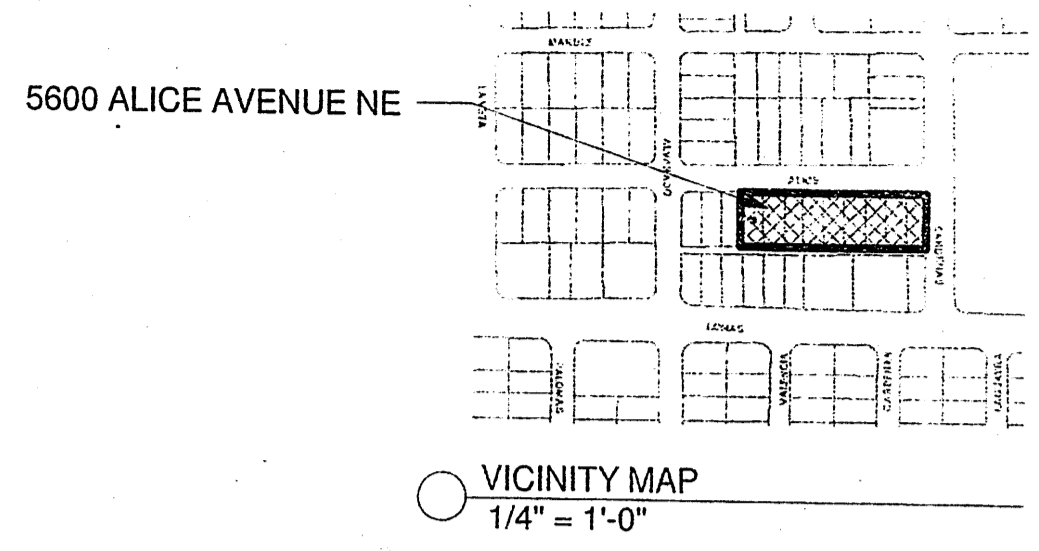
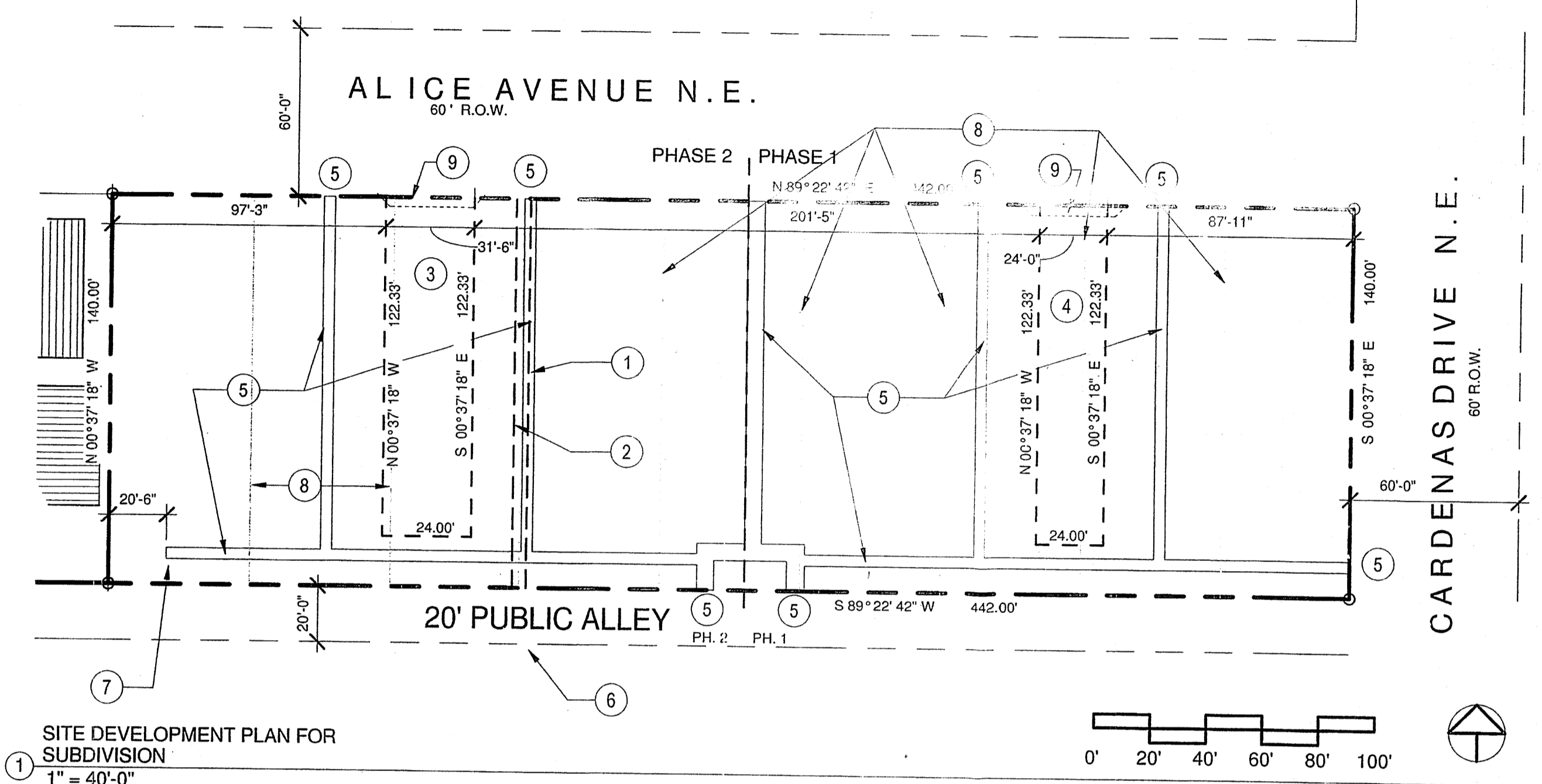


