CITY OF ALBUQUERQUE



December 15, 2016

Martin Grummer 331 Wellesley PL NE Albuquerque, NM 87106

Cielito Lindo Re:

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.

Albuquerque

PO Box 1293

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.

New Mexico 87103

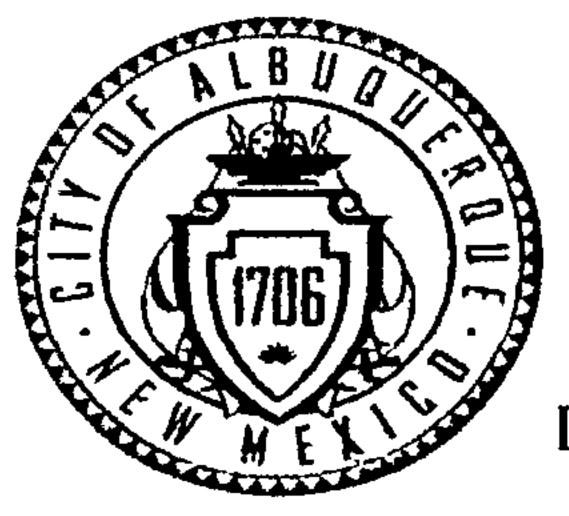
www.cabq.gov

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

via: email **LWP** File

Sincerely,



City of Albuquerque

Planning Department

Development & Building Services Division

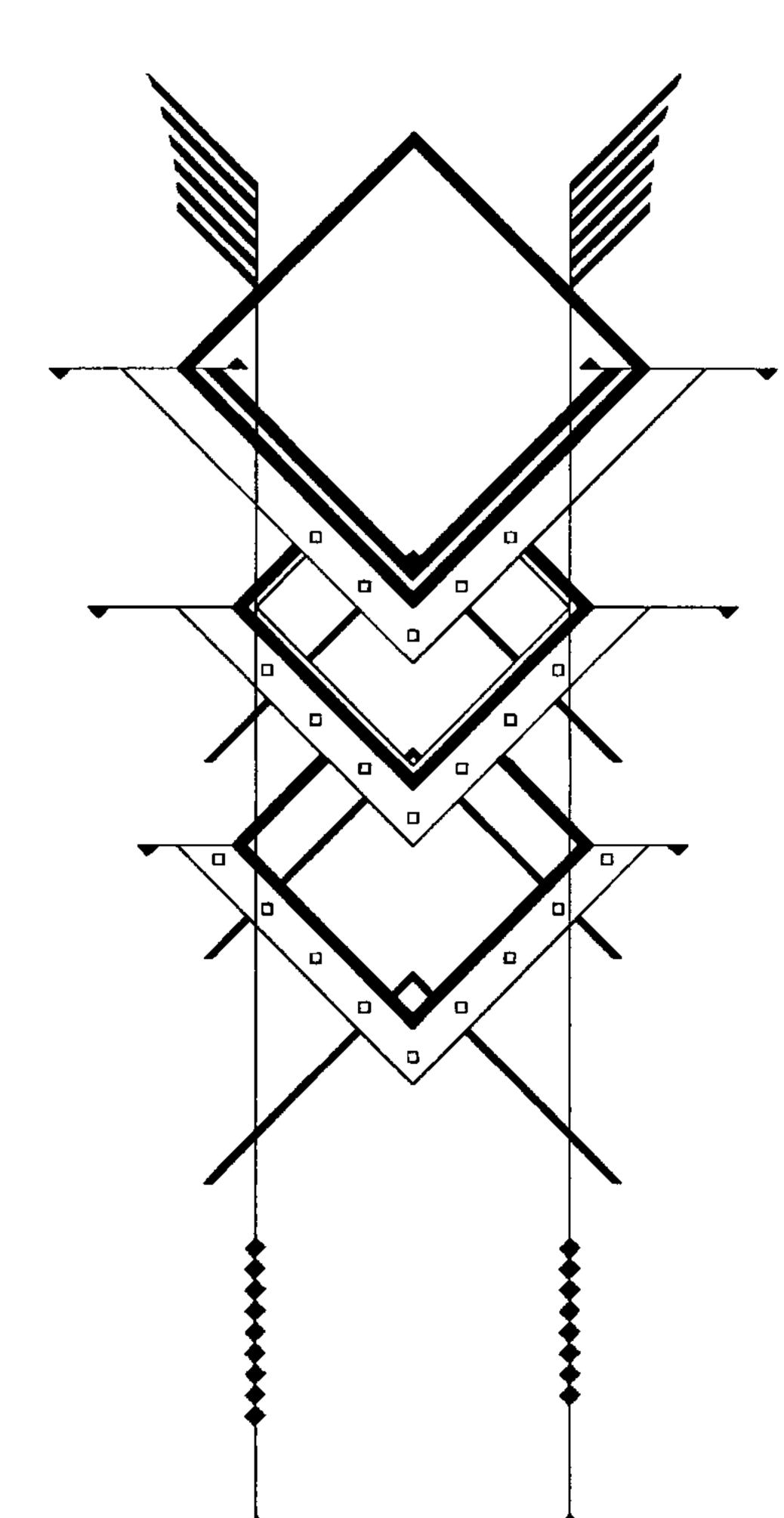
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Cielito Lindo	Building Permit #:	City Drainage #: KIDO
RB#: EPC#:		Work Order#:
Legal Description: Part of Tract C1, Tract 13	37, Atrisco Grant Unit No. 4	
City Address: 5109 Central NW		
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
Surveyor:	······································	Contact:
Address:		
Phone#: Fax	#:	E-mail:
Contractor: TBD		Contact:
Address:		
Phone#: Fax	#:	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPI	ROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL .
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	IT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAI	
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ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	N OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes X No Co	opy 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

