

CITY OF ALBUQUERQUE



June 16, 2017

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

Re: Town Houses for Buchanan
4622 12th St. NW
Traffic Circulation Layout
Architect's Stamp dated 6-15-17 (F14D074)

Dear Mr. Cinelli,

The TCL submittal received 6-12-17 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,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: CO Clerk, File

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	E-mail: scottmmcgee@gmail.com
Fax#:	

Owner:	JASON BUCHANAN	Contact:	JASON
Address:	PO BOX 65395 ALBUQUERQUE, NEW MEXICO 87193		
Phone#:	505-977-1332	Fax#:	E-mail: jason@FANDBUILDERS.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
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes No

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)

DATE SUBMITTED: 6/12/2017 By: ROGER CINELLI

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:

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

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
Date 06-16-17

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

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



VICINITY MAP -
F-14

Scale: 1" = 400'-0"

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 5-31-17
SPECIAL EXCEPTION NO. 17ZHE-80081. PROJECT
1011192. VARIANCE OF 68 FT. TO THE REQUIRED
160 FT. LOT WIDTH FOR 6 DWELLING UNITS

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 = 12 PARKING SPACES -
COMPLIES

GUEST PARKING PROVIDED:
OFF STREET GUEST PARKING = 4 PARKING SPACES
PROVIDED - 33% OF TOTAL SPACES

TOTAL PARKING PROVIDED:
OFF STREET PARKING = 16 PARKING SPACES

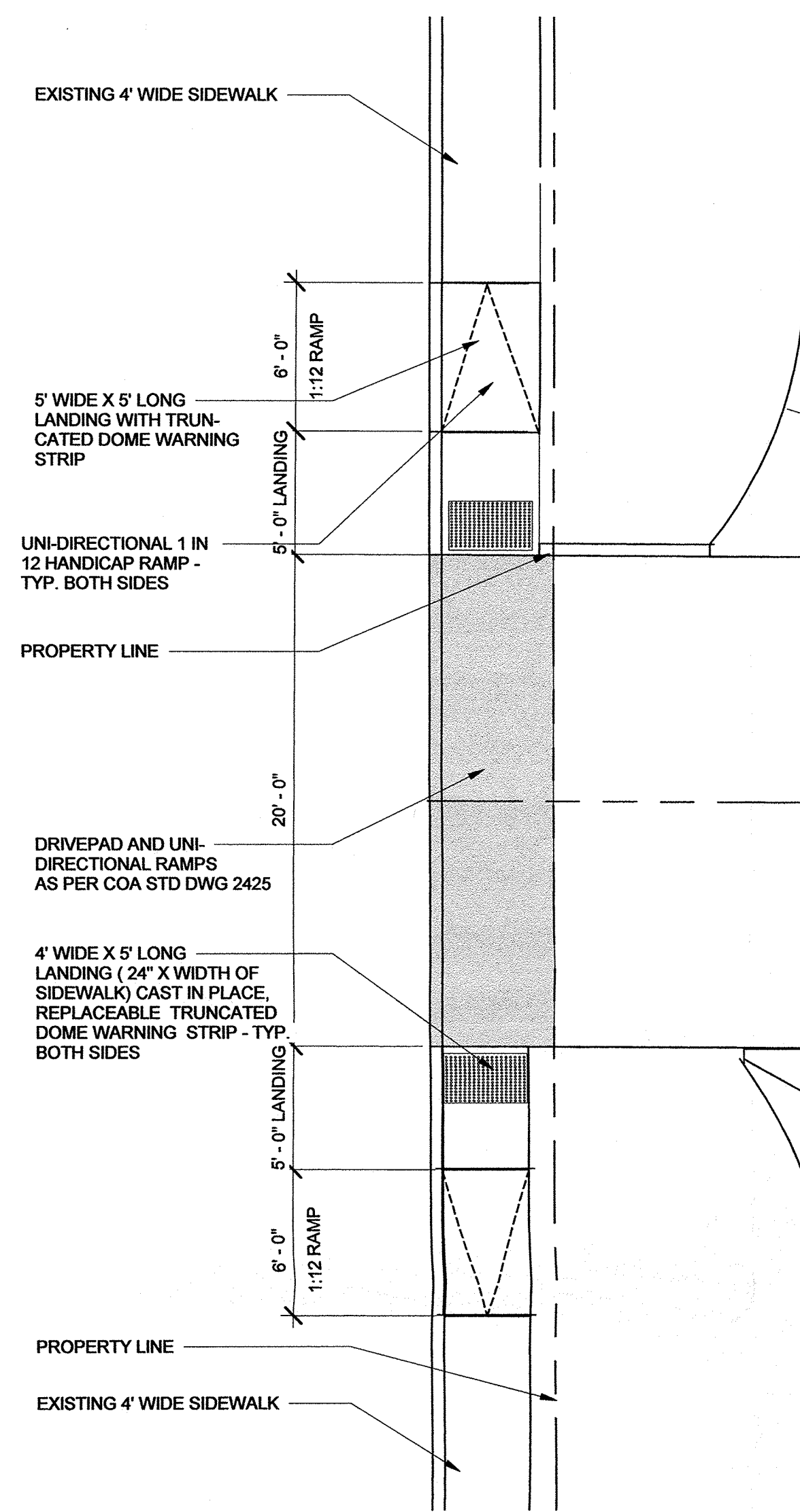
Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

