

CITY OF ALBUQUERQUE



April 30, 2019

Cinelli Architects
Roger Cinelli
2418 Manuel Torres LN. N.W.
Albuquerque, NM 87107

Re: Townhouses for Ahmet Tiryaki
1200 Cagua Dr. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp **04-23-19** (J18D048)

Dear Mr. Cinelli,

The TCL submittal received 04-23-19 is approved for Building Permit with. 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,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

/MM 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 AHMET TIRYAKI **Building Permit #:** **City Drainage #:** 3190048
DRB#: **EPC#:** 1011325/17EPC-40029 **Work Order#:**
Legal Description: MARBLE TOWNHOMES TRACT 3
City Address: 1200 CAGUA DR. S.E. J-18

Engineering Firm: ASH ENGINEERING LLC **Contact:** REZA
Address: 801 ADAMS PL. S.E.
Phone#: 505-440-5597 **Fax#:** **E-mail:** asheng505@hotmail.com

Owner: AHMET TIRYAKI **Contact:** AHMET
Address: 1815 CAGUA NE 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. N.W. ALBUQ., N.M. 87107
Phone#: 505-243-8211 **Fax#:** **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

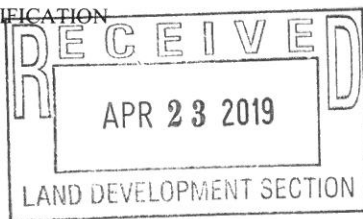
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

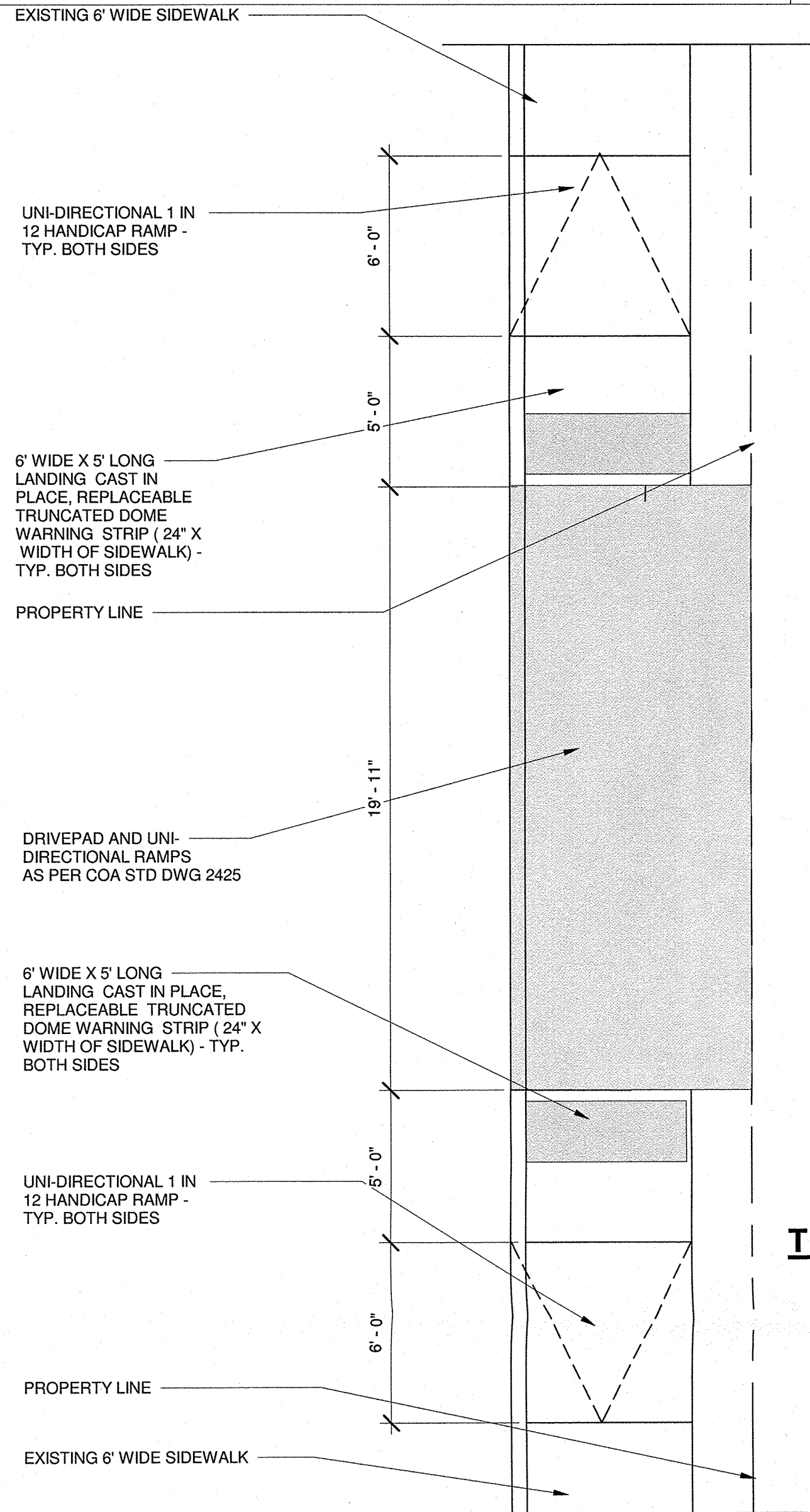
DATE SUBMITTED: 042319 By: ROGER CINELLI



