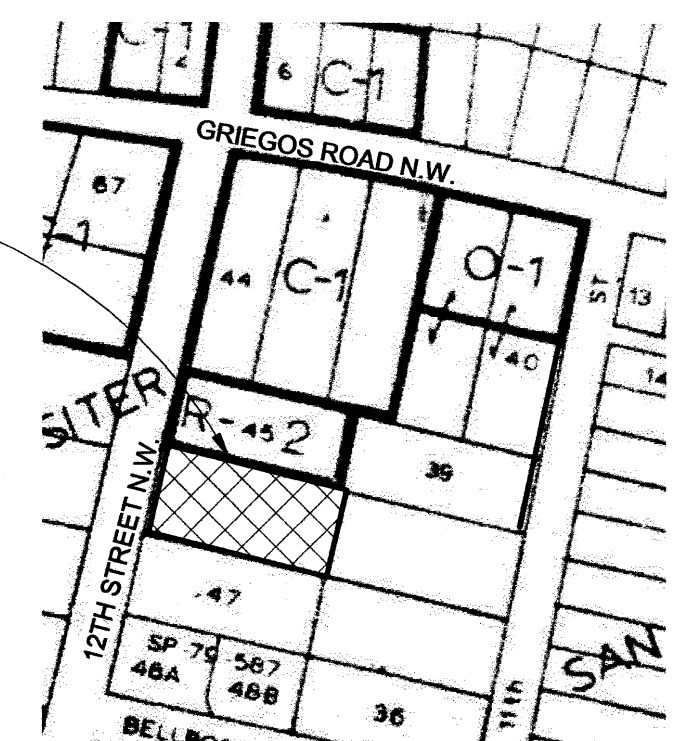


6 UNIT TOWNHOUSE PROJECT  
FOR JASON BUCHANAN  
4622 12th STREET N.W.  
ALBUQUERQUE, NEW MEXICO

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 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

EXECUTIVE SUMMARY

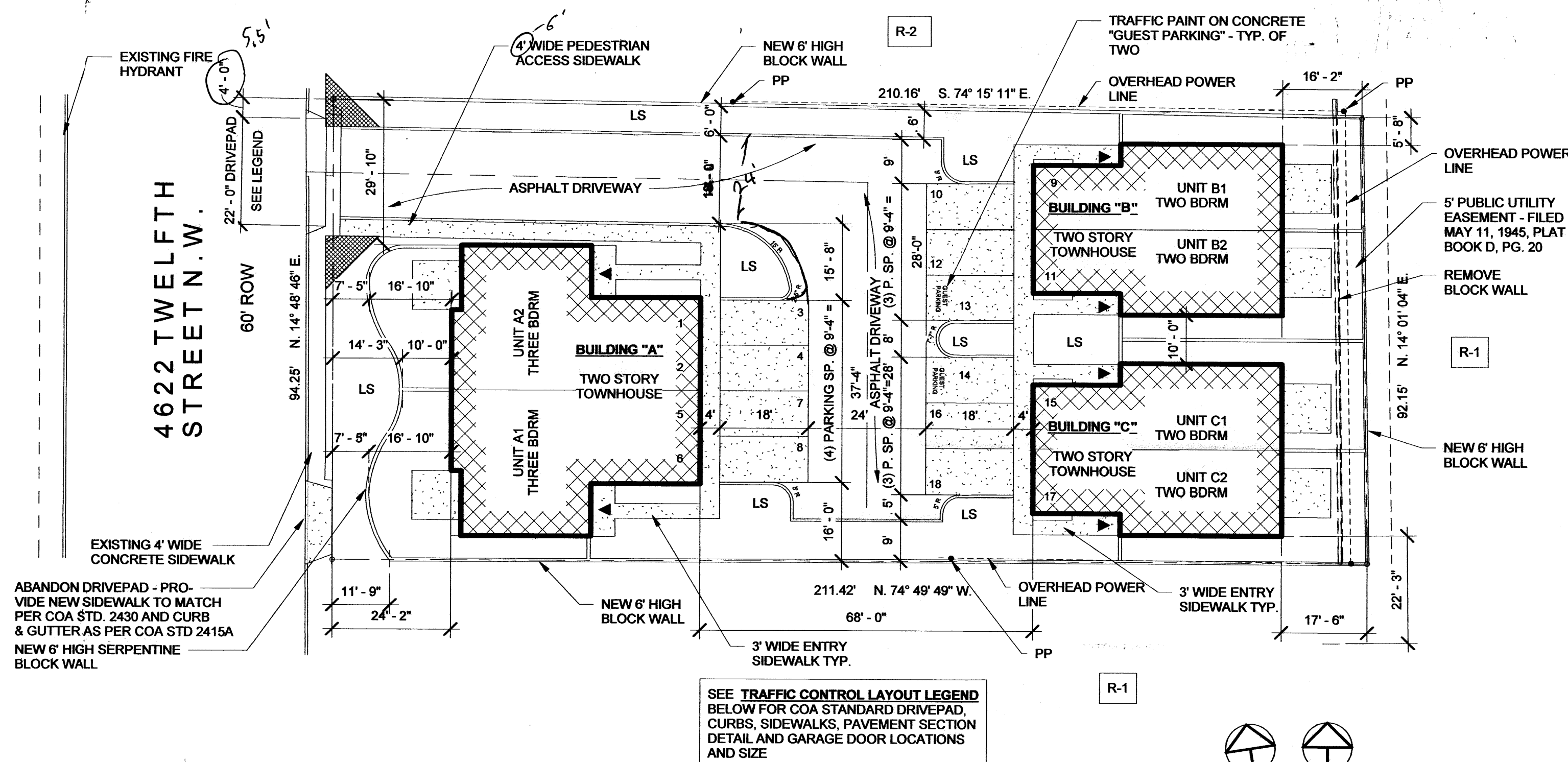
THE PROJECT IS LOCATED SOUTHEAST OF THE INTERSECTION OF 12TH N.W. AND GRIEGOS N.W.

