City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: TOWNHOUSES FOR BUCHANAN Building Permit #: _____ City Drainage #: F14D074

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

Legal Description: LOT 46 ROSSITER ADDITION

City Address: 4622 12th STREET N.W. F14

Engineering Firm: SCOTT M MC GEE PE, LLC Contact: SCOTT

Address: 9700 TANOAN DRIVE N.E. ALBUQ., N.M. 87111

Phone#: 505-263-2905 Fax#: _____ E-mail: scottmmcgee@gmail.com

Owner: JASON BUCHANAN Contact: JASON

Address: PO BOX 65395 ALBUQUERQUE, NEW MEXICO 87193

Phone#: 505-977-1332 Fax#: _____ E-mail: jason@FANDSBUILDERS.COM

Architect: ROGER CINELLI & ASSOCIATES INC. Contact: ROGER

Address: 2418 MANUEL TORRES LN. N.W. ALBUQ., N.M. 87107

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

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
__x__ 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

__X__ 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?: __X__ Yes _____ No

DATE SUBMITTED: 10/28/16 By: ROGER CINELLI

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____

From: Patz, Logan W.
To: "Roger Cinelli"
Subject: 4622 12th st. NW. TCL F14D074
Date: Thursday, November 03, 2016 4:40:00 PM

Hello Roger,

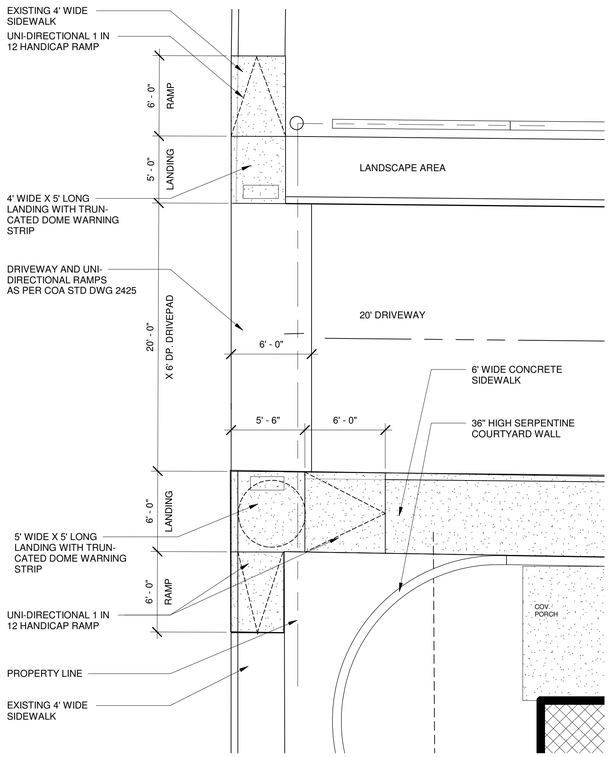
We will hold off on this TCL due to the conversation with Fire yesterday and wait for the new submittal.

Thank you.

