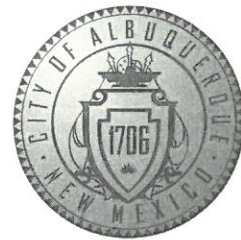


CITY OF ALBUQUERQUE



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



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 #: K110085

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: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

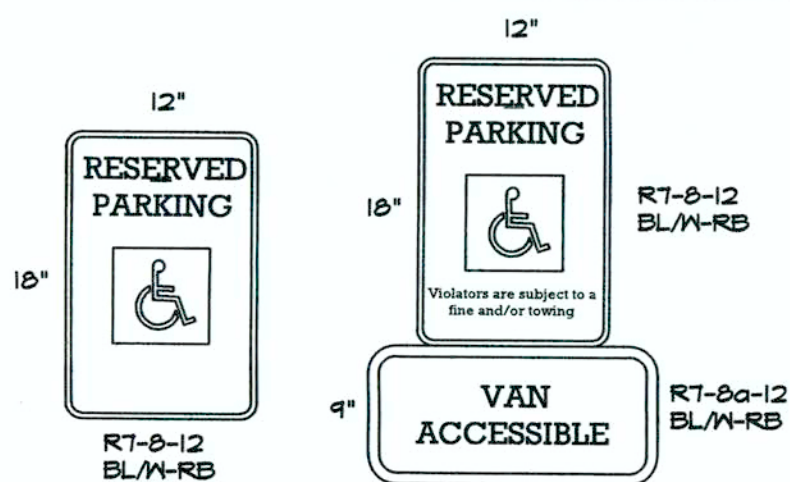
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

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

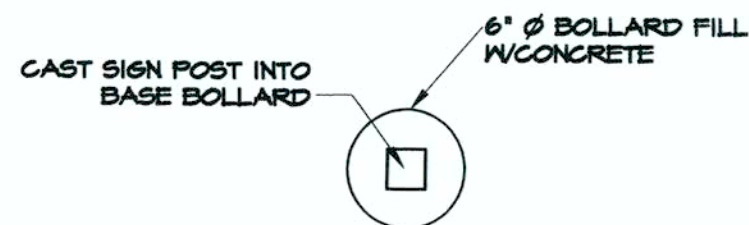
DATE SUBMITTED: 7 DEC 2016 By: Martin Grummer

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:

