



**Planning Department  
Transportation Development Services**

May 8, 2014

Ronald Witherspoon, R.A.  
Dekker, Perich, Sabitini  
6601 Jefferson NE Suite 100  
Albuquerque, NM 87109

**Re: Glenrio Apartments, Glenrio Rd. NW & I-25  
Traffic Circulation Layout – Phasing Plan**  
Architect's Stamp dated 10-09-13 (J10-D043)

Dear Mr. Witherspoon,

The TCL-Phasing Plan submittal received 05-07-14 is approved for Building Permit. A copy of the plan will be needed for each of the building permit plans.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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 924-3306.

Sincerely,

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

C: File



## VICINITY MAP



### PHASING PLAN NOTES:

- EACH PHASE IS TO INCLUDE CURBS, PAVING, STRIPING, INDICATED PEDESTRIAN WALKWAYS, AND ANY OTHER FEATURES AS NOTED IN THE CIVIL DRAWINGS, ESC PLAN, AND RELATED DOCUMENTATION.
- MAINTAIN EMERGENCY VEHICLE ACCESS AT ALL TIMES, ROADBASE FOR PERIMETER ROAD TO BE IN PLACE FOR PHASE I CO.
- ALL FIRE HYDRANTS TO BE INSTALLED AND ACTIVE FOR PHASE I CO.
- TEMPORARY DUMPSTERS FOR RESIDENTS TO BE IN PLACE AT EACH PHASE, LOCATE WITHIN REASONABLE WALKING DISTANCE FROM EACH BUILDING.
- STAGE MATERIALS AND EQUIPMENT CLEAR OF EMERGENCY VEHICLE ACCESS AISLE
- BALANCE OF SITE WORK, OUTDOOR AMENITIES, PEDESTRIAN WALKWAYS, LANDSCAPE, AND COMPACTOR TO BE COMPLETED AT FINAL PHASE

### GARAGES - PHASE V permit 201392688

### CARPORTS - PHASE VI permit 201392689

### BUILDING 4 - PHASE I 63 PARKING SPOTS REQUIRED, 93 PROVIDED permit 201392685

### BUILDING 2 - PHASE IV 90 PARKING SPOTS REQUIRED permit 201392687

### BUILDING 3 - PHASE III 54 PARKING SPOTS REQUIRED, 65 PROVIDED permit 201392686

### BUILDING 1 - PHASE II 90 PARKING SPOTS REQUIRED, 98 PROVIDED permit 201392073

## SITE PLAN A3 1" = 40'-0"

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3'-0" AND 8'-0" FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THIS AREA. SEE LANDSCAPE PLAN.

### BUILDING DATA

BUILDING 1- RESIDENTIAL & COMMON SPACE	
FIRST FLOOR (+ COMMUNITY BUILDING)	21,816 SF
SECOND FLOOR	19,712 SF
THIRD FLOOR	18,250 SF
TOTAL BUILDING AREA	59,778 SF
BUILDING 2- RESIDENTIAL SPACE	
FIRST FLOOR	19,529 SF
SECOND FLOOR	19,529 SF
THIRD FLOOR	19,529 SF
TOTAL BUILDING AREA	58,627 SF
BUILDING 3- RESIDENTIAL	
FIRST FLOOR	10,854 SF
SECOND FLOOR	10,854 SF
THIRD FLOOR	10,854 SF
TOTAL BUILDING AREA	32,562 SF
BUILDING 4- RESIDENTIAL	
FIRST FLOOR	13,583 SF
SECOND FLOOR	13,583 SF
THIRD FLOOR	13,583 SF
TOTAL BUILDING AREA	40,749 SF
GARAGE BUILDING 1 + MAINTENANCE	
FIRST FLOOR	3,121 SF
SECOND FLOOR	479 SF
THIRD FLOOR	2,845 SF
TOTAL BUILDING AREA	6,445 SF
PROJECT TOTALS	196,445 SF

### PARKING REQUIREMENT

TOTAL PARKING REQUIRED PER CITY OF ALBUQUERQUE ZONING CODE:  
TOTAL PARKING REQUIRED @ 1.5 PARKING SPACES PER BATH: 327 SPACES  
TOTAL PARKING PROVIDED: 377 SPACES  
HANDICAPPED SPACES REQUIRED (301-500): 12  
HANDICAPPED SPACES PROVIDED: 14  
MOTORCYCLE SPACES REQUIRED (301-500): 6  
MOTORCYCLE SPACES PROVIDED: 8  
TOTAL BICYCLE PARKING REQUIRED @ 1 SPACE PER 2 DU: 99 SPACES  
TOTAL BICYCLE PARKING PROVIDED OUTSIDE BUILDINGS: 60  
TOTAL BICYCLE PARKING PROVIDED INSIDE BUILDINGS WITHIN UNITS BALCONIES: 198