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



7 Dec 2016

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

Re: Traffic Circulation Layout for 5109 Central NW

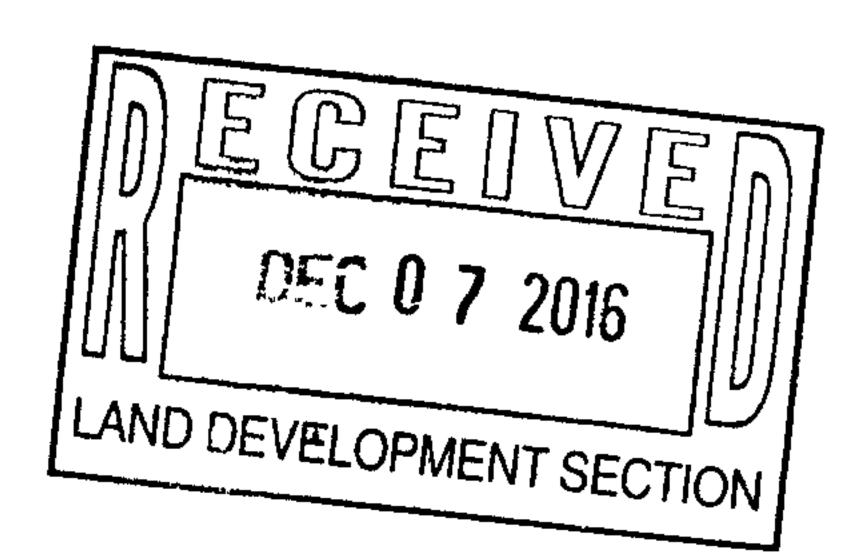
Monica

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



Patz, Logan W.

From:

Sent: Monday, December 12, 2016 2:47 PM

Patz, Logan W.

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.

Planning Department

Logan Patx

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 Pl 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.
- PO Box 1293
- 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.

Albuquerque

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.

New Mexico 87103

- 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.

www.cabq.gov

- 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.

