

CITY OF ALBUQUERQUE



February 7, 2017

Richard J. Berry, Mayor

Scott McGee, P.E.
Roger Cineli & Assoc.
2418 Manuel Torres Lane NW
Albuquerque, NM, 87107

RE: Townhomes for Greg Lobberegt
Grading and Drainage Plan
Engineer's Stamp Date 2-6-2017 (File: H22D026)

Dear Mr. Scott:

Based upon the information provided in your submittal received 2-6-2017, the above referenced Grading and Drainage Plan is approved for building permit and SO-19 permit.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

If you have any questions, you can contact me at 924-3999.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: 2400 Marie Park ZONE MAP: H-22/D026
 DRB#: _____ EPC#: _____ WORK ORDER#: NA

LEGAL DESCRIPTION: Tracts A-2-A-1 Brentwood Hills
 CITY ADDRESS: 2400 Marie Park NE, ABQ, NM

ENGINEERING FIRM: Scott M McGee PE CONTACT: Scott McGee
 ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905
 CITY, STATE: ABQ, NM ZIP CODE: 87111

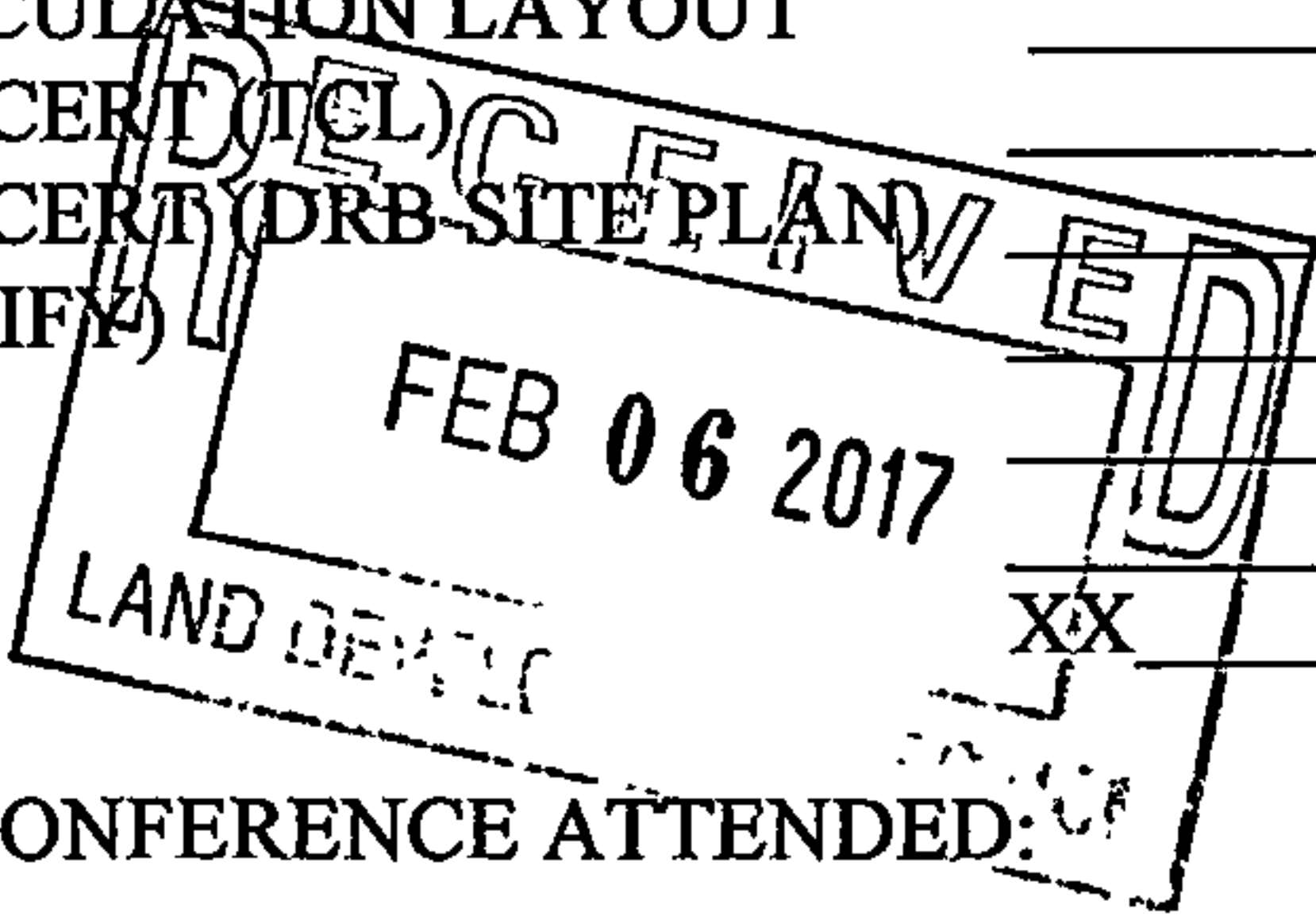
OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ABQ, NM ZIP CODE: 87114

ARCHITECT: Roger Cinelli CONTACT: Roger Cinelli
 ADDRESS: 2416 Manuel Torres Lane NW PHONE: 243-8211
 CITY, STATE: ABQ, NM ZIP CODE: 85014

SURVEYOR: The Survey Office CONTACT: Tony Harris
 ADDRESS: 6010-B Midway Park NE PHONE: 345-4250
 CITY, STATE: ABQ, NM ZIP CODE: 87109

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

<u>TYPE OF SUBMITTAL:</u>	<u>CHECK TYPE OF APPROVAL SOUGHT:</u>
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input checked="" type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL _____ ENGINEER'S
<input type="checkbox"/> CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER'S CERT (DRB-SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> GRADING CERTIFICATION
	<input checked="" type="checkbox"/> OTHER (SPECIFY) <u>S. O. 19</u>

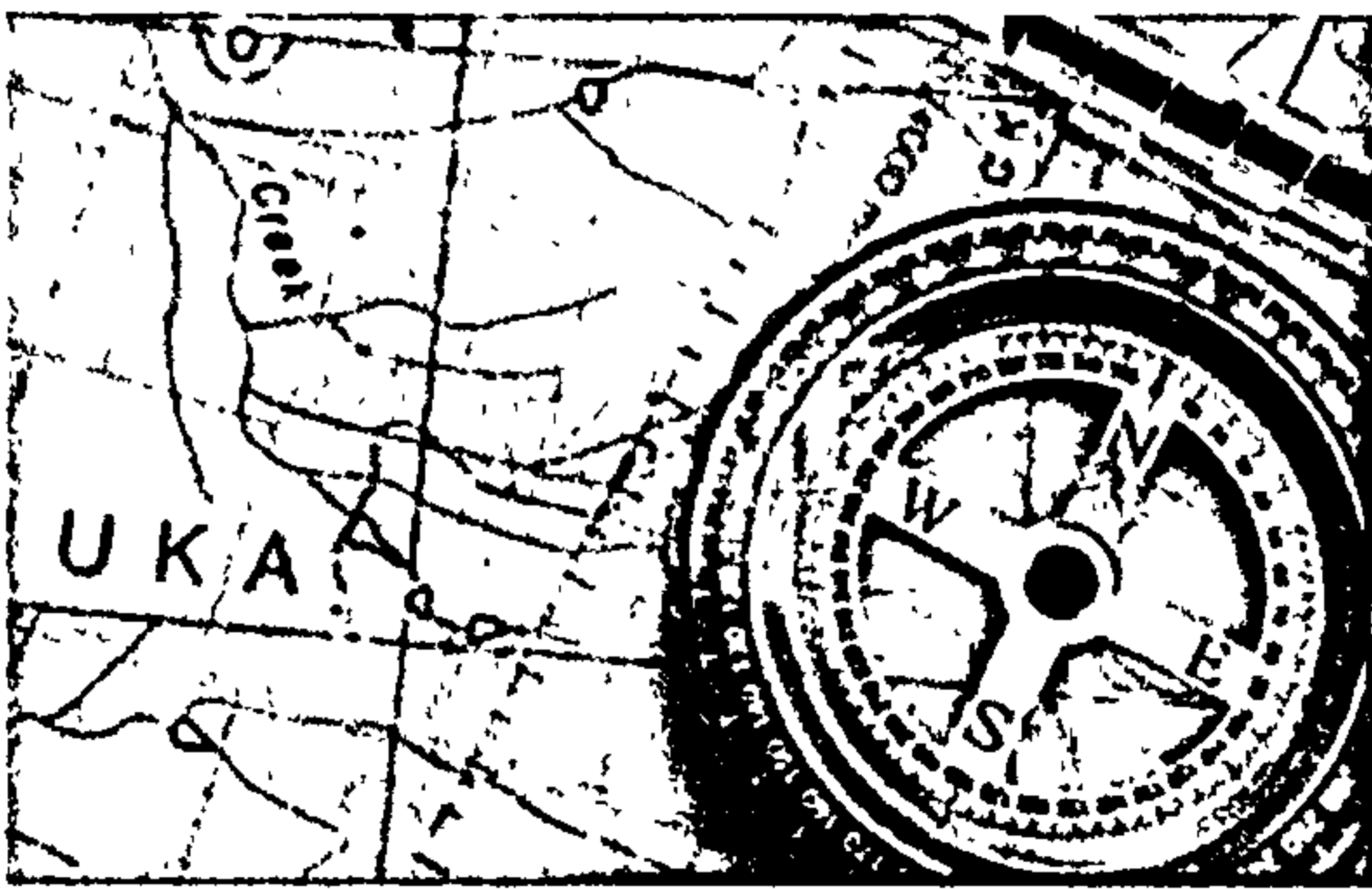


WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

DATE SUBMITTED: 2/07/17 BY: SMM

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:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

February 7, 2017

Shahab Biazar, PE
Senior Engineer, Planning Dept.
Development Review Services
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: 2400 Marie Park Townhomes (H22 / D~~X~~026)

