

CITY OF ALBUQUERQUE



February 7, 2019

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

Re: Townhouse for Ahmet Tiryaki
910 Chelwood Blvd. N.E., Lot 28A, Block 11, Albuquerque, NM 87112
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-11-18 (J22D070A)

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 Maadani, 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 #:** J22D070 A

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: LOT 28A, 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

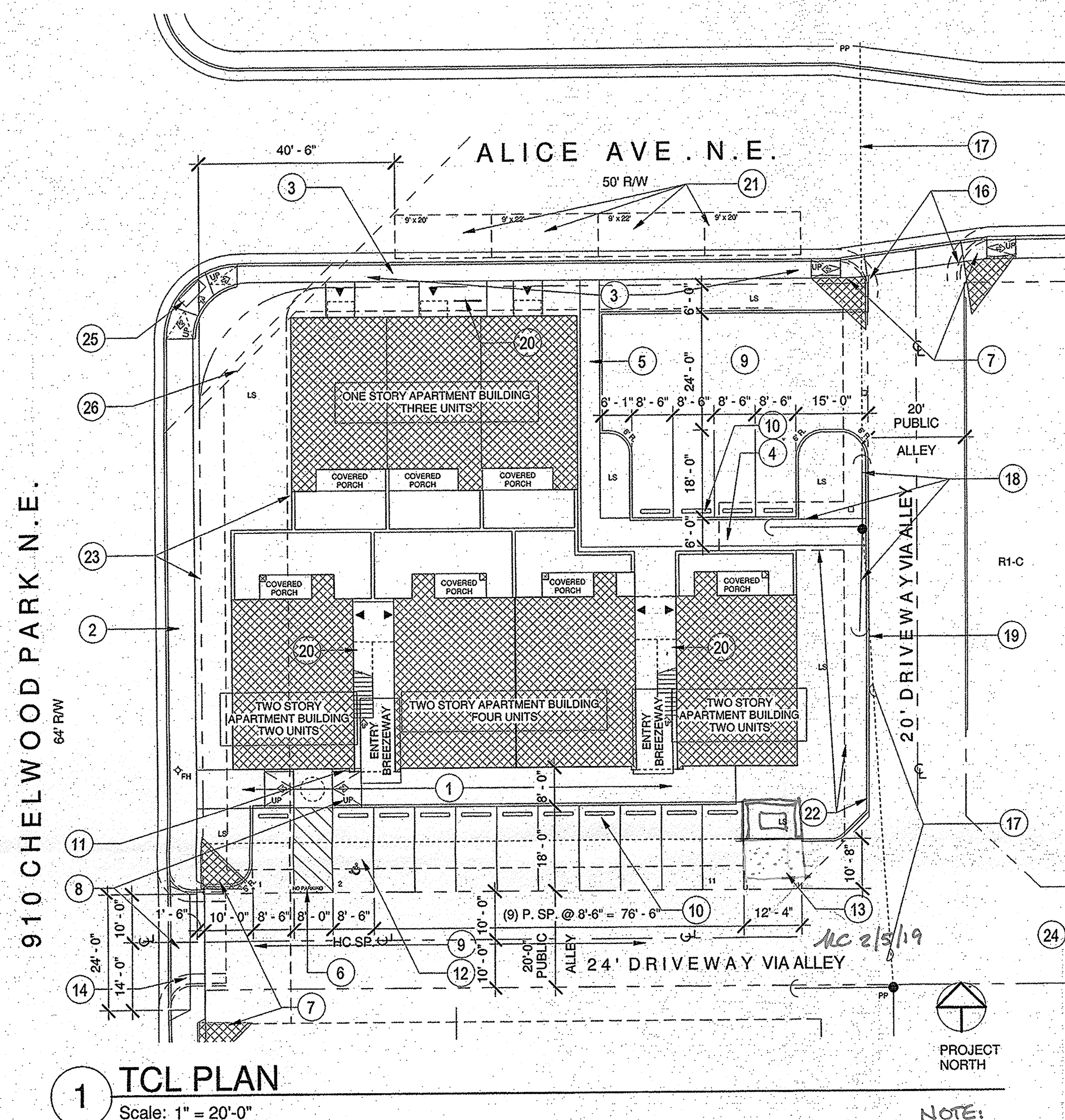
By: ROGER CINELLI

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
Signed *[Signature]* Date 02/07/19