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

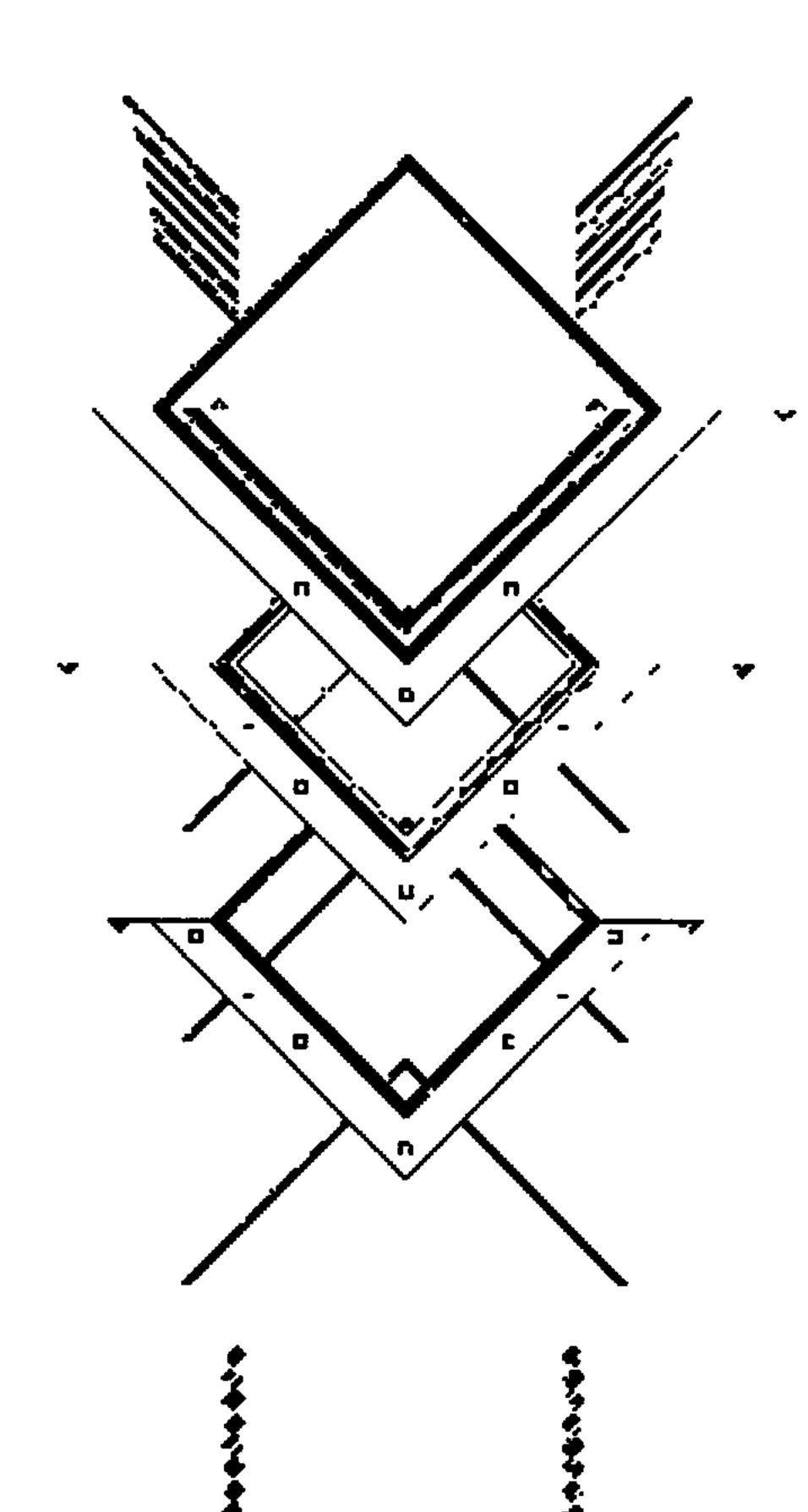
Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Cielito Lindo DRB#:
City Address: 5109 Central NW Engineering Firm: Contact: Address: 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 E-mail: mgrummer@centurylink.ne Surveyor: Contact: Contact:
Engineering Firm: Contact: Address: Fax#: E-mail: Owner: Peterson Properties Contact: Address: 23NESan Pedro25 E-mail: Phone#: 505-884-3578 Fax#: E-mail: Architect: Martin Grummer Contact: Martin Address: 331 Wellesley Pl NE E-mail: mgrummer@centurylink.ne Surveyor: Contact: Contact:
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Phone#: E-mail:
TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
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DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL
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CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT APPROVAL
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—— PROBION & SEDIMENT CONTROL LANGE LEAT ATTROVAL
ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM)
CLOMR/LOMR CERTIFICATE OF OCCUPANCY (TCL TEMP) AND DEVELOPMENT SECTION
X TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT APPROVAL
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SO-19 WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY) GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes X No Copy Provided
DATE SUBMITTED: 18 Nov 2016 By: Martin Grummer

