

# 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.

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 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**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)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



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

Rail      11/30/16

Signed      Date

**A 22 UNITS TOWNHOUSE DEVELOPMENT FOR GREG LOBBEREGET**

**ZONE ATLAS MAP: H-22**

**ZONING:** R-2

**TOTAL ACREAGE:** 1.56 ACRES

**PROPOSED USES: RESIDENTIAL DWELLINGS**

**PARKING PROVIDED ( INCLUDING GARAGES ):**  
OFF STREET PARKING = 44 PARKING SPACES - COMPLIES

**TOTAL PARKING PROVIDED:**  
OFF STREET PARKING - 50 PARKING SPACES



Scale: 1" = 20'-0"

0' 20' 50' 100'

**NOTE:**  
**DPM CH. 23, FIGURE 23.7.1**  
 \* 20' AISLE PERMITTED FOR 10' WIDE PARKING  
 STALLS 22' AISLE PERMITTED FOR 9'-6" WIDE  
 PARKING STALLS

OVERHEAD GARAGE DOOR LOCATION

9'-0" WIDE GARAGE DOOR @ TWO BED-ROOM

UNIT CONCRETE DRIVEWAY

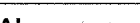
CONCRETE  
PAD AT ALL  
UNIT GARAGE  
PARKING  
SPACES

VICINITY MAP - ZA MAP H-22 1" = 500'

**Cinelli** / Roger Cinelli & Assoc.  
ARCHITECTS 2418 Manuel Torres Lane N.W.  
Albuquerque, New Mexico 87107  
(505) 243-8211

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

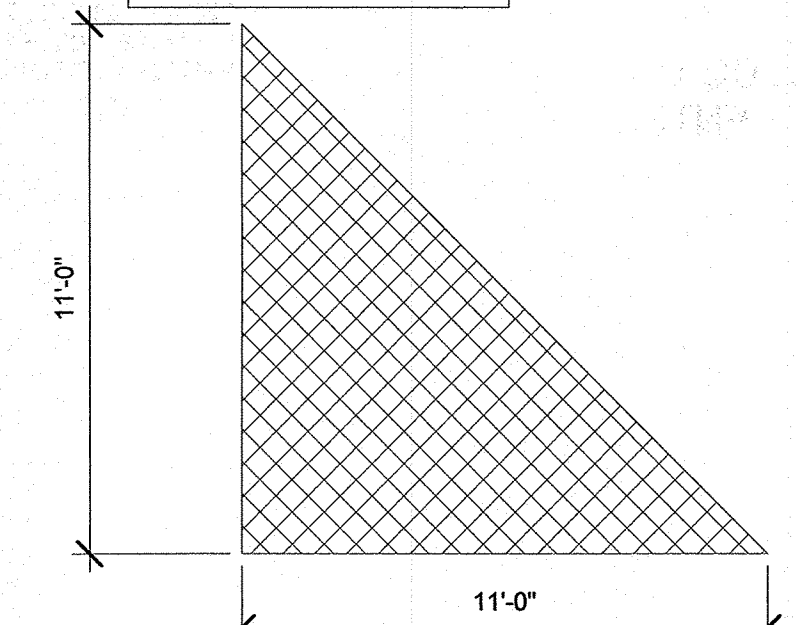
DRAWING TITLE:  
**TRAFFIC CONTROL LAYOUT**

SEAL 	DATE NOV. 22, 2016	PROJECT NO. BUCH14
	DRAWING NO.	

CIVIL101

11/22/16

Scale: 1" = 1'-0"




NOTE:  
CLEAR AND MINI CLEAR SIGHT TRIANGLE:  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR  
SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND  
SHRUBBERY BETWEEN 3' AND 8 FEET TALL (MEASURED FROM  
THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA