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 18 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 ADJACENT SITES, BUFFER LANDSCAPING AS PER ZONING ORDINANCE SHALL SHIELD DRIVES AND PARKING FROM ADJACENT R-1 AND R-2 USES.

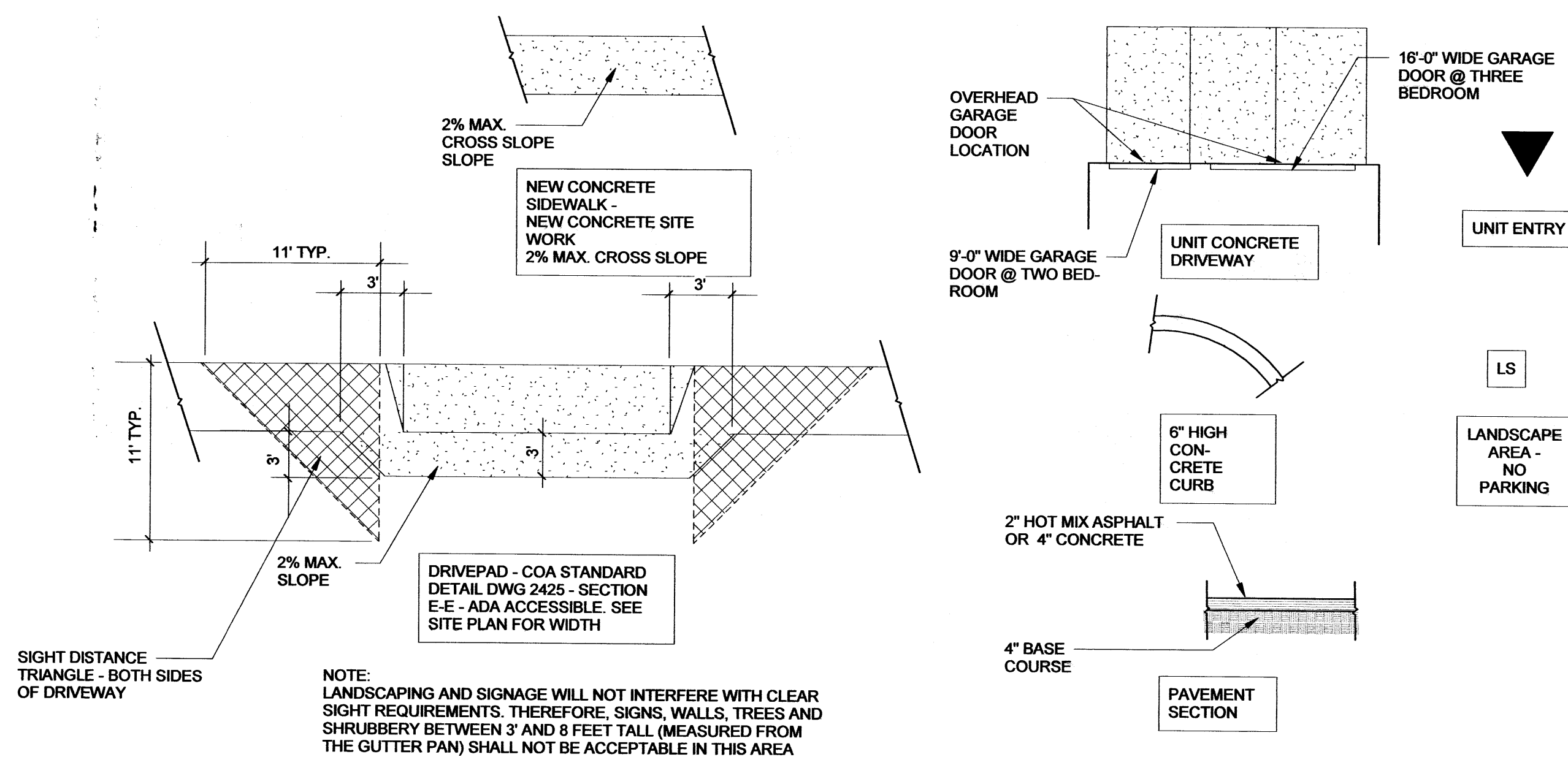
A NOTIFICATION OF DECISION HAS BEEN ISSUED FOR A VARIANCE DATED OCTOBER 20, 2015. THE VARIANCE ALLOWS THE PARCEL TO ACCOMMODATE (6) TOWNHOUSES IN (3) DUPLEXES. SPECIAL EXCEPTION NO. 15ZHE-80251. PROJECT # 1010606



1 TRAFFIC CONTROL LAYOUT

Scale: 1" = 20'-0"

TRAFFIC CONTROL LAYOUT LEGEND



**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**

DATE  
SEPT 2016  
PROJECT NO.  
BUCH12  
DRAWING NO.