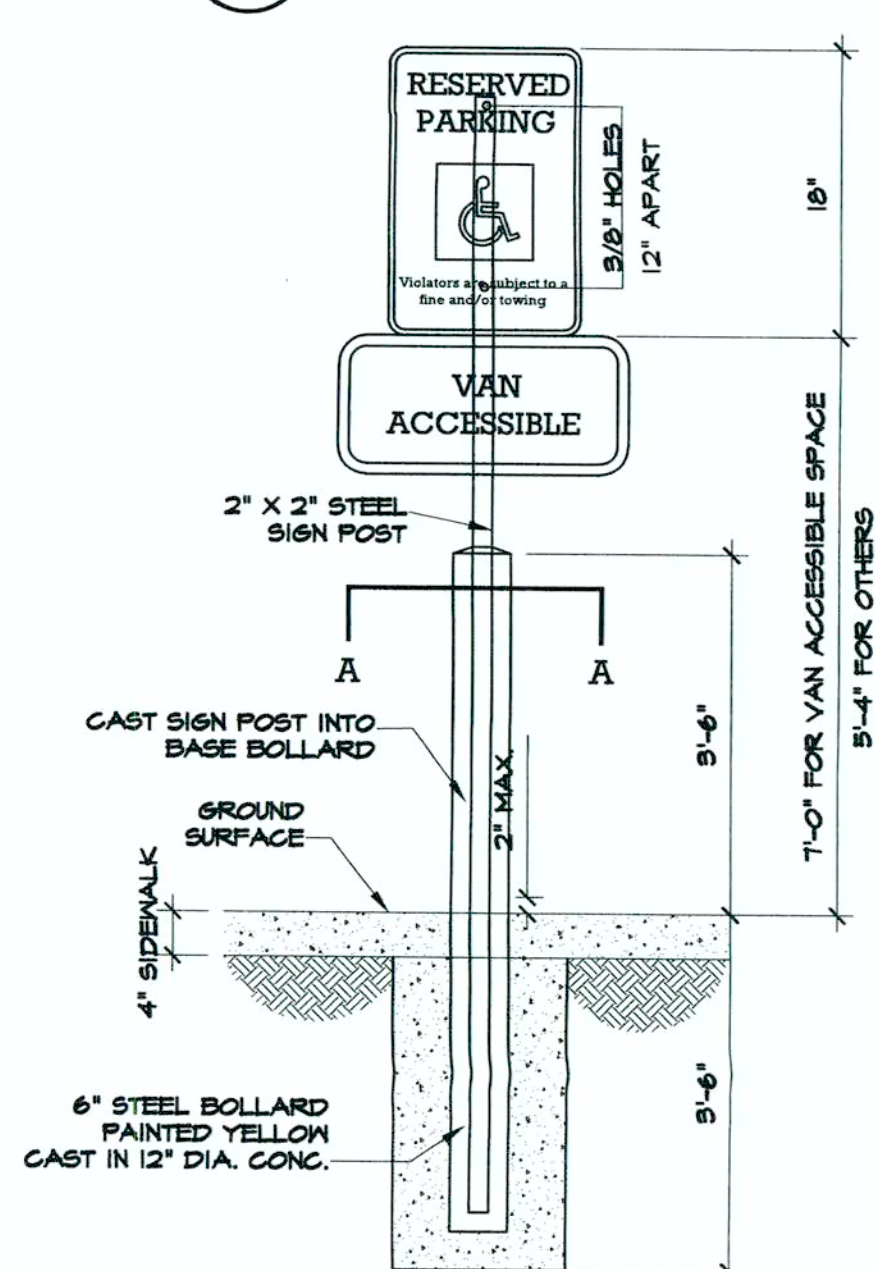
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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



