

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

February 23, 2015

Stephen Dunbar, R.A.  
Modulus Architects  
220 Copper Ave. NW, Suite 350  
Albuquerque, NM 87102

**Re: Cottonwood Commons Shops, 3550 NM 528**  
**Certificate of Occupancy – Transportation Development**  
Administrative Amendment dated 12-15-14 (A14-D006)  
Certification dated 02-12-15

Dear Mr. Dunbar,

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Based upon the information provided in your submittal received 02-15-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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  
CO Clerk



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: Shops-Cottonwood Common EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: A Portion of Lot 1-A, Riverwalk Marketplace

**Engineering Firm:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: Isaacson & Arfman, P.A. Fred C. Arfman

Phone#: 128 Monroe Street NE, Albuquerque, NM 87108 E-mail: \_\_\_\_\_

(505) 268-8828 freda@iacivil.com

**Owner:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: Modulus Architects, Inc. Stephen Dunbar

Phone#: 220 Copper Ave. NW, Suite 350 - Albuquerque, NM 87102 E-mail: sdunbar@modulusarchitects.com

(505) 338-1499

**Surveyor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: Surv-Tek, Inc. / (Terra Land Surveys, LLC) ( ) : Denotes As-built provider /Russ P. Hugg (Chris Medina)

Phone#: 9384 Valley View Drive NW - Albuquerque, NM 87114 E-mail: \_\_\_\_\_

(505) 897-3366

**Contractor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: Hart Construction Andy Hart

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
- ☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 2/11/2015 By: Stephen Dunbar / Modulus Architects.

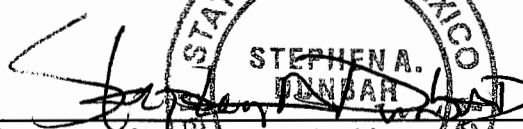
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

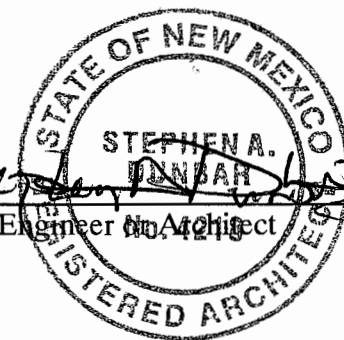
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

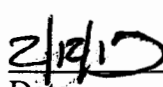
## TRAFFIC CERTIFICATION

I, Stephen Dunbar , NMRA 4218 , of the FIRM MODULUS ARCHITECTS INC. Hereby certify that this project is in substantial design compliance with and in accordance with the design intent of the APPROVED PLAN DATED 12/15/14(AA). The record information edited onto the original design document has been obtained by Stephen Dunbar of the firm MODULUS ARCHITECTS INC. I further certify that I have personally visited the site on 2/10/15 and have determined by visual inspection 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 FINAL 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.

