

CITY OF ALBUQUERQUE



November 7, 2016

Roger Cinelli
Roger Cinelli & Associates INC
2418 Manuel Torres LN
Albuquerque, NM 87107

**Re: Townhouses for Worque
12844 Lomas Blvd
Traffic Circulation Layout
Architect's Stamp dated 10-30-16 (K22-D057)**

Dear Mr. Cinelli,

The TCL submittal received 10-31-16 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

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

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) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ 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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

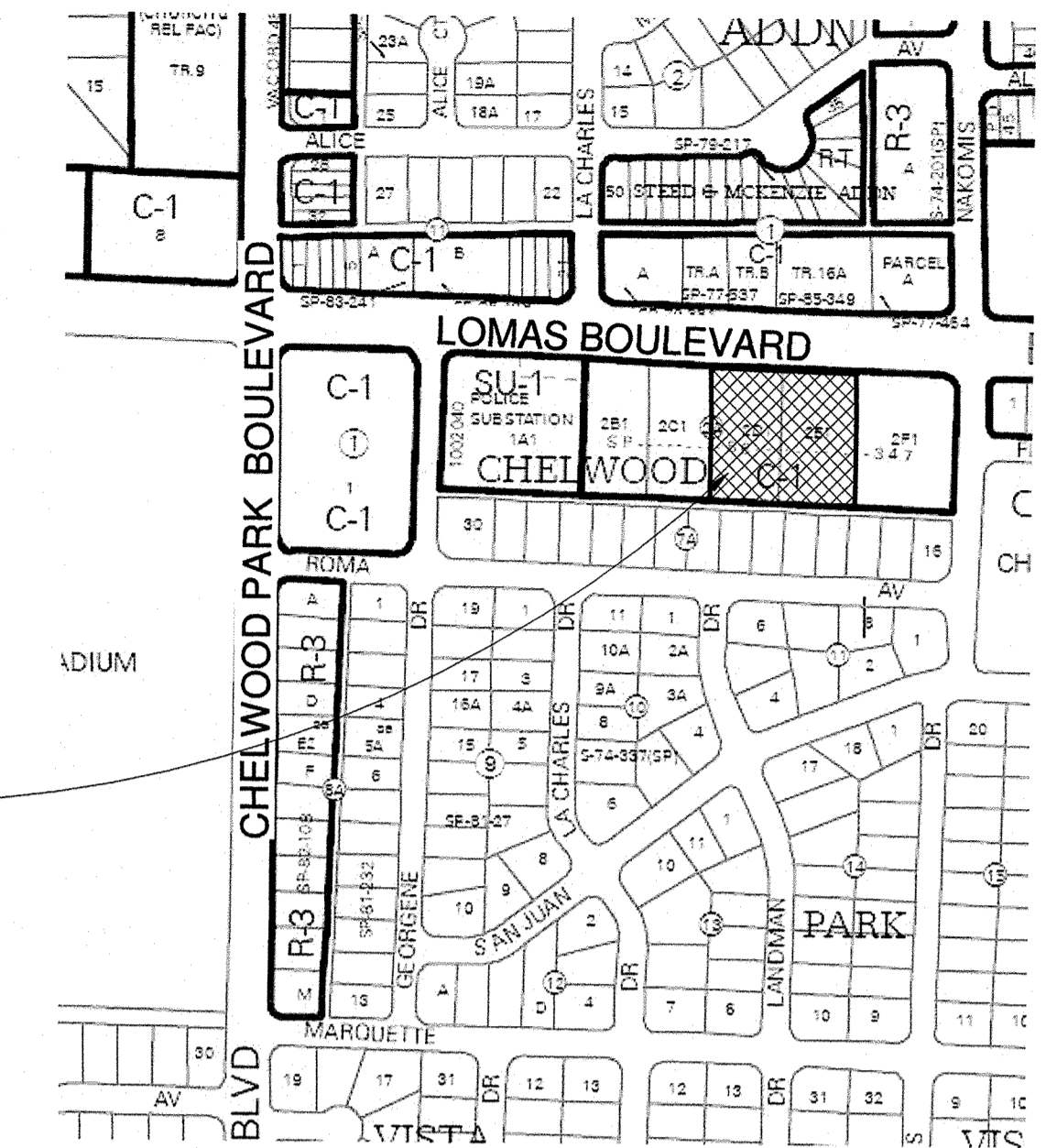
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

24 UNIT TOWNHOUSE PROJECT
FOR WORQUE, L.L.C.
12,844 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
Signed
11/2/16
Date

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

SUBJECT PROPERTY:
12,844 LOMAS BLVD. N.E.

