CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2023

Treveston Elliott, RA Treveston Elliott Architect 811 12th St. NW Albuquerque, NM 87102

Re: Townhuose

623 14th Street SW Traffic Circulation Layout Architect's Stamp 12-23-22 (K13-D083)

Dear Mr. Elliott,

The TCL submittal received 12-27-2022 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

When the site construction is completed and an inspection for 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, the TCL, and a completed <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation.

NM 87103

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.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

| Project Title: 623 14th Street Townhouse Building | Permit #48 | .2022- <u></u> |
|---|---|------------------------|
| DRB# | _EPC# | |
| Legal Description: | | |
| Applicant/Agent: Treveston Elliott Architect | Contact: | Treveston Elliott |
| Address: 811 12th St NW, Alb. NM 87102 | | |
| Email: treveston@tearchitect.com | | |
| | | |
| Applicant/Owner:Tim Borrow | Contact: _ | Treveston Elliott |
| Address: 623 14th St. SW Alb. NM | Phone: | 505.259.4617 |
| Email: <u>treveston@tearchitect.com</u> | | |
| TYPE OF DEVELOPMENT:PLAT (#of lots)RERE-SUBMITTAL:YESXNO | ESIDENCEI | ORB SITE ADMIN SITE: |
| DEPARTMENT: xTRANSPORTATION Check all that apply: | HYDROLOG | Y/DRAINAGE |
| TYPE OF SUBMITTAL: TYPE | OF APPROV | VAL/ACCEPTANCE SOUGHT: |
| ENGINEER/ARCHITECT CERTIFICATION | BUILDING PERMIT APPROVAL | |
| PAD CERTIFICATION | CERTIFICATE OF OCCUPANCY | |
| CONCEPTUAL G&D PLAN | CONCEPTUAL TCL DRB APPROVAL | |
| GRADING PLAN | PRELIMINARY PLAT APPROVAL | |
| DRAINAGE REPORT | SITE PLAN FOR SUB'D APPROVAL | |
| DRAINAGE MASTER PLAN | SITE PLAN FOR BLDG PERMIT APPROVAL | |
| FLOOD PLAN DEVELOPMENT PERMIT APP. | FINAL PLAT APPROVAL | |
| ELEVATION CERTIFICATE | SIA/RELEASE OF FINANCIAL GUARANTEE | |
| CLOMR/LOMR | FOUNDATION PERMIT APPROVAL | |
| X TRAFFIC CIRCULATION LAYOUT (TCL) | GRADING PERMIT APPROVAL | |
| ADMINISTRATIVE | SO-19 APPROVAL | |
| TRAFFIC CIRCULATION LAYOUT FOR DRB | PAVING PERMIT APPROVAL | |
| APPROVAL | GRADING PAD CERTIFICATION | |
| TRAFFIC IMPACT STUDY (TIS) | WORK ORDER APPROVAL | |
| STREET LIGHT LAYOUT | CLOMR/LOMR | |
| OTHER (SPECIFY) | FLOOD PLAN DEVELOPMENT PERMIT OTHER (SPECIFY) | |
| PRE-DESIGN MEETING? DATE SUBMITTED: December 23th, 2022 | OTHER (| SPECIFI) |

623 14th Street SW

Townhouses

PROJECT TEAM

OWNER: Tim Borrow

Albuquerque, New Mexico

ARCHITECT: Treveston Elliott Architect 811 12th Street NW Albuquerque, New Mexico 87102 (505) 259-4617

STRUCTURAL Randal Structural Engineering ENGINEER: 10155 W White Feather Lane Peoria AZ 85383

PROJECT SUMMARY

New three Story Townhouse Building with two townhouse units.

3 PROJECT INFORMATION

PROJECT ADDRESS

623 14th Ave. SW Albuquerque, New Mexico 87104

APPLICABLE CODES

2015 International Residential Code 2018 International Energy Conservation Code

4 BUILDING DATA

OCCUPANCY GROUP

CONSTRUCTION TYPE = Vb

INSULATION

EXTERIOR FLOOR

SLAB R-VALUE DEPTH

EXTERIOR WALLS EXTERIOR CEILING = R-49

=0.32 =0.40 FENESTRATION U FACTOR

WIND SPEED = 115 MPH

= R-19

SEISMIC ZONE = 1 HOUR @ LOT LINE **SEPARATION**

ZONING

R-ML

Setbacks- 15 ft. Front 0 Interior 15 ft. rear Height- 38 ft.