  
Signature of Engineer or Architect

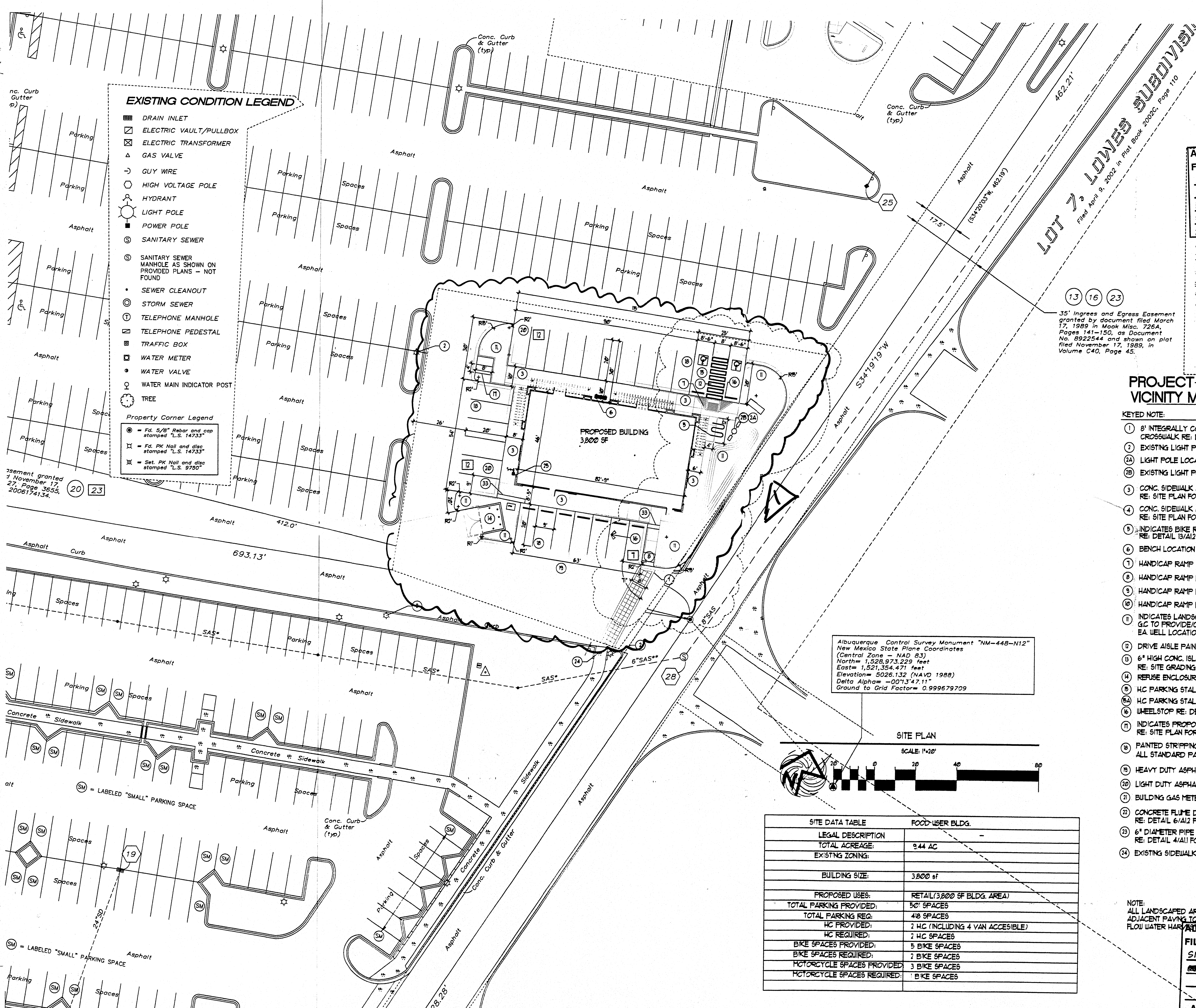
 ARCHITECT'S STAMP

  
Date



220 Copper Ave. NW, Suite 350  
Albuquerque, New Mexico 87102  
p 505.338.1499 f 505.338.1498





EXISTING CONDITION LEGEND

- DRAIN INLET
- ELECTRIC VAULT/PULLBOX
- ELECTRIC TRANSFORMER
- GAS VALVE
- GUY WIRE
- HIGH VOLTAGE POLE
- HYDRANT
- LIGHT POLE
- POWER POLE
- SANITARY SEWER
- SANITARY SEWER MANHOLE AS SHOWN ON PROVIDED PLANS - NOT FOUND
- SEWER CLEANOUT
- STORM SEWER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC BOX
- WATER METER
- WATER VALVE
- WATER MAIN INDICATOR POST
- TREE

Property Corner Legend

- Fd. 5/8" Rebar and cap stamped "L.S. 14733"
- Fd. PK Nail and disc stamped "L.S. 14733"
- Set. PK Nail and disc stamped "L.S. 9750"

Albuquerque Control Survey Monument "NM-448-N12"  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83)  
North= 1,528,973.229 feet  
East= 1,521,354.471 feet  
Elevation= 5026.132 (NAVD 1988)  
Delta Alpha= -00°13'47.11"  
Ground to Grid Factor= 0.999679709