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

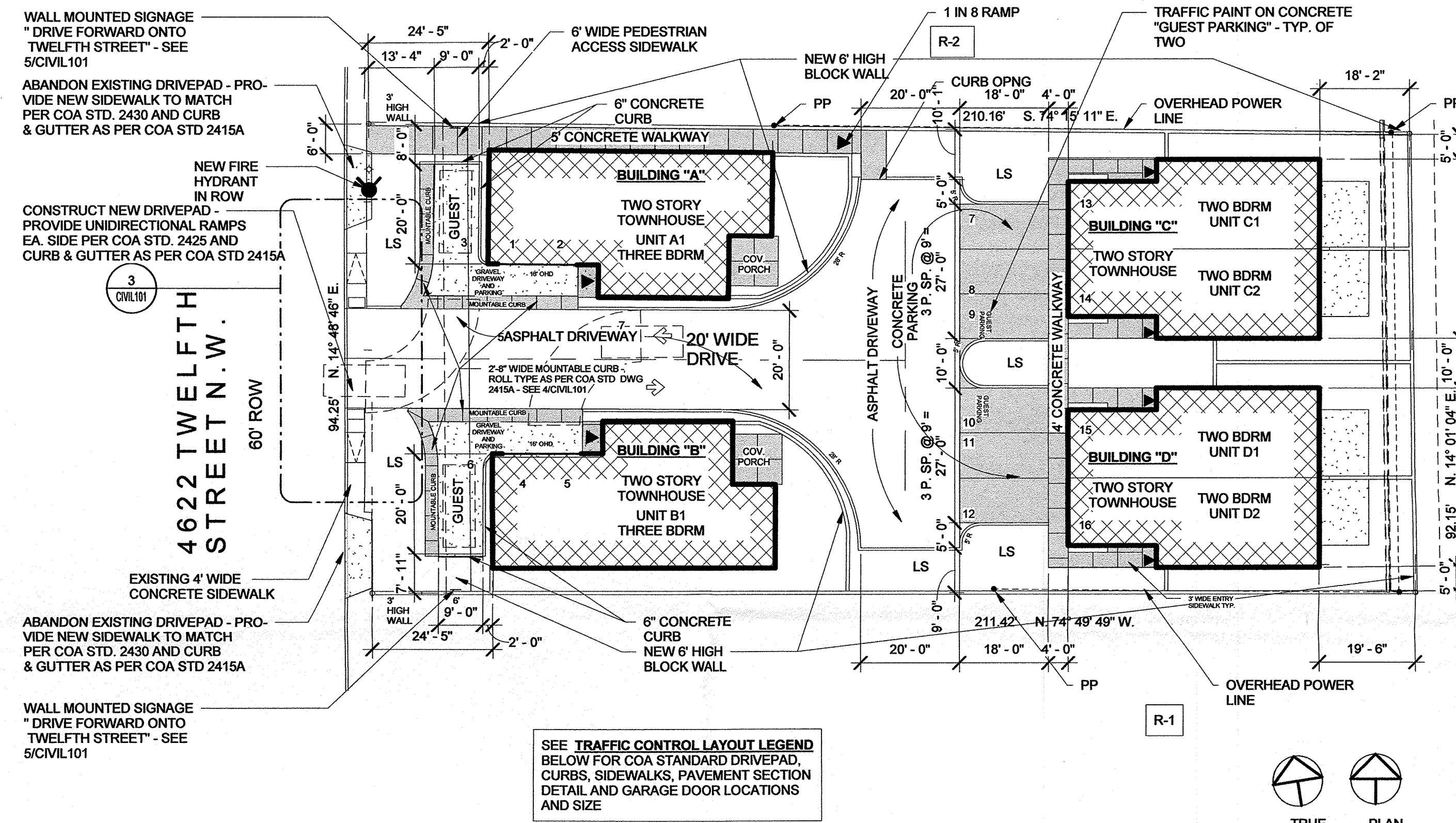
DRAWING TITLE:
TRAFFIC CONTROL PLAN