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



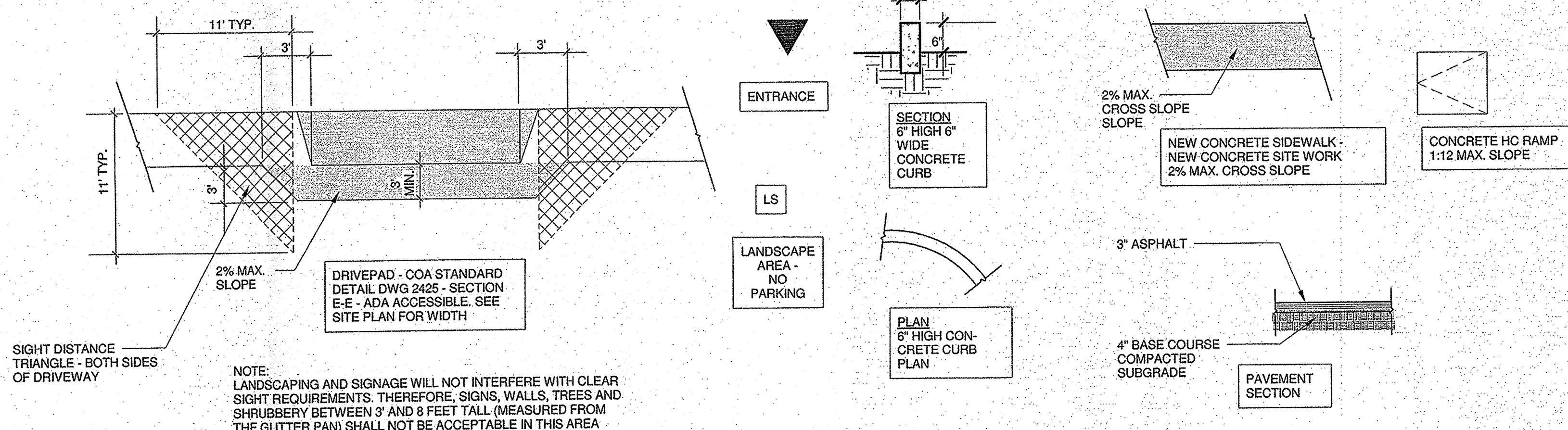
1 TCL PLAN
Scale: 1" = 20'-0"

NOTE:

