

# CITY OF ALBUQUERQUE



February 7, 2019

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

**Re: Townhouse for Ahmet Tiryaki**  
900 Chelwood Blvd. N.E., Lot 1A, Block 11, Albuquerque, NM 87112  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **10-11-18** (J22D070)

Dear Mr. Cinelli,

The TCL submittal received 02-07-2019 is approved for Building Permit **with the condition of work order close out**. 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 1/2016)

**Project Title:** TOWNHOUSE FOR AHMET TIRYAKI Building Permit #: \_\_\_\_\_ Hydrology File #: J22070

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

Legal Description: LOT 1A, BLOCK 11, GRANDVIEW HEIGHTS

City Address: ALBUQUERQUE, NEW MEXICO

**Applicant:** ROGER CINELLI & ASSOCIATES INC Contact: ROGER

Address: 2418 MANUEL TORRES LN N.W., ABQ., N.M.

Phone#: 505-243-8211 Fax#: 505-243-8196 E-mail: rcinelli@q.com

**Other Contact:** AHMET TIRYAKI Contact: AHMET TIRYAKI

Address: 1815 CAGUA NE, ABQ., N.M.

Phone#: 615-4278 Fax#: \_\_\_\_\_ E-mail: atiryaki@comcast.net

Check all that Apply:

### DEPARTMENT:

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

### TYPE OF SUBMITTAL:

☐ AS-BUILT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ GRADING/ESC PERMIT APPROVAL

☐ 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

☐ 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: 2/6/19 By: ROGER CINELLI

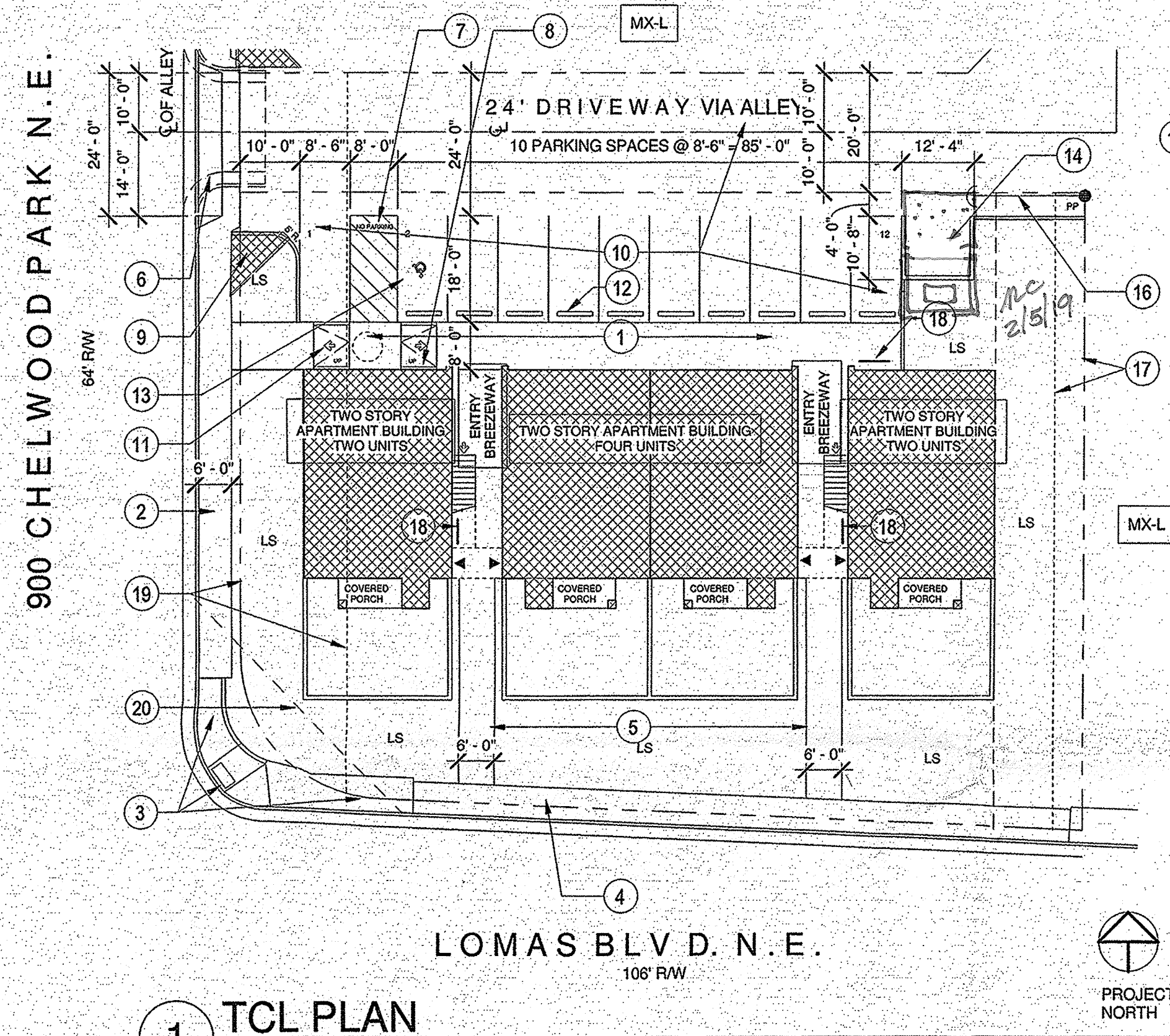
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE RECEIVED: \_\_\_\_\_