**CIVIL101**

9/13/16

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

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

VICINITY MAP -  
F-14

## 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

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

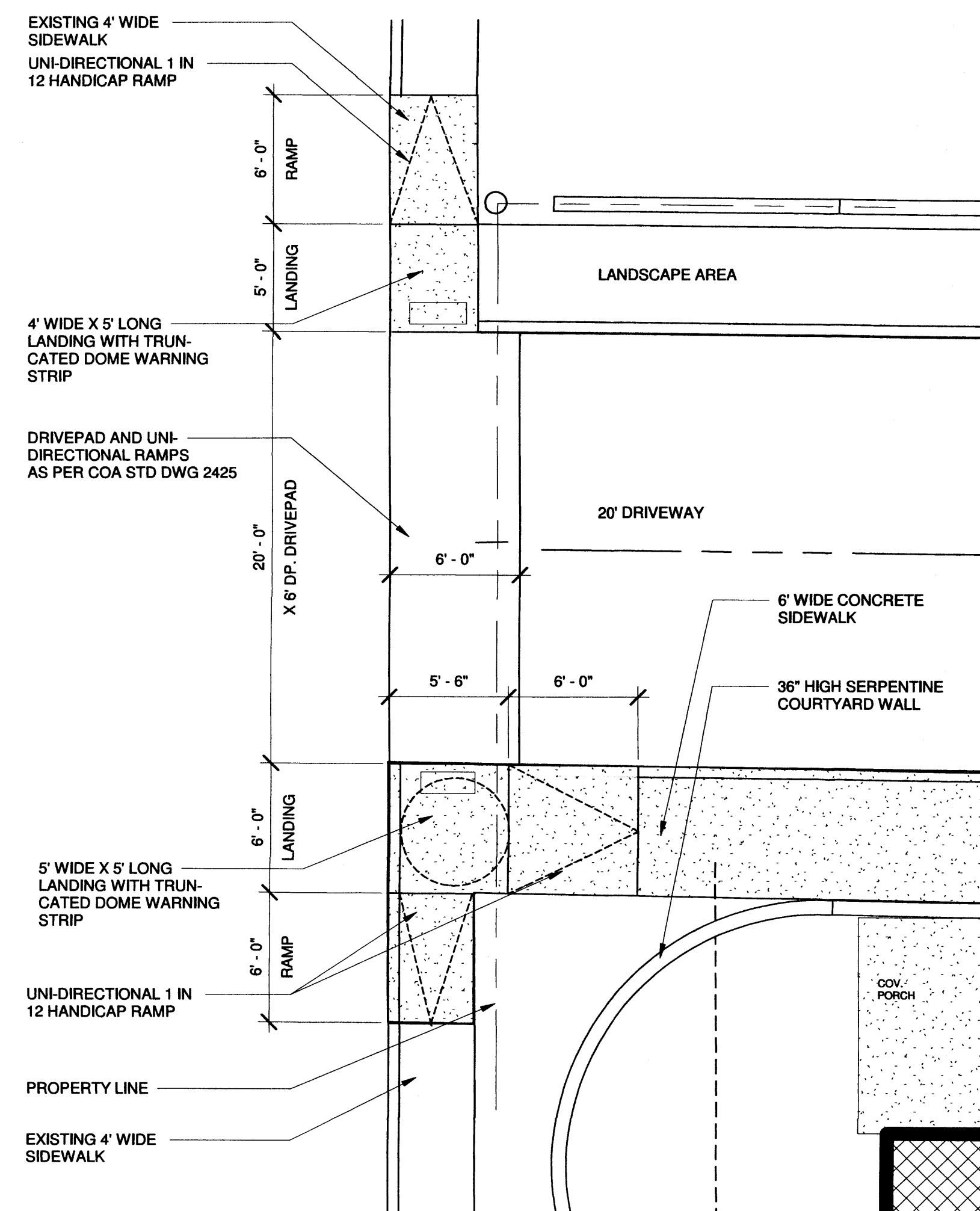
PROJECT TITLE: 6 UNIT TOWNHOUSE PROJ.  
FOR JASON BUCHANAN  
4622 12TH STREET N.W.  
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:  
**TRAFFIC CONTROL PLAN**

	DATE NOV 2016	PROJECT NO. BUCH12
	DRAWING NO.	