1. AN UPDATED TCL SHALL
BE SUBMITTED TO TRANS-
PORTATION IF ANY CHANGES
ARE THE RESULT OF THE
CITY WORK ORDER.

2. THE C.O. WILL BE HELD
FOR WORK ORDER CLOSE
OUT.

TRAFFIC CONTROL LAYOUT LEGEND

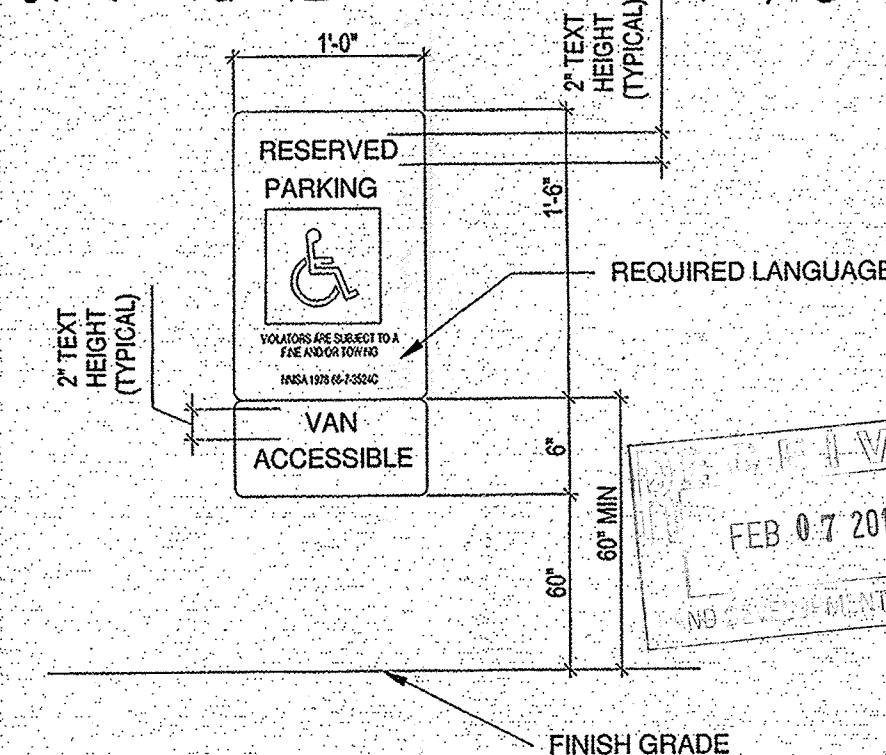


910 CHELWOOD BLVD N.E.

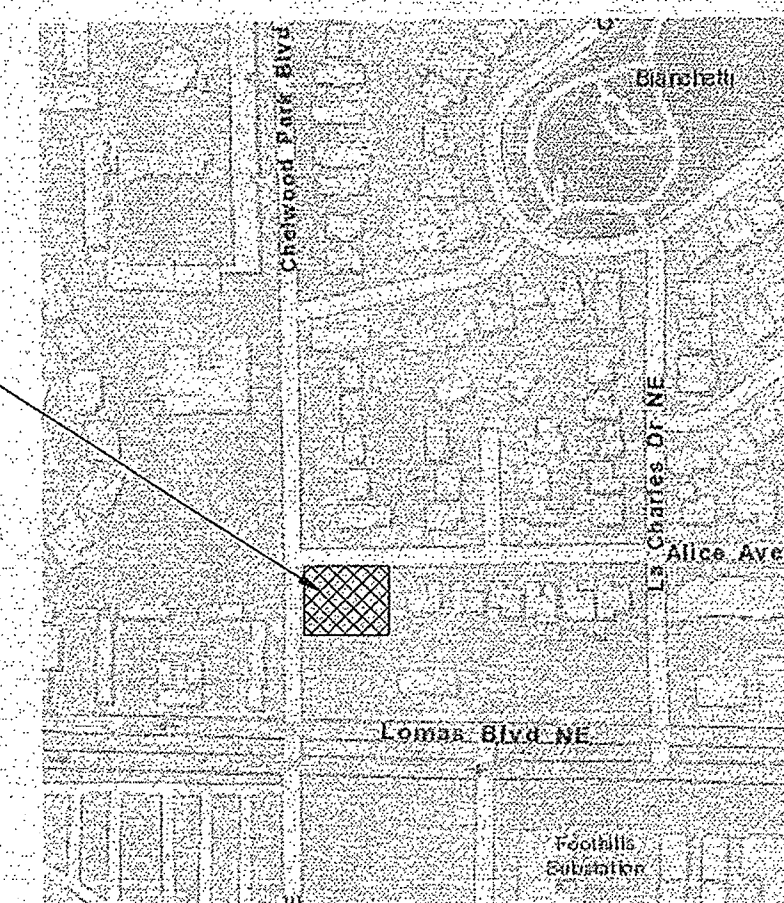
SHEET KEYNOTES CIVIL101

- 8" WIDE ADA PEDESTRIAN CONNECTION SIDEWALK
- CONSTRUCT NEW 6" WIDE SIDEWALK IN PUBLIC R.O.W. AS PER COA STD 2415A & 2430
- CONSTRUCT NEW 4" WIDE SIDEWALK IN PUBLIC R.O.W. AS PER COA STD 2415A & 2430
- 6'-0" WIDE SIDEWALK
- 4' WIDE SIDEWALK
- 8'-0" WIDE HANDICAP AISLE STRIPING WITH "NO PARKING" LETTERS ON ASPHALT - 12" HIGH LETTERS W/ 2" STROKE
- MINI CLEAR SITE TRIANGLE-NO SHRUBS, OBSTACLES HIGHER THAN 3'-0" ABOVE GUTTER FLOW LINE
- SEE TRAFFIC CONTROL LAYOUT LEGEND
- 3" ASPHALT PAVING OVER BASE COURSE
- PRECAST CONCRETE BUMPER
- WALL MOUNTED HANDICAP PARKING SPACE SIGNAGE
- HANDICAP PARKING - VAN SPACE - LESS THAN 1:20 SLOPE - SEE CIVIL102
- 4 CY ROLL OUT TYPE REFUSE CONTAINER IN 10'-8" X 12'-4" BLOCK ENCLOSURE - SEE CIVIL 103 W/ 8'X12'X6" CONCRETE APRON
- DEMO EXISTING ALLEY ENTRY AND CONSTRUCT NEW DRIVE PAD - COA STD DTL DWG 2425 - SECTION E-E
- DEMO EXISTING ALLEY DRIVEPAD AND CONSTRUCT NEW 20' WIDE DRIVEPAD & UNIDIRECTIONAL RAMPS PER COA STD DWG #2425
- OVERHEAD POWER LINES
- PNM GUY WIRES
- FIRE LANE - RED STRIPE MIN. 4" IN HEIGHT WITH WHITE LETTERS 3" IN HEIGHT AT 50' INTERVALS - "FIRE LANE NO PARKING/TOW AWAY ZONE"
- BICYCLE PARKING (1 OF 3) TOTAL - RACK TO COMPLY WITH 5-5(E)(4)(a) THRU 5-5(E)(4)(d)