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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

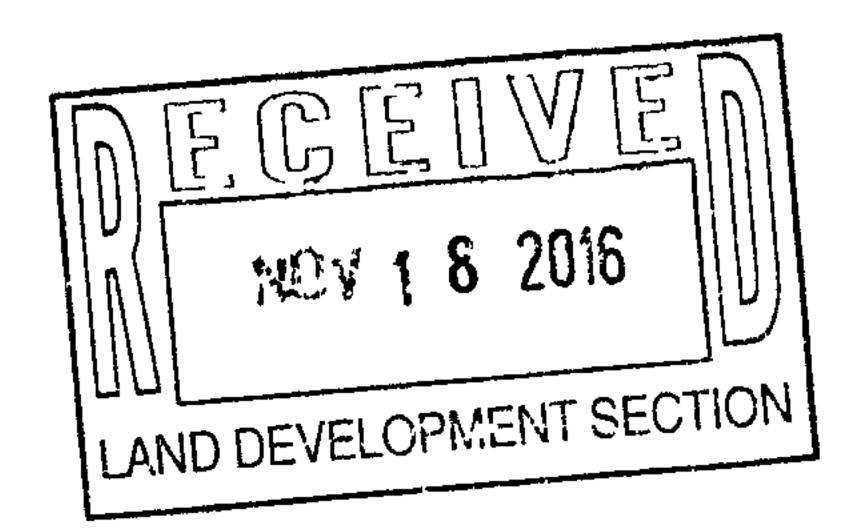
Monica

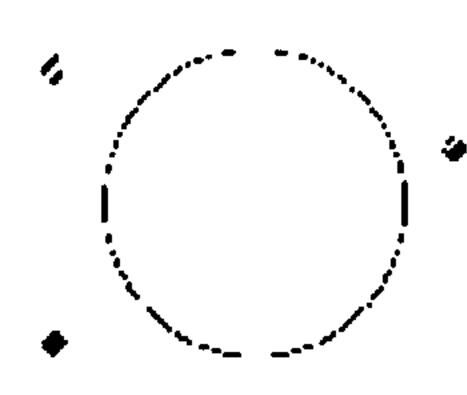
Attached is a TCL for 5109 Central NW. We are rearranging the parking lot due to the closing of the driveway from Central. Per our discussion with you and Logan Patz we are looking at one way traffic thru the site. You asked us to locate the dumpster enclosure to keep the truck on site. Unfortunately 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.