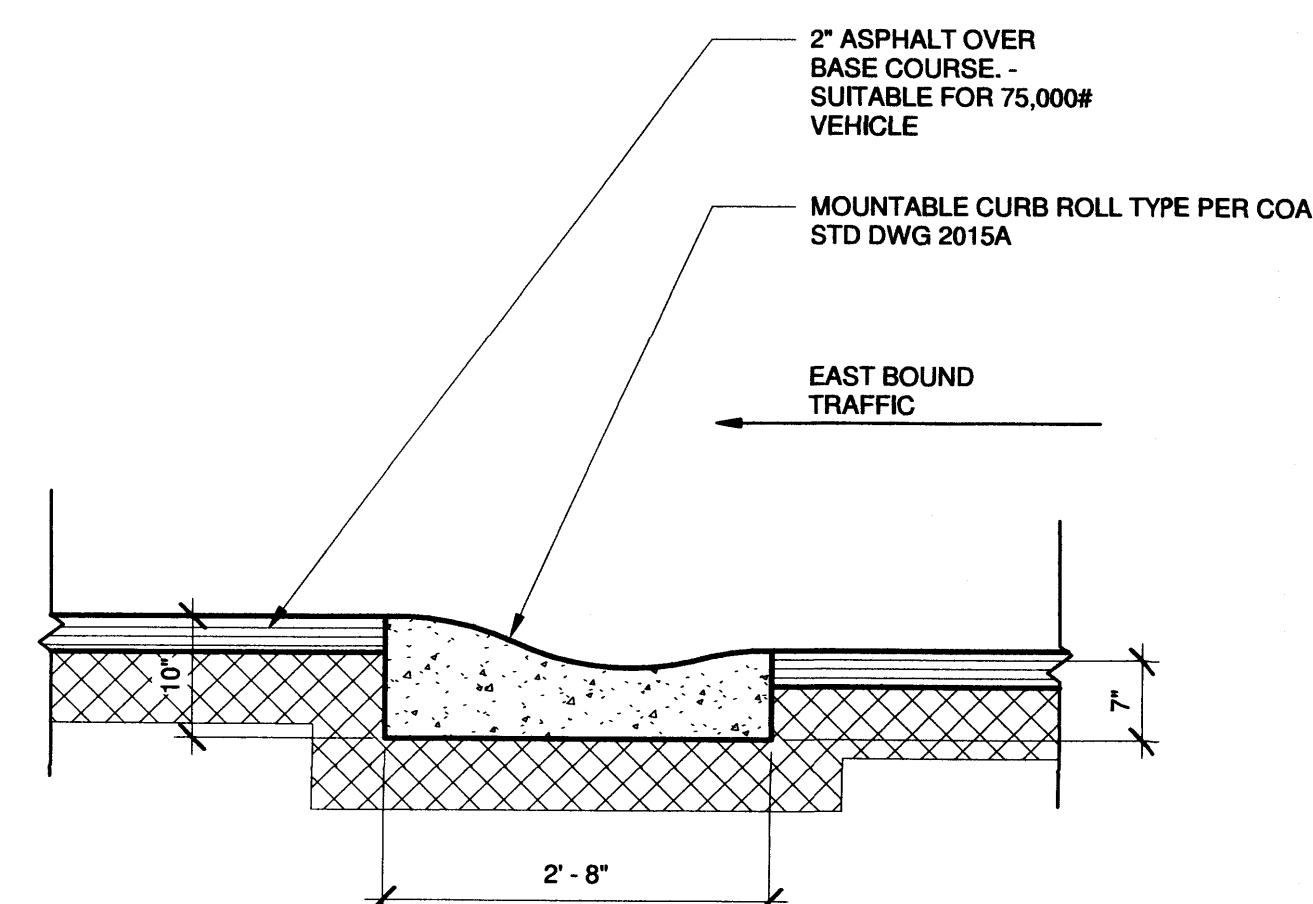
# CIVIL101

10/30/16

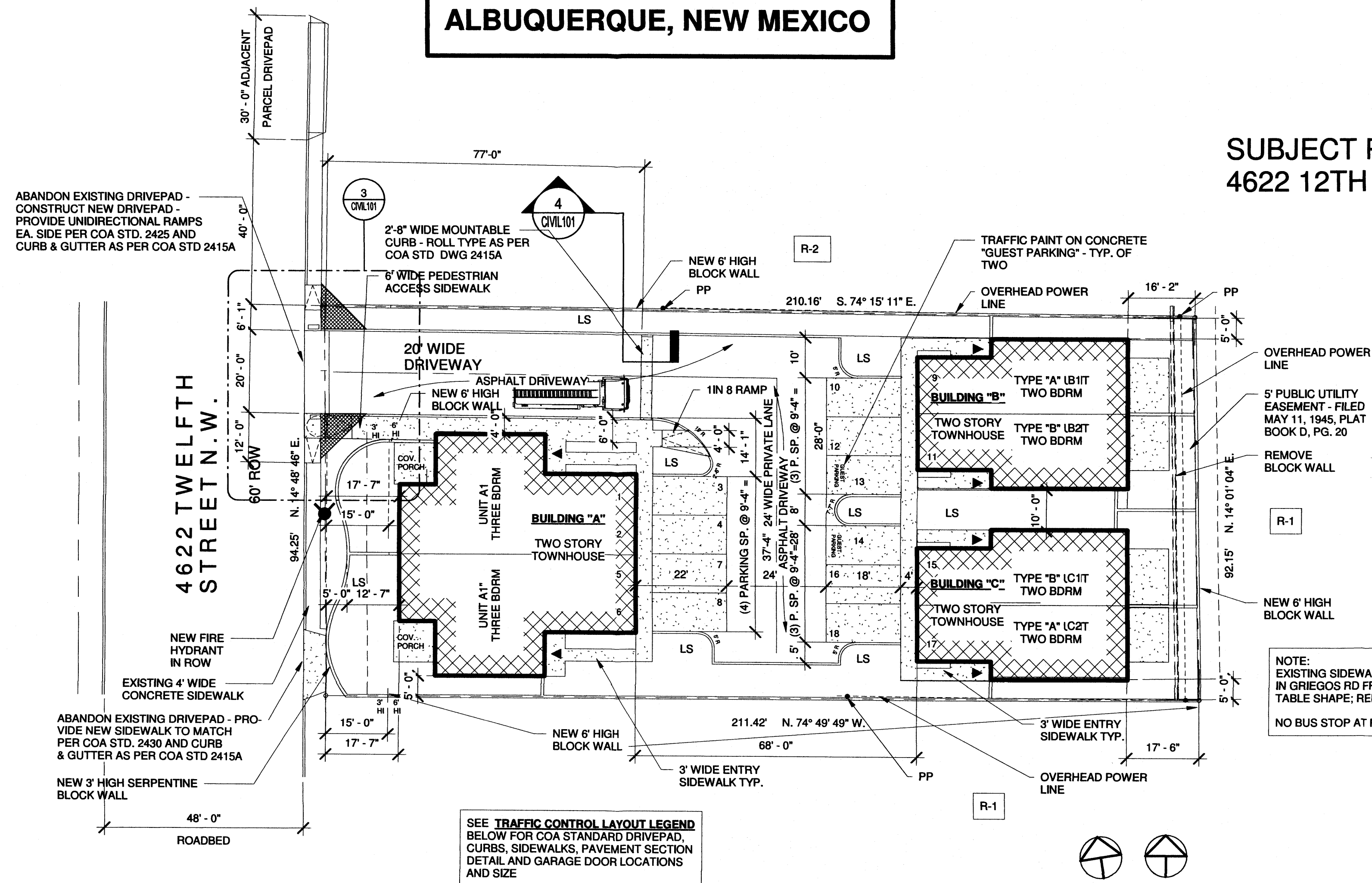


### 3 DRIVEPAD DETAIL

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