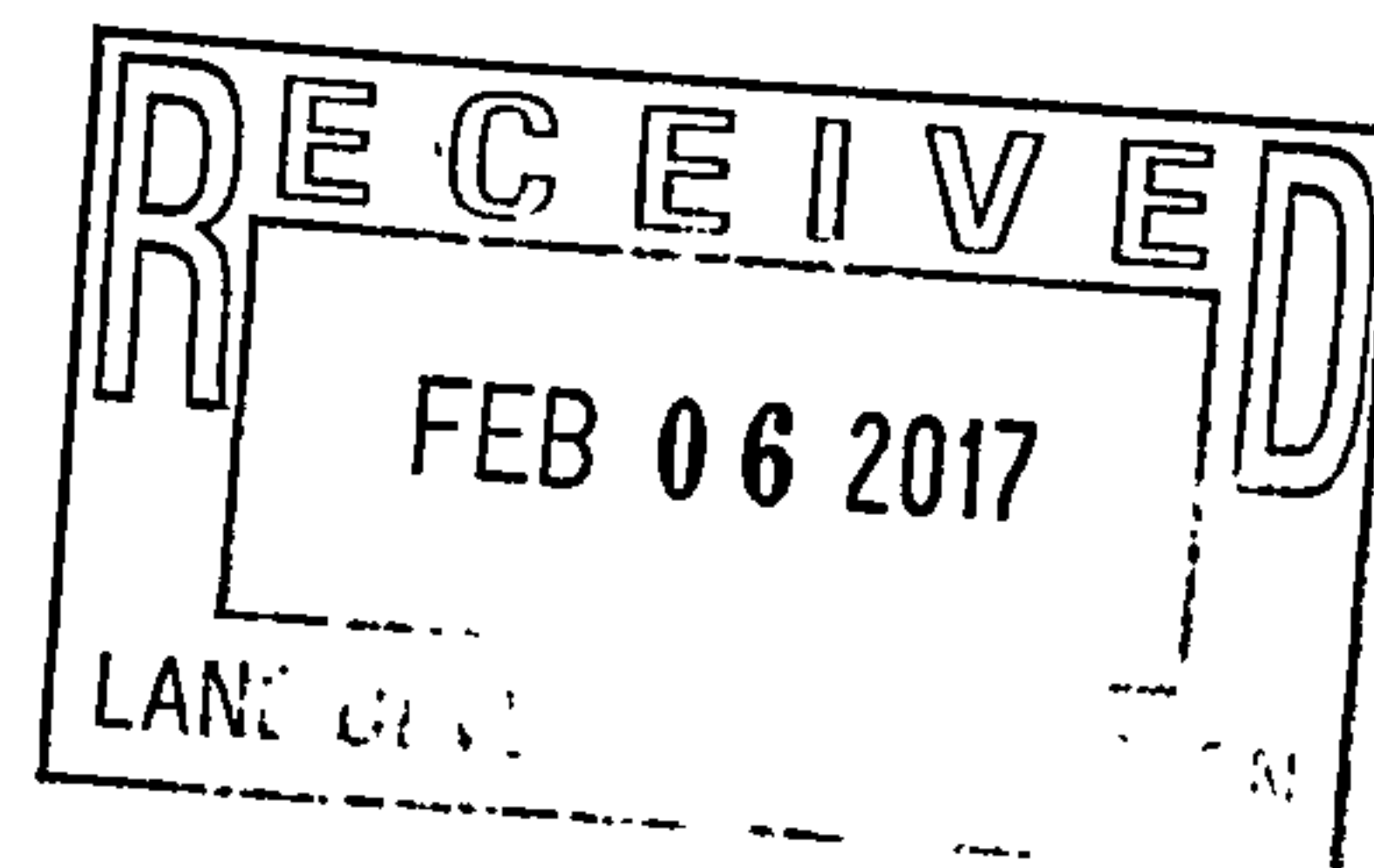
Dear Mr. Biazar,

Thank you for your review comments of January 20, which have been addressed as follows:

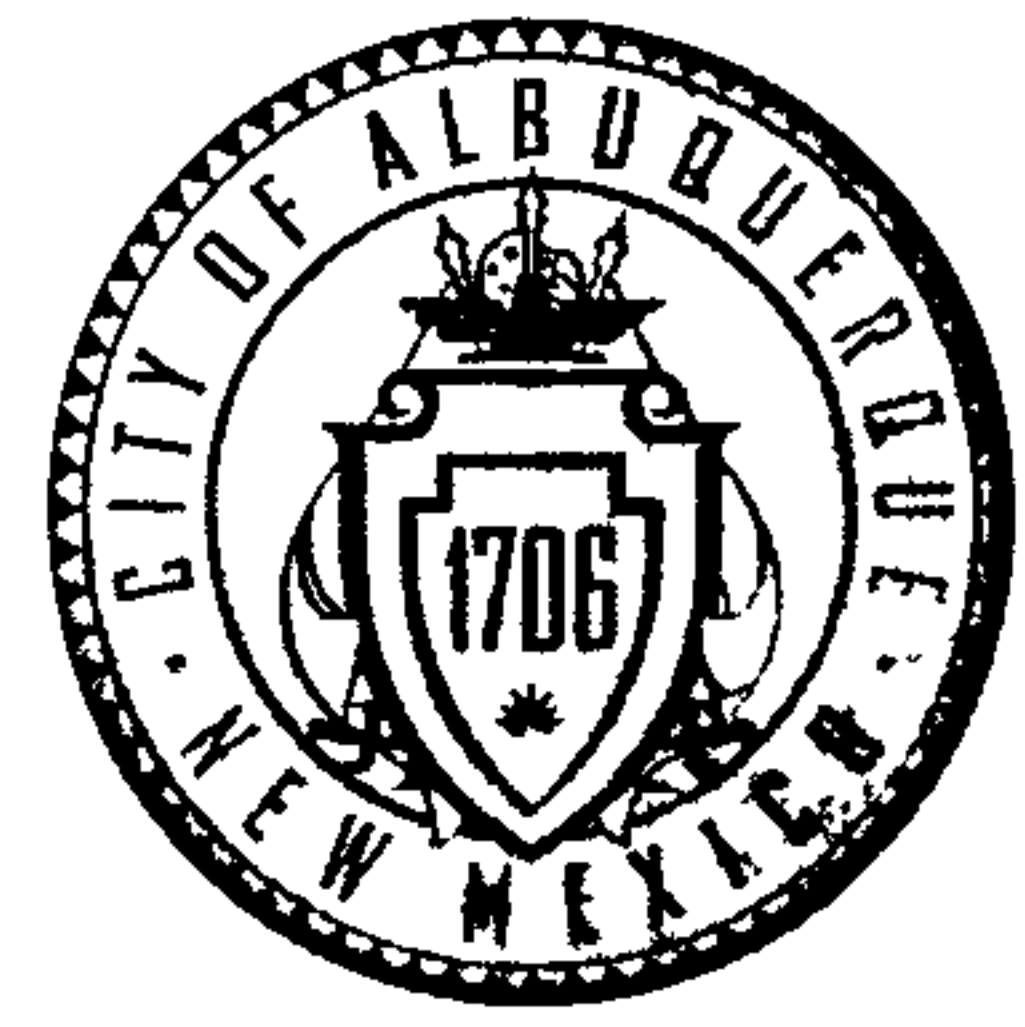
- 1-2. Vicinity Map and Offsite flow narrative have been added.
3. Typical unit and backyard detail has been included.
4. The 1st flush volume calculations have been revised.
- 5-6. Additional curb cuts have been noted on the plan.
7. Landscape strip north of access drive has been noted and shown as depressed.
8. The ESC plan is being prepared by others.
9. Backyards of units that back up to public streets are now shown draining to the street.
10. A note has been added requiring sidewalk culverts to be extended 1' beyond R/W line.

Please contact me if needed to answer additional questions. Thank you.

Scott M McGee



CITY OF ALBUQUERQUE



January 20, 2017

Richard J. Berry, Mayor

Scott McGee, P.E.
Roger Cineli & Assoc.
2418 Manuel Torres Lane NW
Albuquerque, NM, 87107

RE: Townhomes for Greg Lobberegt
Grading and Drainage Plan
Engineer's Stamp Date 12-30-2016 (File: H22D026)

Dear Mr. Scott:

Based upon the information provided in your submittal received 12-30-2016, the above referenced Grading and Drainage Plan cannot be approved for building permit and SO-19 permit until the following comments are addressed:

1. Provide a vicinity map.
2. Provide a narrative for offsite flow.
3. Provide back yard details and typical lot layout.
4. Provide first flush calculations for back yard separately from rest of site.
First flush volume for back yard can only be for previous surface in back yard.
5. Provide a curb cut north of the dumpster enclosure for the south east pond.
6. Provide a curb opening at regular intervals along the north side of the site.
7. Depress all landscaping area at the north side of the site.
8. ESC plan and ESC permit is required. (coordinate with a stormwater quality engineer).
9. For town house that backup to the street consider drain them to the street.
10. Extended sidewalk culvert plate 1 foot behind the sidewalk.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

H22D026
~~H21D052~~

PROJECT TITLE: 2400 Marie Park ZONE MAP: H22/D0
 DRB#: _____ EPC#: _____ WORK ORDER#: NA

LEGAL DESCRIPTION: Tract A-2-A and B, Brentwood Hills
 CITY ADDRESS: 2400 Marie Park NE, ABQ, NM

ENGINEERING FIRM: Scott M McGee PE CONTACT: Scott McGee
 ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905
 CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ABQ, NM ZIP CODE: 87114

ARCHITECT: Roger Cinelli CONTACT: Roger Cinelli
 ADDRESS: 2416 Manuel Torres Lane NW PHONE: 243-8211
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SURVEYOR: The Survey Office CONTACT: Tony Harris
 ADDRESS: 6010-B Midway Park NE PHONE: 345-4250
 CITY, STATE: ABQ, NM ZIP CODE: 87109