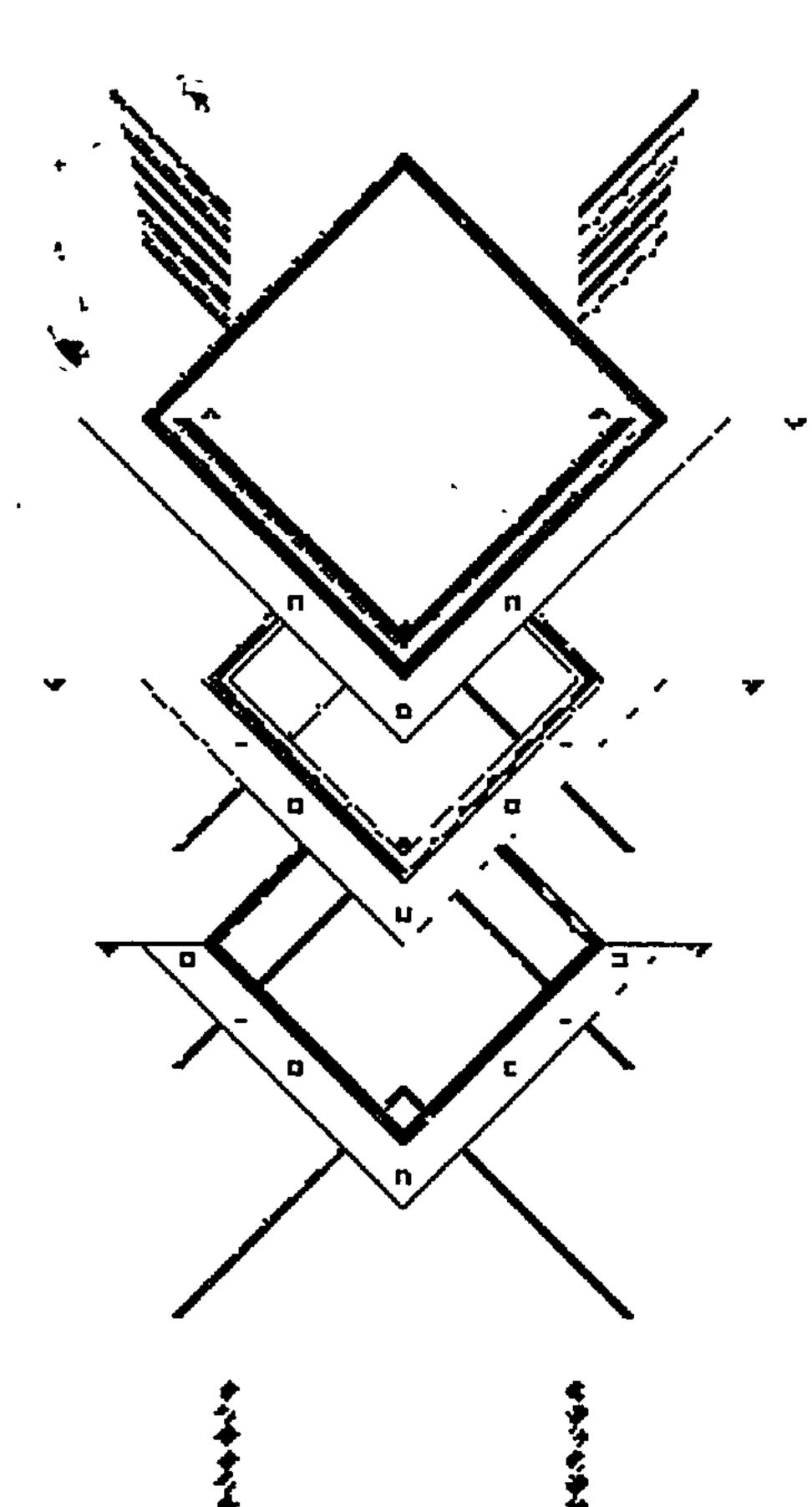
SINCERELY

Martin FM Grummer





MARTIN FM GRUMMER ARCHITE TECT 331 WELLESLEY PLNE ALBUQUERQUE, NM 87106 505-265-2507 mgrummer@centurylink.net



18 Nov 2016

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

Re: Traffic Circulation Layout for 5109 Central NW

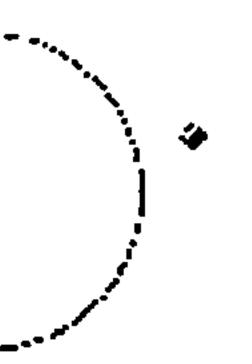
Monica

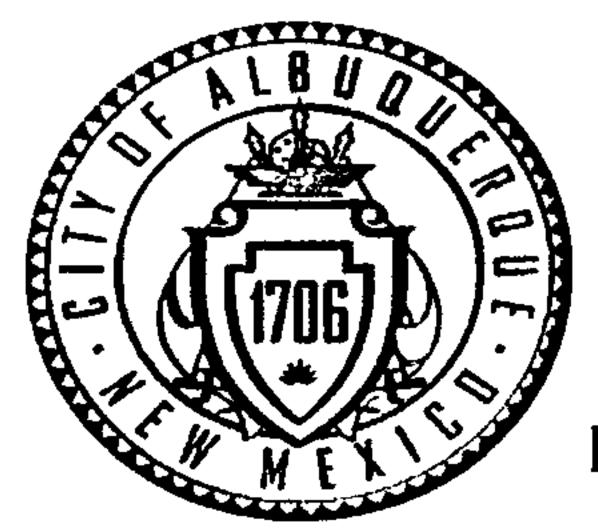
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SINCERELY