Total Residence Heated

Open Space 285 sq.ft. / 2 Bedroom = 285 sq.ft. required Total required = 868 sq.ft. Total provided

(752 Ground Level 116 Deck Level)

882 sq.ft.

1,764 sq.ft.

Site Area Ground Level (ea Unit) Second Level (ea Unit) 2,500 sq.ft. 390 sq.ft. 218 sq.ft. Third Level (ea Unit) 274sq.ft. Total Residence Heated (ea Unit)

PARKING REQUIREMENTS per 14-16-5-5

No Traffic Impact Study is required. Parking:

1 spaces / DU with 2 BR ADA NA Townhouse Motorcycle NA Residential Bicycle NA Townhouse

Total Spaces required Total Spaces provided = 2

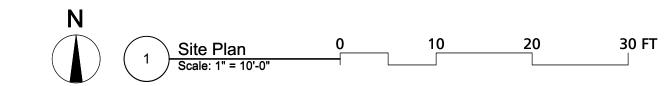
MINIMUM LANDSCAPE per 14-16-5-6

Site Area **Building Footprint** 780 sq.ft.

Landscape Area Provided:

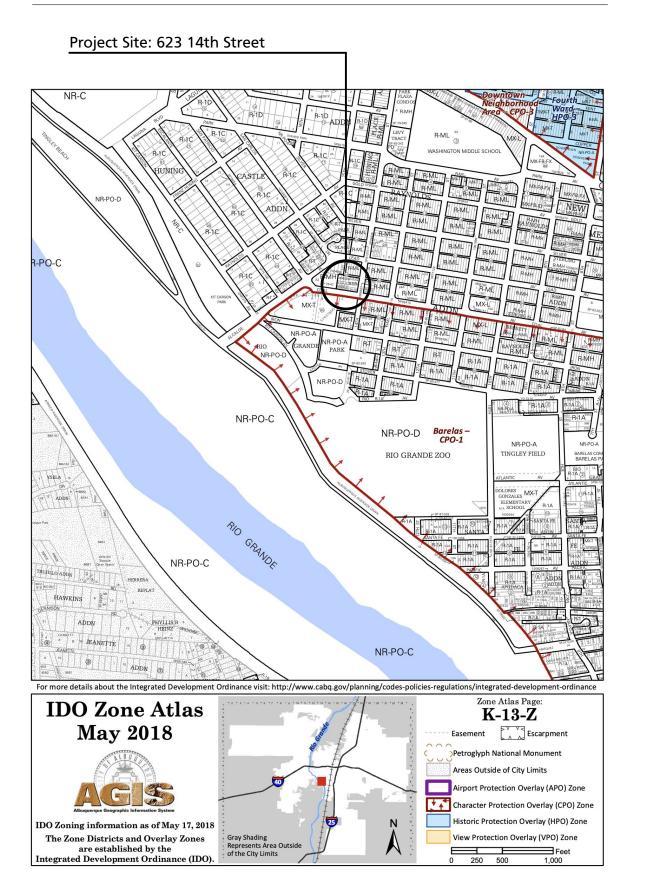
Landscape Area Required per 5-6(C)(2)(B) 15% of 1,720 sq.ft. =258 sq.ft. =284 sq.ft.