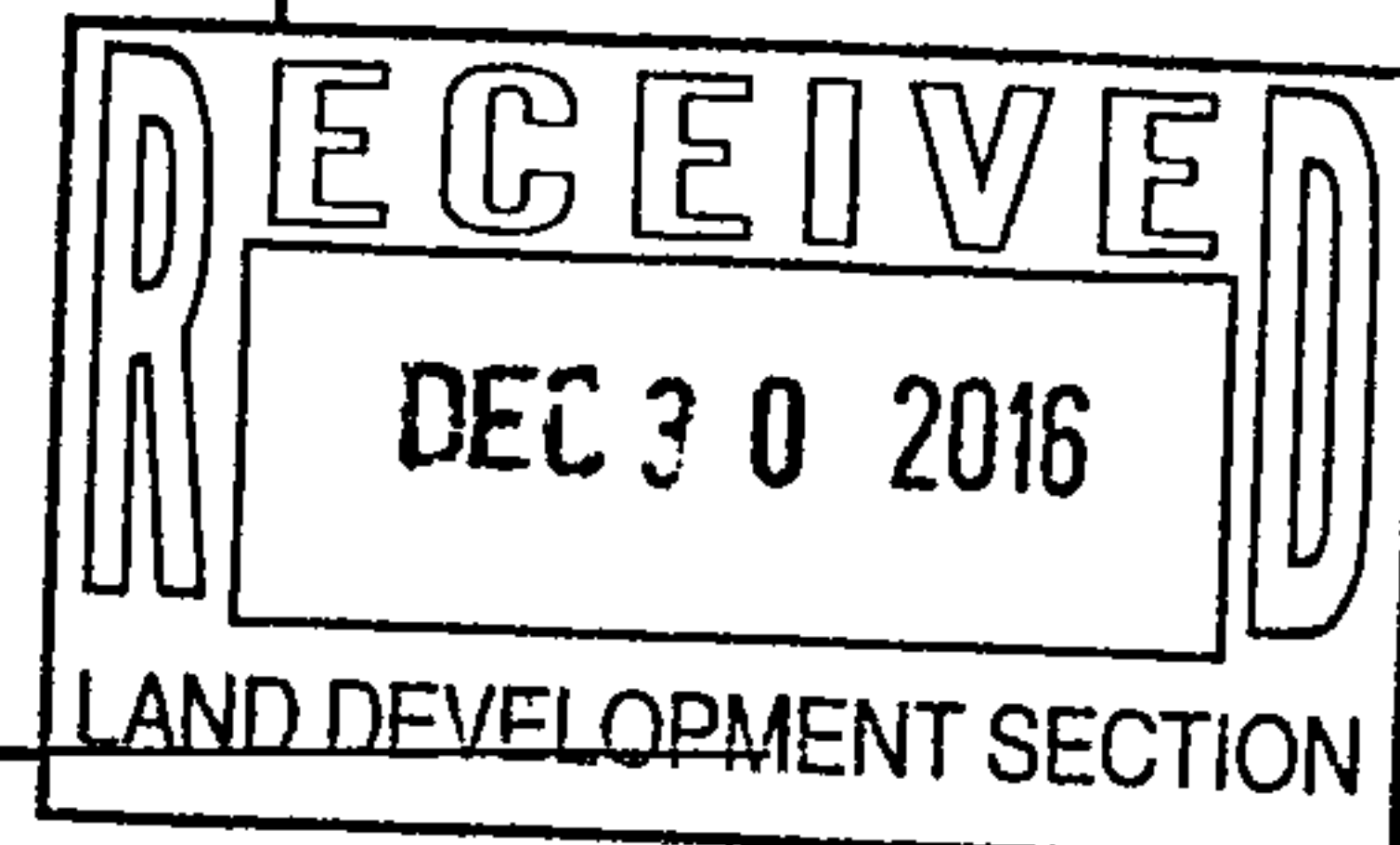
CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
 _____ DRAINAGE REPORT
XX DRAINAGE PLAN 1st SUBMITTAL
 _____ DRAINAGE PLAN RESUBMITTAL
 _____ CONCEPTUAL G & D PLAN
 _____ GRADING PLAN
 _____ EROSION CONTROL PLAN
 _____ CERT (HYDROLOGY)
 _____ CLOMR/LOMR
 _____ TRAFFIC CIRCULATION LAYOUT
 _____ ENGINEER'S CERT (TCL)
 _____ ENGINEER'S CERT (DRB SITE PLAN)
XX OTHER (SPECIFY)
S.O. 19

CHECK TYPE OF APPROVAL 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 _____ ENGINEER'S
 _____ FOUNDATION PERMIT APPROVAL
XX BUILDING PERMIT APPROVAL
 _____ CERTIFICATE OF OCCUPANCY (PERM)
 _____ CERTIFICATE OF OCCUPANCY (TEMP)
 _____ GRADING PERMIT APPROVAL
 _____ PAVING PERMIT APPROVAL
 _____ WORK ORDER APPROVAL
 _____ GRADING CERTIFICATION
XX OTHER (SPECIFY) S.O. 19

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 _____ YES
 _____ NO
 _____ COPY PROVIDED

DATE SUBMITTED: 30
12/23/16 BY: SMM



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.

CITY OF ALBUQUERQUE



November 30, 2016

Roger Cinelli
Roger Cinelli & Associates, Inc.
2418 Manuel Torres Ln NW
Albuquerque, NM 87107

**Re: Townhouses for Greg Lobberegt
2400 Marie Park NE
Traffic Circulation Layout
Architect's Stamp dated 11-22-16 (H22-D026)**

Dear Mr. Cinelli,

The TCL submittal received 11-23-16 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.

PO Box 1293

Albuquerque

New Mexico 87103

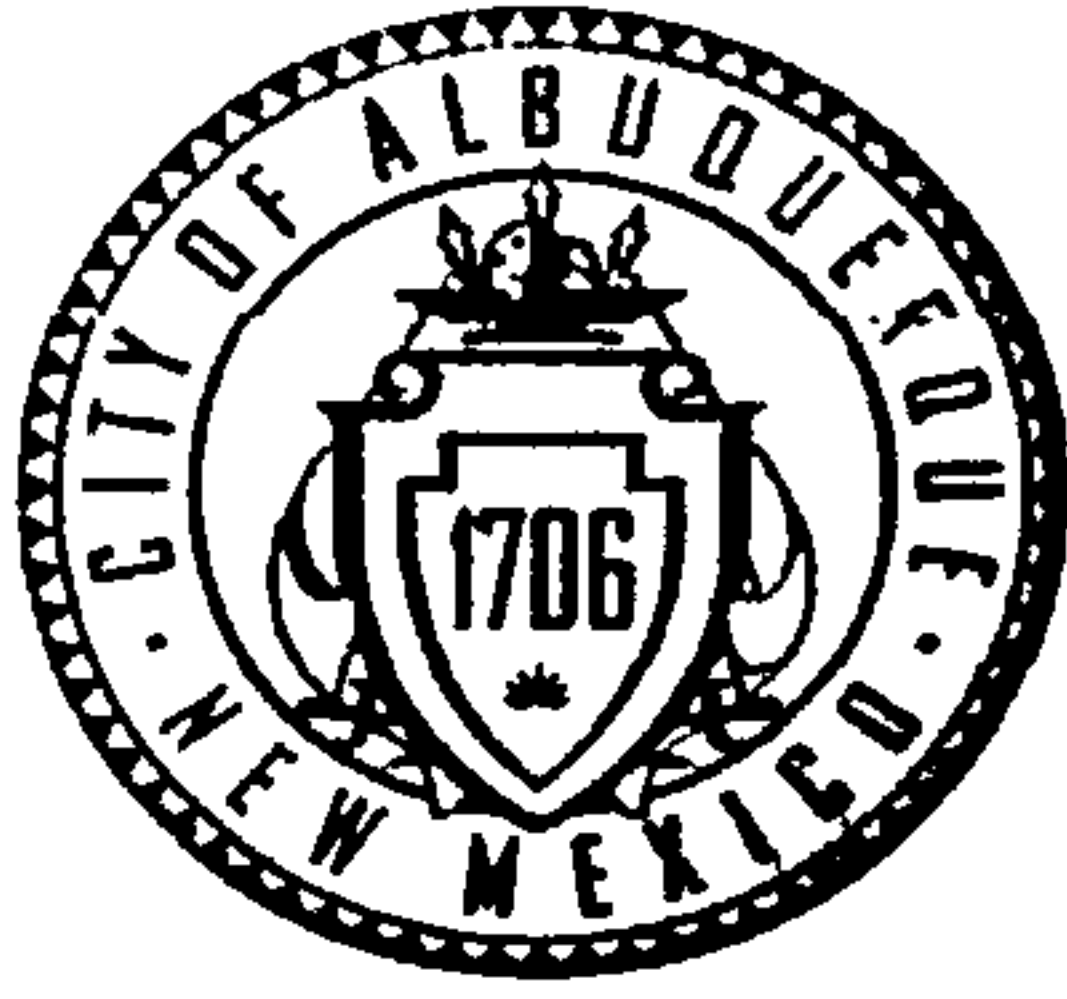
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

www.cabq.gov

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 09/2015)

Project Title: Townhouses for Greg Lobberegt Building Permit #: _____ City Drainage #: H22D026
 DRB#: PENDING EPC#: PENDING Work Order#: _____
 Legal Description: TRACT A-2-A-1 BLOCK 13, BRENTWOOD HILLS SUBD.
 City Address: 2400 MARIE PARK DR. N.E.