### SHEET KEYED NOTES

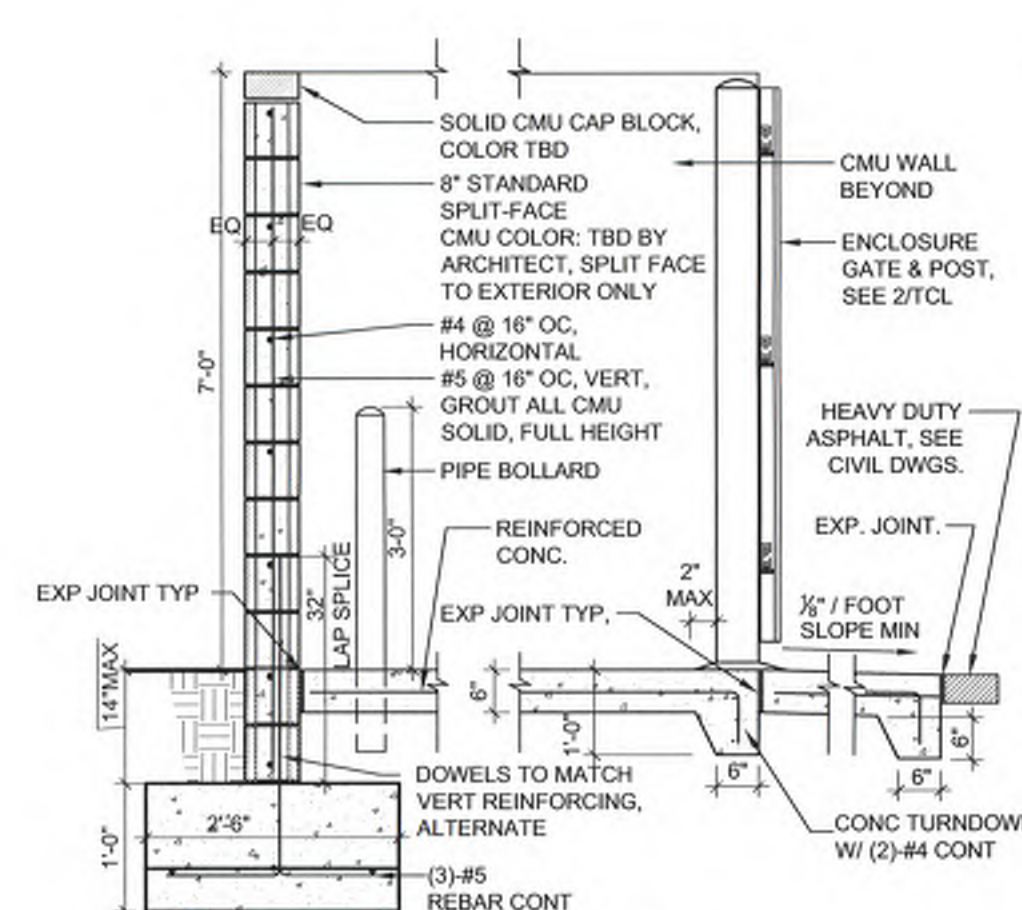
- MONUMENT SIGN
- STANDARD CURB AND GUTTER PER COA STD DWG #2415A
- CONSTRUCT 6" CONCRETE SIDEWALK PER COA STD DWG #2430
- CONSTRUCT 5'x6' WIDE LANDING AREA (AT 2% MAX CROSS SLOPE IN EVERY DIRECTION) AT BOTTOM OF RAMPS
- CROSSWALK SIGN WITH NO VISUAL OBSTRUCTIONS
- STOP SIGN
- SECONDARY ENTRY
- BUILD NEW PRIVATE ENTRY PER COA STD DWG #2426 WITH UNIDIRECTIONAL RAMPS, INCLUDING 2' WIDE BY FULL WIDTH TRUNCATED DOMES (DESIGN PER ADA GUIDELINES)
- 15' RADIUS AT CURB TO PRESERVE EXISTING INLET.