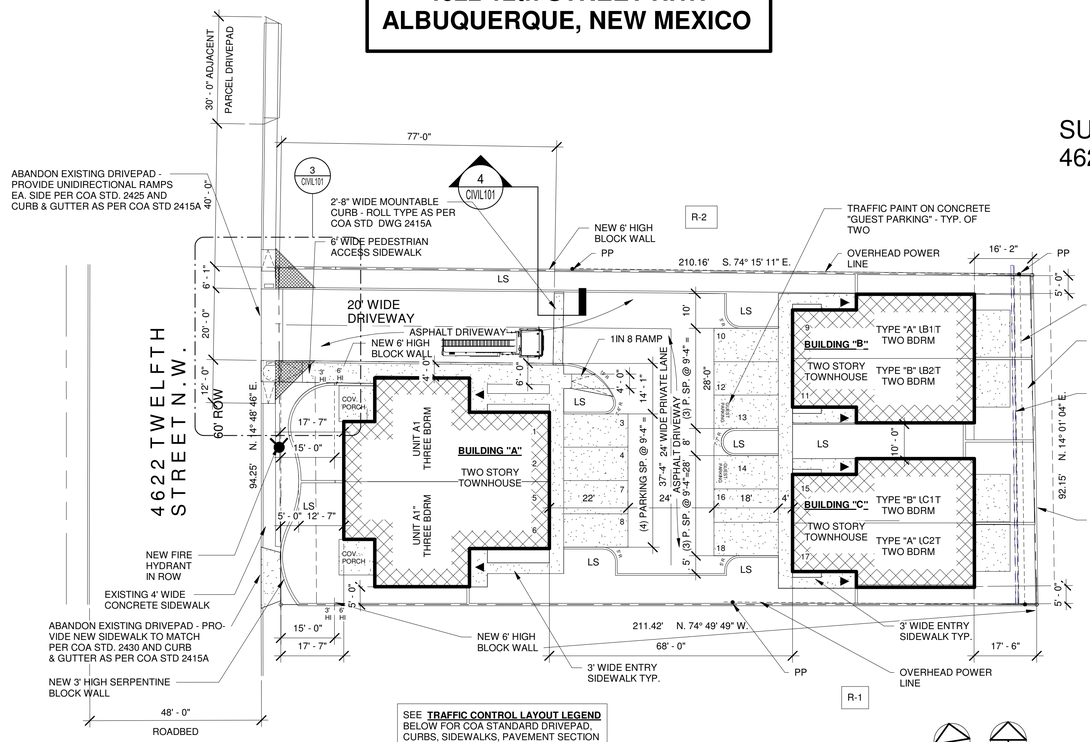
Logan Patz

Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505-924-3630

6 UNIT TOWNHOUSE PROJECT FOR JASON BUCHANAN
4622 12th STREET N.W.
ALBUQUERQUE, NEW MEXICO



3 DRIVEPAD DETAIL
Scale: 3/16" = 1'-0"



SEE **TRAFFIC CONTROL LAYOUT LEGEND** BELOW FOR COA STANDARD DRIVEPAD, CURBS, SIDEWALKS, PAVEMENT SECTION DETAIL AND GARAGE DOOR LOCATIONS AND SIZE

NOTE:
EXISTING SIDEWALKS, CURB AND GUTTER IN GRIEGOS RD FRONTAGE IS IN ACCEP-TABLE SHAPE; REPLACEMENT NOT REQUIRED.

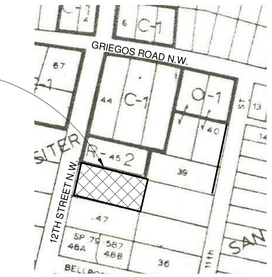
NO BUS STOP AT FRONTAGE.

TRUE NORTH PLAN NORTH

0' 20' 50' 100'

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

SUBJECT PROPERTY:
4622 12TH ST. N.W.



VICINITY MAP - F-14
2
Scale: 1" = 400'-0"

TRUE NORTH PLAN NORTH

DESIGN CRITERIA

A 6 UNIT TOWNHOUSE DEVELOPMENT FOR JASON BUCHANAN

PROJECT LOCATION: SOUTH OF INTERSECTION OF 12TH STREET AND GRIEGOS ROAD N.W.
4622 12TH ST. N.W., ALBUQUERQUE, NM

ZONE: R-T

SPECIAL EXCEPTION DATED 10-31-15
SPECIAL EXCEPTION NO. 15ZHE-80251. PROJECT # 1010606. VARIANCE OF 38 FT. TO THE MINIMUM 22' LOT WIDTH IN R-T ZONE FOR PROPOSED (6) UNIT TOWNHOUSES

ZONE ATLAS MAP: F-14

LEGAL DESCRIPTION: LOT 46, ROSSITER ADDITION

R-T TOTAL ACREAGE: 0.4509 ACRES

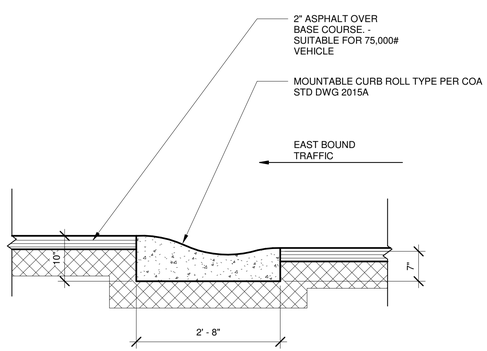
PROPOSED USES: RESIDENTIAL DWELLINGS - TOWNHOUSES

REQUIRED PARKING PER R-T:
TOWNHOUSE UNITS - 6 UNITS X 2 PARKING SPACE = 12 PARKING SPACES

UNIT PARKING PROVIDED :
OFF STREET UNIT PARKING = 16 PARKING SPACES - **COMPLIES**

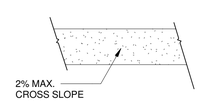
GUEST PARKING PROVIDED :
OFF STREET GUEST PARKING = 2 PARKING SPACES PROVIDED - 11% OF TOTAL SPACES