Engineering Firm: SCOTT MC GEE PE, L.L.C. Contact: SCOTT
 Address: 9700 TANOAN DRIVE N.E., ALBUQUERQUE, NEW MEXICO
 Phone#: 505-263-2905 Fax#: - E-mail: scottmmcgee@gmail.com

Owner: GREG LOBBEREGT Contact: GREG
 Address: 8200 CARMEL N.E., STE 103, ALBUQUERQUE, NEW MEXICO 87122
 Phone#: 505-269-4734 Fax#: - E-mail: greg@greglobb.com

Architect: ROGER CINELLI & ASSOCIATES INC Contact: ROGER
 Address: 2418 MANUEL TORRES LN N.W. ALBUQUERQUE, NEW MEXICO 87107
 Phone#: 505-243-8211 Fax#: 505-243-8196 E-mail: rcinelli@q.com

Other Contact: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

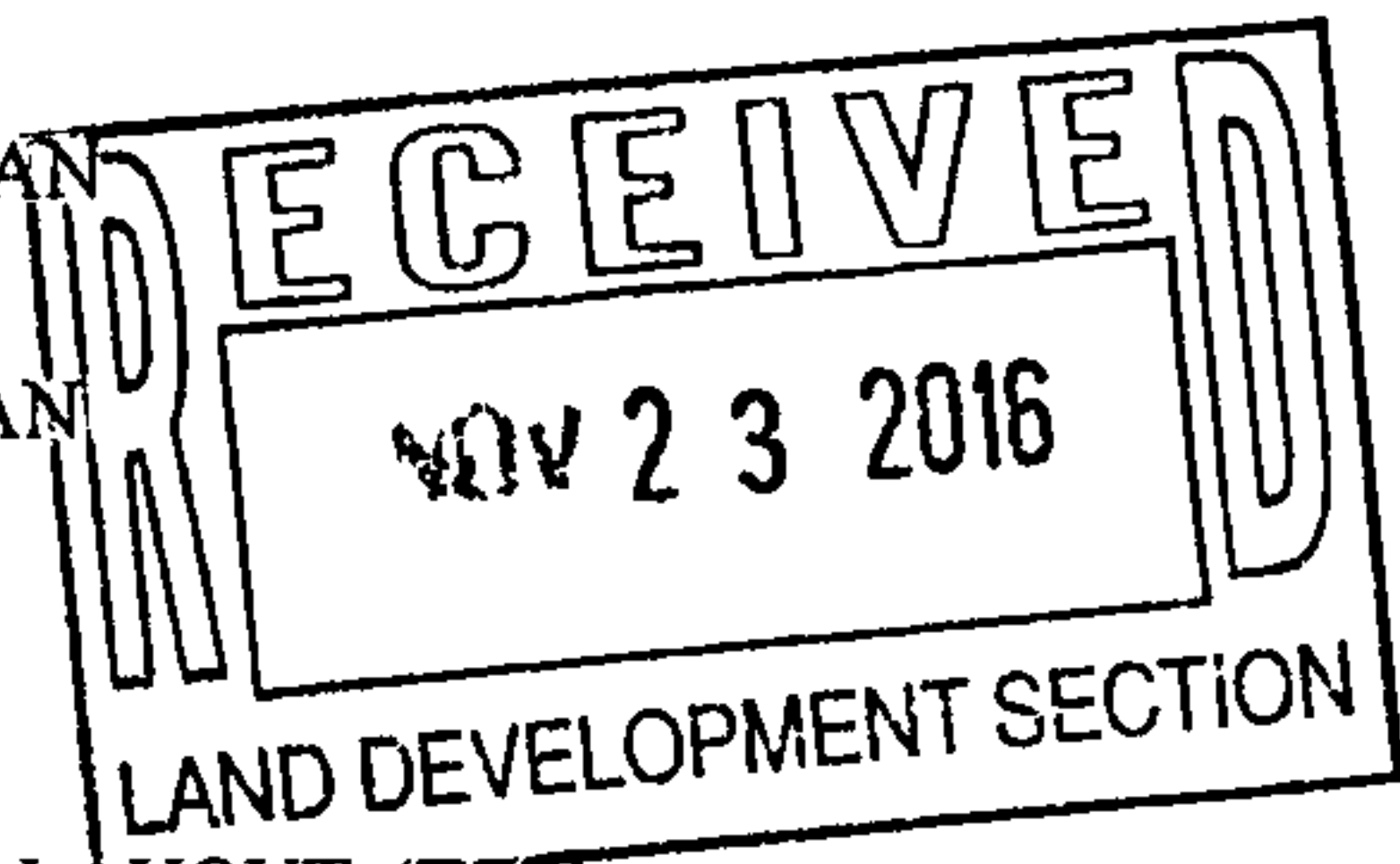
Check all that Apply:

DEPARTMENT:
 HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION
 MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
 BUILDING PERMIT APPROVAL
 CERTIFICATE OF OCCUPANCY

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)

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) _____

PRE-DESIGN MEETING
 OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 11/22/16 By: Roger Cinelli, Architect

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

Patz, Logan W.

From: Patz, Logan W.
Sent: Monday, November 28, 2016 3:17 PM
To: 'Roger Cinelli'
Cc: Ortiz, Monica
Subject: H22D026 Resubmit 2400 Marie Park.

Hello Roger.

I have a few minor comment on the TCL for 2400 Marie Park.

1. The Truncated domes on the second sheet need to be 2 feet wide and should have a note that they will be "Cast-In-Place replaceable".
2. Please add directional arrows at the exit and at decision point along the long road.
3. We will need fire's approval.

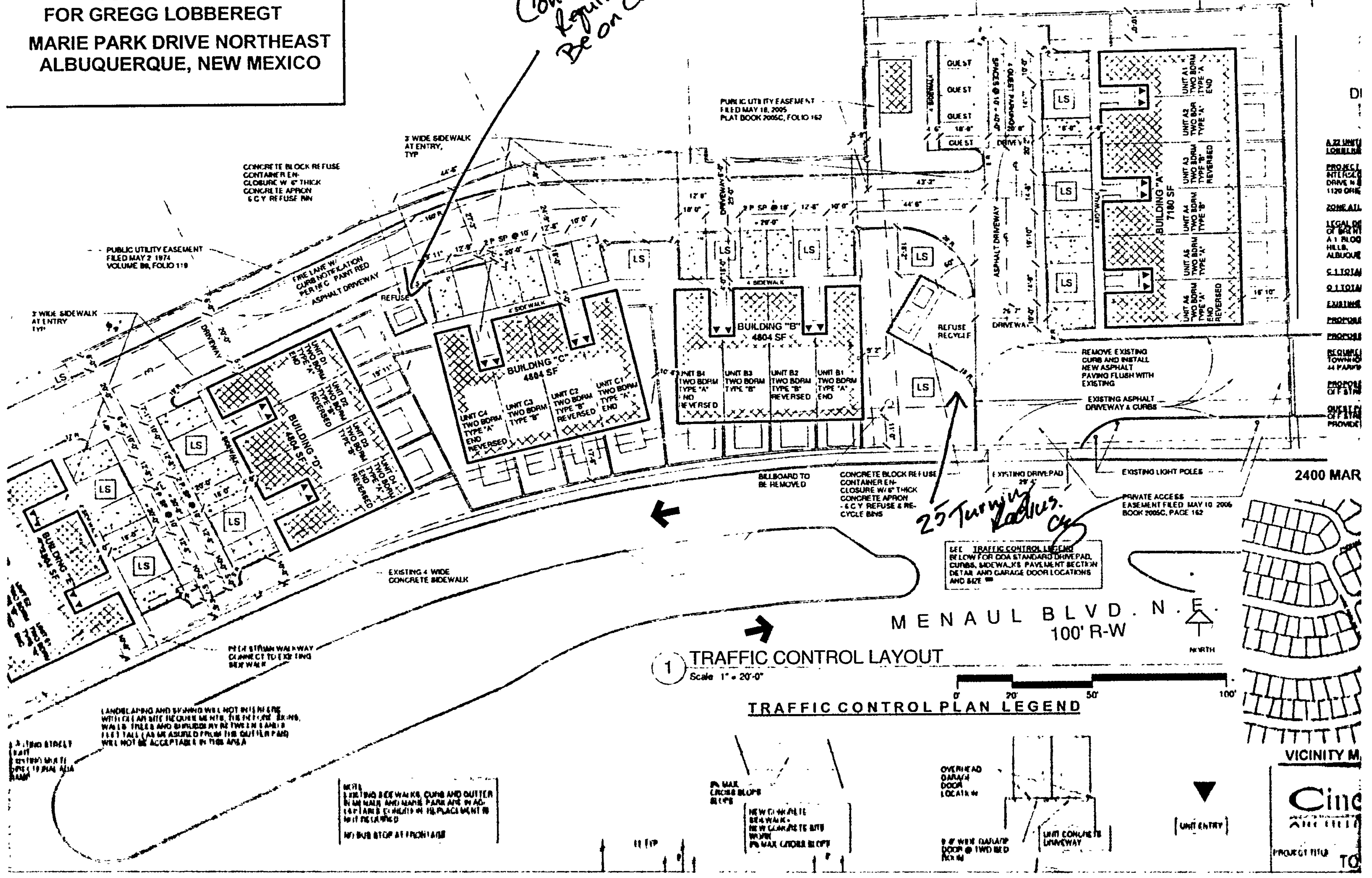
This can be addressed by redline if you would like to come in and make the changes.

Thank you.

