

# CITY OF ALBUQUERQUE



November 22, 2017

Roger Cinelli  
Roger Cinelli and Assoc.  
2418 Manuel Torres Lane NW  
Albuquerque, NM 87107

**Re: Marble Townhomes**  
**6001 Marble Ave. NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **11-7-17 (J18-D046)**

Dear Mr. Cinelli,

The TCL submittal received 11-20-17 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,

Ernest Armijo, PE  
Senior Engineer, Planning Dept.  
Development Review Services

EA via: email  
C: File



The map shows a grid of streets. The vertical streets from left to right are Valencia, Marble Ave N.E., and Fair Plaza. The horizontal streets from top to bottom are 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th. A specific lot is highlighted with a cross-hatched pattern and labeled 'O-1'. A diagonal line runs across the map from the top left to the bottom right. The map includes various lot numbers, street names, and a scale bar at the bottom.

$$1'' = 500'$$

2% MAX. CROSS SLOPE

NEW CONCRETE SIDEWALK - NEW CONCRETE SITE WORK  
2% MAX. CROSS SLOPE

OVERHEAD GARAGE DOOR LOCATION

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

UNIT CONCRETE DRIVEWAY

CONCRETE PAD & SIDEWALK AT ALL UNIT GARAGE PARKING SPACES

OVERHEAD GARAGE DOOR LOCATION

16'-0" WIDE GARAGE DOOR @ TWO BED-ROOM/TWO CAR AND THREE BEDROOM

UNIT CONCRETE DRIVEWAY

11'-0"

11'-0"

6" HIGH CONCRETE CURB

UNIT ENTRY

TRAFFIC DIRECTION

2" HOT MIX ASPHALT OR 4" CONCRETE

4" BASE COURSE

PAVEMENT SECTION

LANDSCAPE AREA - NO PARKING

NOTE: CLEAR AND MINI CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR

## DESIGN CRITERIA

PROJECT TITLE: TOWNHOMES FOR  
FOR MARBLE TOWNHOMES L.L.C.  
6001 MARBLE AVE. N.E.  
ALBUQUERQUE, NEW MEXICO

SEAL	DATE	PROJECT NO.
	NOV 2017	TIRY42
	DRAWING NO.	
	CIVIL101	

REVISÉ 11/20/17

Scale: 1" = 20'-0"

**PROPOSED PARKING:**  
OFF STREET PARKING = 64 PARKING SPACES  
( INCLUDING GARAGE SPACES) **COMPLIES**





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: MARBLE TOWNHOMES Building Permit #: \_\_\_\_\_ City Drainage #: J18DO46

DRB#: \_\_\_\_\_ EPC#: 1011325/17EPC-40029 Work Order#: \_\_\_\_\_

Legal Description: MARBLE TOWNHOMES

City Address: 6001 MARBLE AVE. N.E.

Engineering Firm: RIO GRANDE ENGINEERING

Contact: DAVID SOULE

Address: 1606 CENTRAL AVE SE SUITE 201 ABQ., N.M. 87106

Phone#: 505-321-9099

Fax#: \_\_\_\_\_

E-mail: david@riograndeengineerin

Owner: MARBLE TOWNHOMES L.L.C.

Contact: AHMET

Address: 1815 CAGUA AVE. N.E. ABQ., N.M. 87110

Phone#: 505-615-4278

Fax#: \_\_\_\_\_

E-mail: atiryaki@comcast.net

Architect: ROGER CINELLI & ASSOCIATES INC

Contact: ROGER

Address: 2418 MANUEL TORRES LN NW ABQ., N.M. 87107

Phone#: 505-243-8211

Fax#: \_\_\_\_\_

E-mail: rcinelli@q.com

Surveyor: CARTESIAN SURVEYS, INC.

Contact: WILL PLOTNER

Address: 1005 21ST STREET SE SUITE A RIO RANCHO, N.M. 87124

Phone#: 505-896-3050

Fax#: \_\_\_\_\_

E-mail: wplotnerjr@gmail.com

Contractor: AHMET TIRYAKI

Contact: AHMET

Address: 1815 CAGUA AVE N.E. ABQ., N.M. 87110

Phone#: 505-615-4278

Fax#: \_\_\_\_\_

E-mail: atiryaki@comcast.net

### 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
- ☒ X 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
- ☒ X 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: \_\_\_\_\_

☒ X Yes ☐ No ☐ NO Copy Provided

DATE SUBMITTED: 11/20/17

By: ROGER CINELLI

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