SEAL 	DATE JUNE 2017	PROJECT NO. BUCH12
DRAWING NO.		
CIVIL101		

06/15/17



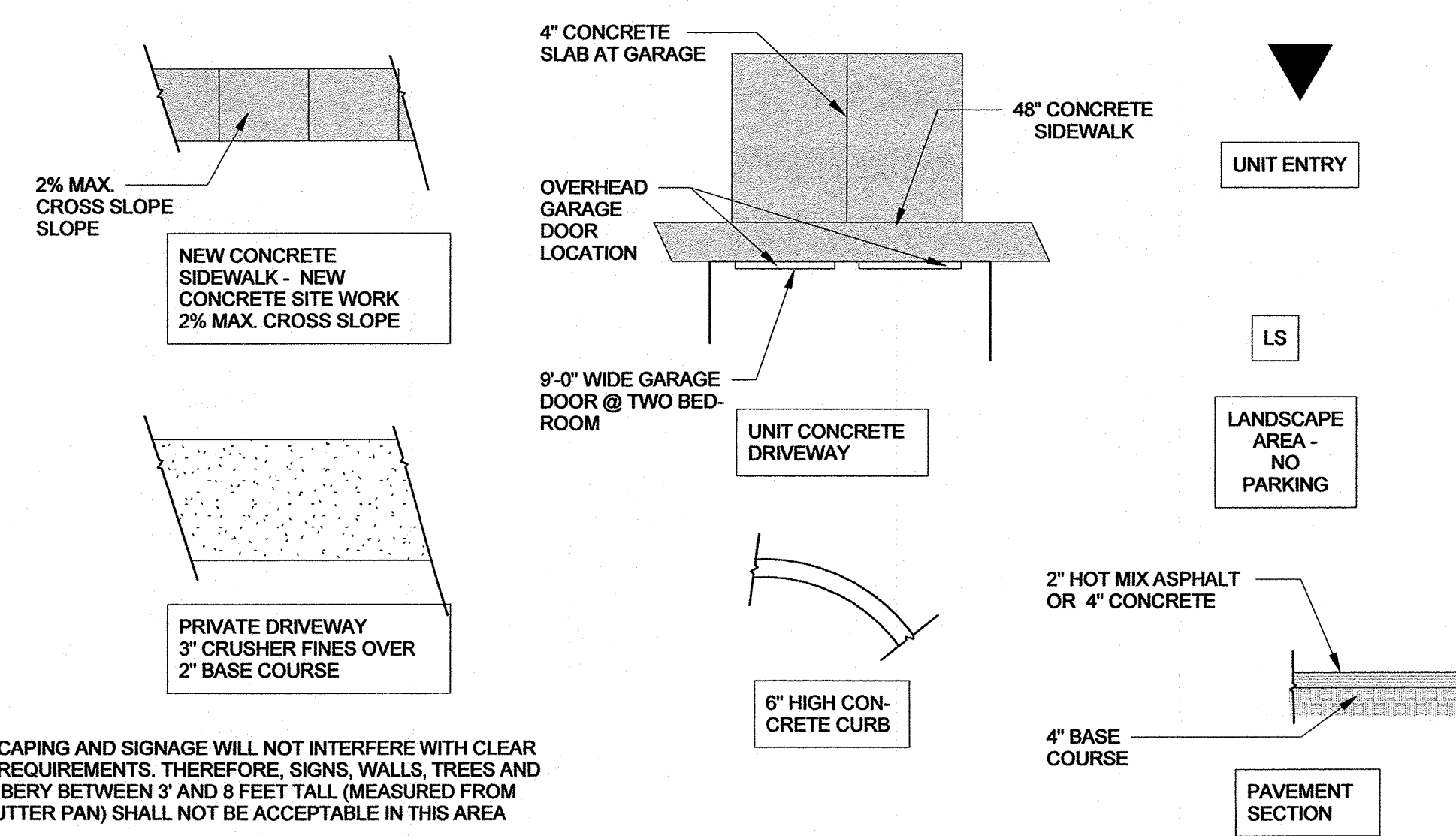
3 DRIVEPAD DETAIL
Scale: 3/16" = 1'-0"



