

CITY OF ALBUQUERQUE



July 31 2017

Eric Munn
T.I. Design Services
717 Cagua Dr. NE
Albuquerque, NM 87108

Re: Chocolate Cartel
1218 San Pedro Dr. SE
Traffic Circulation Layout
Architect's Stamp 7-28-17 (L18D083)

Dear Mr. Munn,

Based upon the information provided in your submittal received 28-7-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please correct the site location on the vicinity map.
2. Parking spaces cannot cross over lot lines.
3. A 5 ft. keyway is required for dead-end parking aisles.
4. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
5. Revocable Permit is required for landscape area located in the R.O.W.
6. The existing ADA ramp shouldn't be located in the ADA aisle #13, it must be located within the sidewalk.
7. Bicycle Rack should be located inside the property line.
8. Please provide existing site plan VS proposed plan.

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 Monica Ortiz (505) 924-3981 or me at 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Chocolate Cartel Building Permit #: _____ Hydrology File #: L18D083

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

Legal Description: Lot 8 Block 25A Elder Homestead Addn

City Address: 1218 San Pedro Dr. SE ABQ. NM 87108

Applicant: T.I. Design Services Contact: Eric Munn

Address: 717 Cagva Dr. NE ABQ NM 87108

Phone#: 688-2914 Fax#: _____ E-mail: holybarbarian@yahoo.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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)

☐ OTHER (SPECIFY) _____

☐ PRE-DESIGN MEETING?

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

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

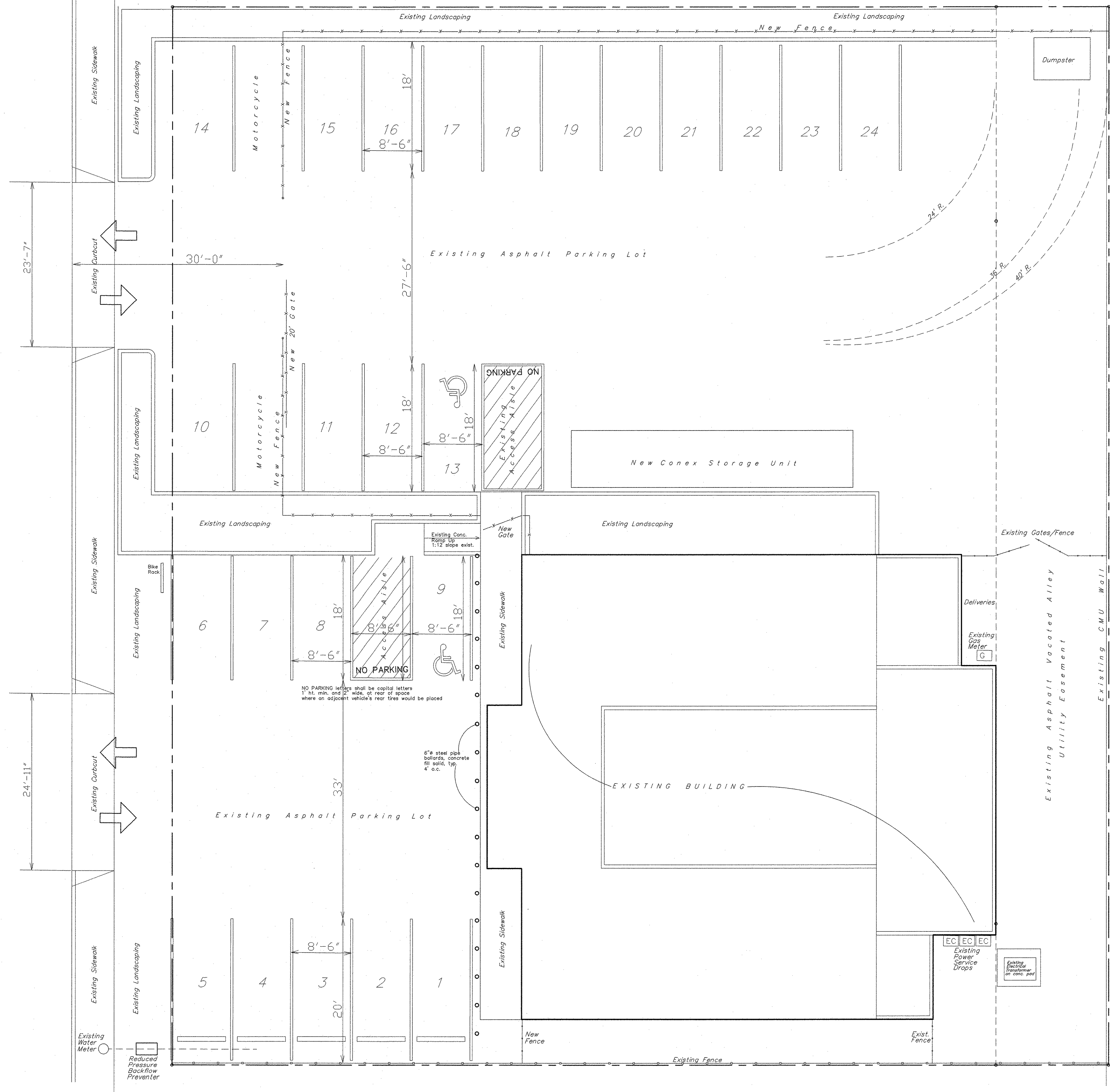
DATE SUBMITTED: 7.28.17 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