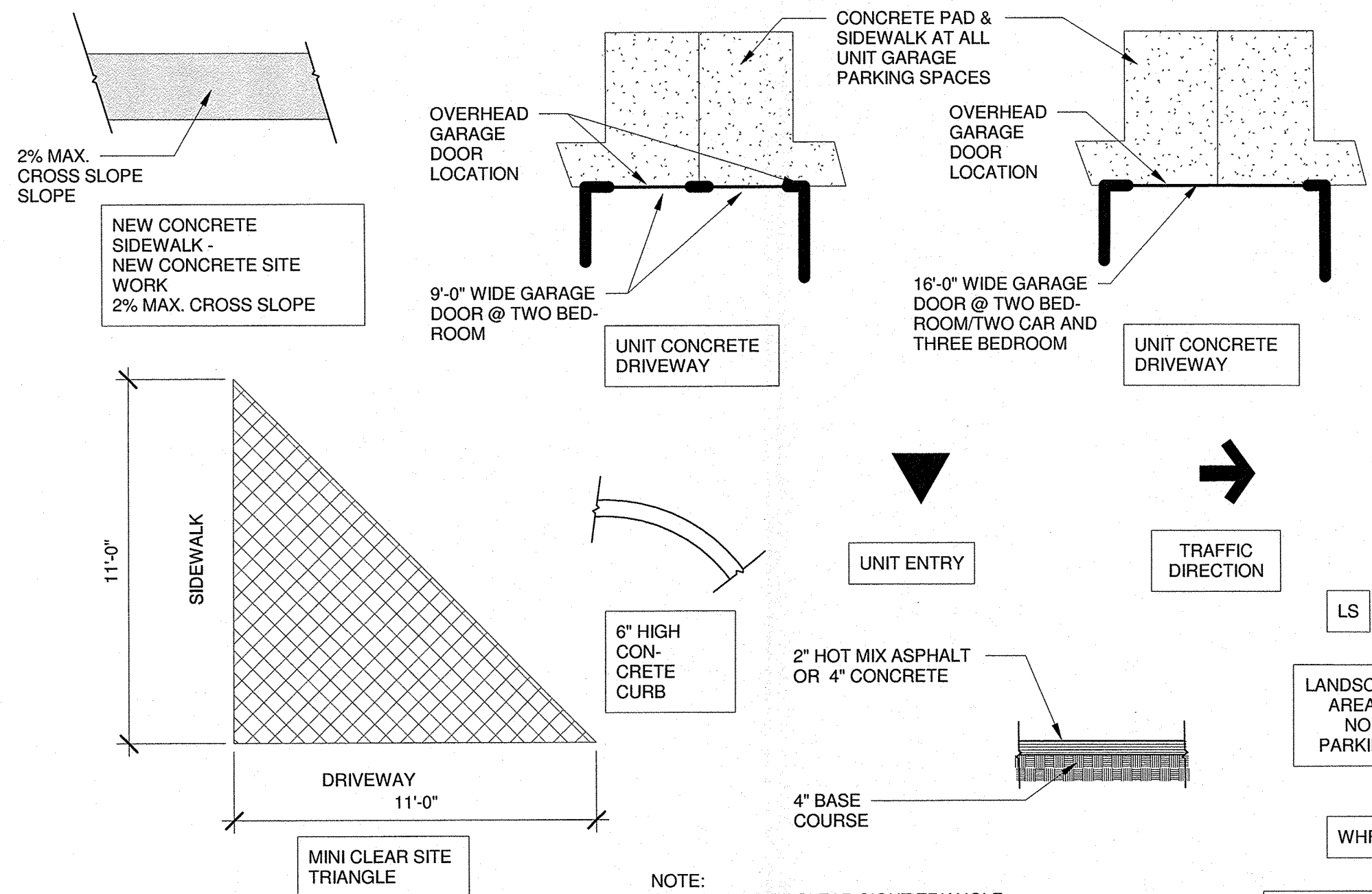
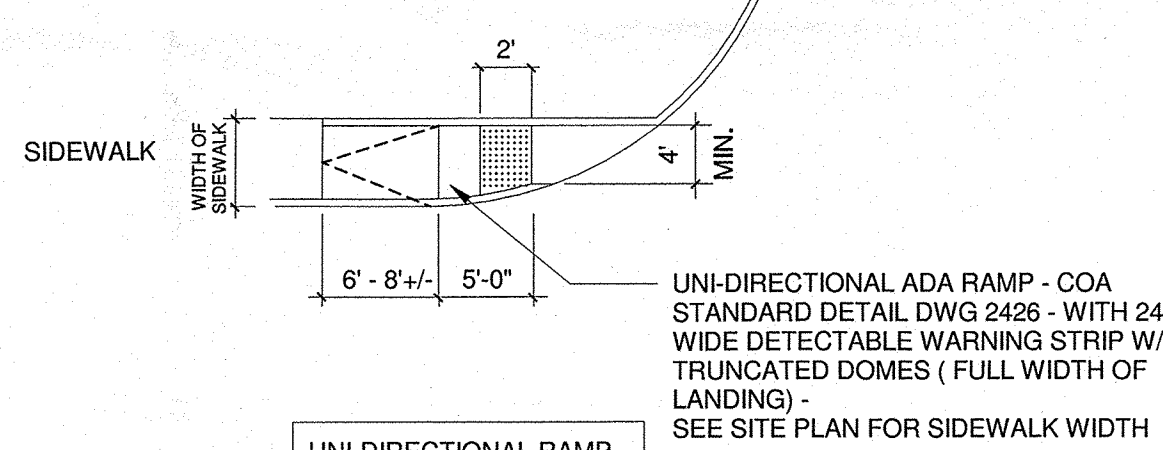
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