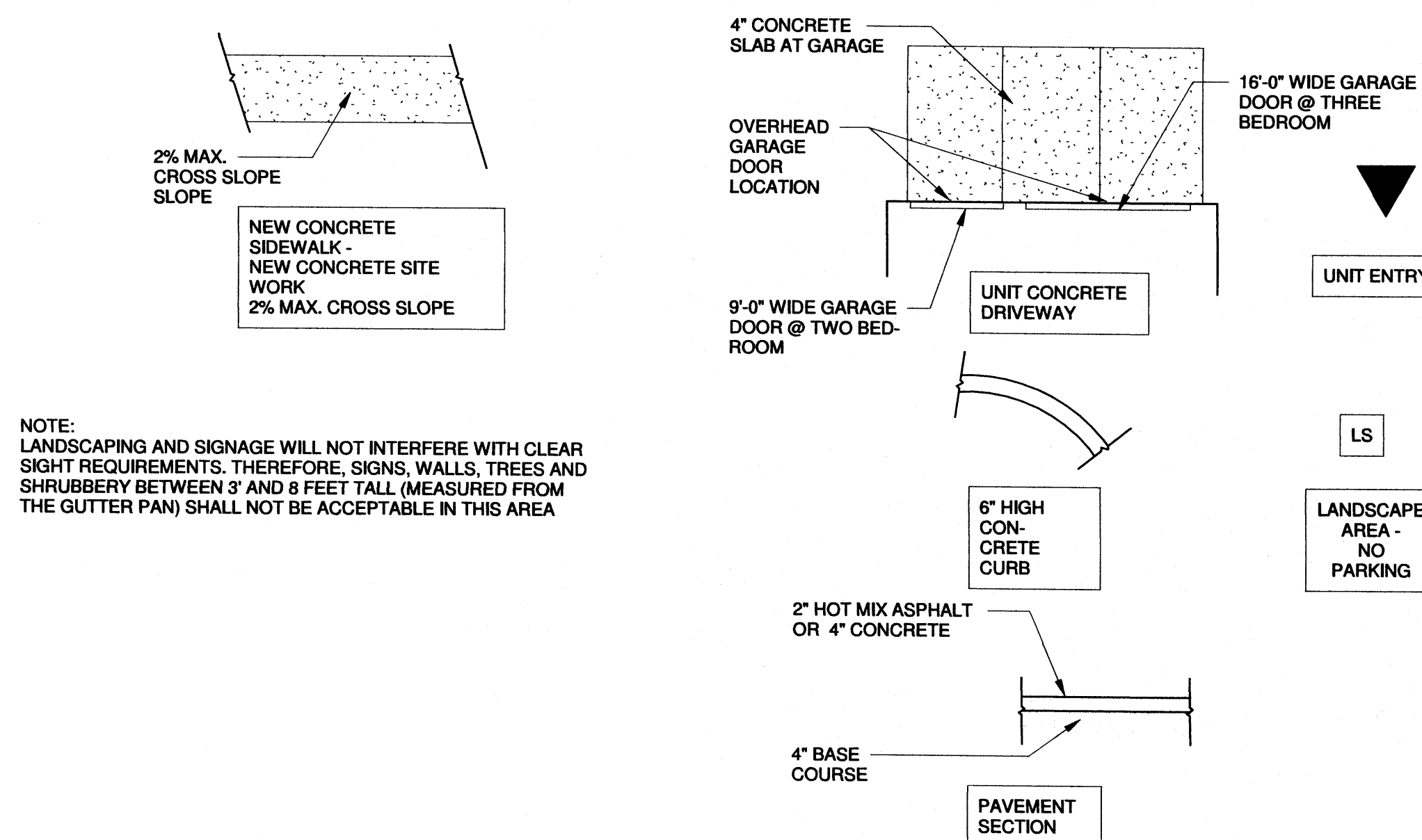
**4 ROLL CURB DETAIL.**  
Scale: 3/4" = 1'-0"



# 1 TRAFFIC CONTROL LAYOUT

Scale: 1" = 20'-0"

