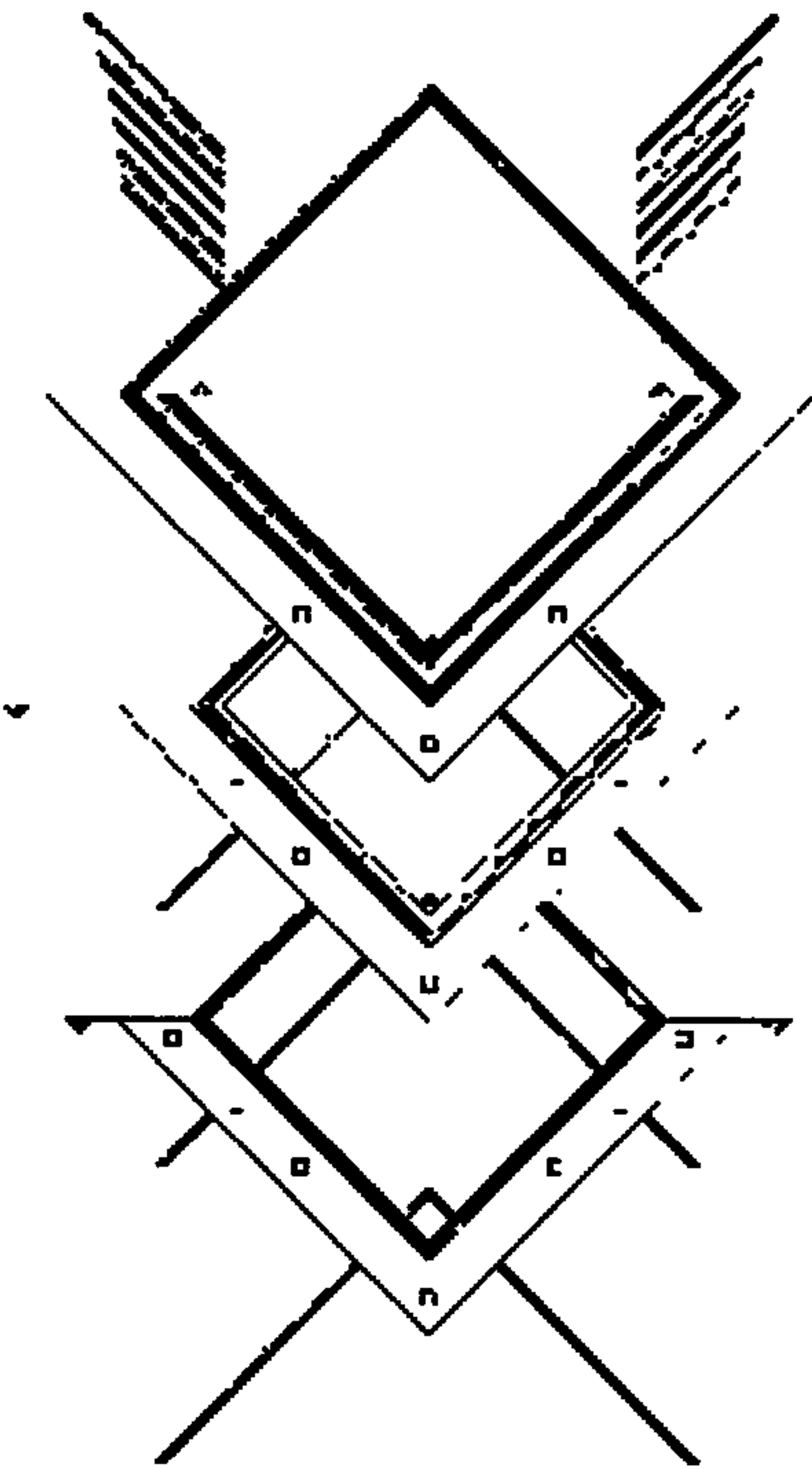


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes X No _____ Copy Provided

DATE SUBMITTED: 18 Nov 2016 By: Martin Grummer

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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18 Nov 2016