SITE DEVELOPMENT PLAN FOR SUBDIVISION 5600 ALICE AVENUE NORTHEAST



- KEYED NOTES**
- 2.5' UTILITY EASEMENT FILED: MARCH 14, 1941 VOLUME C1, FOLIO 23
 - 2.5' UTILITY EASEMENT FILED: FEBRUARY 19, 1948 VOLUME B, FOLIO 92
 - 31'-6" WIDE VEHICULAR INGRESS & EGRESS
 - 24'-0" WIDE VEHICULAR INGRESS & EGRESS
 - 4'-0" WIDE PEDESTRIAN INGRESS & EGRESS POINTS AND INTERNAL CIRCULATION
 - EXTENT OF ALLEY
 - SIDEWALK TERMINATES AT PARALLEL PARKING SPACE OFF OF ALLEY
 - EXISTING PROPERTY LINES TO BE REMOVED @ PLAT ACTION (TYP.)
 - PROPOSED PEDESTRIAN ACCESS EASEMENT

SHEET LIST

Sheet Number	Sheet Name
DRB-1.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION

INTRODUCTION
DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

1. SITE DESIGN

A. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT SITE
THE REPLAT WILL CONSOLIDATE ALL NINE LOTS INTO ONE. THE TOWNHOUSE BUILDINGS SHALL BE ARRANGED ALONG AN EAST-WEST AXIS. THE FOUR SIMILAR TOWNHOUSE BUILDINGS SHALL BE SITUATED WITH THEIR FRONT ENTRIES FACING TWO PRIVATE VEHICULAR LANES. 4' NORTH-SOUTH PEDESTRIAN WALKWAYS CONNECT TO PUBLIC SIDEWALK AND PROVIDE CIRCULATION BETWEEN UNITS. PRIVATE COURTYARDS SHALL BE A FEATURE OF EVERY TOWNHOUSE. TOWNHOUSE BUILDING "A" COURTYARDS ALONG CARDENAS DRIVE SHALL BE OPEN AND INTERACT WITH THE PUBLIC WAY THERE. BUILDING THREE BEDROOM UNITS AT THE ALICE FRONTAGE SHALL PROVIDE A SCALING DOWN OF THE BUILDING MASS TO THE EXISTING NEIGHBORHOOD TO THE NORTH. A CENTRALLY LOCATED LANDSCAPED CORRIDOR AREA SHALL BE ACCESSIBLE FROM FACING BUILDINGS "B" AND "C". ALL UNITS AS WELL AS THE STREET VIA AN 8' SIDEWALK.

B. BUILDING PLACEMENT, ORIENTATION, SETBACKS
BUILDING FRONT ENTRIES SHALL FACE PRIVATE LANES WITH 4' PEDESTRIAN WALKWAYS. SETBACKS FROM ALICE AVENUE SHALL BE 10'. SETBACK FROM CARDENAS DRIVE AND THE PAVED ALLEY SHALL BE 15'. BUILDING HEIGHTS RANGE FROM 14' AT SINGLE STORY PEAK TO 24' TO PEAK AT TWO STORY.