TRAFFIC CIRCULATION LAYOUT  
APPROVED  
*[Signature]*  
Signed  
2/07/19  
Date

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

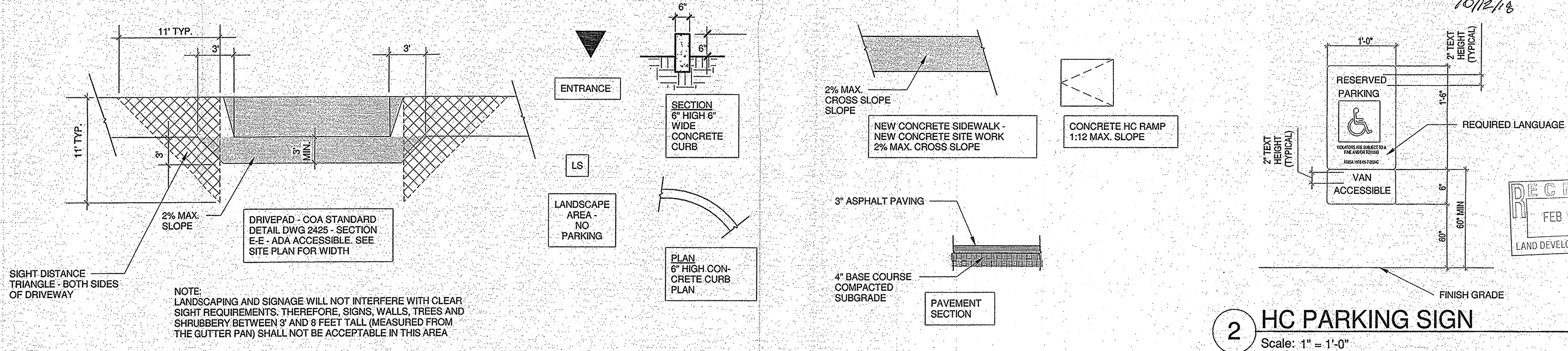


1 TCL PLAN  
Scale: 1" = 20'-0"

NOTE:  
1. AN UPDATED TCL SHALL  
BE SUBMITTED TO TRANS-  
PORTATION IF ANY CHANGES  
ARE THE RESULT OF THE  
CITY WORK ORDER.  
2. THE CO WILL BE HELD  
FOR WORK ORDER  
CLOSEOUT.