1 HANDICAP PARKING SIGNS NTS



2 SECTION A-A NTS



3 SIGN MOUNTING DETAIL NTS



6 SIGN MOUNTING DETAIL NTS

NOTE: LETTERING SHALL BE FHWA SERIES 'B' ALPHABET

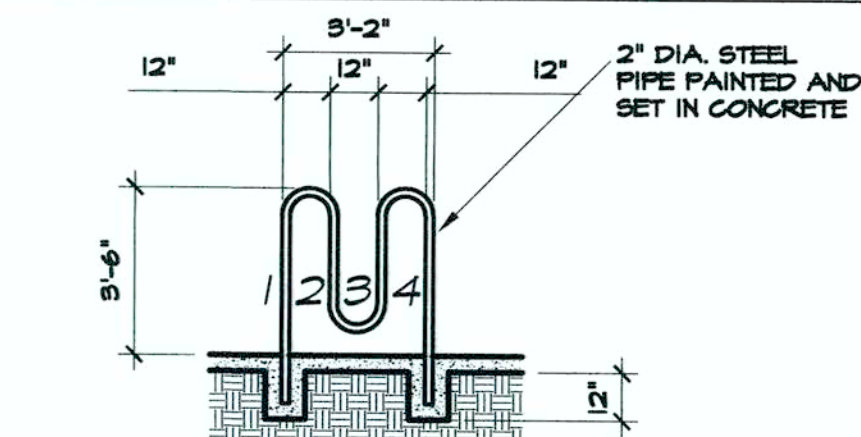
MOUNTING OPTIONS

A) FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE

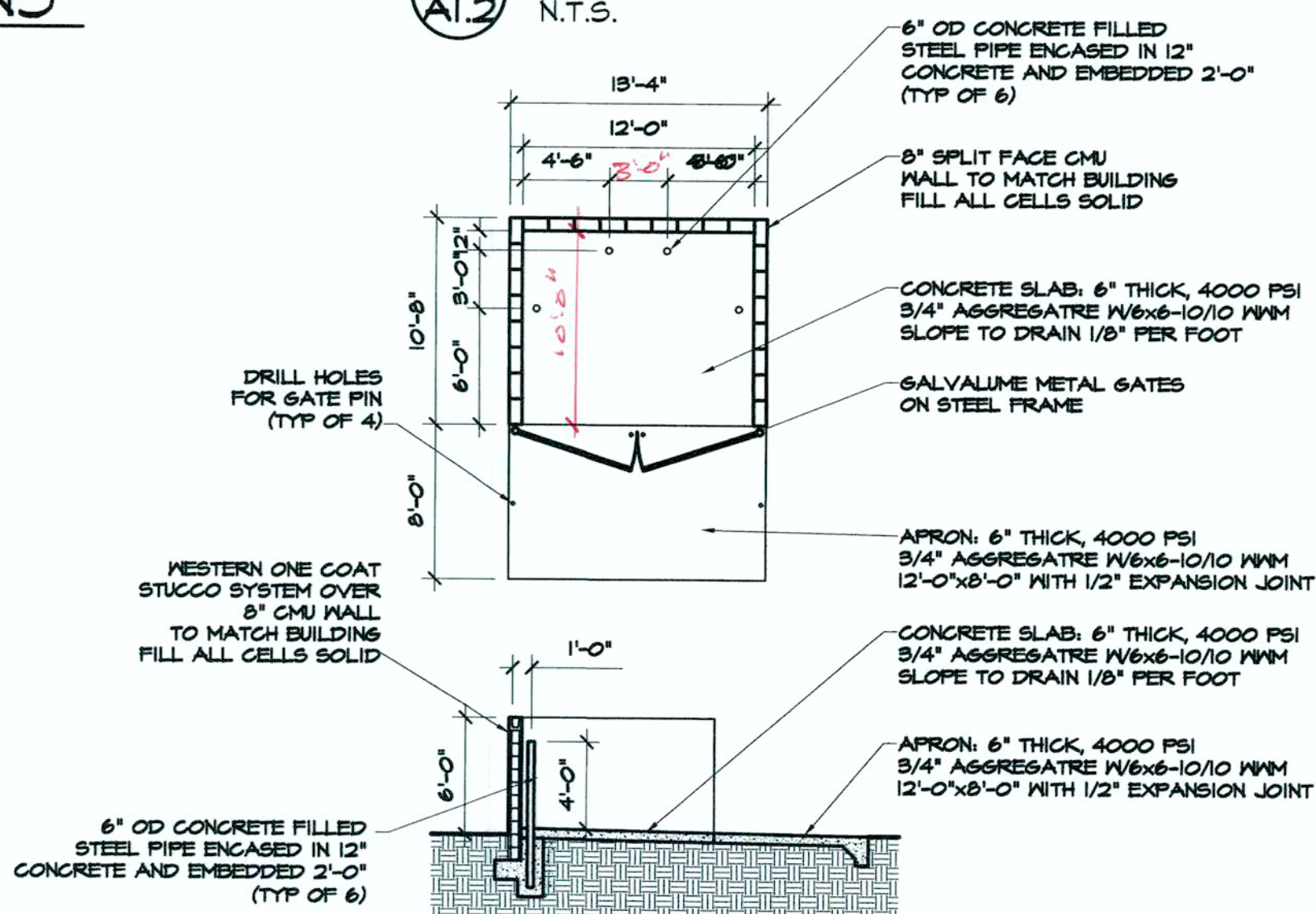
B) PERFORATED GALVANIZED TUBING INSTALL IN LANDSCAPE AREAS ONLY

BLACK BORDERS AND TEXT, ON WHITE OR REFLECTIVE BACKGROUND (TYP)