- (4) ON STREET P. SP. AS PER 5-5(C)(1) - DO NOT OBSTRUCT CLEAR SITE TRIANGLE
- 5' P.U.E. (D1-129 9/15/54)
- VACATED 18' OF CHELWOOD PARK RESERVED AS ON EASEMENT PER VACATION DOCUMENT (V-72-4)
- ALLEY CONTINUATION
- CONSTRUCT NEW WHEELCHAIR CURB ACCESS RAMP WITH DETECTABLE TRUNCATED DOME WARNING STRIP 24" WIDE BY WIDTH OF RAMP COA STD. #2441
- CLEAR SITE TRIANGLE

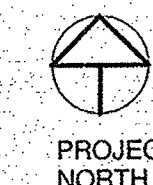
NOTE ALL WORK IN CITY
STREET R.O.W. SHALL BE
CONDUCTED UNDER CITY
WORK ORDER



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



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 28A, 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 +
3 - 1BR/1BA APARTMENTS - 612 SF NET LEASABLE
1.5 SPACES PER UNIT REQUIRED PER TABLE 14-16-5-5-1
= (18) SPACES REQUIRED

OFF STREET PARKING:

(15) OFF STREET PARKING SPACES PROVIDED INCLUDING
(1) HANDICAP VAN PARKING SPACE

ON STREET PARKING PER 14-16-5-5(C)(5)(i):

(4) ON STREET PARKING SPACES IN ALICE AVE N.E.

TOTAL PARKING:

15 + 4 = 19 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 CURB AND GUTTER
ON CHELWOOD & ALICE FRONTAGE IS IN ACCEP-
TABLE SHAPE; REPLACEMENT NOT REQUIRED.

LOMAS BLVD. IS A MAJOR TRANSIT AT CHELWOOD BLVD N.E.

BUS PEAK ARRIVALS = 20 MINUTES
20 > 15 NO PARKING DISCOUNT FOR BUS STOP WITHIN 1320 FT.

Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
2416 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

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

DRAWING TITLE:
TRAFFIC CONTROL LAYOUT

DATE
JULY 2018
PROJECT NO.
TIRY44
DRAWING NO.



CIVIL101

10/11/18

REVISED 2/5/19