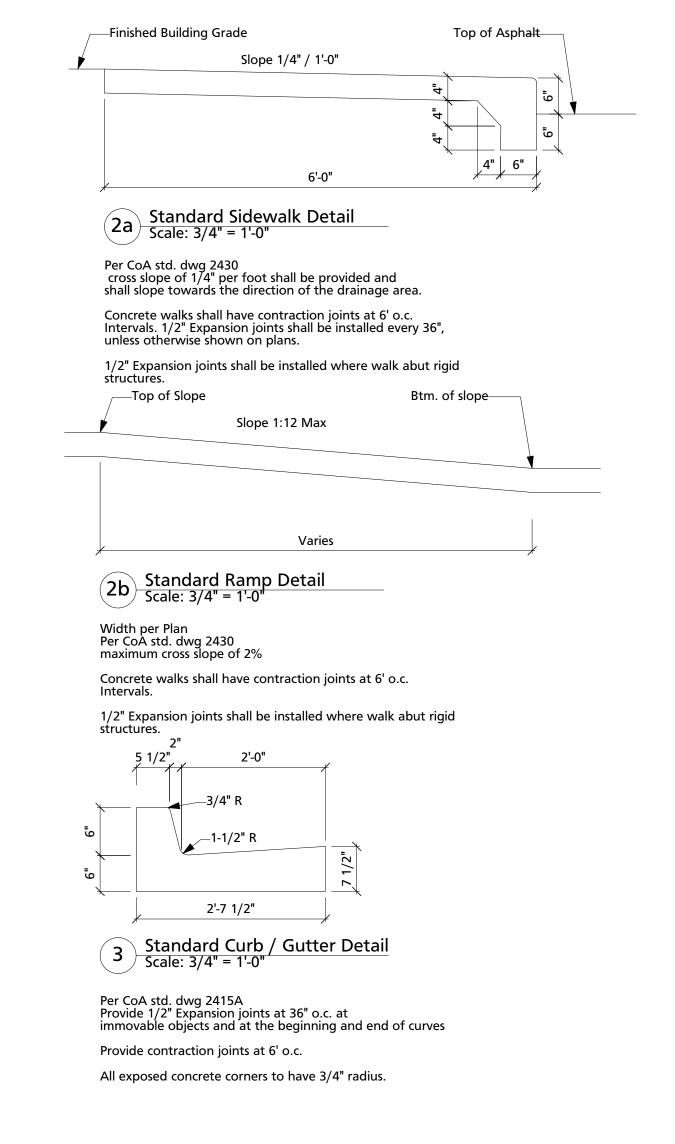
69'-3" 16'-0" 15'-0" 6 Sidewâlk Pêdestrian Connection Parking Landscape Area Unit #2 <u>^</u> 6'-0"<u>^</u> typ. -Existing Curb





7 VICINITY MAP





GENERAL NOTES

A. DO NOT SCALE DRAWINGS

B. CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.

C. VERIFY EXISTING CONDITIONS IN FIELD.

ARCHITECT. D. DIMENSIONS ARE TO FACE OF STUDS

BRING DISCREPANCIES TO ATTENTION OF

E. * DIMENSIONS TO FACE OF FINISH

UNLESS OTHERWISE NOTED.

KEYED NOTES

- CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETIAL TCL SHEET
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETIAL TCL SHEET
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- 4. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CoA STD. DTL. 2415
- 6. ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430

SOLID WASTE NOTES

1. SITE WILL NOT HAVE RECYCLING CARTS.

LEGEND

PROPERTY LINE NEW CONCRETE

NOTE:

Townhouse project

1. No ADA parking required.
2. No dumpster - each unit has roll out cart.
3. No bicycle racks required. No motorcycle parking required.

LANDSCAPE AREA

ELLIOTT No. 4136 December 23, 2022

41

Date: December 23, 2022

Sheet: Traffic Circulation Layout

TCL

Irrigation System Irrigation system standards outlined in the Water Landscape and Water Waste Ordinance shell be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and

Fountain Grass mature 2' spread 3' hgt.

mature 4' spread 3' hgt.

mature 4' spread 4' hgt.

Apache Plume

Plant Material

Chitalpa

20' hgt.

20' hgt.

mature 15' spread

mature 15' spread

Desert Willow

DECLARATION OF SHARED DRIVEWAY EASEMENT (Unit 2)

UR 14 COAL LLC, a New Mexico limited liability company ("Owner") hereby declares:

- 1. <u>Declaration of Easement</u>. Owner hereby declares for the benefit of each of the successors and assigns of Owner, for the use by each owner of an individual "Lot" located on the Property as described on **Exhibit A** attached hereto, and the successors, assigns, tenants, invitees, customers, agents, employees, licensees and guests of each such owner, a free and unobstructed, nonexclusive, appurtenant easement, right of way, license, right and privilege of access, passage and use for the purposes of ingress and egress upon, across, through, and over the "Shared Driveway (Cross Easement)" so designated and cross hatched on the Site Plan attached hereto as Exhibit B.
- 2. <u>Maintenance</u>. Responsibility for the maintenance and repair of the shared driveway and for the payment of all costs in connection therewith, will be vested in the owners of each Lot, and their respective successors and assigns. Each owner will maintain such driveway on its parcel in good repair and will keep such driveway in a clean condition at all times. This paragraph does not impose a duty to maintain any of such facilities pertaining or belonging to utilities, where the duty does not otherwise exist.
- 3. <u>No Dedication</u>. The easements declared by this Declaration are not intended nor will they create any prescriptive rights in the public to the easements conveyed and granted in this Declaration.
- 4. <u>Covenants to Run with Land</u>. This Declaration and the covenants and conditions contained in this Declaration will inure to the benefit of and be binding upon Owner and its successors and assigns. The easements, restrictions, benefits and obligations in this Declaration will create mutual and reciprocal benefits and servitudes upon all Lots, which easements will run with and benefit all of the land included in the Property.

[signature page follows]

Doc #2013077006 eRecorded 07/09/2013 04:09:00 PM Page 1 of 5 EASE Rec Fee: \$25.00 M. Toulouse Oliver, Bernalillo County

DECLARATION OF SHARED DRIVEWAY EASEMENT (Unit 2)

UR 14 COAL LLC, a New Mexico limited liability company ("Owner") hereby declares:

- 1. <u>Declaration of Easement.</u> Owner hereby declares for the benefit of each of the successors and assigns of Owner, for the use by each owner of an individual "Lot" located on the Property as described on **Exhibit A** attached hereto, and the successors, assigns, tenants, invitees, customers, agents, employees, licensees and guests of each such owner, a free and unobstructed, nonexclusive, appurtenant easement, right of way, license, right and privilege of access, passage and use for the purposes of ingress and egress upon, across, through, and over the "Shared Driveway (Cross Easement)" so designated and cross hatched on the Site Plan attached hereto as **Exhibit B**.
- 2. <u>Maintenance</u>. Responsibility for the maintenance and repair of the shared driveway and for the payment of all costs in connection therewith, will be vested in the owners of each Lot, and their respective successors and assigns. Each owner will maintain such driveway on its parcel in good repair and will keep such driveway in a clean condition at all times. This paragraph does not impose a duty to maintain any of such facilities pertaining or belonging to utilities, where the duty does not otherwise exist.
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[signature page follows]

PRECORDED ELECTRONICALLY

ID Sold Methocounty Benefille

Date 1151 13 Time 4 07

simplifile www.simplifile.com 800.460.5657

Dated: July <u>9</u>, 2013

OWNER:

UR 14 COAL LLC,

a New Mexico limited liability company By Geltmore, LLC,

a New Mexico limited liability company, its Managing Member

its Managing Member

By: Paul L. Silverman, its Managing Member

STATE OF NEW MEXICO

)ss.

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me on the ______ day of July, 2013 by Paul L. Silverman, Managing Member of Geltmore, LLC, Managing Member of UR 14 Coal, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires: 3.11.17

OFFICIAL SEAL
TRACY D RIFFE
Notary Public
State of New Mexico
My Commission Expires 3:11:17

EXHIBIT A

Lots numbered Thirteen-A-P2 (13-A-P2), Fourteen-A-P2 (14-A-P2), Fifteen-A-P2 (15-A-P2), Sixteen-A-P2 (16-A-P2), Seventeen-A-P2 (17-A-P2), Eighteen-A-P1 (18-A-P1), Nineteen-A-P1 (19AP1), Nineteen-B-P1 (19-B-P1) and Nineteen-C-P1 (19-C-P1) of the Final Plat 14th + COAL SUBDIVISION, **UNIT 2**, being a Replat of Lots 13, 14, 15, 16, 17, 18 and 19, Block 29, Huning Castle Addition, projected Section 19, TION, R3E, N.M.P.M., Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the final plat thereof, filled in the office of the County Clerk of Bernalillo County, New Mexico, on September 13, 2007, in Plat Book 2007C, folio 261, as Document No. 2007131760

EXHIBIT B[SITE PLAN ATTACHED]