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)
BUILDING MASSING IS ARRANGED TO MELD THE DEVELOPMENT WITH THE EXISTING FABRIC OF THE SURROUNDING CITY BLOCKS. PERIMETER PEDESTRIAN ACCESS LIES NORTH AND EAST CONNECTING THE SITE WITH THE SURROUNDING AND ADJACENT EXISTING SIDEWALKS. EXISTING PAVED ALLEY TO THE SOUTH PROVIDES VEHICULAR ACCESS TO PARALLEL PARKED GUEST PARKING SPACES AND REFUSE ENCLOSURE. THE CENTRAL REFUSE BIN IS ACCESSIBLE BY THE SAME SYSTEM OF WALKWAYS. INTERNAL TO THE SITE, SIDEWALKS CONNECT EACH TOWNHOUSE WITH ITS NEIGHBOR, THE PUBLIC SIDEWALK TO THE NORTH AND THE ON-SITE PEDESTRIAN SIDEWALK THAT PARALLELS THE ALLEY TO THE SOUTH.

D. PARKING LOCATION AND DESIGN
OFF STREET RESIDENT PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY. TWO PARKING SPACES ARE ACCOMMODATED IN THIS WAY AT THE TWO BEDROOM UNITS. FOUR PARKING SPACES ARE PROVIDED FOR AT THE THREE BEDROOM UNIT. TWO IN THE DRIVEWAY AND TWO IN THE GARAGE. PARALLEL PARKING SPACES PROVIDE GUEST PARKING ALONG THE EAST-WEST PAVED ALLEY. A GROVE OF TREES PROVIDES FOR SHADING OF AUTOMOBILES AND FURTHER PROMOTES THE RESIDENTIAL CHARACTER OF THE VEHICULAR LANES.

E. PUBLIC OUTDOOR SPACES
THE PEDESTRIAN WALKWAY ALONG THE ALLEY LEADS TO BUS TRANSIT ROUTE AT THE ARTERIAL STREET 160' SOUTH OF THE SITE. THE CENTRAL CORRIDOR BETWEEN BUILDING "B" AND "C" MEASURES OVER 50' IN WIDTH AND SHALL BE LANDSCAPED. ALONG WITH ITS LOWER COURTYARD WALLS AND ACCESS GATES THE DESIGN WILL FURTHER PROMOTE THE SENSE OF NEIGHBORHOOD WITH OPPORTUNITIES FOR INTERACTION.

E. DUMPSTER AND SERVICE AREA LOCATIONS AND SCREENING
REFUSE ENCLOSURE IS LOCATED IN THE CENTER OF THE SITE. IT IS ACCESSED VIA THE ALLEY. 6'-0" TALL SCREEN WALLS CONSIST OF STUCCO ON CONCRETE BLOCK. THE ENCLOSURE WILL BE OPEN TO THE ALLEY FOR ROLL-OUT CONTAINERS.

F. LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS
ALL WALLS AND FENCES ARE SUBJECT TO SECTION 14-16-3-19 OF THE ZONING ORDINANCE. WITH THE EXCEPTION OF THE WALLS ALONG CARDENAS DRIVE, ALL WALLS SHALL BE 6'-0" IN HEIGHT; THEY SHALL BE EITHER STUCCO ON BLOCK OR PAINTED BLOCK. THEY SHALL PROVIDE PRIVACY FOR THE RESIDENTS. WALLS ALONG CARDENAS DRIVE SHALL BE LOCATED ON THE PROPERTY LINE AND SHALL BE 5'-0" IN HEIGHT. CARDENAS WALLS SHALL BE STUCCO ON BLOCK AND PROVIDE OPENINGS FOR WOOD OR METAL GATES. CARDENAS COURTYARDS SHALL BE OPEN TO AND PROVIDE ACCESS TO THE PUBLIC WAY.

G. LOCATION, HEIGHT AND DESIGN AND PURPOSE OF LIGHTING
LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND ALL REQUIREMENTS IN SECTION 14-16-3-9 OF THE ZONING ORDINANCE. DUSK-TO-DAWN DRIVEWAY LIGHTING SHALL BE MOUNTED AT 7'-6" HEIGHT. LIGHTING SHALL NOT SHINE INTO ANY ADJACENT PROPERTIES. THE SOUTH PEDESTRIAN WALKWAY SHALL BE ILLUMINATED BY BUILDING MOUNTED DUSK-TO-DAWN HOODED LIGHTING @ 16' ABOVE GRADE.