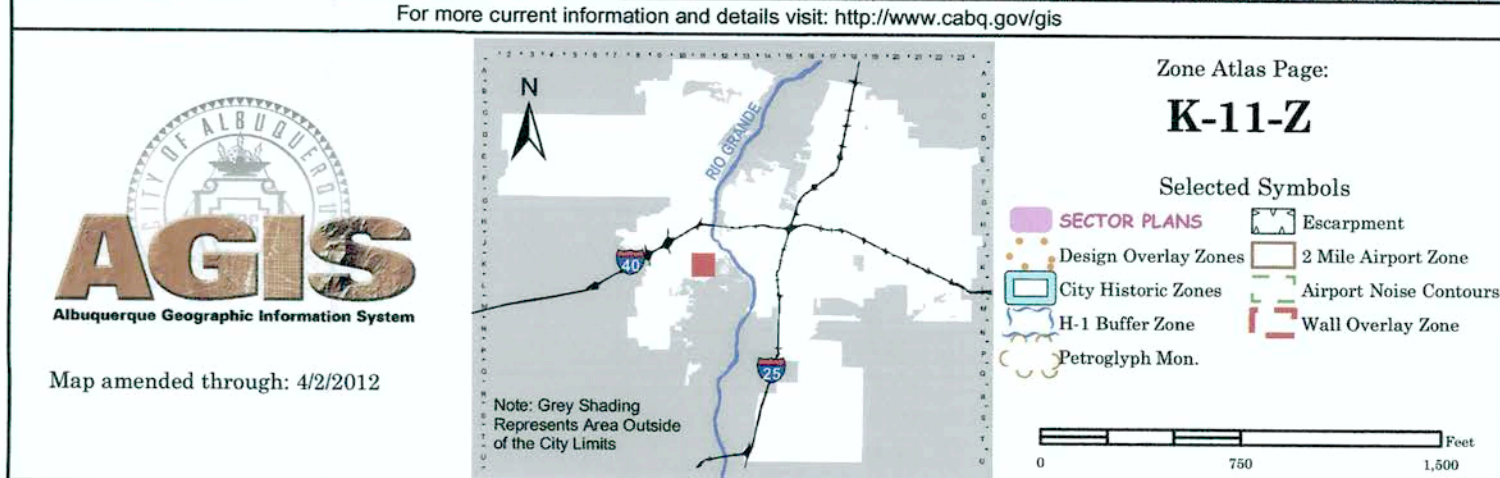
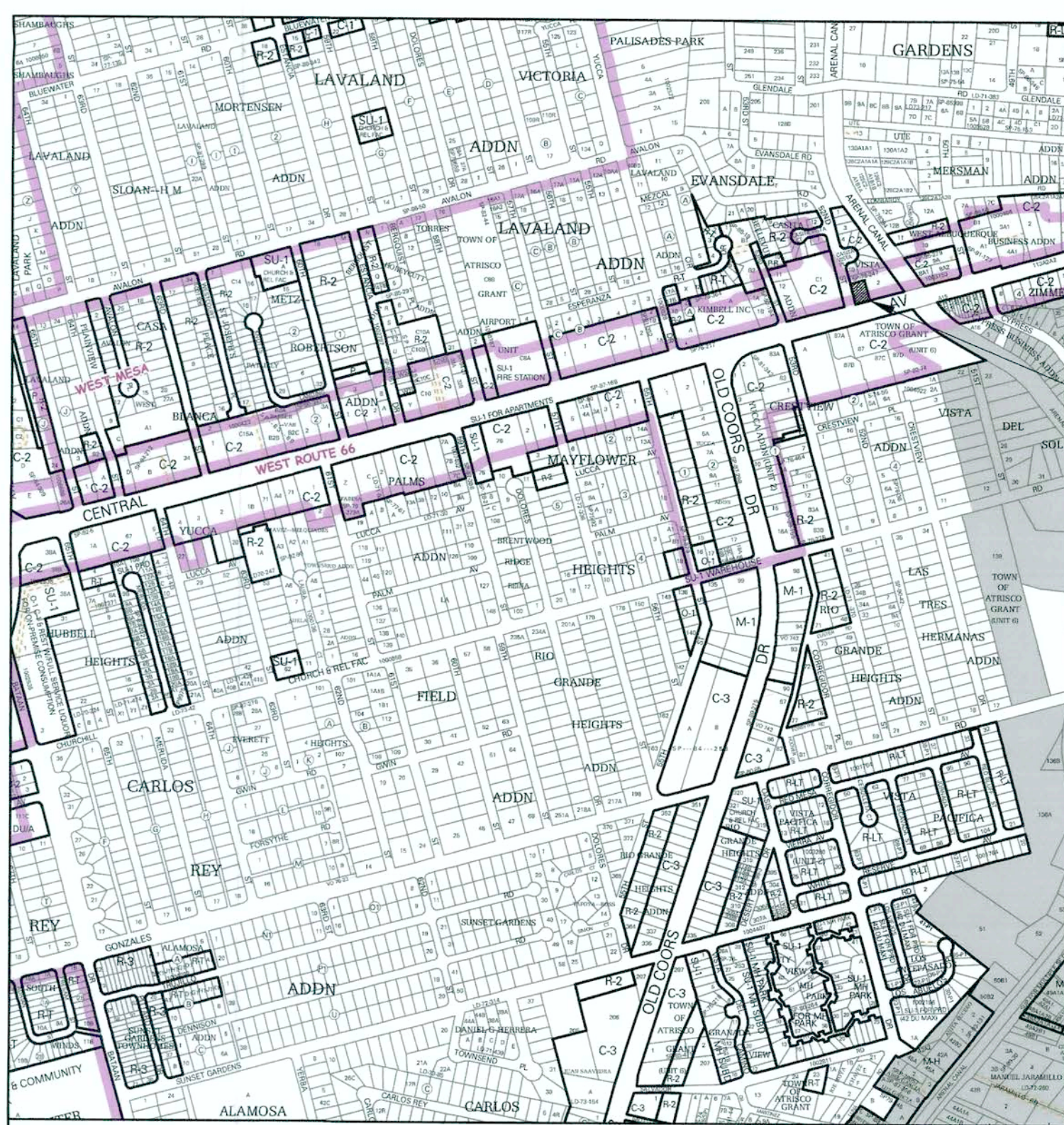
BOTTOM OF SIGN SHALL NOT BE LESS THAN 4'-0" ABOVE FINISH SURFACE