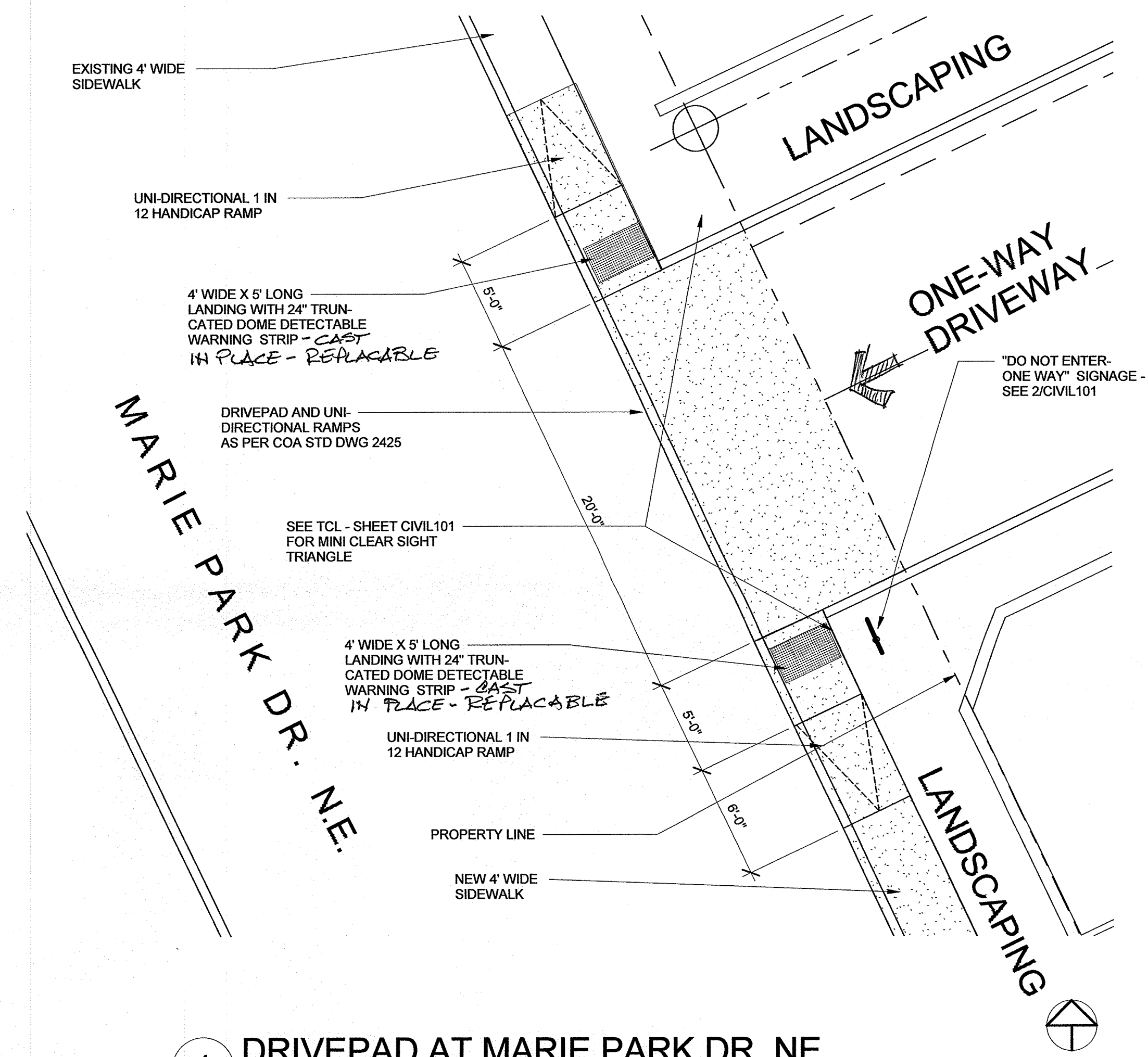
Diagram illustrating a unit concrete driveway. The driveway is shown as a rectangular area with a dashed line indicating a 10' wide garage for two bedrooms. The driveway is labeled "UNIT CONCRETE DRIVEWAY".

LS

LANDSCAPE  
AREA -  
NO  
PARKING



TRAFFIC  
DIRECTION

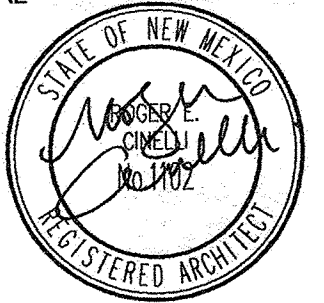


1 DRIVEPAD AT MARIE PARK DR. NE  
Scale: 3/16" = 1'-0"

**Cinelli** / Roger Cinelli & Assoc.  
ARCHITECTS 2418 Manuel Torres 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:  
ENLARGED DRIVEPAD PLAN

SEAL 	DATE NOV. 22, 2016	PROJECT NO. BUCH14
	DRAWING NO. <b>CIVIL102</b>	

11/22/16