TOTAL PARKING PROVIDED :
OFF STREET PARKING = 18 PARKING SPACES



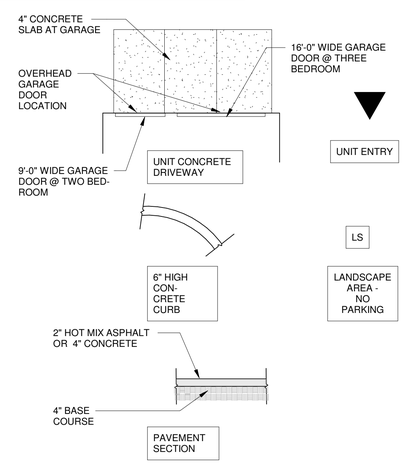
4 ROLL CURB DETAIL.
Scale: 3/4" = 1'-0"

TRAFFIC CONTROL LAYOUT LEGEND



NEW CONCRETE SIDEWALK - NEW CONCRETE SITE WORK 2% MAX. CROSS SLOPE

NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8 FEET TALL (MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA



EXECUTIVE SUMMARY

THE PROJECT IS LOCATED SOUTHEAST OF THE INTERSECTION OF 12TH N.W. AND GRIEGOS N.W.

THE PARCEL IS ZONED R-T FOR TOWNHOUSES. THE DEVELOPMENT HAS BEEN APPROVED FOR (6) TOWNHOUSES IN (3) DUPLEXES. ONE DUPLEX CONSISTS OF (2) THREE BEDROOM/TWO CAR GARAGE UNITS. TWO DUPLEXES CONSIST OF (2) TWO BEDROOM/ONE CAR GARAGE UNITS. THE GARAGES SHALL COUNT TOWARD THE PARKING REQUIREMENT.

THE TRAFFIC CIRCULATION CONCEPT CONSISTS OF CONVERTING AND WIDENING AN EXISTING DRIVEPAD INTO THE SOLE VEHICULAR ACCESS TO THE PROJECT. THE 20 FOOT WIDE DRIVEWAY THEN HEADS EAST OFF OF 12TH STREET. IT THEN WIDENS TO 24 FEET IN WIDTH AND HEADS SOUTH WHERE IT PROVIDES ACCESS TO THE (18) PARKING SPACES, (2) OF WHICH ARE GUEST PARKING SPACES. THE 24 FOOT WIDE PARKING AISLE TERMINATES IN CAR BACK-OUT SPACE ALONG THE SOUTH PROPERTY LINE.

THE PROJECT WILL HAVE NO IMPACT ON THE AD-JACENT SITES; BUFFER LANDSCAPING AS PER ZONING ORDINANCE SHALL SHIELD DRIVES AND PARKING FROM ADJACENT R-1 AND R-2 USES.

A NOTIFICATION OF DECISION HAS BEEN ISSUED FOR A VARIANCE DATED OCTOBER 20, 2015. THE VARIANCE ALLOWS THE PARCEL TO ACCOMMODATE (6) TOWNHOUSES IN (3) DUPLEXES. SPECIAL EXCEPTION NO. 15ZHE-80251. PROJECT # 1010606

BIKE SPACES ARE PROVIDED IN EACH UNIT GARAGE

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

PROJECT TITLE:
6 UNIT TOWNHOUSE PROJ. FOR JASON BUCHANAN
4622 12TH STREET N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CONTROL PLAN

SEAL
STATE OF NEW MEXICO ROGER CINELLI No. 1402 REGISTERED ARCHITECT
10/30/16

DATE	PROJECT NO.
NOV 2016	BUCH12

DRAWING NO.
CIVIL101