NOTE: ALL WORK IN CITY  
STREET R.O.W. SHALL  
BE CONDUCTED UNDER  
CITY WORK ORDER  
MC  
10/12/18

### TRAFFIC CONTROL LAYOUT LEGEND

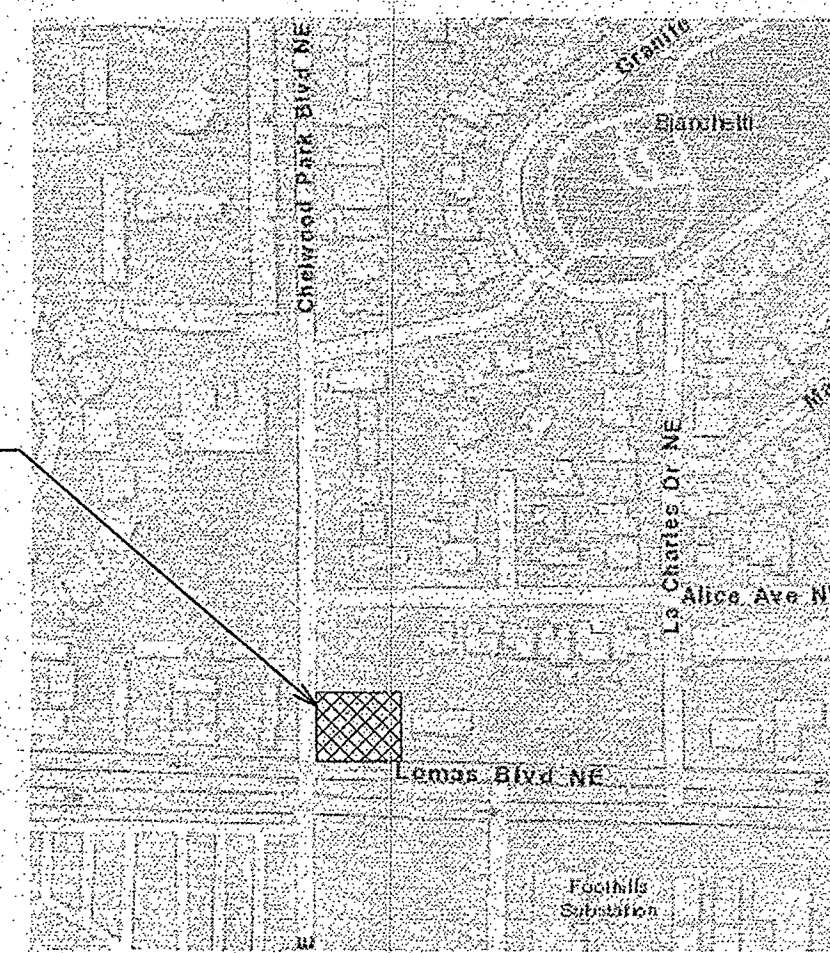


2 HC PARKING SIGN  
Scale: 1" = 1'-0"

900 CHELWOOD  
PARK BLVD. N.E.

### SHEET KEYNOTES CIVIL101

- 8 FT. WIDE PEDESTRIAN CONNECTION SIDEWALK
- CONSTRUCT NEW 6' WIDE SIDEWALK IN PUBLIC R.O.W.
- EXISTING WHEELCHAIR ACCESSIBLE HANDICAP RAMP WITH CONCRETE SIDEWALK WINGS - ADD TRUNCATED DOME WARNING STRIP 24" BY WIDTH OF RAMP
- EXISTING ASPHALT SIDEWALK
- 6' WIDE CONNECTING SIDEWALK
- NEW ALLEY ACCES DRIVEPAD CONSTRUCTED WITH ADJACENT APARTMENT PROJECT ON 910 CHELWOOD BLVD. N.E.
- HANDICAP VAN AISLE STRIPING WITH "NO PARKING" LETTERS ON ASPHALT - 12" HEIGHT W/ 2" STROKE
- WALL MOUNTED HANDICAP VAN SPACE SIGNAGE - SEE 2/CIVIL101
- MINI CLEAR SITE TRIANGLE - NO SHRUBS, OBSTACLES HIGHER THAN 3'-0" ABOVE GUTTER FLOW LIND
- ASPHALT PAVING
- SEE TRAFFIC CONTROL LEGEND
- PRECAST CONCRETE BUMPER
- HANDICAP PARKING - VAN SPACE - LESS THAN 1:20 SLOPE - SEE CIVIL 102
- 4 CU. YD. ROLL OUT TYPE REFUSE CONTAINER IN 10'-8" X 12'-4" BLOCK ENCLOSURE - SEE CIVIL103 1/18X12'X6" CONCRETE APRON MC 2/5/19
- ALLEY CONTINUATION TO EAST
- PNM GUY WIRE
- 5'-0" P.U.E. (D-129 9/13/54)
- BICYCLE PARKING (1 OF 3) TOTAL - RACK TO COMPLY WITH 5-5(E)(4)(a) through 5-5(E)(4)(d) OF THE ZONING CODE
- VACATED 18' OF CHELWOOD PARK RESERVED AS ON EASEMENT PER VACATION DOCUMENT (V-72-4)
- CLEAR SITE TRIANGLE



J-22-Z VICINITY MAP - NTS