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

TOWN HOMES
FOR GREGG LOBBEREGET
MARIE PARK DRIVE NORTHEAST
ALBUQUERQUE, NEW MEXICO

Trash Containers to Be on Centers For Service



CONCRETE BLOCK REFUSE CONTAINER ENCLOSURE W/ 6" THICK CONCRETE APPROX 6 CY REFUSE MAX

PUBLIC UTILITY EASEMENT FILED MAY 2 1974 VOLUME 89, FOLIO 119

PUBLIC UTILITY EASEMENT FILED MAY 18, 2005 PLAT BOOK 2005C, FOLIO 162

3' WIDE SIDEWALK AT ENTRY, TYP

FIRE LANE W/ CURB NOTATION PER 18" C PAINT RED ASPHALT DRIVEWAY

3' WIDE SIDEWALK AT ENTRY TYP

REFUSE

REFUSE RECYCLE

REMOVE EXISTING CURB AND INSTALL NEW ASPHALT PAVING FLUSH WITH EXISTING

EXISTING ASPHALT DRIVEWAY & CURBS

BILLBOARD TO BE REMOVED

CONCRETE BLOCK REFUSE CONTAINER ENCLOSURE W/ 6" THICK CONCRETE APPROX 6 CY REFUSE & RECYCLE BINS

25' Turning Radius

EXISTING DRIVEPAD
PRIVATE ACCESS EASEMENT FILED MAY 10 2006 BOOK 2006C, PAGE 162

2400 MAR

PEDESTRIAN WALKWAY CONNECT TO EXISTING SIDEWALK

EXISTING 4' WIDE CONCRETE SIDEWALK

MENAUL BLVD. N. E. 100' R-W

1 TRAFFIC CONTROL LAYOUT
Scale 1" = 20'-0"

TRAFFIC CONTROL PLAN LEGEND

OVERHEAD GARAGE DOOR LOCATION

PAVEMENT CROSS SLOPE 2% TO 5%

NEW 6" WHITE SIDEWALK - NEW CONCRETE BITUMINOUS PAINT CROSS SLOPE

8" W/ GARAGE DOOR @ TWO BED MAX

UNIT CONCRETE DRIVEWAY

(UNIT ENTRY)

LANDSCAPING AND SIGNING WILL NOT BE PERMITTED WITHIN SITE BOUNDARIES FOR THE CURB, BINS, WALLS, TREES AND SIGNAGE BY THE TIME THE PROJECT IS COMPLETED FROM THE OUTLINE PLAN WILL NOT BE ACCEPTABLE IN THIS AREA

EXISTING SIDEWALKS, CURBS AND DUTTER IN AREAS AND NEARBY PARK ARE TO BE MAINTAINED OR REPLACED IN PLACE TO BE RETAINED
NO BUS STOP AT FRONTAGE

EXISTING STREET LIGHTS TO REMAIN

VICINITY MAP
Cine
PROJECT TITLE TO

ALL UNIT LAYOUTS
PROJECT INTERLOCK DRIVE W/ 1120 DRIVE
ZONE ALL
LEGAL OR OF BATH A1 BLDG ALBUQUE
CULTRIM
CULTRIM
EXISTING
PROPOSED
PROPOSED
REQUIRE TOWN OF ALBUQU
PROPOSED
EXISTING DRIVEWAY

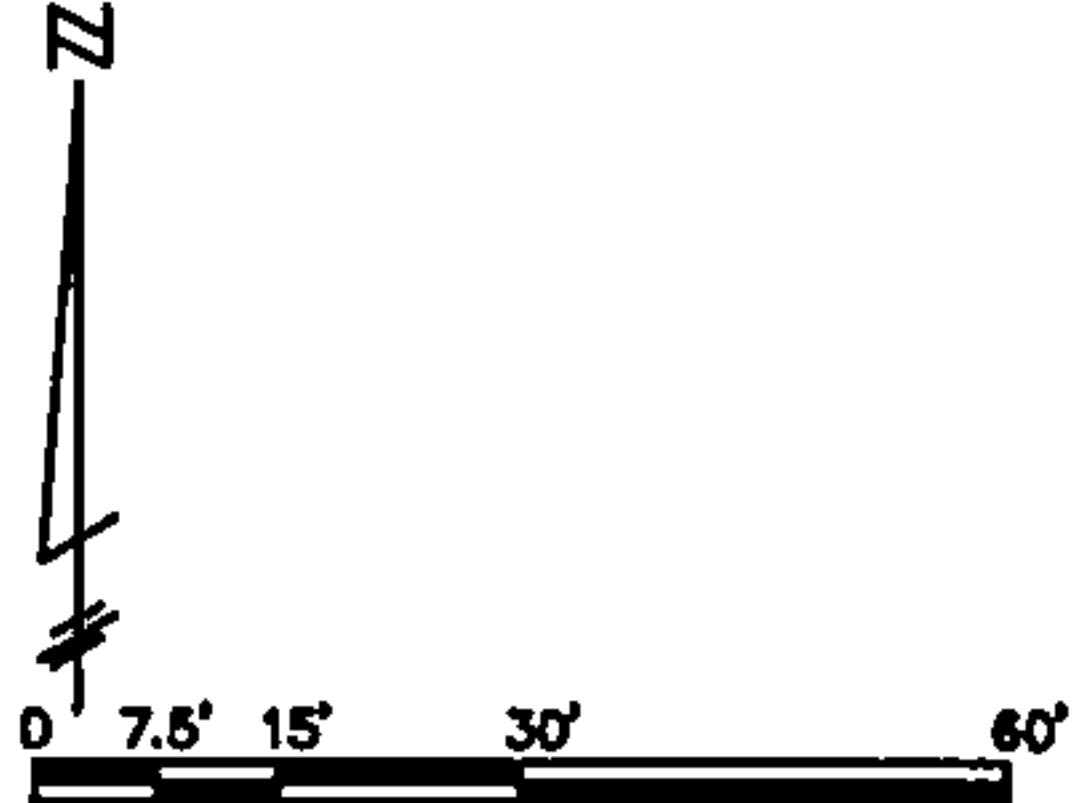
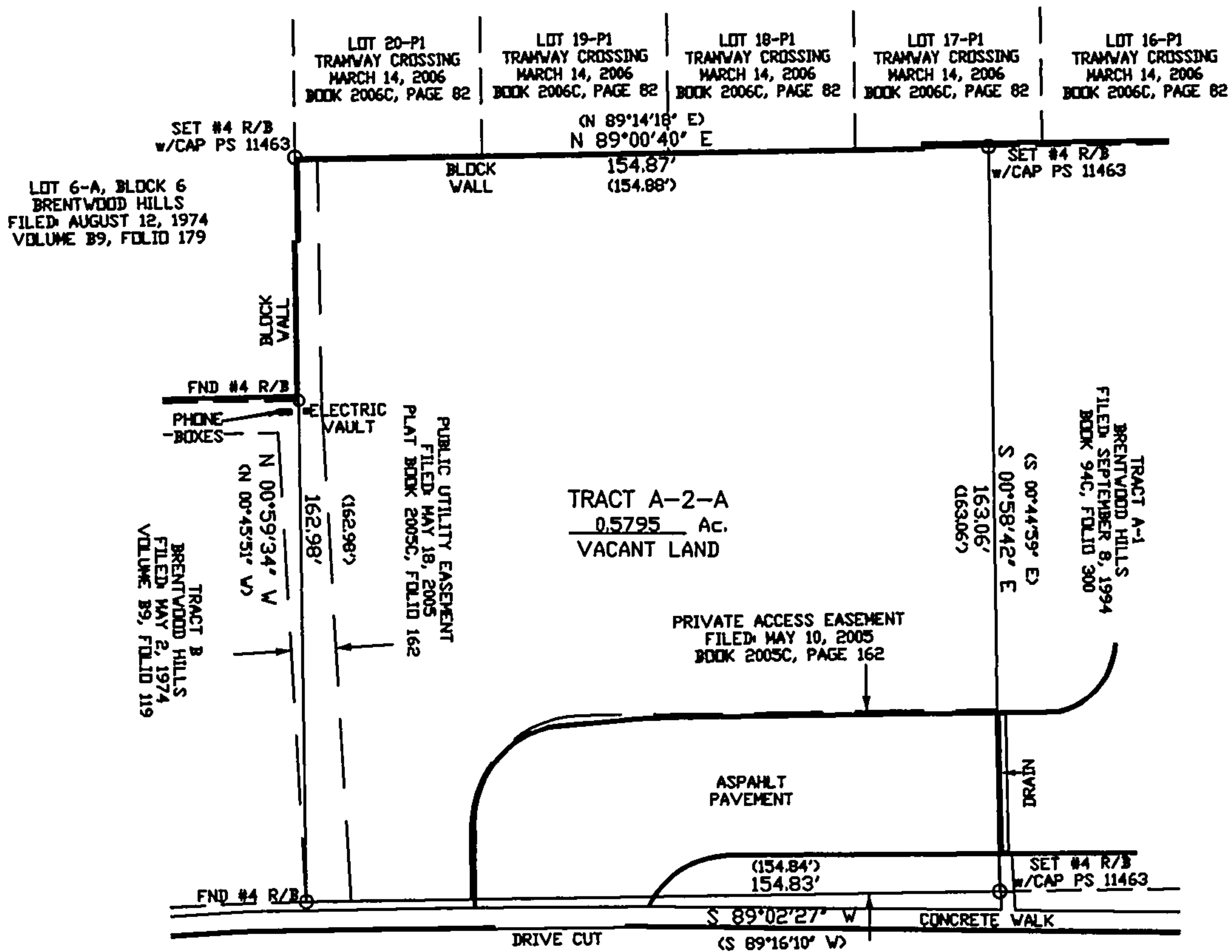
RETRACEMENT SURVEY OF

LEGAL DESCRIPTION:

TRACT A-2-A OF PLAT OF LOT 11-A-1, BLOCK 13 AND TRACTS A-2-A AND A-2-B, BRENTWOOD HILLS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 18, 2005, IN PLAT BOOK 2005C, FOLIO 162

GENERAL NOTES:

- 1: OWNER OF RECORD PER FIRST AMERICAN TITLE CO. TITLE BINDER DATED: JULY 20, 2016 IS THE CHAFFE FAMILY LIMITED PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIRST AMERICAN TITLE CO. COMMITMENT No. 5011634-2157622-AL04
- 3: PLATS USED TO ESTABLISH BOUNDARY.
 - A: PLAT OF TRACT B, BLOCK 6 FILED: MAY 2, 1974 IN VOLUME B9, FOLIO 119
 - B: PLAT OF LOT 11-A-1, BLOCK 13 AND TRACTS A-2-A AND A-2-B BRENTWOOD HILLS FILED; MAY 18, 2005 IN PLAT BOOK 2005C, FOLIO 162
- 4: FIELD WORK PERFORMED ON SEPTEMBER, 2016



SURVEYOR'S CERTIFICATE:
State of New Mexico
County of Bernalillo) S.S.

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 29TH day of JULY 2016.

