



**Planning Department
Transportation Development Services**

June 12, 2015

Roger Cinelli, RA
Cinelli Architects
2418 Manuel Torres Ln NW
Albuquerque, NM 87107

Re: Alice Townhomes
3900 Alice Ave NE
Traffic Circulation Layout
Architect's Stamp dated 6-17-13 (J18-D043)
Certification dated 06-8-15

Dear Mr. Cinelli,

The Letter of Certification submitted on 06-8-15 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The following items need to be addressed:

- The changes to the approved DRB site plan listed below required an approved Administrative Amendment.
 - The 6' sidewalk, 5' courtyard gates and water harvesting ponds between phase 1 and phase 2 have been deleted and replaced with the 5' high 8" CMU courtyard walls being extended to the middle of the courtyard making each lots back yard bigger.
 - The side walk entries to the townhomes from the public sidewalk off of Cardenas Dr. NE have also been removed.
- The multi-directional ADA ramp on the northeast corner of Alice Ave and Cardenas Dr. NE must have truncated domes installed.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services
C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

FOR AHMET TIRYAKI

PROJECT TITLE: 24 UNIT TOWNHOUSE PROJECT ZONE MAP: N18 D043
 DRB#: _____ EPC#: 1009600 WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1, TIRYAKI SUBD.
 CITY ADDRESS: 5900 ALIVE AVENUE N.E.

ENGINEERING FIRM: RIO GRANDE ENGINEERING CONTACT: DAVID
 ADDRESS: PO BOX 93924 PHONE: 321-9099
 CITY, STATE: ALBUQ NM ZIP CODE: 87199
 EMAIL: _____

OWNER: AHMET TIRYAKI CONTACT: AHMET
 ADDRESS: 1815 CAGUA S.E. PHONE: 615-4278
 CITY, STATE: ABQ, NM ZIP CODE: 87110

ARCHITECT: ROGER CINELLI & ASSOC. CONTACT: ROGER
 ADDRESS: 2418 MANUEL TORRES LN NW PHONE: 243-8211
 CITY, STATE: ABQ, NM ZIP CODE: 87107
 EMAIL: rcinelli@q.com

SURVEYOR: SAME AS ENGINEER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: DAMIA CONSTRUCTION CO CONTACT: AHMET
 ADDRESS: 1815 CAGUA PL SE PHONE: 615-4278
 CITY, STATE: ABQ, NM ZIP CODE: 87110

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM) **PHASE ONE**
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6/8/15 BY: AHMET TIRYAKI

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

6/8/2015

CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: **PHASE ONE (BUILDING "A" AND "B") – 24 UNIT TOWNHOUSE PROJECT FOR AHMET TIRYAKI**, 5900 ALICE AVENUE N.E., ALBUQUERQUE, NEW MEXICO, ENVIRONMENTAL PLANNING COMMISSION SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - (J18D043) – PROJECT #1009600 - ARCHITECT'S STAMP DATED 6/17/13 - APPROVED AUGUST 29, 2013 – **PHASE ONE FINAL SITE CERTIFICATION**

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN, EPC APPROVAL LETTER DATED APRIL 11, 2013.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 4, 2015 AND OBSERVED SOME MINOR DEPARTURES FROM THE ORIGINAL DESIGN DOCUMENT. THE ADA HANDICAP RAMP IN THE S.E. CORNER HAS BEEN DELETED; AN ADA ACCESSIBLE SIDEWALK HAS REPLACED IT. SEE EDITED ORIGINAL DESIGN DOCUMENT.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. I FURTHER SUBMIT THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SINCERELY,

Roger Cinelli
ROGER CINELLI, ARCHITECT

6/8/15
DATE



6/8/15

INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR SUBDIVISION AND ZONE CHANGE TO THE PROPERTY LOCATED @ THE SOUTHWEST CORNER OF ALICE AVE. N.E. AND CARDENAS DRIVE N.E.