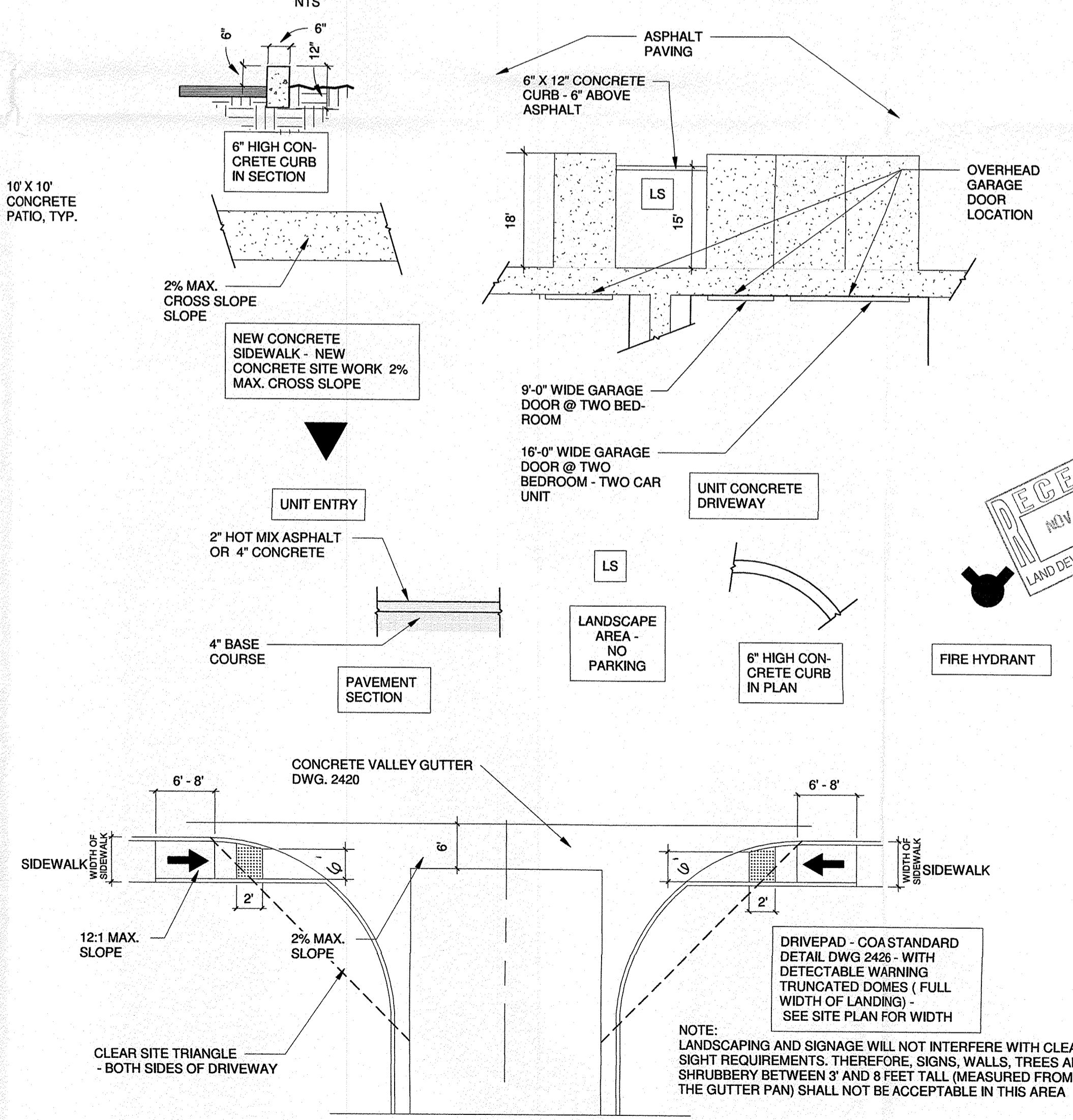


VICINITY MAP - K-22
1" = 400'-0"