### TRAFFIC CONTROL LAYOUT LEGEND



## 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.

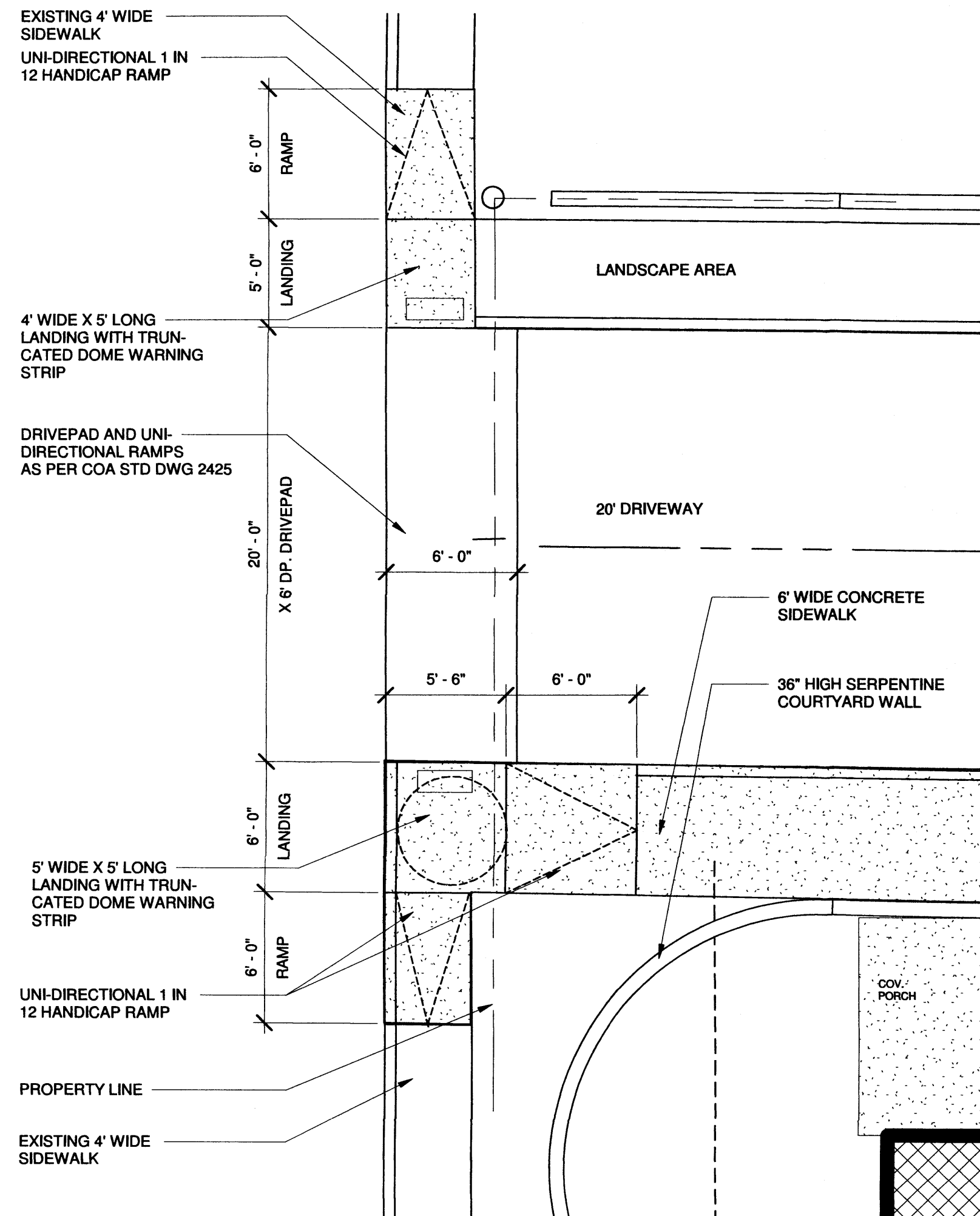
THE TRAFFIC CIRCULATION CONCEPT CONSISTS OF CONVERTING AND WIDENING AN EXISTING DRIVEPAD INTO THE SOLE VEHICULAR ACCESS TO THE PROJECT. THE 20 FOOT WIDE DRIVEPAD ORIGINALLY LOCATED EAST OFF OF 12TH STREET, IT THEN WIDENS TO 24 FEET IN WIDTH AND HEADS SOUTH WHERE IT PROVIDES ACCESS TO THE (18) PARKING 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 ADJACENT SITES; BUFFER LANDSCAPING AS PER ZONING ORDINANCE SHALL SHIELD DRIVES AND PARKING FROM ADJACENT R-1 AND R-2 USES.

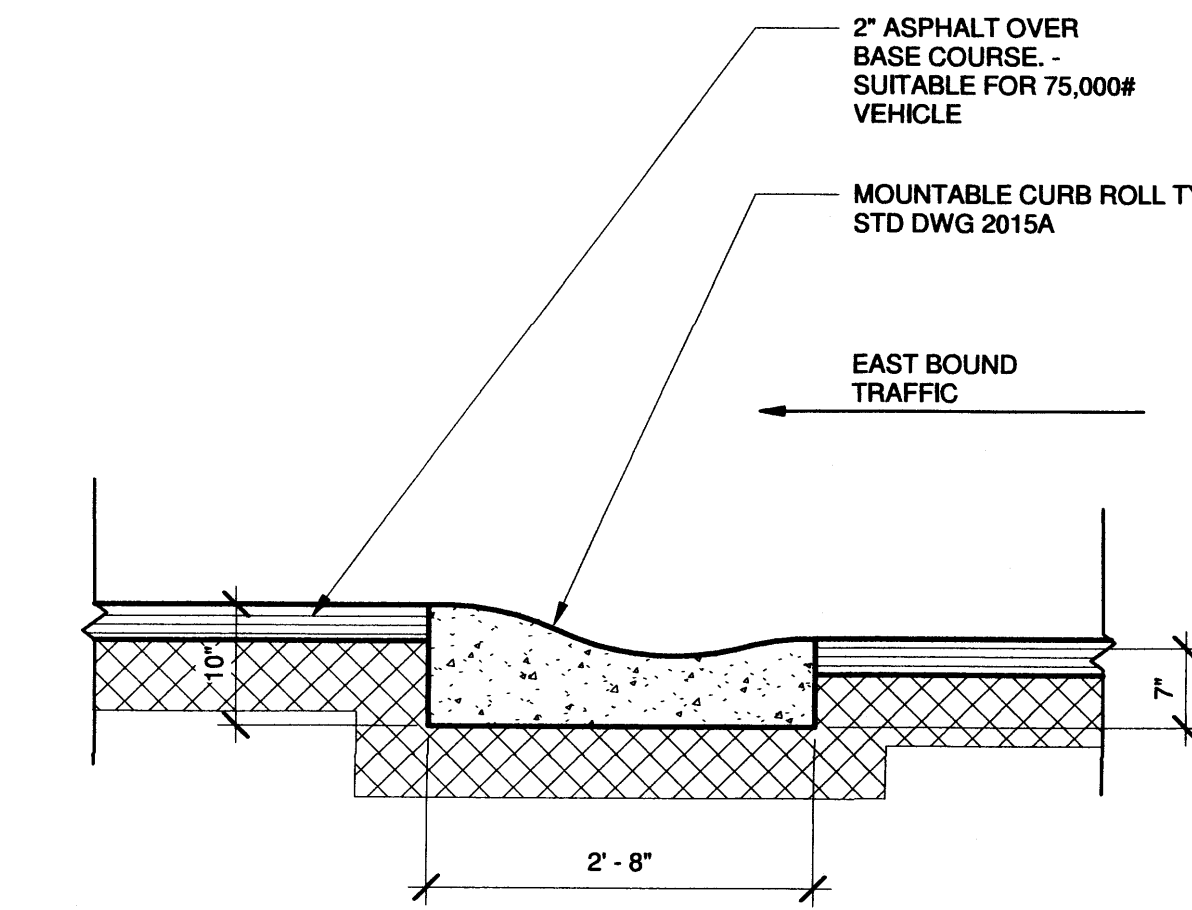
A NOTIFICATION OF DECISION HAS BEEN ISSUED FOR A VARIANCE DATED OCTOBER 20, 2015. THE VARIANCE ALLOWS THE PARCEL TO ACCOMMODATE (6) TOWNHOUSES IN (3) DUPLEXES. SPECIAL EXCEPTION NO. 15ZHE-80251. PROJECT # 1010606

