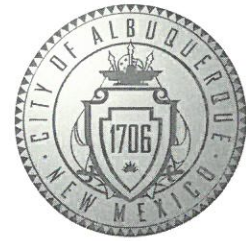


CITY OF ALBUQUERQUE



October 24, 2017

Rick Squires
Palo Duro Homes
4420 Tower Rd SW
Albuquerque, NM 87121

Re: Silver Townhomes
2320,2324,2328,2332 Silver Ave
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 10-24-17 (K16-D072A)

Dear Mr. Squires,

The TCL submittal received 10-17-17 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

LWP via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

2017- 34814
34815
34816
34819

K 160072A

Project Title: Silver Townhomes Building Permit #: 34819 Hydrology File #: NA
DRB#: NA EPC#: NA Work Order#: NA

Legal Description: Lot 1A thru 1D

City Address: 2320, 2324, 2328 and 2332 Silver Avenue SE

Applicant: Palo Duro Homes Contact: Rick Squires

Address: 4420 Tower Road SW 87121

Phone#: 243-0005 Fax#: E-mail: rick@bokayconst.com

Other Contact: Consensus Planning, Inc Contact: Jim Strozier

Address: 302 8th Street NW

Phone#: 764-9801 Fax#: E-mail: cp@consensusplanning.com

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

JB

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY)

- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION 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?: ☐ Yes ☒ No

DATE SUBMITTED: 10/17/2017 By: [Signature]

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:

FEE RECEIVED:

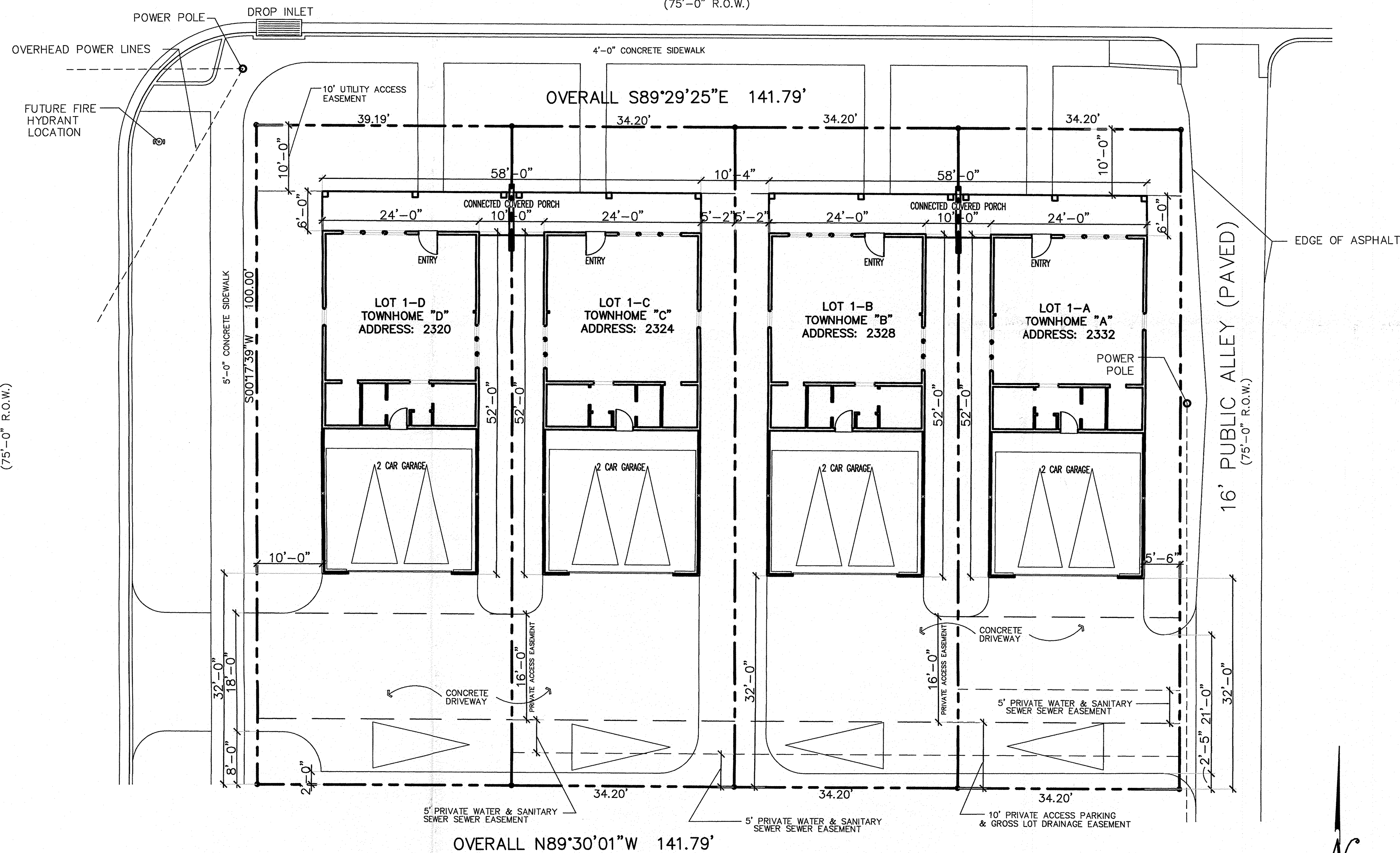


ILLUSTRATIVE FRONT/SILVER AVENUE ELEVATION
N.T.S.