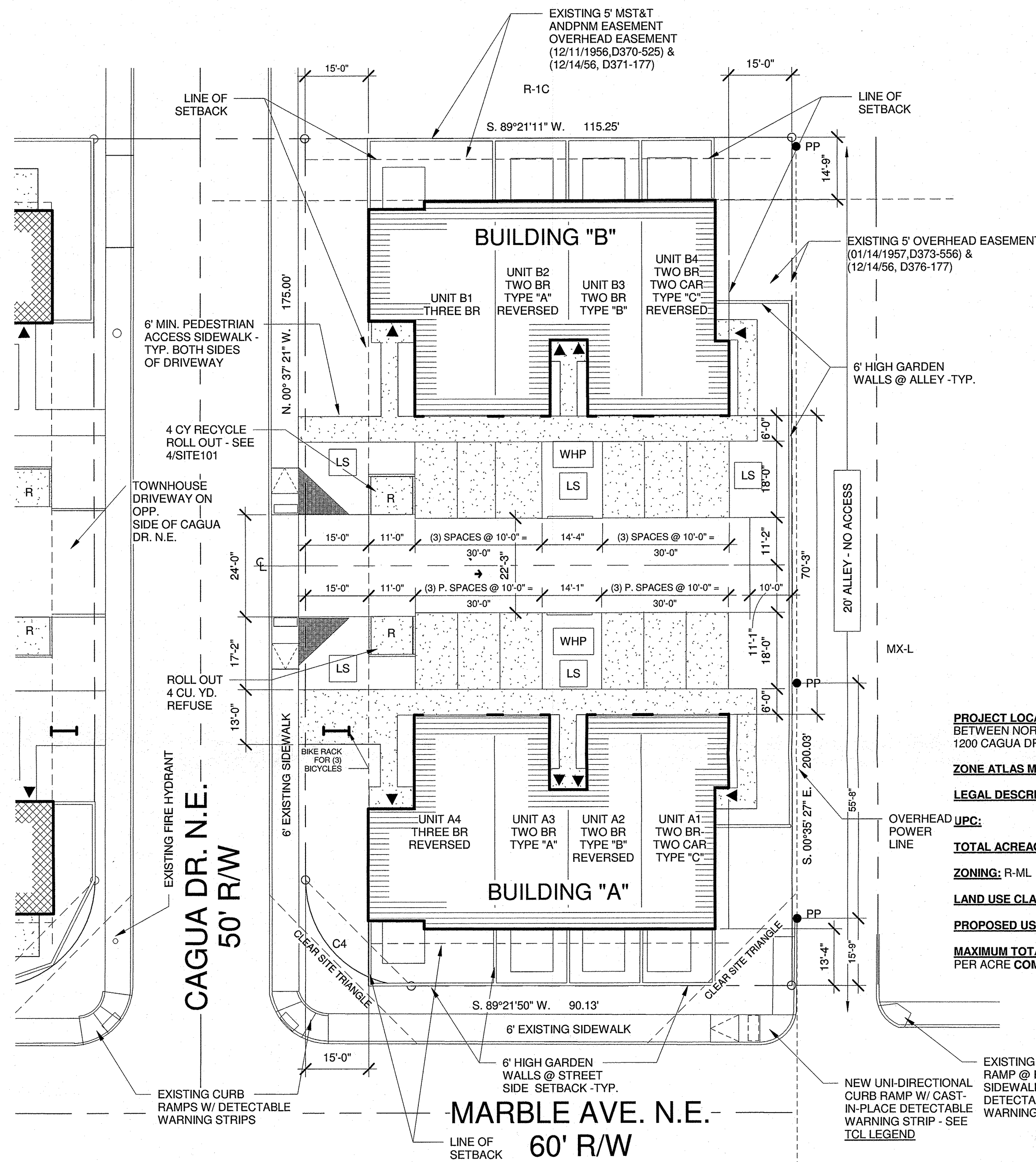
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