SAN PEDRO DRIVE S.E.
(60' R/W)

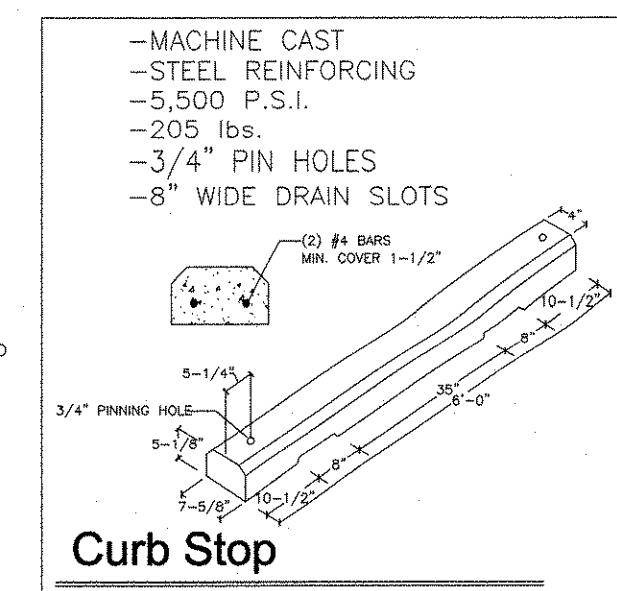
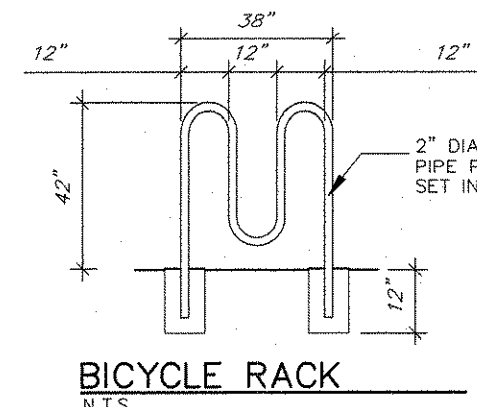