SILVER AVENUE S.E.

(75'-0" R.O.W.)

CORNELL AVENUE S.E.
(75'-0" R.O.W.)



TOWNHOME "D"	
UPPER	960 SQ. FT.
LOWER	720 SQ. FT.
TOTAL	1,680 SQ. FT.
LOT SIZE	3,919 SQ. FT.
FAR	0.42 FAR

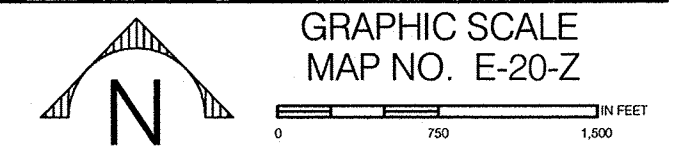
TOWNHOME "C"	
UPPER	960 SQ. FT.
LOWER	720 SQ. FT.
TOTAL	1,680 SQ. FT.
LOT SIZE	3,420 SQ. FT.
FAR	0.49 FAR

TOWNHOME "B"	
UPPER	960 SQ. FT.
LOWER	720 SQ. FT.
TOTAL	1,680 SQ. FT.
LOT SIZE	3,419 SQ. FT.
FAR	0.49 FAR

TOWNHOME "A"	
UPPER	960 SQ. FT.
LOWER	720 SQ. FT.
TOTAL	1,680 SQ. FT.
LOT SIZE	3,419 SQ. FT.
FAR	0.49 FAR

1"=10'-0"

VICINITY MAP



SITE DATA:

SITE AREA: 14,177 SQ. FT. / .325 ACRES
ZONING: SU-2 DR (DIVERSE RESIDENTIAL)
USE: 4 INDIVIDUAL TOWNHOMES

APPROVED VARIANCES (September 15, 2015):

- 10' TO THE REQUIRED 20' FRONT YARD SETBACK (LOTS 1-A THROUGH 1-D)
- 5' TO THE REQUIRED 15' REAR YARD SETBACK (LOTS 1-B & 1-C)

GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE BUILDING CODES REQUIREMENTS AND REGULATIONS OF THE CITY, COUNTY, STATE AND/OR OTHER GOVERNING AGENCY HAVING JURISDICTION.

ALL WORKMANSHIP AND MATERIAL SHALL BE FULLY GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. SUBMIT ALL WARRANTIES, INSTRUCTION, OPERATION MANUALS, ETC., TO THE OWNER BEFORE FINAL PAYMENT.

CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN UP ALL PACKAGING CARTON, CONTAINERS, TRASH AND DEBRIS UPON COMPLETION OF WORK. SUB-CONTRACTORS ARE RESPONSIBLE TO REMOVE ALL PACKAGING & TRASH IMMEDIATELY SPECIFIC TO THEIR TRADES.

IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND IN THE FIELD.

A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO IT IS REASONABLY VISIBLE TO EMERGENCY VEHICLES TO LOCATE THE RESIDENCE. MATERIAL, LOCATION AND MOUNTING HEIGHT PER OWNERS DIGRESSION.

USABLE OPEN SPACE:

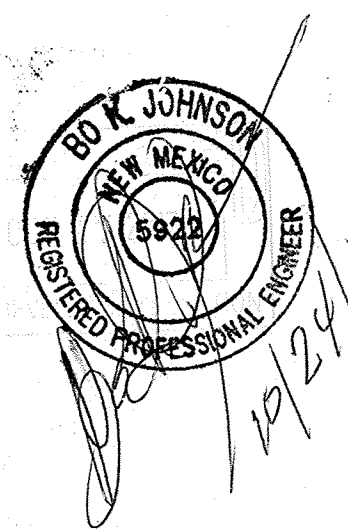
REQUIRED	3 BEDROOMS OR MORE	600 SQ. FT. PER LOT (4 UNITS)
TOTAL REQUIRED	2,400 SQ. FT.	
PROVIDED	UNIT 1-A	1,228 SQ. FT. (100% ON GROUND LEVEL)
	UNIT 1-B	1,332 SQ. FT. (100% ON GROUND LEVEL)
	UNIT 1-C	1,344 SQ. FT. (100% ON GROUND LEVEL)
	UNIT 1-D	1,627 SQ. FT. (100% ON GROUND LEVEL)
	TOTAL PROVIDED	5,531 SQ. FT.

SETBACKS:

	REQUIRED	PROVIDED
FRONT	10 FEET	10 FEET
REAR	15 FEET	32 FEET
SIDE		
LOT 1-D	0 FEET	10 FEET (STREET)
LOT 1-A	0 FEET	5.5 FEET (ALLEY)

PARKING:

REQUIRED	12 SPACES (1 SPACE PER 600 SQ. FT. ON THE PREMISES)
PROVIDED	12 SPACES



SILVER TOWNHOMES
UNIVERSITY HEIGHTS ADDITION
LOT - A to D, BLOCK 10
SILVER AVENUE STREET
BERNALILLO COUNTY, NEW MEXICO

DATE: _____

SHEET No.
S-1
DATE:
10/17/17

Palo Duro
Homes
Inc.
PALO DURO HOMES, INC.
505-243-0005

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

TRAFFIC CIRCULATION LAYOUT (LOTS A-D)