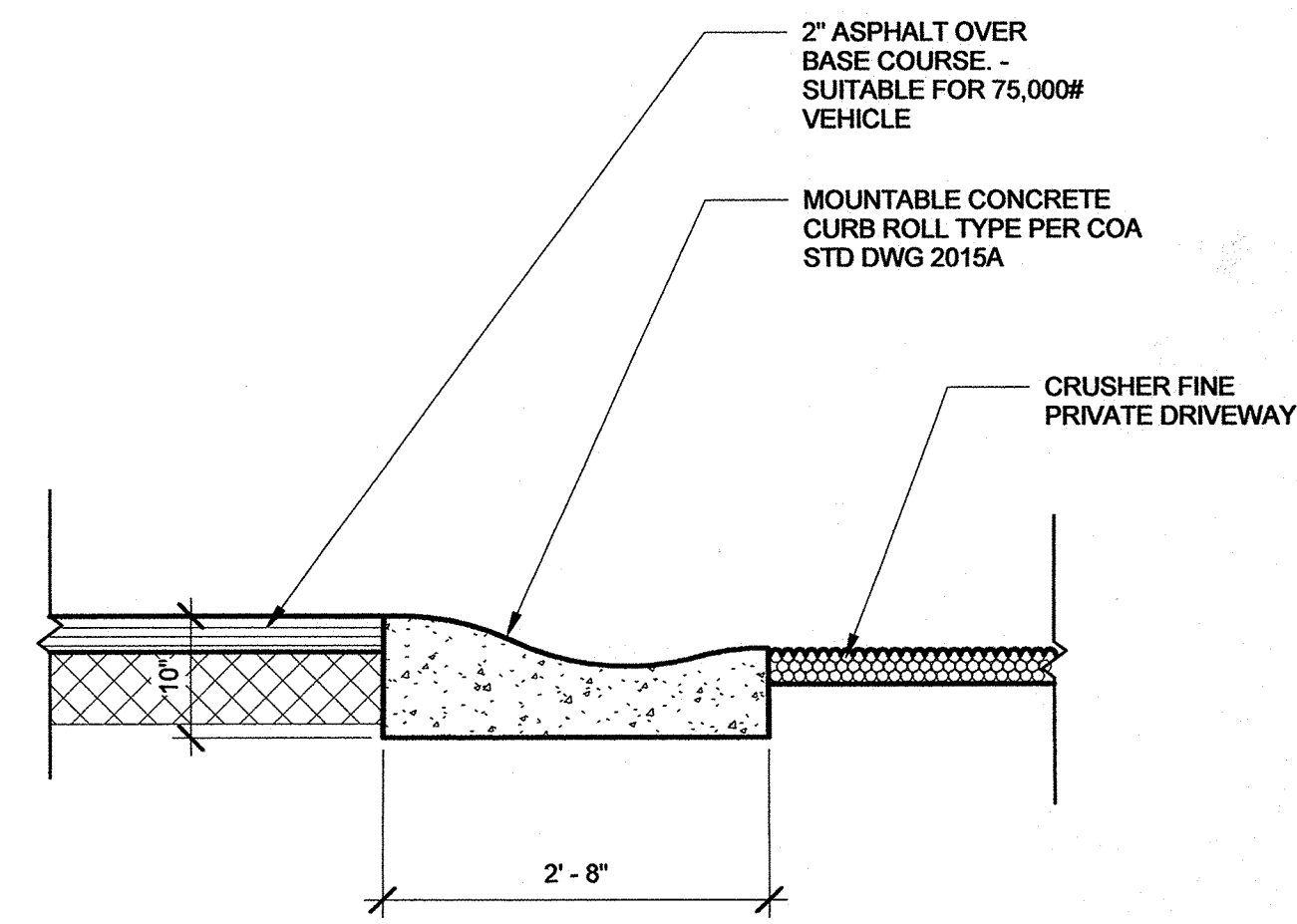
2 TRAFFIC CONTROL LAYOUT
Scale: 1" = 20'-0"