Anthony L. Harris
Anthony L. Harris, N.M.P.S.#11463 THE SURVEY OFFICE, LLC
333 LOMAS BOULEVARD N.E. · ALBUQUERQUE, NEW MEXICO 87102
Telephone (505) 998-0303 · FAX (505) 998-0308

FIRE DESIGN CRITERIA

A 22 UNIT TOWNHOUSE DEVELOPMENT FOR GREG LOBBEREGET
 2006 S. 2008 P.C., 2009 U.M.C., 2009 L.P.C., 2014 H.E.C.

PROJECT LOCATION: NORTHEAST CORNER OF MARIE PARK DR. N.E. AND MENAUL BLVD N.E. AND TRAMWAY BLVD N.E. 2400 MARIE PARK DR N.E., ALBUQUERQUE, NM

ZONING: ATLAS MAP: H-22

LEGAL DESCRIPTION: TRACT B-1 BLOCK 8 BRENTWOOD HILLS SUBD

TOTAL ACRES: 1.55 ACRES

PROPOSED USE: RESIDENTIAL DWELLINGS IN R-2 ZONE

REQUIRED PARKING: TOWNHOUSE UNITS - 22 UNITS X 2 PARKING SPACE = 44 PARKING SPACES

PROPOSED PARKING: OFF STREET PARKING INCLUDING GARAGE BAYS - 44 PARKING SPACES - COMPLETES

STREET PARKING: OFF STREET PARKING - 8 PARKING SPACES PROVIDED - 14% OF TOTAL REQUIRED SPACES COMPLETES

CONSTRUCTION TYPE: TYPE V8 NON SPRINKLERED

SEISMIC ZONE: D

MAXIMUM TOTAL DWELLING UNITS: 22 UNITS - 18 DUPS PER ACRE

MAXIMUM BUILDING HEIGHT: 28'

TOWNHOUSE UNIT AREAS:

TWO BEDROOM TYPE 2 1/2 BATH TYPE 'A' UNITS

FLOOR AREA (EA. UNIT)
 LOWER LEVEL HEATED 817
 UPPER LEVEL HEATED 821
 TOTAL HEATED 1138 SF

GARAGE 284 SF
 TOTAL AREA 1482 SF

BUILDING 'A'
 (4) TWO BEDROOM TYPE 'A' UNITS
 (2) TWO BEDROOM TYPE 'B' UNITS

2 X 1214 = 2428 SF
 2 X 1188 = 2376 SF
 TOTAL HEATED 4804 SF

8 X 284 = 1844 SF GARAGE

BUILDING 'B'
 (2) TWO BEDROOM TYPE 'A' UNITS
 (2) TWO BEDROOM TYPE 'B' UNITS

2 X 1214 = 2428 SF
 2 X 1188 = 2376 SF
 TOTAL HEATED 4804 SF

4 X 284 = 1064 SF GARAGE

BUILDING 'C'
 (2) TWO BEDROOM TYPE 'A' UNITS
 (2) TWO BEDROOM TYPE 'B' UNITS

2 X 1214 = 2428 SF
 2 X 1188 = 2376 SF
 TOTAL HEATED 4804 SF

4 X 284 = 1064 SF GARAGE

BUILDING 'D'
 (2) TWO BEDROOM TYPE 'A' UNITS
 (2) TWO BEDROOM TYPE 'B' UNITS

2 X 1214 = 2428 SF
 2 X 1188 = 2376 SF
 TOTAL HEATED 4804 SF

4 X 284 = 1064 SF GARAGE

BUILDING 'E'
 (2) TWO BEDROOM TYPE 'A' UNITS
 (2) TWO BEDROOM TYPE 'B' UNITS

2 X 1214 = 2428 SF
 2 X 1188 = 2376 SF
 TOTAL HEATED 4804 SF

4 X 284 = 1064 SF GARAGE

BUILDING 'F'
 (2) TWO BEDROOM TYPE 'A' UNITS
 (2) TWO BEDROOM TYPE 'B' UNITS

2 X 1214 = 2428 SF
 2 X 1188 = 2376 SF
 TOTAL HEATED 4804 SF

4 X 284 = 1064 SF GARAGE

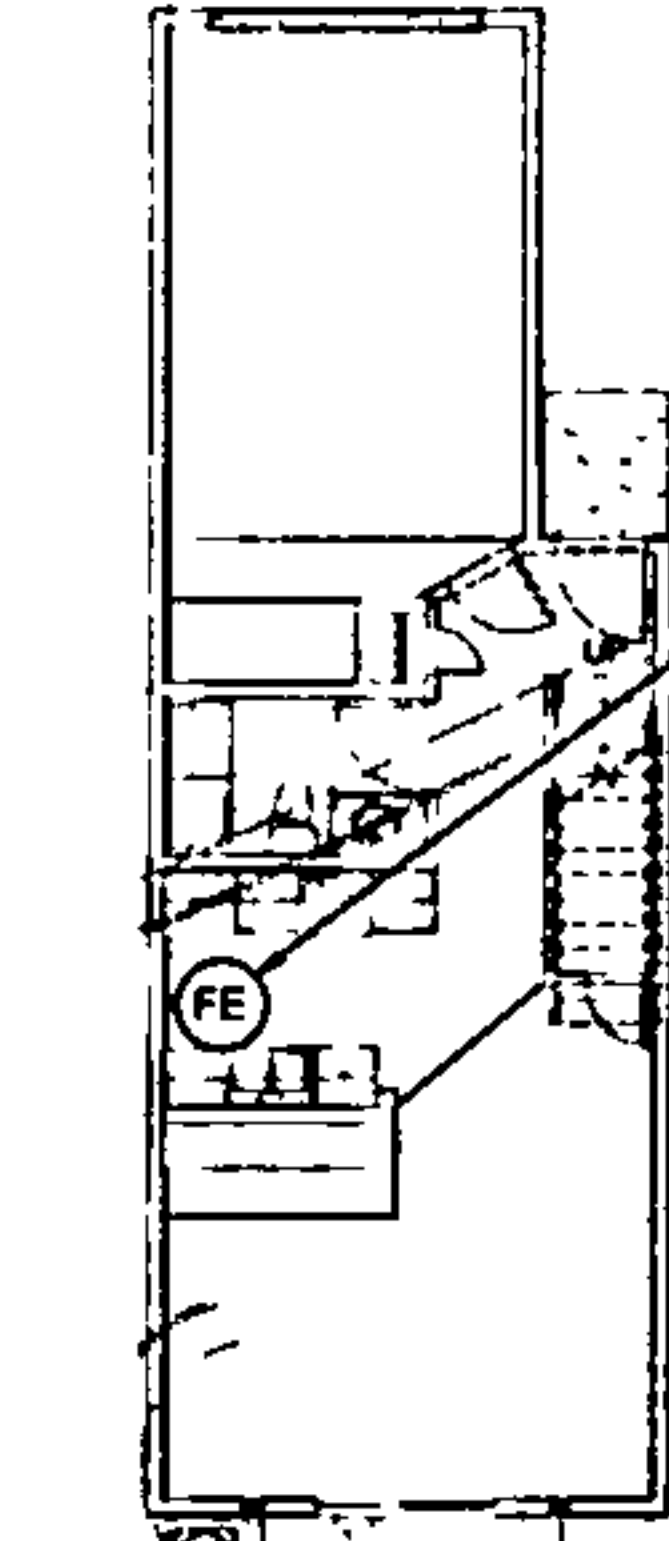
TOTAL PROJECT BUILDING AREA

BUILDING 'A' = 7180 SF
 BUILDING 'B' = 4804 SF
 BUILDING 'C' = 4804 SF
 BUILDING 'D' = 4804 SF
 BUILDING 'E' = 4804 SF
 BUILDING 'F' = 4804 SF

SITE TOTAL HEATED AREA = 28,396 SQUARE FEET

TOTAL GARAGE AREA = 8808 SQUARE FEET

TOTAL BUILDING AREA = 28,394 SQUARE FEET



LOWER LEVEL FIRE FLOOR PLAN
 Scale 1/8" = 1'-0"

CONSTRUCT 20' WIDE DRIVEPAD AND UNIDIRECTIONAL RAMP PER CDA STD DWG NO. 2428
 DO NOT ENTER ONE WAY SIGNAGE - SEE SCHEDULE 191
 FIRE LANE RED STRIPING ON CURB MIN. 4" HIGH WITH 3" MIN. HEIGHT LETTERS "FIRE LANE NO PARKING-TOW AWAY ZONE" @ 15' ON CENTER ALONG CURB - BOTH SIDES OF DRIVEWAY

FIRE PLAN
 Scale 1" = 20'-0"

FIRE NOTES

- ALL TRAFFIC AREAS SHALL BE RATED FOR 75,000# FIRE APPARATUS TRUCK
- NO SECURITY GATES WILL BE INSTALLED AT FIRE APPARATUS ACCESS ROADS
- BUILDING ADDRESS IDENTIFICATION TEXT SHALL BE 10" HIGH WITH 2" STROKE

ADDRESS IDENTIFICATION - VIEW TO NORTHWEST
 Scale 1" = 10'-0"

FIRE HYDRANT PLAN
 Scale 1" = 80'-0"

FOR CASE # 4113-16
 HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE DEPARTMENT OFFICE
 PLANS CHECKING DIVISION
 10/13/2016 - 10:00AM PM, J.A.
 APPROVED / DISAPPROVED
 7/12/16
 [Signature]

Cinelli / Roger Cinelli & Assoc.
 ARCHITECTS
 3418 Manual Torre Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

PROJECT TITLE: TOWNHOMES FOR GREG LOBBEREGET
 2400 MARIE PARK DR. N.E.
 ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: FIRE SITE PLAN AND HYDRANT PLANS