H. SCREENING/BUFFERING TECHNIQUES
SIDEWALKS, LANDSCAPE STRIPS AND STREET TREES SCREEN RESIDENCES FROM ADJACENT STREETS WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT.

1. "GREEN" FEATURES
WATER HARVESTING PONDS SHALL STORE DRAINAGE ON SITE RATHER THAN DEPOSITING INTO THE STREET.

2. STREET REALM

A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES
THE SITE IS ACCESSIBLE TO MAJOR TRANSIT ROUTES ON LOMAS AND SAN MATEO, BOTH SIX LANE ARTERIALS, AS WELL AS SAN PEDRO, A FOUR LANE ARTERIAL. CITY OF ALBUQUERQUE "ABO RIDE" BUS STOP IS LOCATED AT CARDENAS DRIVE AND LOMAS BLVD JUST ONE-HALF BLOCK FROM THE DEVELOPMENT. THE SITE IS ONE BLOCK EAST OF A CITY DESIGNATED BIKE ROUTE ON ALVARADO N.E.

B. LANDSCAPE BUFFERS, SIDEWALKS IN THE PUBLIC RIGHT OF WAY
SIDEWALKS, LANDSCAPE STRIPS AND STREET TREES SCREEN RESIDENCES FROM ADJACENT STREETS WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. STREET TREE TYPES AND LOCATIONS SHALL BE AS SPECIFIED IN THE LANDSCAPE SECTION OF THESE DESIGN REQUIREMENTS.

3. LANDSCAPING
LANDSCAPING SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPING REGULATIONS 14-16-3-10 AND THIS SECTION. LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS. THE LANDSCAPE NETWORK CONSISTS OF:
STREETSCAPE STREET TREES, AND LANDSCAPING IN AND AROUND UNIT DRIVEWAYS. TREES ALONG THE EAST-WEST PEDESTRIAN WALKWAY. AT MINIMUM, ONE TREE IS PROVIDED PER TOWNHOUSE UNIT.
THE DOMINANT LANDSCAPE FEATURE IS A CANOPY OF TREES AT MATURITY. DECIDUOUS STREET AND PARKING TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THEY ALSO BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID MONOCULTURE.
SUGGESTED PLANT SPECIES AS SHOWN ARE NOT MANDATORY, HOWEVER, ANY SUBSTITUTIONS WILL BE LIMITED TO MEDIUM OR LOW WATER USE SPECIES. PLANT SPECIES SHOULD REFLECT THE CHARACTER AND SCALE OF THE SURROUNDING NEIGHBORHOOD.

REQUIREMENTS:

a. THE STREETSCAPE ALONG CARDENAS DRIVE SHALL CONSIST OF TREES IN THE PLANTING AREA BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A HIGH BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES. UNDERSTORY PLANTINGS SHALL BE LIMITED TO ALLOW CLEAR PEDESTRIAN CIRCULATION AN SPACE FOR PARKED ON STREET VEHICLES.
b. THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE IMPOSED ON THE CARDENAS/ALICE AND THE CARDENAS/ALLEY INTERSECTION. A CLEAR SITE TRIANGLE AT INTERSECTIONS MUST BE MAINTAINED: WITHIN A HORIZONTAL SETBACK OF 35 FEET FROM INTERSECTING FLOW LINES OF GUTTERS, A VERTICAL CLEARANCE BETWEEN 3 AND 8 FEET MEASURED FROM THE GUTTER PAN MUST BE FREE OF VISUAL OBSTRUCTION. TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL, (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. UNDERSTORY BRANCHES FROM TREES SHALL NOT HANG LOWER THAN 8'
c. MINI CLEAR SITE TRIANGLE REQUIREMENTS SHALL BE IMPOSED ON THE DRIVEWAY/ALICE INTERSECTIONS. SHRUBS AND TREES SHALL BE PRUNED SIMILAR TO THOSE IN THE STREET INTERSECTION CLEAR SITE TRIANGLE.

WATER CONSERVATION TECHNIQUES:
THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL AND WASTE WATER ORDINANCES.