4 BICYCLE RACK NTS



5 REFUSE ENCLOSURE NTS



VICINITY MAP K-11-Z NTS

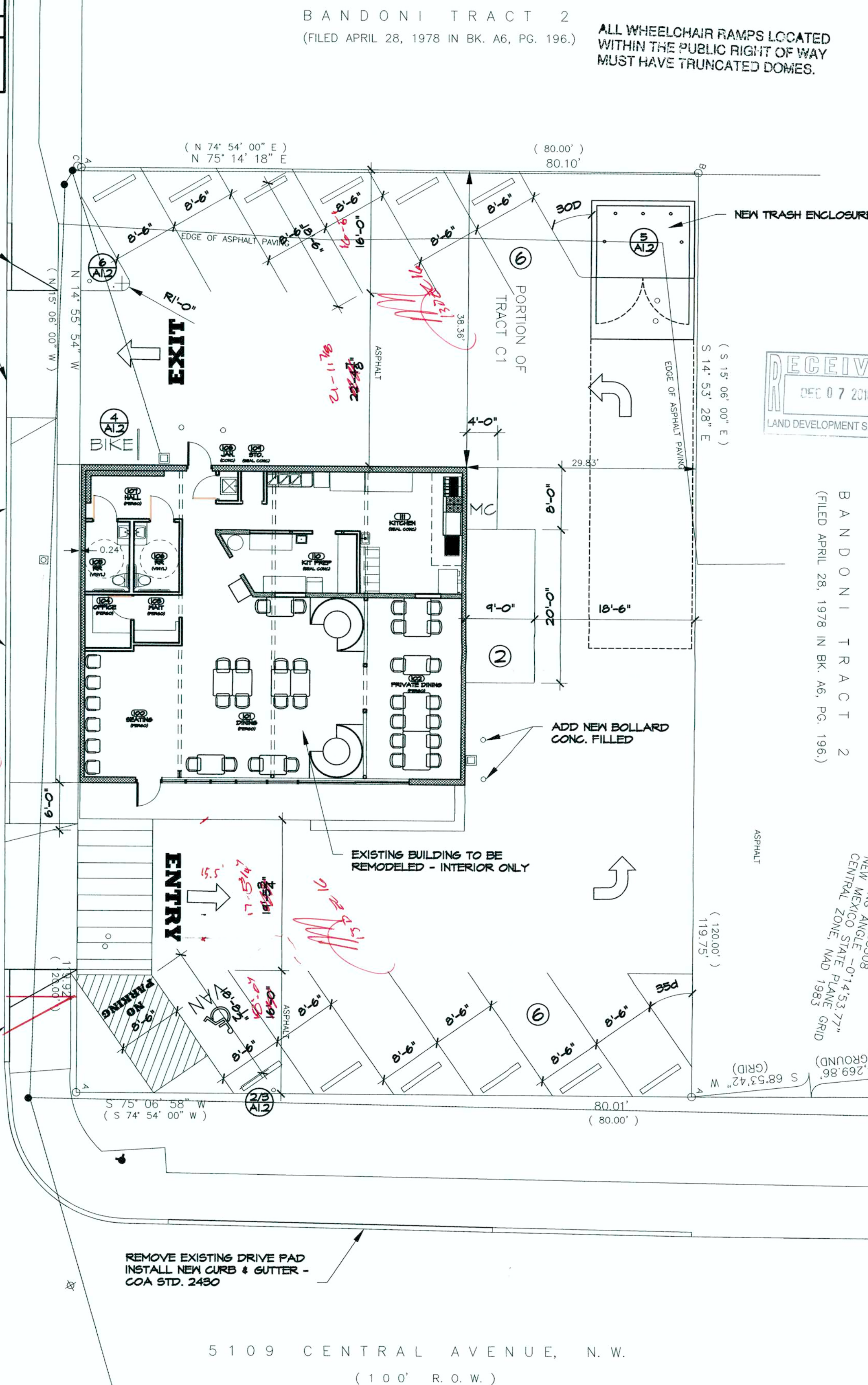
ADDRESS	
5109 CENTRAL AVE., NW ALBUQUERQUE, NM 87105	
LEGAL DESCRIPTION	
C1 PORTION OF TRACT 1ST TOWN OF ATRISCO GRANT UNIT 6 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO UPC #: 101105142334911501	
ZONING	
C-2	
BUILDING AREAS	
EXISTING BUILDING	2,065 SF

