

CITY OF ALBUQUERQUE



May 28, 2019

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

**Re: CIMA TOWNHOUSE FOR WORQUE L.L.C.
900 & 910 CHELWOOD Blvd. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 05-20-2019(J22D070)**

Dear Mr. Cinelli,

The TCL submittal received 05-21-2019 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

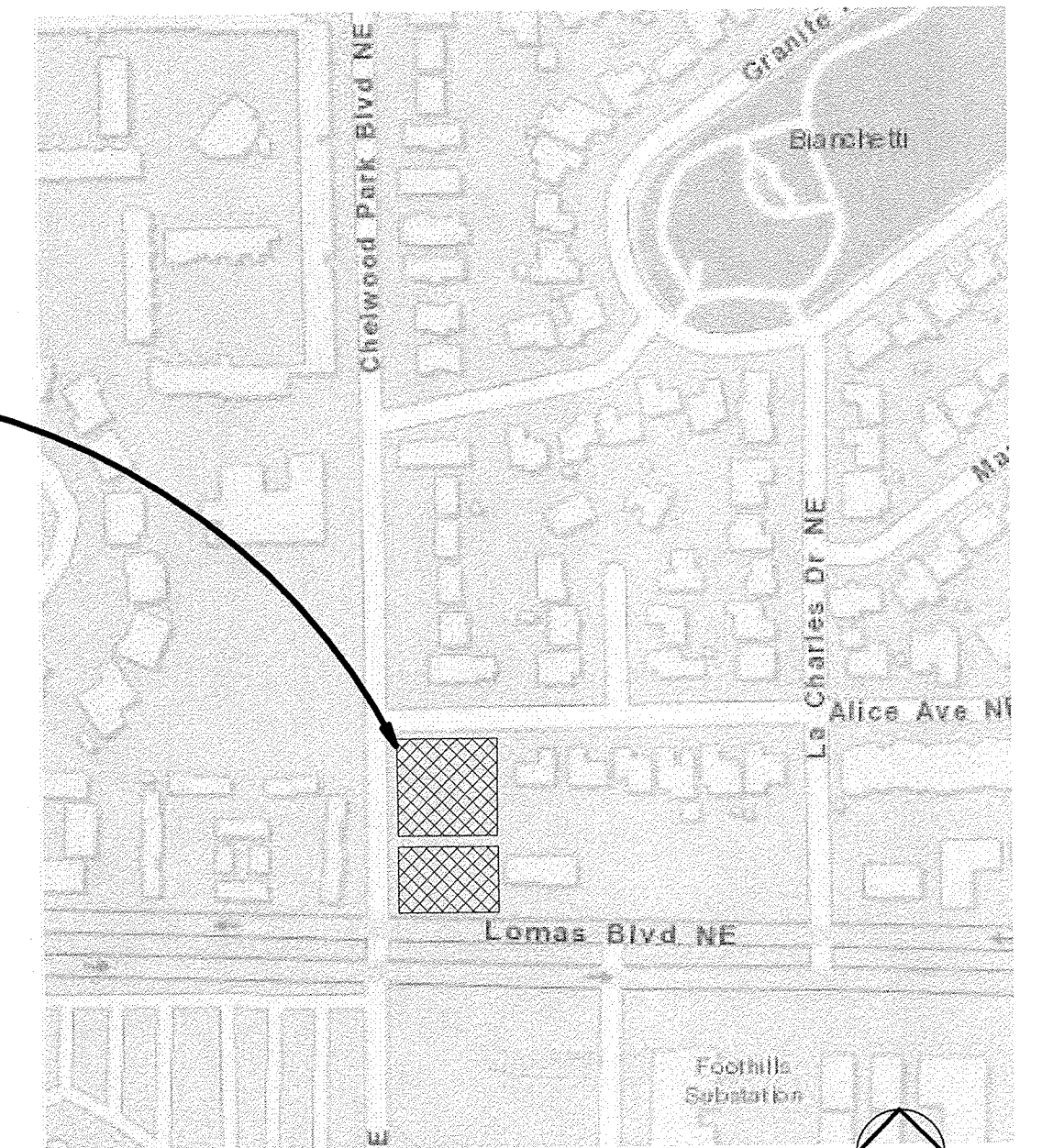
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TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature] 05/28/19
Date

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

12 UNIT TOWNHOUSE PROJECT TOR
WORQUE L.L.C.
900 & 910 CHELWOOD BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

SUBJECT PROPERTY:
900 CHELWOOD PARK BLVD N.E.
910 CHELWOOD PARK BLVD. N.E.



VICINITY MAP - J-22

1" = 400'-0"

TCL DESIGN CRITERIA

A 12 UNIT TOWNHOUSE DEVELOPMENT FOR WORQUE L.L.C.

PROJECT LOCATION: NORTHEAST OF INTERSECTION OF
CHELWOOD PARK BLVD N.E. AND LOMAS BOULEVARD N.E.
900 & 910 CHELWOOD PARK BLVD. N.E., ALBUQUERQUE, NM

ZONE ATLAS MAP: J-22-Z

LEGAL DESCRIPTION:
900 CHELWOOD PARK BLVD. N.E. - LOT 1A, BLOCK 11,
GRANDVIEW HEIGHTS SUBD.
910 CHELWOOD PARK BLVD. N.E. - LOT 28A, BLOCK 11
GRANDVIEW HEIGHTS SUBD.