Monica Ortiz
City of Albuquerque Building Dept.
Traffic Section
Albuquerque, NM

Re: Traffic Circulation Layout for 5109 Central NW

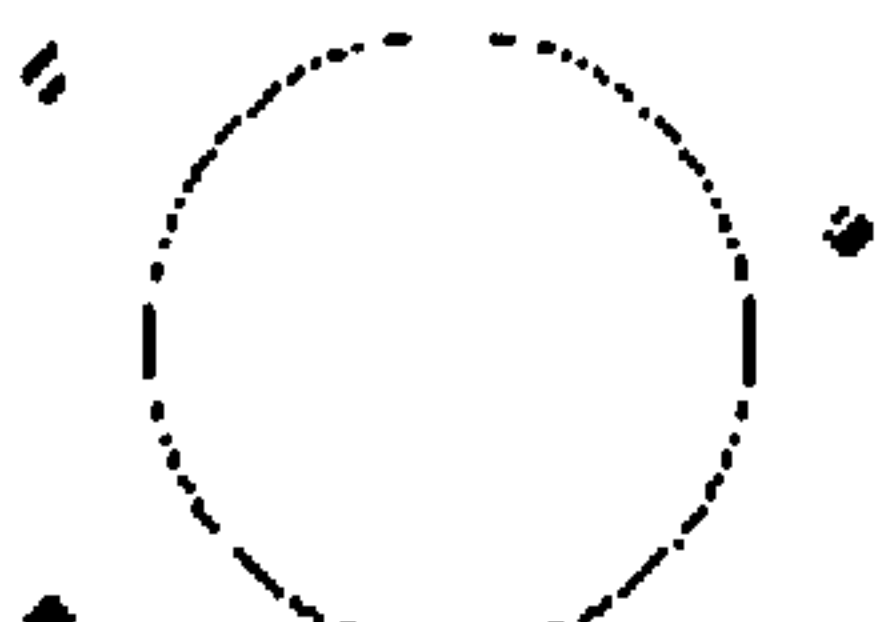
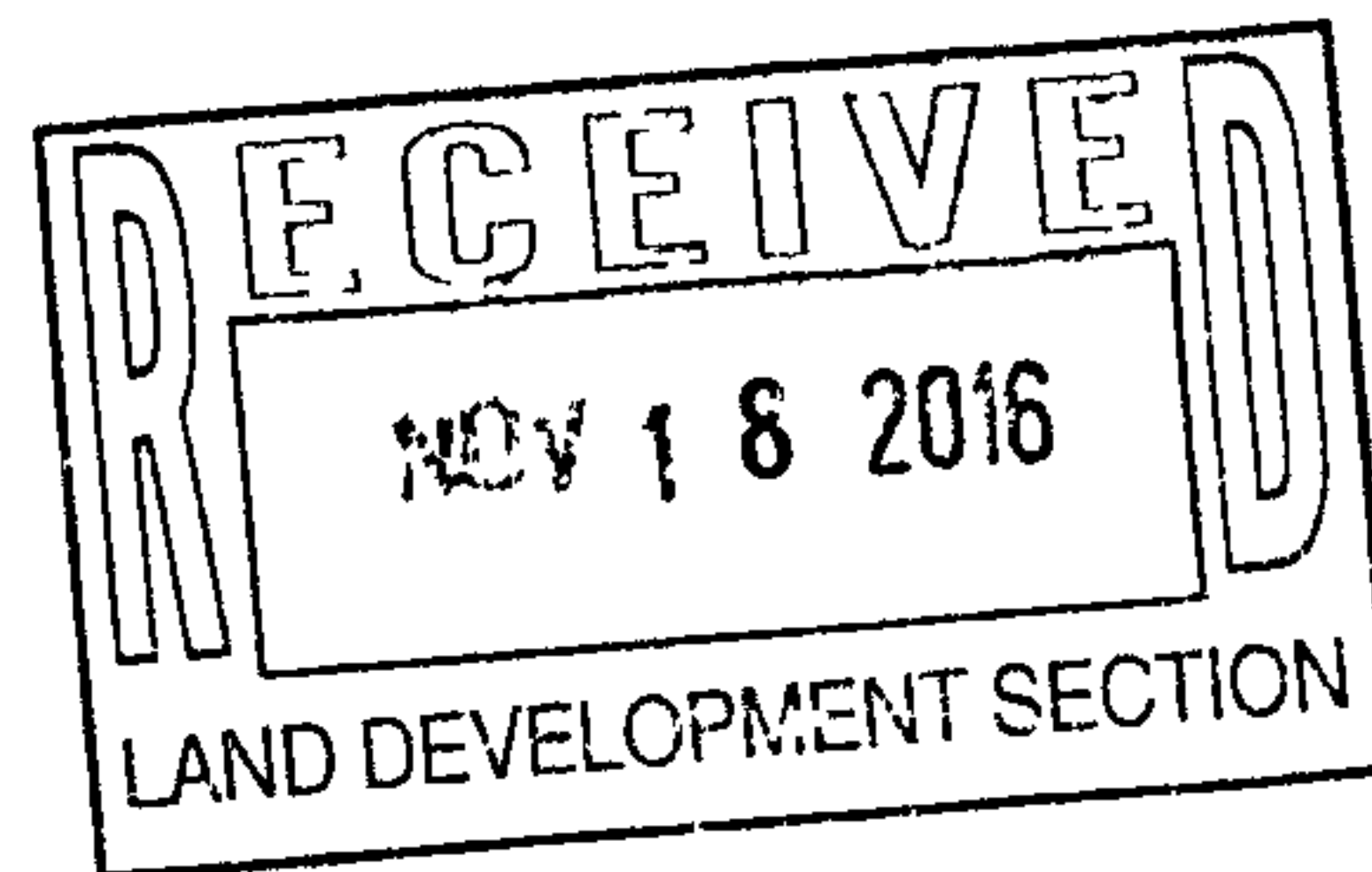
Monica