### LEGEND

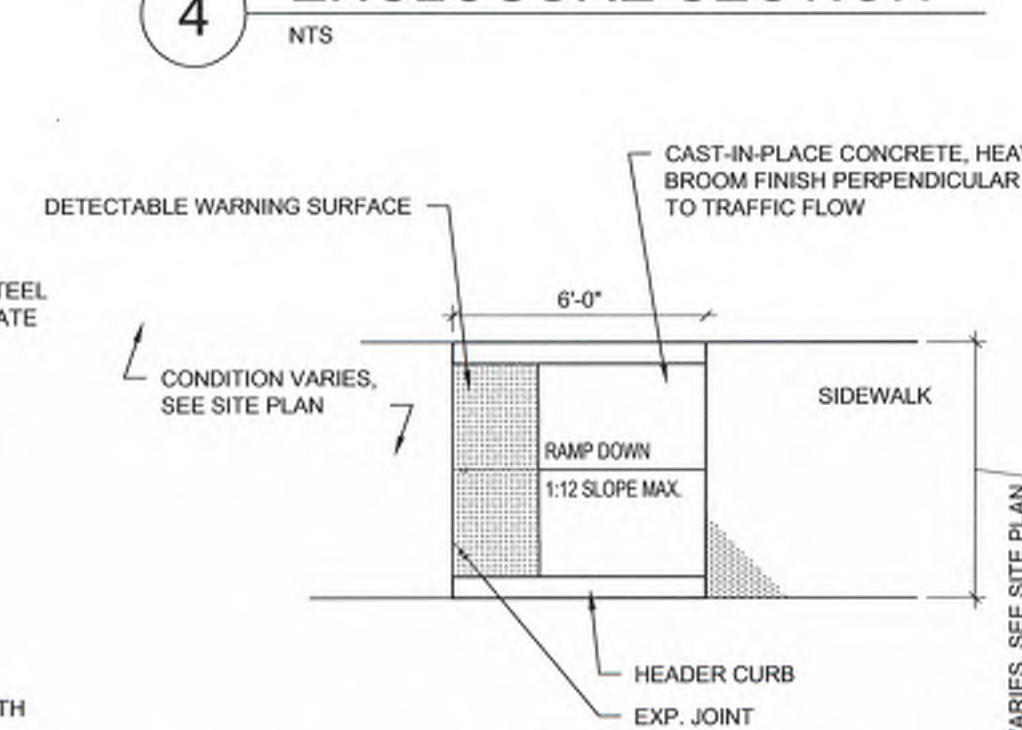
20' REAR YARD SETBACK	MC MOTORCYCLE PARKING
PROPERTY LINE	FIRE HYDRANT
TRAFFIC ARROW	TRANSFORMER
ENGINEERED WOOD FIBER	HANDICAP ACCESSIBLE
LANDSCAPE AREA	HANDICAP ACCESSIBLE ROUTE
HEAVY DUTY ASPHALT	6' HT. ORNAMENTAL FENCING