ZONE DISTRICT: MX-L

SITE PARKING CALCULATION:

1.5 PARKING SPACES PER UNIT PER TABLE 14-16-5-5-1

900 CHELWOOD PARK BLVD. N.E. - (6) TWO BR UNIT:
6 X 1.5 = 9.0 PARKING SPACES REQUIRED.
910 CHELWOOD PARK BLVD. N.E. - (6) TWO BR UNIT:
6 X 1.5 = 9.0 PARKING SPACES REQUIRED

MOTORCYCLE PARKING NOT REQUIRED FOR RESIDENTIAL - SEE
15-6-5(D)(1)

PROPOSED PARKING:

900 CHELWOOD PARK BLVD. N.E. - (14) PARKING SPACES PLUS
(1) GUEST SPACE - COMPLIES
910 CHELWOOD PARK BLVD. N.E. - (14) PARKING SPACES PLUS
(1) GUEST SPACE - COMPLIES

BICYCLE PARKING:

900 CHELWOOD PARK BLVD. N.E. - (3) BICYCLE PARKING SPACES
REQUIRED, (6) PROVIDED IN GARAGES. COMPLIES

910 CHELWOOD PARK BLVD. N.E. - (3) BICYCLE PARKING SPACES
REQUIRED, (6) PROVIDED IN GARAGES. COMPLIES

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

PROJECT TITLE: 12 UNIT TOWNHOUSE PROJ.
CIMA TOWNHOMES
900 & 910 CHELWOOD BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CONTROL PLAN

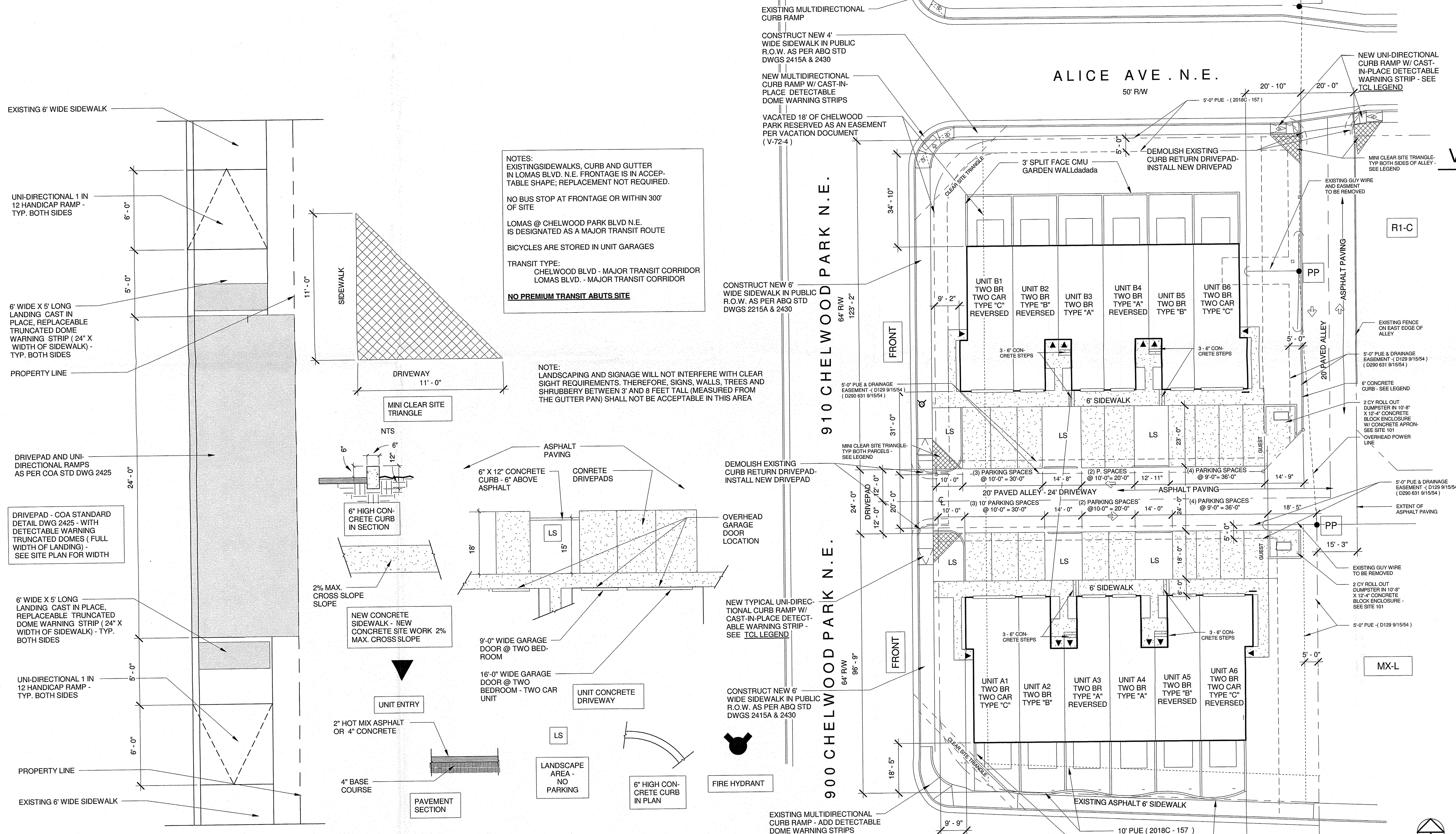
SEAL



DATE: JULY 2019
PROJECT NO.: MCKIN2
DRAWING NO.:

CIVIL101

7/20/19



TRAFFIC CONTROL PLAN LEGEND

1 TRAFFIC CONTROL LAYOUT

Scale: 1" = 20'-0"

LOMAS BLVD. N.E.
108' R/W