REFUSE

REFUSE IS DISPOSED OF IN EXISTING ON-SITE DUMPSTER

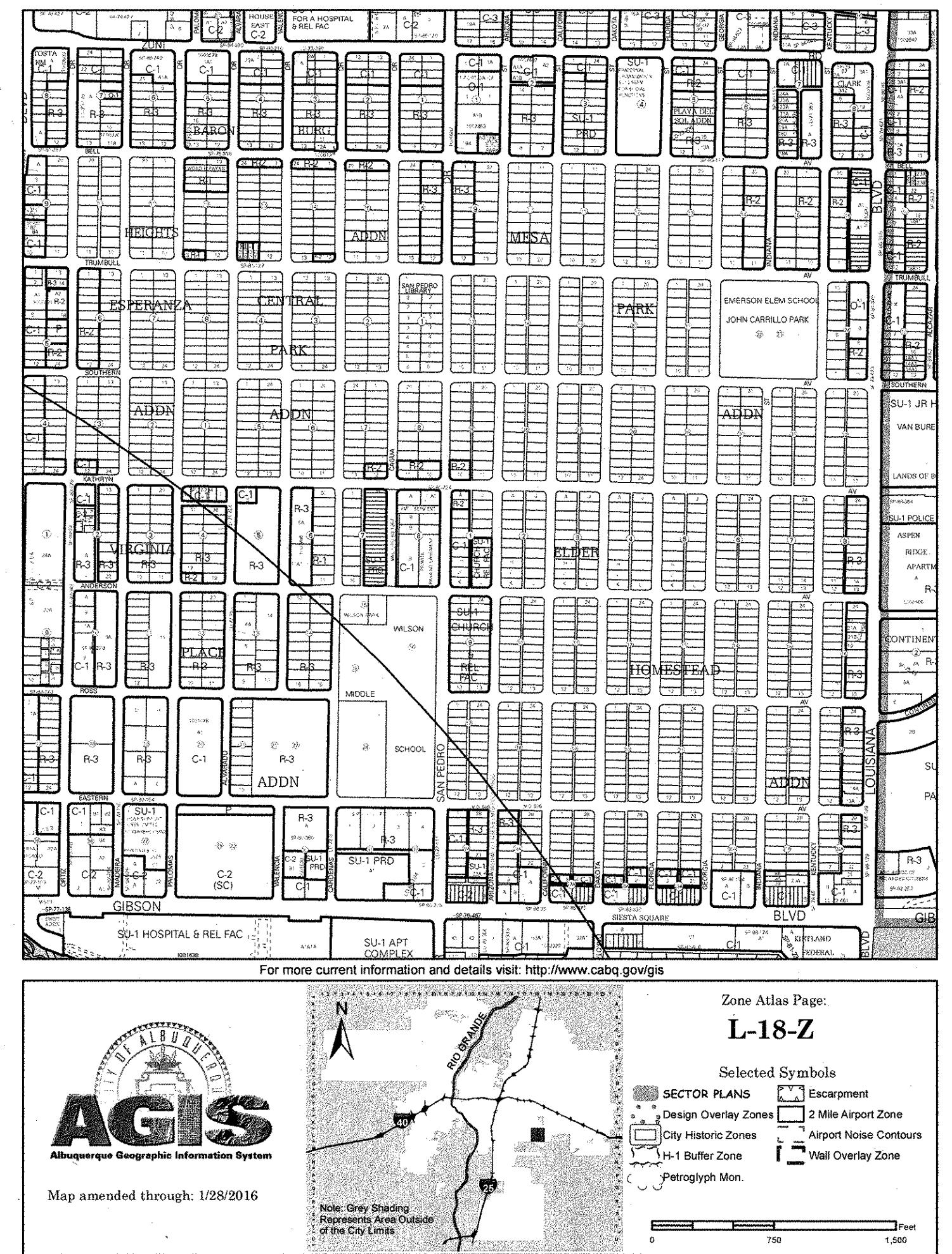
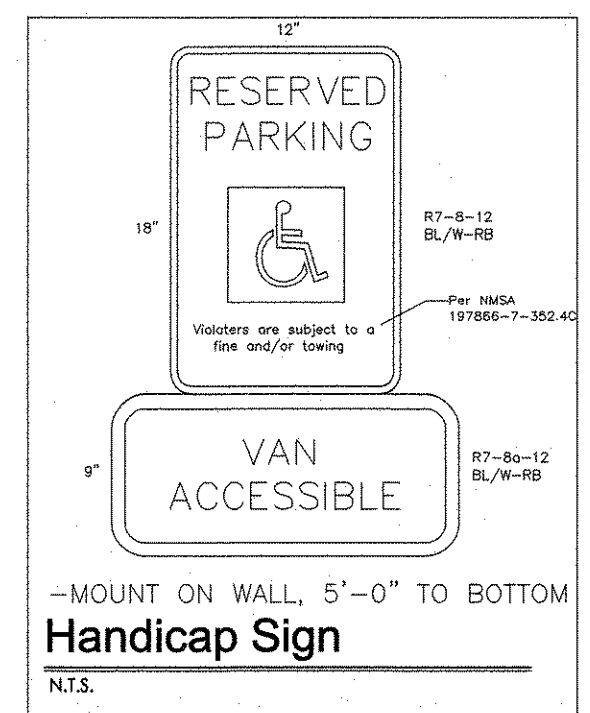
PARKING CRITERIA

BUSINESS : 1 SPACE PER 200 SF (5247/200= 26 SPACES)
26 SPACES REQUIRED (x10% on Transit Route) = 24 REQUIRED SPACES
24 PARKING SPACES PROVIDED...
1 OF WHICH IS HANDICAPPED ACCESSIBLE SPACE;
1 MOTORCYCLE SPACE PROVIDED



Handicap Sign

N.T.S. NMAC, SECTION 14.7.2.19 J



CHOCOLATIER T.I.

CHOCOLATE CARTEL
1218 SAN PEDRO DRIVE SE ALBUQUERQUE, NEW MEXICO 87108

SHEET
TCL
1 of 1

7 - 28 - 17
DATE
PROJECT NO.