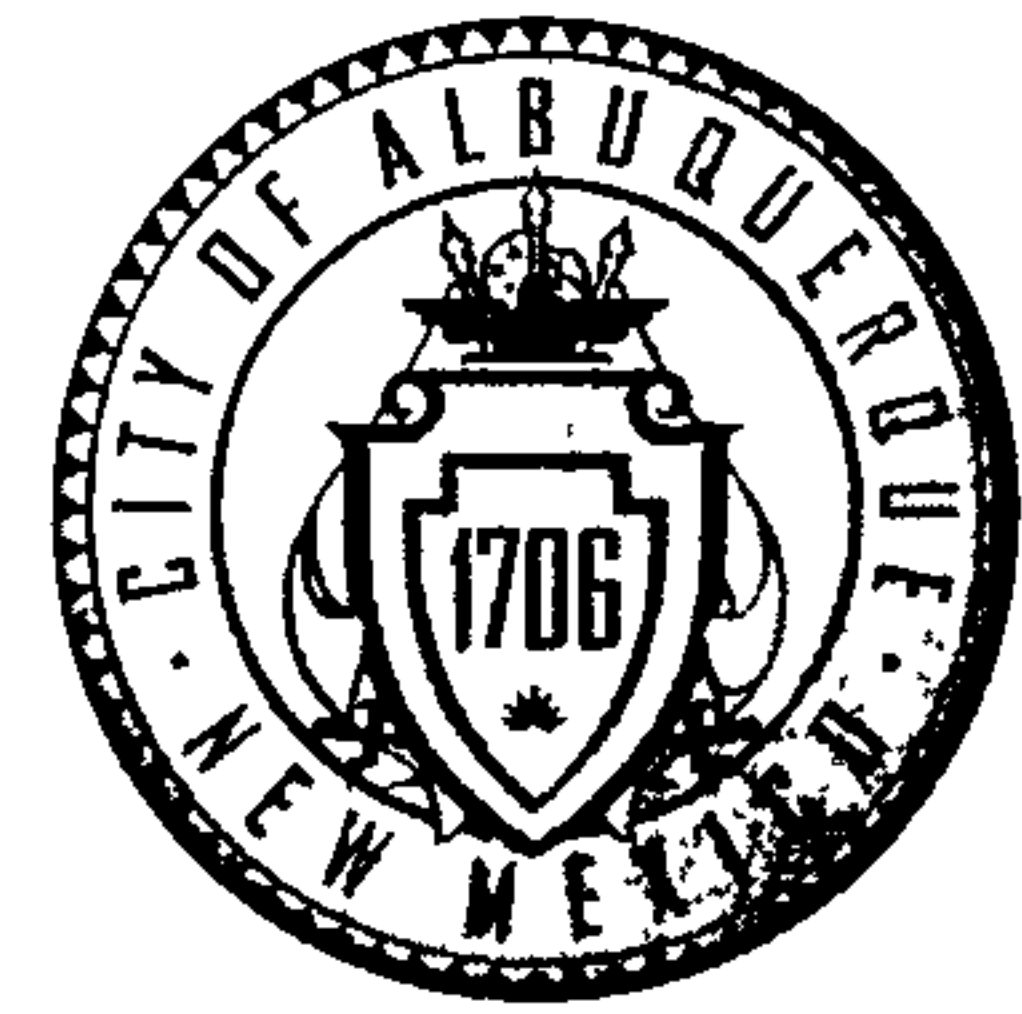
DATE: NOV 15, 2016 **PROJECT NO.:** BUCH14
DRAWING NO.:



FIRE101

10/22/16

CITY OF ALBUQUERQUE



October 10, 2016

Rodger Cinelli & Associates, Inc.
Rodger Cinelli
2418 Manuel Torres Ln NW
Albuquerque, NM 87107

Re: Townhouses for Greg Lobberegt
2400 Marie Park NE
Traffic Circulation Layout
Architect's Stamp 09-01-16 (H22D026)

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 09-01-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 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. *152' c every 2 units*
2. Please list the width and length for all ~~existing~~ and proposed parking spaces. Some dimensions are not shown.
- ~~3. The handicap accessible spaces must be a minimum of 8.5 ft. in width.~~
- ~~4. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.~~
- ~~5. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978. "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.~~
- ~~6. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1-B NMSA 1978)~~
7. Show the drive aisle width between buildings "E" and "D".
8. DPM chapter 23, Figure 23.7.1 does not apply to major circulation aisles.
9. Drive aisle width less than 24' must be one-way vehicular paths that require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs. *Shelub*
10. List radii for the Solid waste refuse between buildings "D" and "C". Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
11. A 5 ft. keyway is required for dead-end parking aisles.

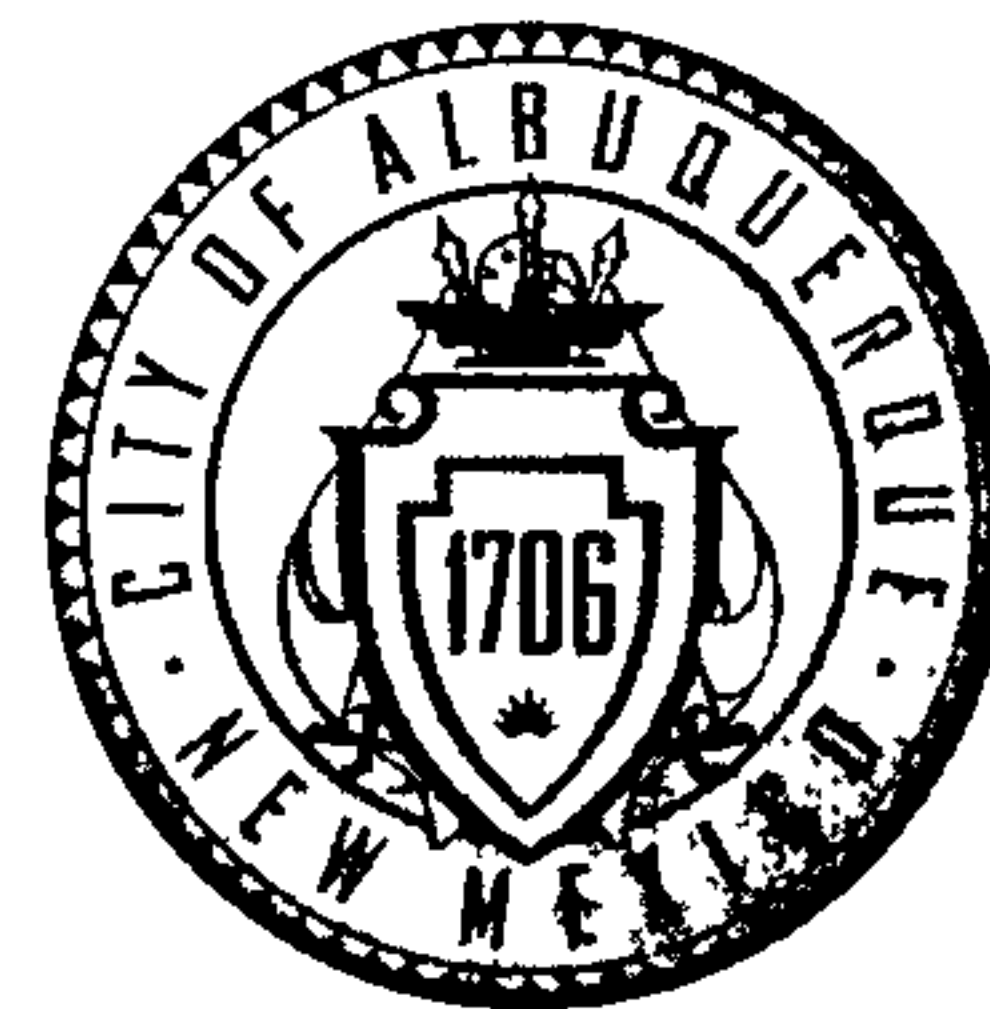
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New Mexico 87103

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CITY OF ALBUQUERQUE



12. 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.
13. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
14. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
15. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
16. Please specify the City Standard Drawing Number when applicable.
17. Please include a copy of your shared access agreement with the adjacent property owner.
18. See Chapter 23, Section 6 of the City of Albuquerque *Development Process Manual*, for appropriate drive pad widths.
19. 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.
20. Please include two copies of the traffic circulation layout at the next submittal.

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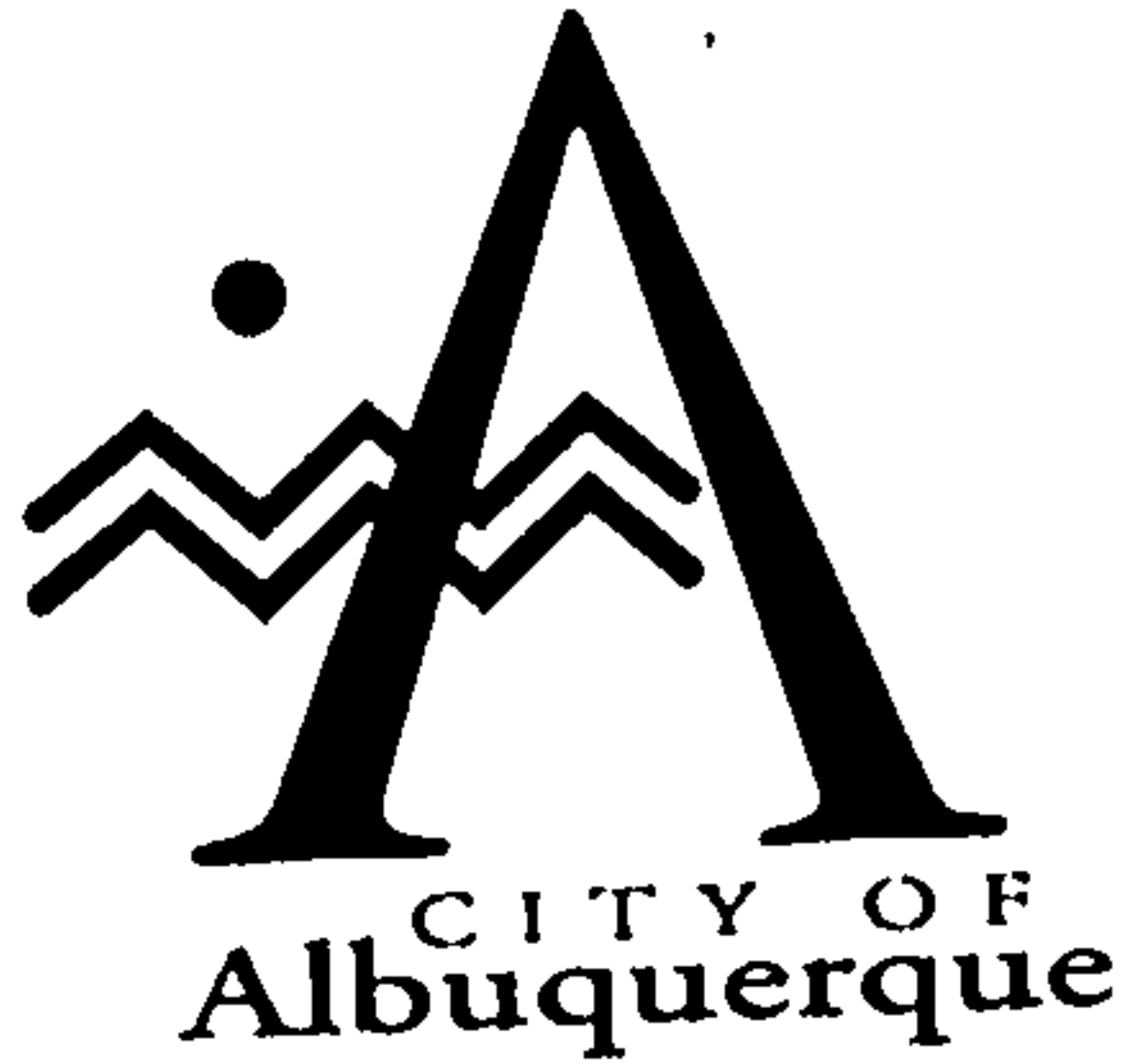
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981.