**BIKE SPACES ARE PROVIDED IN EACH UNIT GARAGE**

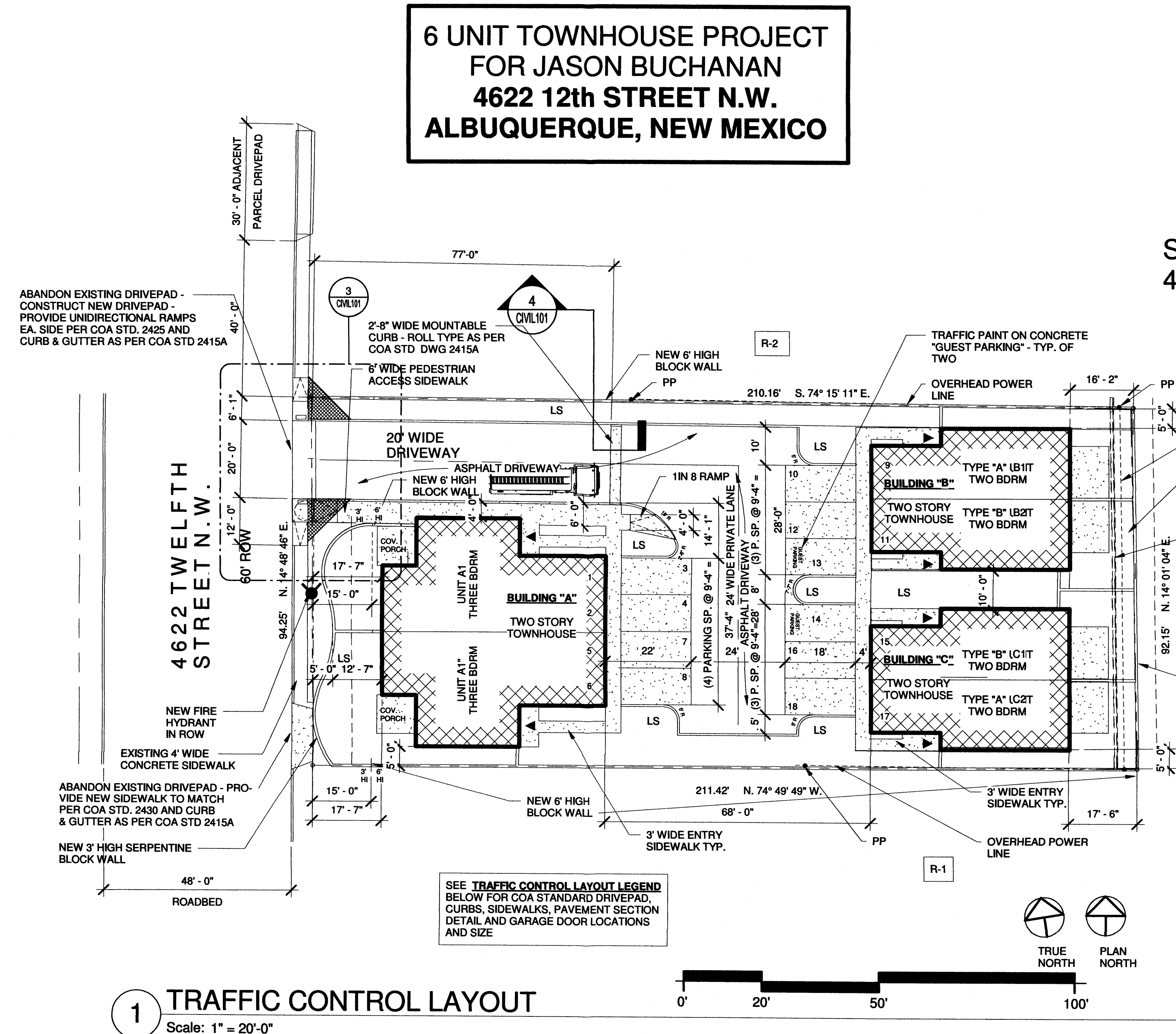




**3 DRIVEPAD DETAIL**  
Scale: 3/16" = 1'-0"

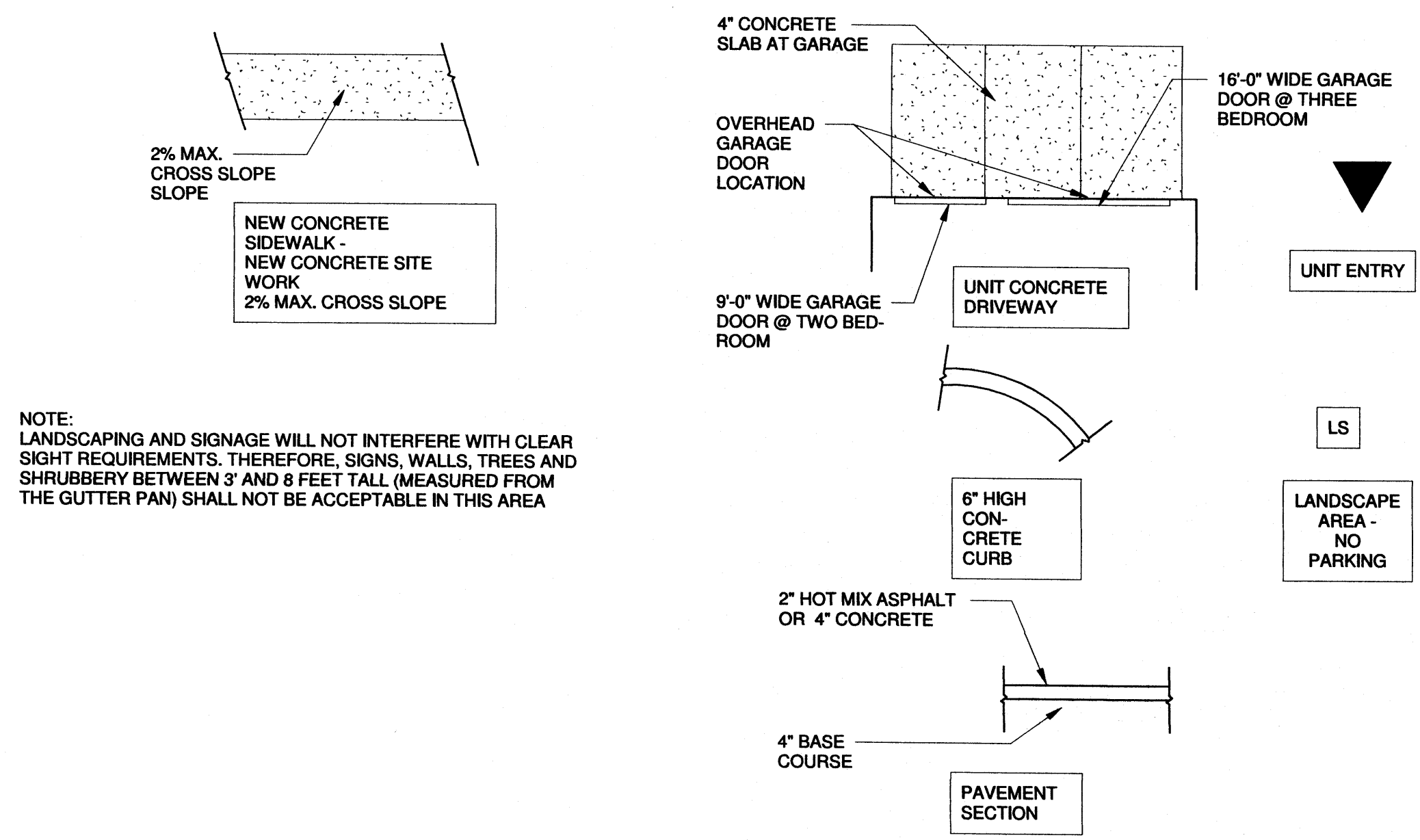


**4 ROLL CURB DETAIL.**  
Scale: 3/4" = 1'-0"



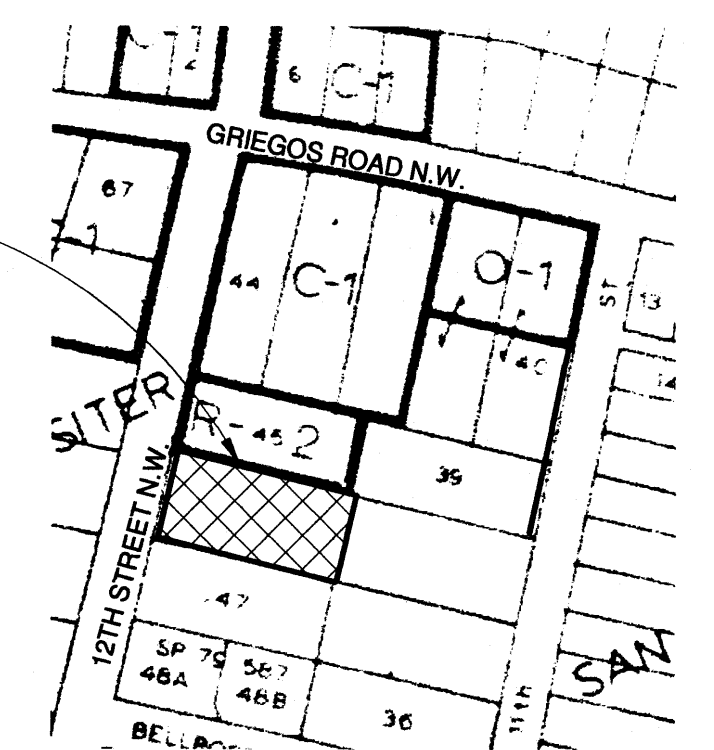
**1 TRAFFIC CONTROL LAYOUT**  
Scale: 1" = 20'-0"

**TRAFFIC CONTROL LAYOUT LEGEND**



NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 6 FEET TALL (MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA

**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  
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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  
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**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  
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**TOTAL PARKING PROVIDED:** OFF STREET PARKING = 18 PARKING SPACES

**EXECUTIVE SUMMARY**

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

DRAWING TITLE:  
**TRAFFIC CONTROL PLAN**

SEAL: [Signature]  
DATE: NOV 2016  
PROJECT NO.: BUCH12  
DRAWING NO.:  
**CIVIL101**  
10/30/16