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature] 12/10/16
Signed Date

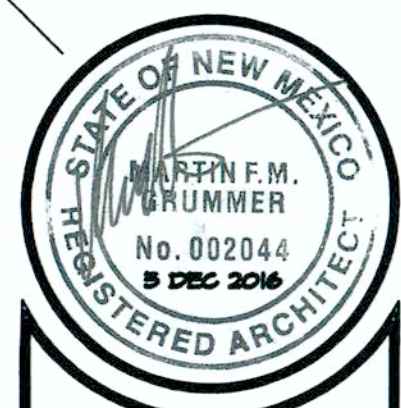
BANDONI TRACT 2
(FILED APRIL 28, 1978 IN BK. A6, PG. 196.)

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

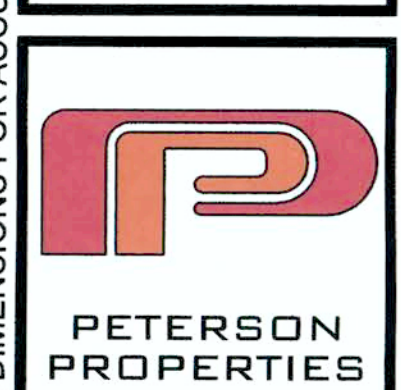


PARKING	
40 SEATS @ 1 PER 4 = 10 SPACES REQ	
14 SPACES PROVIDED	
1 ADA SPACE PROVIDED	
1 MC SPACE PROVIDED	
4 BIKE SPACES PROVIDED	

SITE PLAN 1" = 10'-0"



MARTIN F.M. GRUMMER
ARCHITECT
331 WILLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87105
(505) 265-2507



PETERSON
PROPERTIES

SHELL IMPROVEMENT
BUILDING REMODEL
5109 CENTRAL AVE., NW
ALBUQUERQUE, NM 87102
SITE PLAN

DATE:
5 DEC 2016

DRAWN BY:
MFMG

CHECKED BY:

VERIFIED BY:

REVISIONS
TCL

SHEET NO:
A1.2

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.