### SITE FURNISHINGS

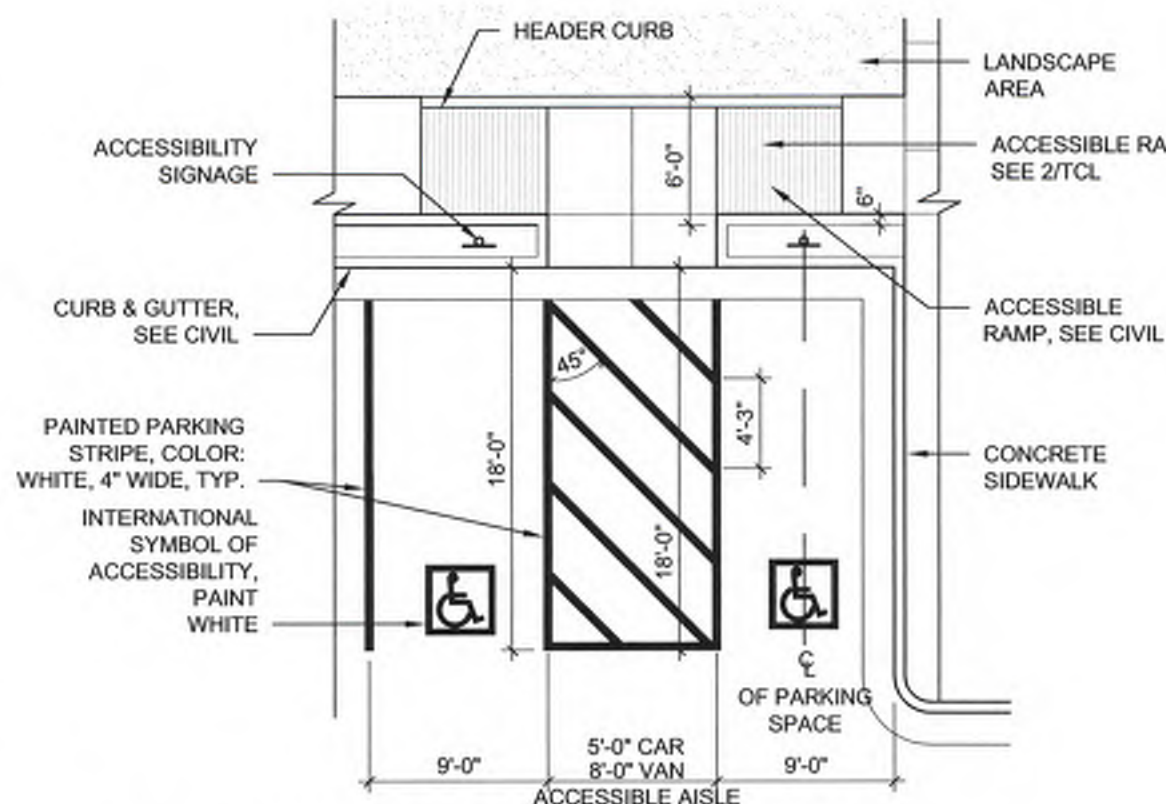
LIGHT POLE, SEE ELECTRICAL	LITTER RECEPTACLE
BBQ GRILL	BICYCLE RACK
PICNIC TABLE	SHADE STRUCTURE
PICNIC TABLE	KEY PAD
6' BENCH	



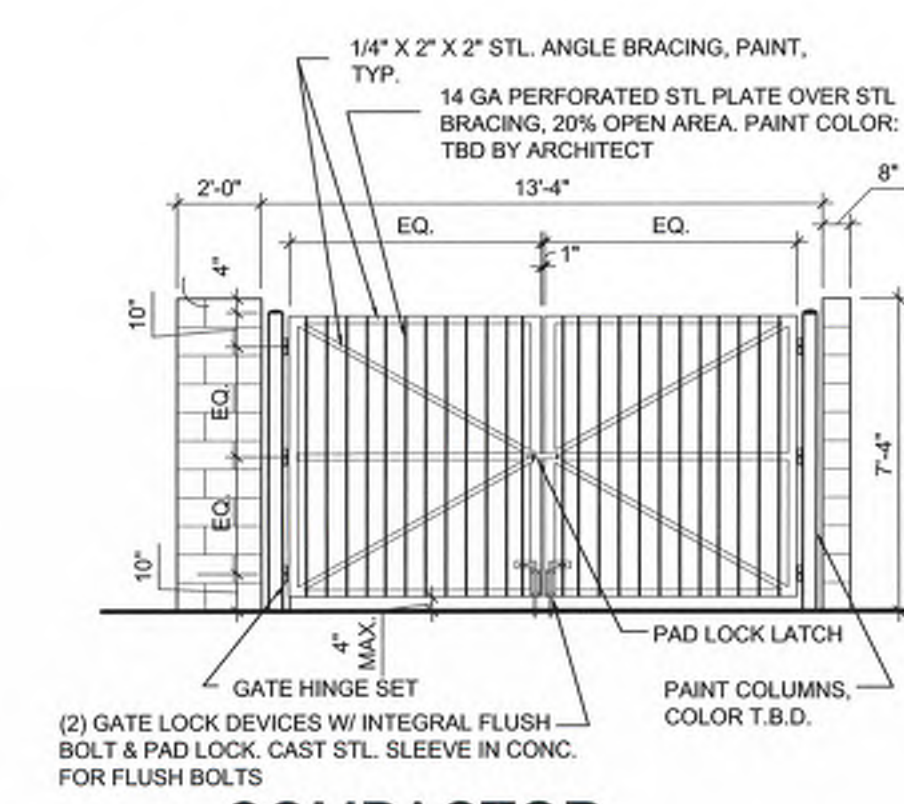
### 1 COMPACTOR ENCLOSURE



### 2 ACCESSIBLE RAMP



### 3 ACCESSIBLE PARKING



### 4 COMPACTOR ENCLOSURE GATE