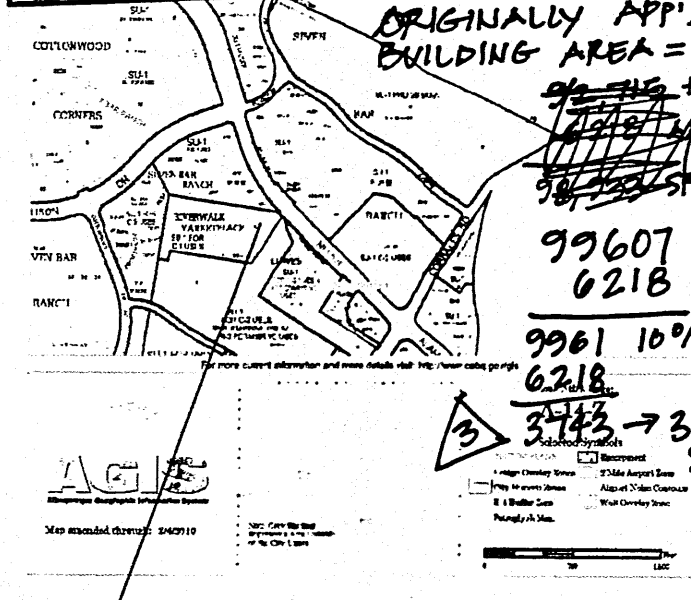
SITE PLAN

SCALE: 1"=20'

SITE DATA TABLE	FOOD-USER BLDG.
LEGAL DESCRIPTION	-
TOTAL ACRES:	9.44 AC
EXISTING ZONING:	
BUILDING SIZE:	3,800 sf
PROPOSED USES:	RETAIL (3,800 SF BLDG. AREA)
TOTAL PARKING PROVIDED:	50 SPACES
TOTAL PARKING REQ:	48 SPACES
HC PROVIDED:	2 HC (INCLUDING 4 VAN ACCESSIBLE)
HC REQUIRED:	2 HC SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	3 BIKE SPACES
MOTORCYCLE SPACES REQUIRED:	1 BIKE SPACES

ADMINISTRATIVE AMENDMENT

FILE # 10072 PROJECT # 1007266  
SITE DEV. PLAN FOR BP  
FOR PAD SITE - 3800 SF  
DATE 12.16.2014  
APPROVED BY DATE



PROJECT VICINITY MAP

KEYED NOTE:

- 8" INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 6/A11
- EXISTING LIGHT POLE LOCATION TO REMAIN
- LIGHT POLE LOCATION RE: DETAIL 3/A11
- EXISTING LIGHT POLE LOCATION TO BE RELOCATED
- CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11 RE: SITE PLAN FOR JOINT LAYOUT
- CONC. SIDEWALK ADJACENT BLDG RE: DET 1/A11 RE: SITE PLAN FOR JOINT LAYOUT
- INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 13/A12
- BENCH LOCATION RE: DETAIL 10/A12
- HANDICAP RAMP RE: 15/A11
- HANDICAP RAMP RE: 16/A11
- HANDICAP RAMP RE: 5/A11
- HANDICAP RAMP RE: 11/A11
- INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- DRIVE AISLE PAINT DETAIL RE: DET 9/A12
- 6" HIGH CONC. ISLAND RE: SITE GRADING PLAN FOR INFO
- REFUSE ENCLOSURE RE: DET 4/A13
- HC PARKING STALL RE: DET 2/A12
- HC PARKING STALL RE: DET 3/A12
- WHEELSTOP RE: DET 4/A12
- INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A12
- PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
- HEAVY DUTY ASPHALT RE: DET 1/A11
- LIGHT DUTY ASPHALT RE: DET 2/A11
- BUILDING GAS METER LOCATION
- CONCRETE FLUME DETAIL RE: DETAIL 6/A12 FOR INFO
- 6" DIAMETER PIPE BOLLARD RE: DETAIL 4/A11 FOR INFO
- EXISTING SIDEWALK AND RAMP TO REMAIN

NOTE:  
ALL LANDSCAPED AREAS TO BE DEPRESSED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARBOR

ADMINISTRATIVE AMENDMENT

FILE # 10072 PROJECT # 1007266  
SITE DEV. PLAN FOR BP  
DATE 9/4/14  
APPROVED BY DATE

**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

SHOPS-COTTONWOOD COMMONS  
3550 N 528  
ALBUQUERQUE NEW MEXICO  
PROJECT MANAGER STEPHEN DUNBAR, AIA  
JOB NO. X2000X  
DRAWN BY: JS  
DATE: 9/4/14  
SHEET: BP-1  
SHEET TITLE: SITE PLAN