TRAFFIC CONTROL PLAN LEGEND



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

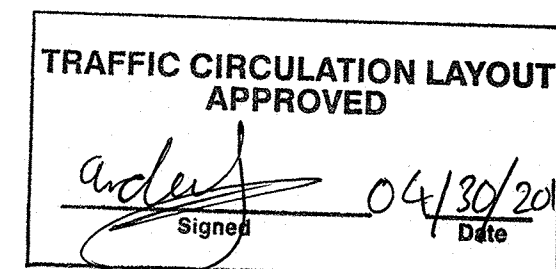


1 SITE PLAN - TLC

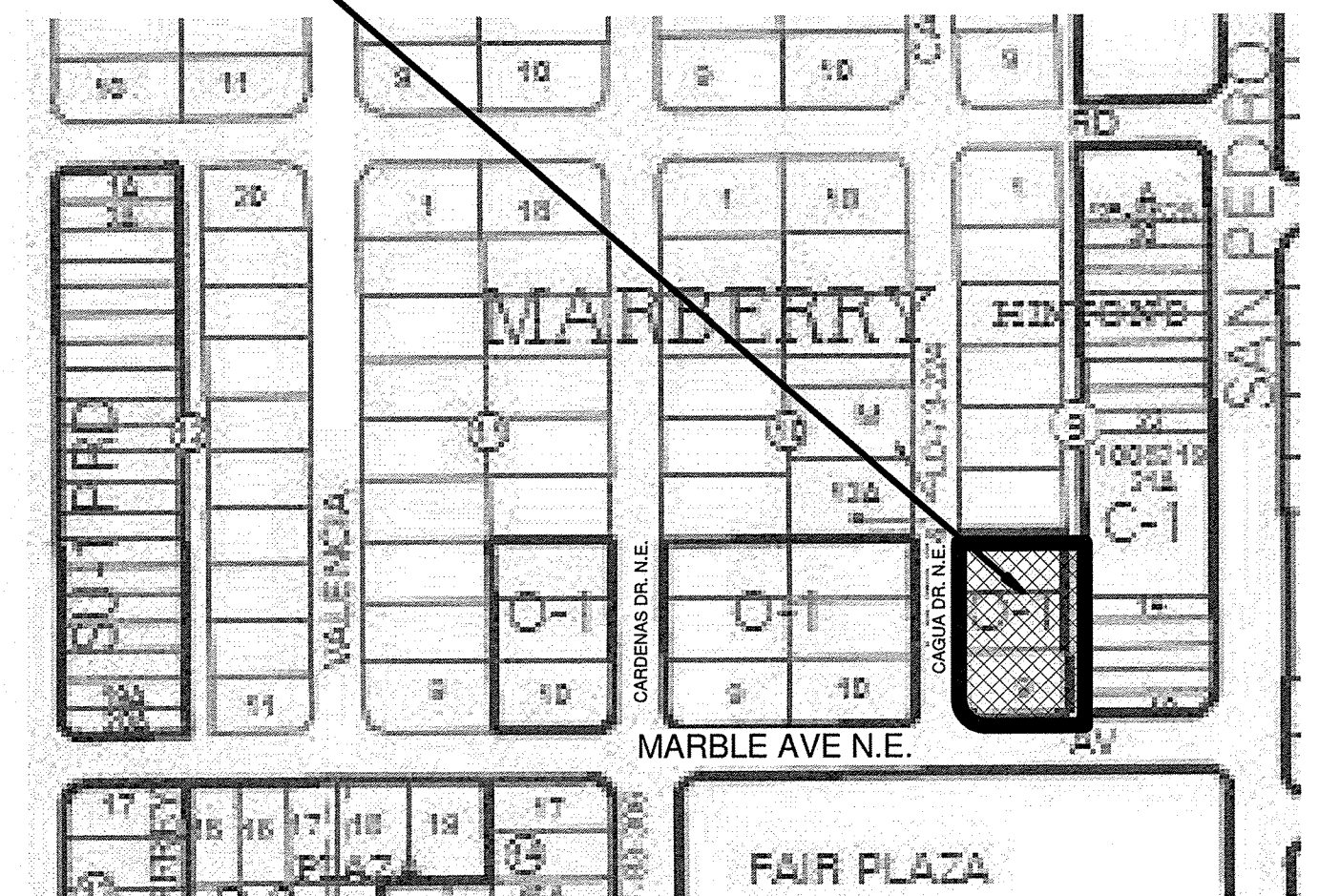
Scale: 1" = 20'-0"