THE SUBJECT PROPERTY CONSISTS OF (9) ADJACENT PARCELS, TWO OF WHICH ARE ZONED P AND SEVEN OF WHICH ARE ZONED O-1. THE CARPENTERS LOCAL UNION MAIN UNION HALL WAS LOCATED AT THE INTERSECTION OF ALICE AVENUE AND CARDENAS DRIVE. A SEPARATE, SMALLER FACILITY, THE EDUCATIONAL CENTER, WAS LOCATED AT THE WESTERN EDGE OF THE PROPERTY. BOTH CARPENTERS UNION BUILDINGS RESIDED ON THE O-1 ZONED LOTS. THE LARGE ASPHALT PARKING LOT THAT SERVED AND SEPARATED BOTH FACILITIES WAS LOCATED ON THE P ZONED LOT. A MAJOR CENTURY LINK BURIED FIBER OPTIC LINE RUNS NORTH-SOUTH THROUGH THE P ZONED LOT.

BOTH STRUCTURES HAVE BEEN DEMOLISHED; THE CURRENTLY UNIMPROVED PROPERTY IS UNDER CONTRACT BY MR. AHMET TIRYAKI.

THE SUBJECT PROPERTY IS LOCATED IN THE FAIR HEIGHT NEIGHBORHOOD (FHNA). THE NEIGHBORHOOD ASSOCIATION HAS BEEN APPRISED OF THIS REQUEST. MEETINGS WITH THE NEIGHBORHOOD HAVE BEEN CONDUCTED AND HAVE BEEN FRUITFUL. THE NEIGHBORHOOD HAS BEEN CONSULTED ON ISSUES RELATING TO COLOR SCHEMES AND LANDSCAPING. THERE RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THE DESIGN. THE FHNA IS IN AGREEMENT WITH THE PROPOSAL - SEE ATTACHED LETTER DATED JANUARY 23, 2013.

THE NEIGHBORING ZONING LENDS LEGITIMACY TO THIS ZONE CHANGE REQUEST. THE FAIR PLAZA APARTMENTS AT 5901 ALICE AVENUE IS LOCATED ACROSS ALICE AVENUE FROM THE SUBJECT PROPERTY. IT IS A TWO STORY EXTERIOR BALCONY SINGLE BUILDING COMPLEX WITH A LARGE PARKING LOT FRONTING ON ALICE AVENUE. WHILE THE COURTYARD IS LANDSCAPED THERE IS LITTLE OR NO LANDSCAPING ALONG THE STREET. RESIDENTIAL ZONING AND USES PREDOMINATE TO THE NORTH, NORTHWEST AND WEST OF THE SUBJECT PARCEL. THE CHARACTERISTIC SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD IS BOUNDED BY MADEIRA DRIVE ON THE WEST AND AS FAR AS CONSTITUTION NE TO THE NORTH.

OFFICE AND COMMERCIAL ZONING FRAME THE DEVELOPMENT ON THE EAST AND SOUTH. A STRIP OF COMMERCIAL USES AND AN 18' WIDE PAVED ALLEY SEPARATE THE PROPOSED DEVELOPMENT FROM LOMAS BOULEVARD ARTERIAL STREET. THE SITE IS BRACKETED ON THE WEST BY REHM'S NURSERY'S GREENHOUSE COMPLEX AND GARDENS. SEPARATED BY A 6' BLOCK WALL, THE GREENHOUSES SERVE THE RETAIL FACILITY ON LOMAS.

THE NINE LOTS SHALL BE COMBINED INTO ONE PARCEL. A TWO PHASE TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE COMBINED LOT PARCEL; PHASE 1 TO THE EAST AND PHASE 2 TO EXTEND THE DEVELOPMENT TOWARDS THE WEST PROPERTY LINE. THE TWO THREED ROOM, TWO STORY TOWNHOUSE CONFIGURATION PROVIDES AN ACCEPTABLE DENSITY (FAR = .59) RESIDENTIAL USE AT THE INTERFACE BETWEEN THE NEIGHBORHOOD EDGE AND THE SIX LANE ARTERIAL STREET (LOMAS BLVD).