Attached is a TCL for 5109 Central NW. We are rearranging the parking lot due to the closing of the driveway from Central. Per our discussion with you and Logan Patz we are looking at one way traffic thru the site. You asked us to locate the dumpster enclosure to keep the truck on site. Unfortunately the truck does not make the turn around the southeast corner of the building. This necessitates having the truck go against traffic but we are thinking this is not a big problem since it would only be on the trash pickup days.

Please let me know if you need any more information.

SINCERELY

Martin FM Grummer



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507
mgrummer@centurylink.net



18 Nov 2016

Monica Ortiz
City of Albuquerque Building Dept.
Traffic Section
Albuquerque, NM

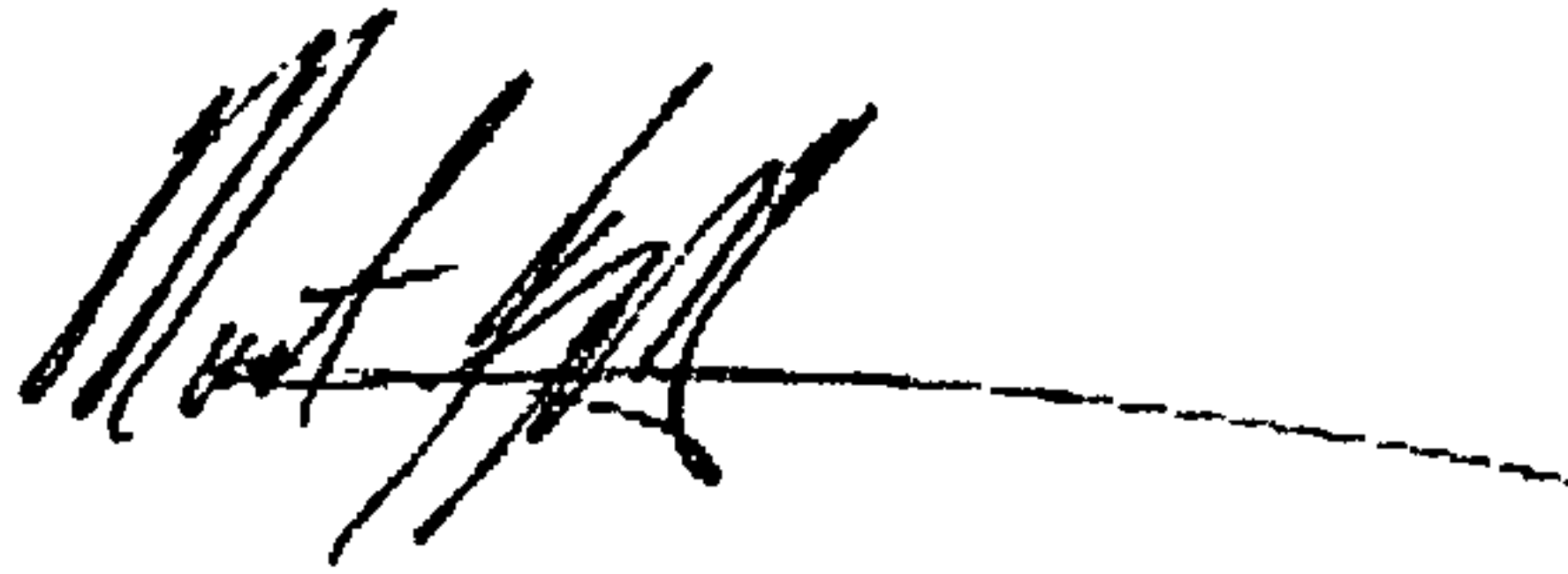
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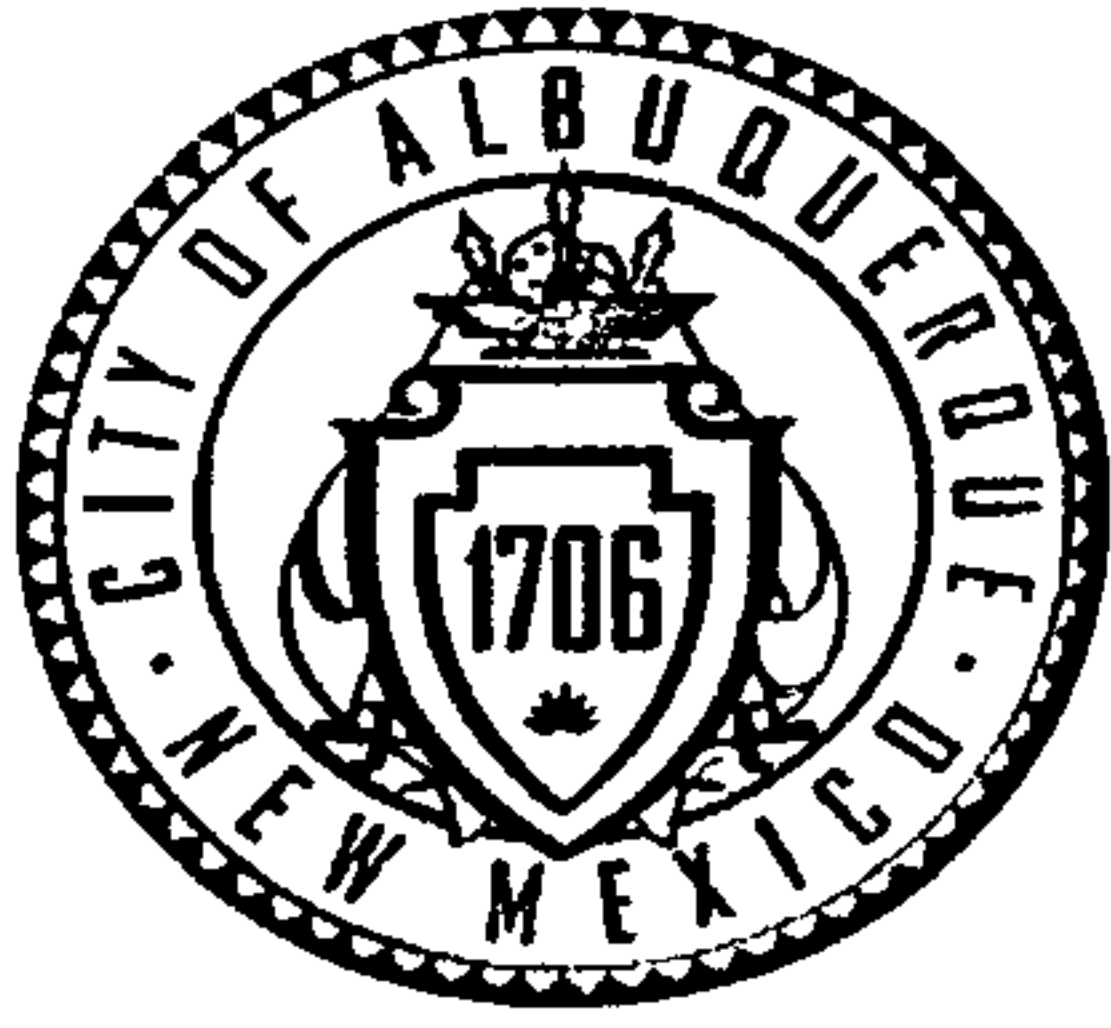
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Martin FM Grummer



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