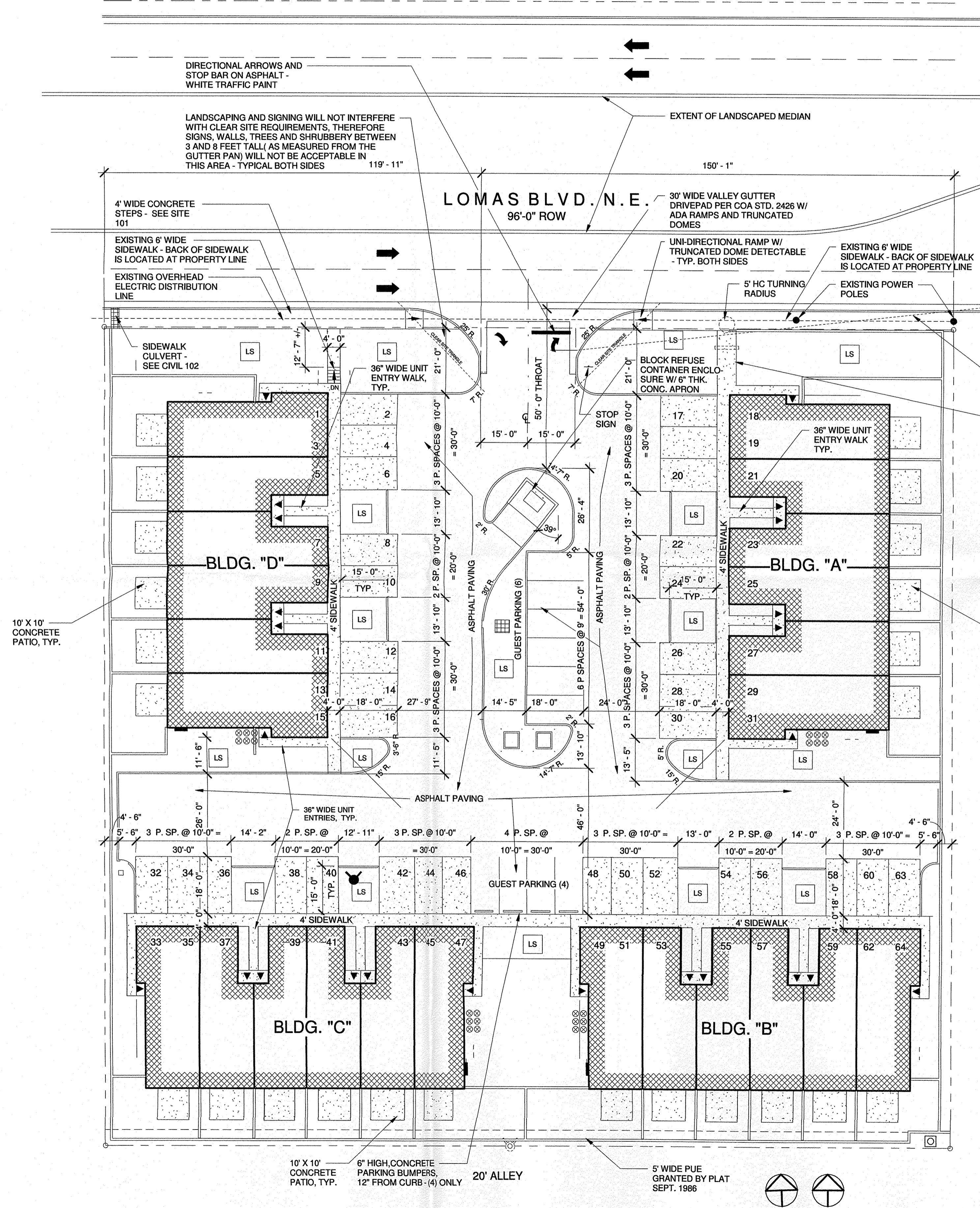
DESIGN CRITERIA

- A 24 UNITS TOWNHOUSE DEVELOPMENT FOR WORQUE, L.L.C.**
- PROJECT LOCATION:** EAST OF INTERSECTION OF CHELWOOD PARK BLVD AND LOMAS BOULEVARD N.E. 12,844 LOMAS BOULEVARD N.E., ALBUQUERQUE, NM
- ZONE ATLAS MAP:** K-22
- LEGAL DESCRIPTION:** LOT 2D1A, BLOCK 2-1 CHELWOOD PARK SUBD.
- TOTAL ACREAGE:** 1.593 ACRES
- PROPOSED USES:** RESIDENTIAL DWELLINGS IN A C-1 ZONE CONDITIONAL USE APPROVAL 16ZHE-80090, PROJECT 1010785 - NOD DATED 5/4/2016
- REQUIRED PARKING PER C-1:** TOWNHOUSE UNITS - 24 UNITS X 1 PARKING SPACE = 24 PARKING SPACES
- PROPOSED PARKING:** OFF STREET PARKING INCLUDING GARAGE BAYS = 64 PARKING SPACES **COMPLIES**
- GUEST PARKING:** OFF STREET PARKING = 10 PARKING SPACES PROVIDED - 42% OF TOTAL REQUIRED SPACES **COMPLIES**
- NOTE:** EXISTING SIDEWALKS, CURB AND GUTTER IN LOMAS BLVD. N.E. FRONTAGE IS IN ACCEPTABLE SHAPE; REPLACEMENT NOT REQUIRED. BUS STOP AT FRONTAGE.

TRAFFIC CONTROL PLAN LEGEND



1 TRAFFIC CONTROL LAYOUT
Scale: 1" = 20'-0"

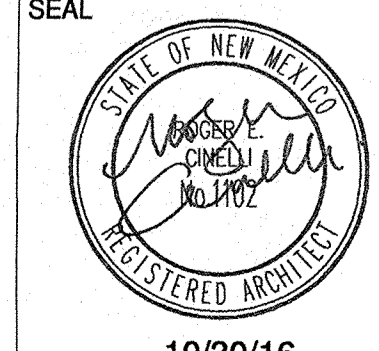


Cinelli / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE: 24 UNIT TOWNHOUSE PROJ.
WORQUE, L.L.C.
12,844 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: TRAFFIC CONTROL PLAN

DATE: NOVEMBER 2016
PROJECT NO.: MCKIN
DRAWING NO.



CIVIL101

10/30/16