TCL NOTE:

- DPM CH. 23, FIGURE 23.7.1
22' AISLE PERMITTED FOR 9'-6" MIN. WIDE PARKING STALLS
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS PER COA STD DWG # 2415A AND 2430
- ALL UNIT GARAGES SHALL PROVIDE BICYCLE SPACE
- SEE TRAFFIC CONTROL LEGEND
THIS SHEET FOR COA STANDARD DRIVEPAD, CURBS, SIDEWALKS, PAVEMENT SECTION DETAIL AND GARAGE DOOR LOCATIONS AND SIZE



WHEELCHAIR RAMPS LOCATED AT THE PUBLIC RIGHT OF WAY JUST HAVE TRUNCATED DOMES.



DESIGN CRITERIA

PROJECT LOCATION: NORTHSIDE OF MARBLE BETWEEN NORTH-WEST ALLEY AND CAGUA DR. N.E. 1200 CAGUA DR. N.E., ALBUQUERQUE, NM

ZONE ATLAS MAP: J-18

LEGAL DESCRIPTION: TRACT 3 MARBLE TOWNHOMES

UPC:

TOTAL ACREAGE: .5259 ACRES

ZONING: R-ML

LAND USE CLASSIFICATION: 3000

PROPOSED USES: RESIDENTIAL DWELLINGS

MAXIMUM TOTAL DWELLING UNITS: 8 UNITS - 10 DU'S PER ACRE COMPLIES

PROPOSED USES: RESIDENTIAL DEVELOPMENT

UNIT COUNT:

THREE BEDROOM - 2 BATH - 2 CAR GARAGE 2

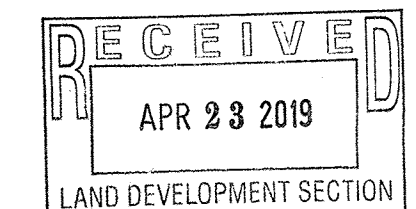
TWO BEDROOM - 1 1/2 BATH - 2 CAR GARAGE 4

TWO BEDROOM - 1 1/2 BATH - 1 CAR GARAGE 2

TOTAL 8 UNITS

REQUIRED PARKING: TOWNHOUSE UNITS - 8 UNITS X 2.0 PARKING SPACES = 16 PARKING SPACES

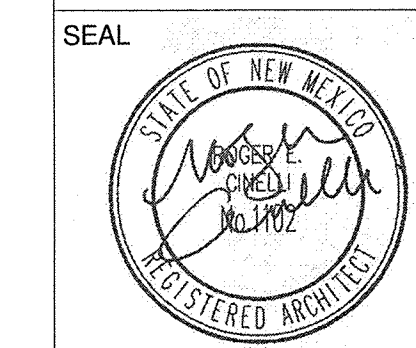
PROPOSED PARKING: OFF STREET PARKING = 24 PARKING SPACES (INCLUDING GARAGE SPACES) COMPLIES



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

PROJECT TITLE: TOWNHOMES FOR AHMET TIRYAKI
1200 CAGUA DR. N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: TRAFFIC CONTROL LAYOUT



DATE: APR 2019

PROJECT NO.: TIRY48

DRAWING NO.:

CIVIL101

4/23/19