Martin FM Grummer





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Contact:	Project Title: Cielito Lindo	tle: <u>Cielito Lindo</u> Buildin		•	City Drainage #:	
City Address: 5109 Central NW Engineering Firm: Contact: Address: Fax#: E-mail: Owner: Peterson Properties Address: 23NESan Pedro25 Phone#: 505-884-3578 Fax#: E-mail: Architect: Martin Grummer Address: 331 Wellesley Pf NE Phone#: 505-265-2507 Fax#: E-mail: mgrummer@centurylink.ne Surveyor: Contact: Address: Phone#: Fax#: E-mail: Contractor: TBD	DRB#:	EPC#:		Work Order#	# :	
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Architect: Martin Grummer Address: 331 Wellesley PI NE Phone#: 505-265-2507 Fax#: E-mail: mgrummer@centurylink.ne Surveyor: Contact: Address: Phone#: Fax#: E-mail: Contractor: TBD Contact: Address: Phone#: Fax#: E-mail: Contact: C	Address: 23NESan Pedro25					
Address: 331 Wellesley PI NE Phone#: 505-265-2507 Fax#: E-mail: mgrummer@centurylink.ne Surveyor: Contact: Address: Phone#: Fax#: E-mail: Contractor: TBD Contact: Address: Phone#: Fax#: E-mail: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL CONCEPTUAL G& D PLAN SEUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G& D PLAN SEUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL GRADING PLAN SEDIMENT CONTROL PLAN (ESC) ENGINEER'S CERT (HYDROLOGY) CLOMRLOMR CERTIFICATE OF OCCUPANCY (PERM) CCONDATION PERMIT APPROVAL ENGINEER'S CERT (TCL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (CICL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (CICL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL SO-19 APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ESC CERT. ACCEPTANCE OTHER (SPECIFY) OTHER (SPECIFY)	Phone#: 505-884-3578	Fax#:		E-mail:		
Address: 331 Wellesley PI NE Phone#: 505-265-2507 Fax#: E-mail: mgrummer@centurylink.ne Surveyor: Contact: Address: Phone#: Fax#: E-mail: Contractor: TBD Contact: Address: Phone#: Fax#: E-mail: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL CONCEPTUAL G& D PLAN SEUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G& D PLAN SEUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL GRADING PLAN SEDIMENT CONTROL PLAN (ESC) ENGINEER'S CERT (HYDROLOGY) CLOMRLOMR CERTIFICATE OF OCCUPANCY (PERM) CCONDATION PERMIT APPROVAL ENGINEER'S CERT (TCL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (CICL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (CICL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL SO-19 APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ESC CERT. ACCEPTANCE OTHER (SPECIFY) OTHER (SPECIFY)	Architect: Martin Grummer			Contact: M	artin	
Phone#: 505-265-2507 Fax#: E-mail: mgrummer@centurylink.ne Surveyor: Contact: Address: Phone#: Fax#: E-mail: Contractor: TBD Contact: Address: Phone#: Fax#: E-mail: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN Ist SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB*D APPROVAL CONCEPTUAL G & D PLAN SECTOR PLAN APPROVAL EROSION & SEDIMENT CONTROL PLAN (ESC) ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM) CLOMR/LOMR CERTIFICATE OF OCCUPANCY (TCL TEMP) TRAFFIC CIRCULATION LAYOUT (TCL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ENGINEER'S CERT (ESC) GRADING CERTIFICATION OTHER (SPECIFY)						
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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

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development