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

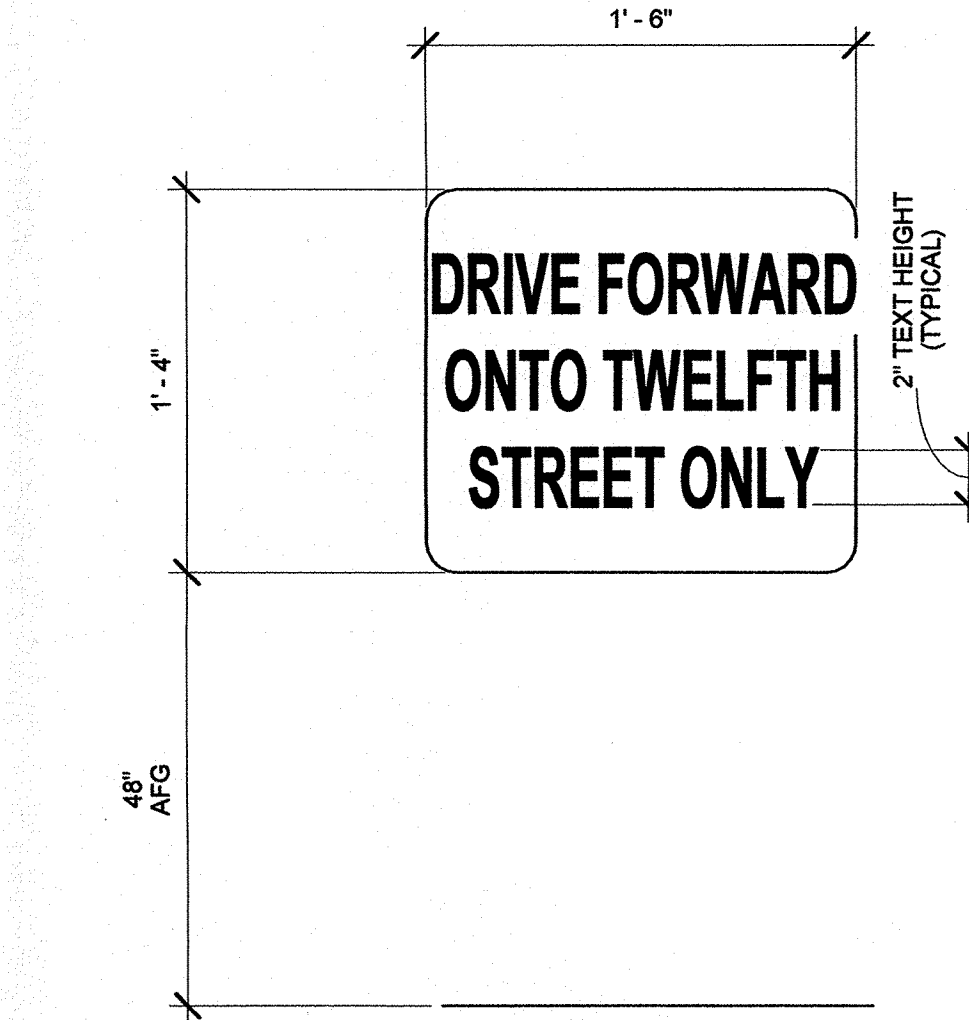
TRAFFIC CONTROL LAYOUT LEGEND



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



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



5 SAFETY SIGNAGE
Scale: 1 1/2" = 1'-0"

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; (2) DUPLEXES AND (2) SINGLE
FAMILY DWELLINGS. THE SINGLE FAMILY DWELLINGS
CONSISTS OF (2) THREE BEDROOM/TWO CAR
GARAGE UNITS. TWO DUPLEXES CONSIST OF (2)
TWO BEDROOM/ONE CAR GARAGE UNITS.
THE PARKING IN GARAGES SHALL COUNT TO-
WARD THE PARKING REQUIREMENT.

BIKE AND MOTORCYCLE PARKING SHALL BE ACCOM-
MODATED IN THE GARAGES.

THE TRAFFIC CIRCULATION CONCEPT CONSISTS
OF CONSTRUCTING A NEW DRIVEPADS AND THE SOLE
VEHICULAR ACCESS TO THE PROJECT.
THE 20 FOOT WIDE DRIVEWAY HEADS
EAST OFF OF 12TH STREET. THE OPPOSING THREE
BEDROOM GARAGES WILL ACCOMMODATE (4) PARKING
SPACES.
A SMALL HAMMER HEAD PARKING ARRANGEMENT
PROVIDES ACCESS TO THE PARKING
FOR THE DUPLEXES. (4) GUEST PARKING SPACES ARE
PROVIDED. THE 20 FOOT WIDE PARKING AISLES
TERMINATES IN CAR BACK-OUT SPACE ALONG THE
SOUTH AND NORTH PROPERTY LINES.

(4) GUEST PARKING SPACES ARE PROVIDED. REFUSE
PICKUP SHALL BE CART TYPE AT THE STREET CURB.

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 MAY 31, 2017. THE
VARIANCE ALLOWS THE PARCEL TO ACCOMMODATE
(4) TOWNHOUSES IN (2) DUPLEXES AND (2) DETACHED
SINGLE FAMILY DWELLINGS. SPECIAL
EXCEPTION NO. 17ZHE-80061. PROJECT
1011192