### TCL DESIGN CRITERIA

ADDRESS: 910 CHELWOOD PARK BLVD. N.E., ALBUQUERQUE NEW MEXICO  
ZONE ATLAS PAGE: J-22-Z  
LEGAL DESCRIPTION: LOT 1A, BLOCK 11, GRANDVIEW HEIGHTS, ALBUQUERQUE, NEW MEXICO  
ZONE DISTRICT: MX-L  
OCCUPANCY: R2  
SITE PARKING CALCULATION:  
8 - 2BR/1 BA APARTMENTS - 830 SF NET LEASABLE  
1.5 SPACES PER UNIT REQUIRED PER TABLE 14-16-5-5-1  
= (12) SPACES REQUIRED  
OFF STREET PARKING:  
(11) OFF STREET PARKING SPACES PROVIDED INCLUDING  
(1) HANDICAP VAN PARKING SPACE  
TOTAL PARKING:  
12 PARKING SPACES PROVIDED - COMPLIES  
MOTORCYCLE PARKING NOT REQUIRED FOR RESIDENTIAL - 14-16-5-5(D)(1)  
BICYCLE PARKING TABLE 14-16-5-5-5:  
3 BICYCLE PARKING SPACES REQUIRED  
3 BICYCLE PARKING SPACES PER DPM PROVIDED - COMPLIES

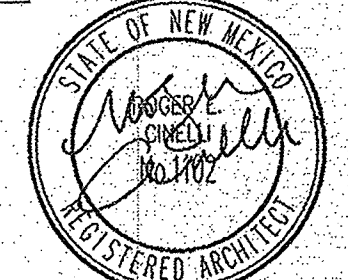
NOTE:  
EXISTING SIDEWALKS, CURB AND GUTTER ON CHELWOOD & ALICE FRONTAGE IS IN ACCEPTABLE SHAPE; REPLACEMENT NOT REQUIRED.  
NO BUS STOP AT FRONTAGE OR WITHIN 300' OF SITE.  
LOMAS AT CHELWOOD PARK BLVD. IS DESIGNATED MAJOR TRANSIT 101118  
LOMAS BUS ROUTE ARRIVALS FREQUENCY = 20 MIN  
20 MIN > 15 MIN, NO PARKING DISCOUNT FOR BUS STOP WITHIN 1320 FT.

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

PROJECT TITLE: APARTMENTS FOR AHMET TIRYAKI  
900 CHELWOOD PARK BLVD. N.E.  
ALBUQUERQUE, N.M.

DRAWING TITLE: TRAFFIC CONTROL LAYOUT

RECEIVED  
FEB 07 2019  
LAND DEVELOPMENT SECTION



DATE: OCT 2018  
PROJECT NO.: TIRY45  
DRAWING NO.:

CIVIL101

10/11/18  
REVISED 2/5/19