THE PROPOSED TOWNHOUSE CONFIGURATION ORIENTS THE UNIT ENTRY DRIVEWAYS AWAY FROM THE LOCAL STREET. ALL VEHICULAR ACCESS IS PROVIDED VIA TWO NORTH-SOUTH PRIVATE LANES. THESE VEHICULAR/PEDESTRIAN LANES TERMINATE IN A LANDSCAPED AREA AT THE SOUTH, SEPARATING THEM FROM THE EXISTING ALLEY.

ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR LANE FRONTAGES ARE SINGLE STORY. ADDITIONALLY, THE THREE BEDROOM TOWNHOUSES, LOCATED ALONG ALICE AVENUE PRESENT A SINGLE STORY ELEVATION TO THE LOCAL STREET. THUS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PASSERBY VIEW.

PEDESTRIAN FRIENDLY FEATURES, AS REQUESTED BY THE FHNA, ARE INCORPORATED INTO THE DESIGN. PHASE 1 BUILDING "A" TOWNHOUSE REAR COURTYARDS SHALL FRONT ON CARDENAS DRIVE. A LOWERED COURTYARD WALL AND GATE WILL SECURE THE YARD YET ALLOW A VISUAL CONNECTION AND ACCESS TO THE PUBLIC WAY. THE OPEN SPACE BETWEEN BUILDING "B" & "C" SHALL BE TREATED IN A SIMILAR FASHION. LOWERED COURTYARD WALLS WITH GATES SHALL AFFORD ACCESS TO A NORTH-SOUTH LANDSCAPED OPEN SPACE CORRIDOR. ADDITIONALLY, AN EAST-WEST PEDESTRIAN WALKWAY SHALL RUN PARALLEL ALONG THE 18' PAVED ALLEY TO PROVIDE ACCESS TO CARDENAS DRIVE. A LANDSCAPE STRIP SHALL SEPARATE THE WALKWAY FROM THE ALLEY PROPER. A PUBLIC BUS TRANSIT STOP LIES A MERE 160' FROM ALLEY OFF OF CARDENAS DRIVE.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY TREES AND SHRUBS. UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. TREES SHALL REACH A 25' TO 35' SPREAD AT MATURITY.

THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR REFERENCE.

NOTE:

PROVIDE WATER HARVESTING PONDS AT ALL REAR YARDS AS PER GRADING AND DRAINAGE PLAN - SEE DRB-2

FEATHER CURB TO MATCH DRIVEPAD ELEV. - TYP. BOTH SIDES

PHASE 2 - PAVED RESIDENT PARKING

1:12 48" WIDE ADA CONCRETE RAMP W/ 5' SQUARE INTERMEDIATE LANDING - NO HANDRAIL REQUIRED AS PER IRC2009 R311 - BROOM FINISH

PHASE 2

PHASE 1

60' R.O.W.

FEATHER CURB TO MATCH DRIVEPAD ELEV. - TYP. BOTH SIDES

NO OBJECT/SHRUBS OVER 3' IN HEIGHT ABOVE GUTTER PAN IN CLEAR SITE TRIANGLE

PHASE 1 - PAVED RESIDENT PARKING

INSTALL MULTI DIRECTIONAL ADA RAMP - COA STD 2441 CASE 1 W/ TRUN-GATED DOMES

150' +/- TO FIRE HYDRANT

EXISTING 6' WIDE SIDEWALK

PROPOSED PEDESTRIAN ACCESS EASEMENT

7'-0" TO BACK OF CURB OF SIDEWALK

ABANDON DRIVEPAD-PROVIDE NEW SIDEWALK TO MATCH PER COA STD. #2430 AND CURB & GUTTER AS PER COA STD. #2415A

NEW FIRE HYDRANT

MINI CLEAR SITE TRIANGLE-TYP. BOTH SIDES

1:12 48" WIDE ADA CONCRETE RAMP W/ 5' SQUARE INTERMEDIATE LANDING - NO HANDRAIL REQUIRED AS PER IRC2009 R311 - BROOM FINISH

PHASE 2 - PAVED RESIDENT PARKING

INSTALL MULTI DIRECTIONAL ADA RAMP - COA STD 2441 CASE 1 W/ TRUN-GATED DOMES

150' +/- TO FIRE HYDRANT

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