Sincerely,



Monica Ortiz
Plan Checker, Planning Dept.
Development Review Services

mao via: email
C: File



March 24, 1997

Martin J. Chávez, Mayor

Tom Mann
Engineering & Surveying Assoc.
5312 Noreen NE
Albuquerque, NM 87111

RE: SGS WITTER (H22-D26). GRADING AND DRAINAGE PLAN FOR BUILDING
PERMIT APPROVAL. ENGINEER'S STAMP DATED MARCH 11, 1997.

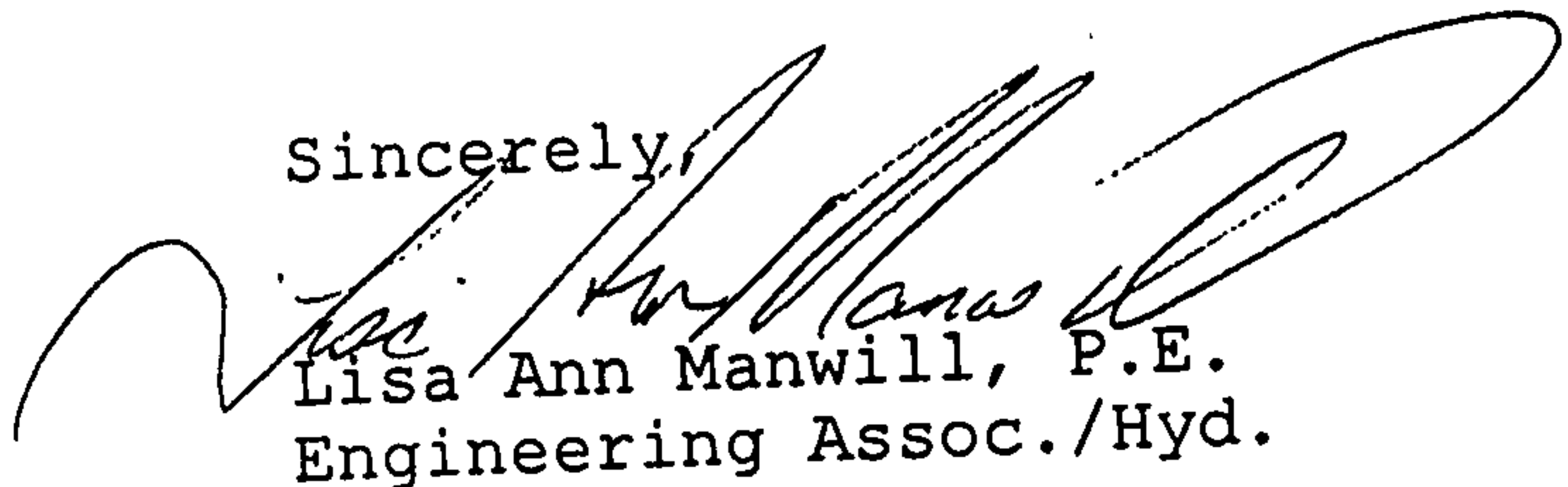
Dear Mr. Mann:

Based on the information provided on your March 13, 1997 submittal, the
above reference project is approved for Building Permit.

An Engineer's Certification will be required for Certificate of
Occupancy.

If I can be of further assistance, please feel free to contact me at
924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
<File>

Good for You. Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



DRAINAGE INFORMATION SHEET

PROJECT TITLE: SGS Witter ZONE ATLAS/DRNG. FILE #: H-22/024
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: lot 6 Indian Hills Addition
 CITY ADDRESS: 1804 Juan Tabo Blvd NE
 ENGINEERING FIRM: Engineering & Surveying Assoc CONTACT: Tom Mann
 ADDRESS: 5312 Noreen NE ABQ NM 87111 PHONE: 298 4651
 OWNER: SGS Witter CONTACT: George Nail
 ADDRESS: 1804-A Juan Tabo NE 87112 PHONE: 292-3635
 ARCHITECT: Unknown CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: Engineering & Surveying Assoc CONTACT: Tom Mann
 ADDRESS: 5312 Noreen NE 87111 PHONE: 298 4651
 CONTRACTOR: Chase West CONTACT: _____
 ADDRESS: 13000 Calle de Sandias 87111 PHONE: 294-8396

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION
- OTHER _____

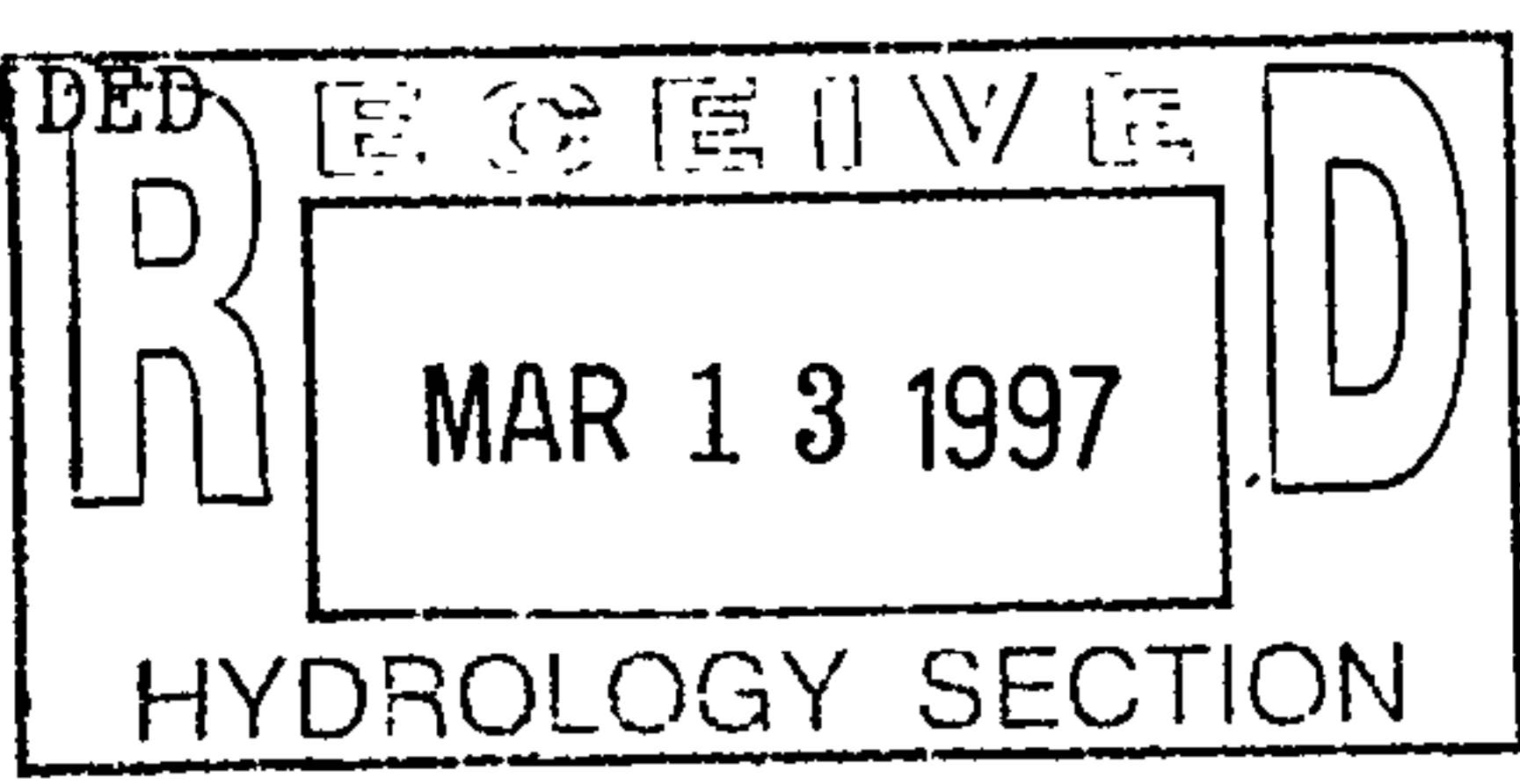
CHECK TYPE OF APPROVAL SOUGHT:

- SKETCH PLAT APPROVAL
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- S.A.D. DRAINAGE REPORT
- DRAINAGE REQUIREMENTS
- SUBDIVISION CERTIFICATION
- OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

- YES
- NO

COPY PROVIDED



DATE SUBMITTED: 3/12/97
 BY: Jon Mann