4. BUILDING DESIGN
A. CONTEXT
THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. A LARGE SHOPPING CENTER LIES TO THE EAST. TO THE SOUTH OPPOSITE THE ALLEY, ARE VARIOUS COMMERCIAL USES FRONTING ON LOMAS BLVD. ACROSS ALICE AVENUE LIES A HIGH DENSITY APARTMENT PROJECT CALLED FAIR HEIGHTS. ALSO ACROSS ALICE ARE SOME OFFICE USES. THE PREDOMINANT USE, WHICH LIES TO THE WEST, NORTHWEST AND NORTH IS SINGLE FAMILY USES - R-1.

B. ARCHITECTURAL THEME OR STYLE
THE PROPOSED BUILDING DESIGN IS A PITCHED SHINGLE ROOF/FRAME-STUCCO DESIGN. IT FITS IN WITH THE PREDOMINANT BUILDING STYLES DISPLAYED BY THE RESIDENCES IN THE AREA. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK".

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS COLORS AND ARTICULATION
THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE AN URBAN BUILDING MASSING RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THEIR FRONT FACADES FACING EACH OTHER AND PRIVATE LANES. RATHER THAN TOWER OVER THE LANDSCAPE, THE BUILDINGS ARE ENHANCED WITH SINGLE STORY FEATURES THAT SCALE DOWN TO THE STREET/LANE LEVEL. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS AND COURTYARD WALLS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK". OFF STREET PARKING TO ACCOMMODATE GUEST PARKING IS AVAILABLE THROUGHOUT THE SITE, FROM THE ALLEY.

LEGAL DESCRIPTION
ALL OF THE EXTERIOR BUILDING WALLS AND MOST OF THE COURTYARD WALLS INCLUDE A PALETTE OF EARTH-TONED STUCCO. ADDITIONALLY, ROOF STYLES VARY FROM SIMPLE SHED TO LOW SLOPE GABLE.

5. SIGNAGE
A. STANDARDS FOR WALL MOUNTED SIGNS; LOCATION OF SIGNS; MAXIMUM NUMBER OF SIGNS
ALL SIGNAGE SHALL CONFORM TO THE SIGNAGE REGULATIONS FOUND IN THE CITY OF ALBUQUERQUE ZONE CODE. EACH UNIT SHALL BE NUMBERED. ADDRESS SIGNAGE SHALL FACE ALICE AVE. N.E.

5. APPROVAL PROCESS
THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE SU-1 ZONING DESIGNATION OF THE CITY OF ALBUQUERQUE ZONING CODE.

SUBDIVISION DATA

PROJECT LOCATION: SOUTHWEST CORNER OF ALICE AVENUE AND CARDENAS DRIVE N.E.
5600 ALICE AVENUE N.E., ALBUQUERQUE, NM

ZONE ATLAS MAP: J-18
GROSS ACREAGE: 1.4206
NO. OF LOTS COMBINED: 9
NO. OF LOTS CREATED: P & O-1
EXISTING ZONING: P & O-1
PROPOSED ZONING: SU-1 FOR TOWNHOUSE
MAXIMUM 24 UNITS
DATE OF SURVEY: JANUARY 2013

BUILDING DATA

MAXIMUM BUILDING HEIGHT: 24 FEET
MINIMUM BUILDING SETBACK:
ALICE AVENUE: 10 FEET
CARDENAS DRIVE: 15 FEET
WEST PROPERTY LINE: 24.42 FEET
PUBLIC ALLEY: 15.5 FEET
MAXIMUM DWELLING UNITS: 24 UNITS

PROJECT NUMBER: #1009600
APPLICATION NUMBER: SDP FOR BP 13EPC-40097, SDP FOR SUBD. 13EPC-40099, ZONE MAP AMEND. 13EPC-40098

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 07-17-13
[Signature] 09-17-13
[Signature] 7-17-13
[Signature] 7-17-13

Cinelli / Roger Cinelli & Assoc.
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PROJECT TITLE: ALICE TOWNHOUSES FOR AHMET TIRYAKI
5600 ALICE AVENUE N.E. ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: SITE DEVELOPMENT PLAN FOR SUBDIVISION

SEAL: [Professional Seal of Roger Cinelli, No. 1107, Exp. 12/21/13, Registered Architect]

DATE: JUNE 28, 2013 PROJECT NO. TIRY24
DRAWING NO. DRB-1.0

1009600