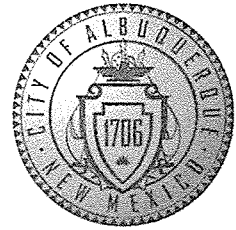


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 17, 2012

Stephen Dunbar, Registered Architect
Modulus Architects
220 Copper Ave. Ste. 353
Albuquerque, NM 87102

Re: Certification for Permanent Certificate of Occupancy (**C.O.**)
Project 528, **Phase 1, Bldg. 1** [A-14/D006B]
3400 NM 528
Architect's Stamp Dated 09/12/12

Dear Mr. Dunbar:

Based upon the information provided in your submittal received 09-14-12, 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,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: Project 528 ZONE MAP: A-14/Doc B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:

CITY ADDRESS: 3400 Nm 528

ENGINEERING FIRM: ISSAGAN ARMAN

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

EMAIL: _____

OWNER:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: Modulus Architects

ADDRESS: 220 Copper Ave Ste 353

CITY, STATE: Abq Nm

CONTACT: STEPHEN DUNBAR

PHONE: _____

ZIP CODE: 87102

EMAIL: 417 4164

SURVEYOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9/14/12

BY: Stephen Dunbar

RECEIVED
SEP 14 2012

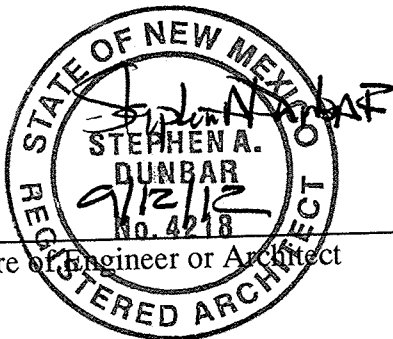
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

TRAFFIC CERTIFICATION

I, STEPHEN DUNBAR , NMPE OR NMRA 004218 , 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 4/27/12. 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 PROJECT SITE ON 9/12/12 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.

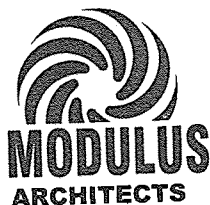


ARCHITECT'S STAMP

Signature of Engineer or Architect

9/12/12
Date

RECEIVED
SEP 14 2012



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

KEYED NOTE:

- 1 8" INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A1.1
- 2 LIGHT POLE LOCATION RE: DETAIL 3/A1.1
- 3 CONC. SIDEWALK ADJACENT BLDG RE: DET 14/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
- 4 CONC. SIDEWALK ADJACENT BLDG RE: DET 11/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
- 5 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A1.2
- 6 BENCH LOCATION RE: DETAIL 3/A1.2
- 7 HANDICAP RAMP RE: 15/A1.1
- 8 HANDICAP RAMP RE: 16/A1.1
- 9 HANDICAP RAMP RE: 12/A1.1
- 10 HANDICAP RAMP RE: 17/A1.1
- 11 INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- 12 DRIVE AISLE PAINT DETAIL RE: DET 10/A1.2
- 13 6" HIGH CONC. ISLAND RE: SITE GRADING PLAN FOR INFO
- 14 REFUSE ENCLOSURE RE: DET.4/A1.3
- 15 REFUSE ENCLOSURE RE: DET. 11/A1.3
- 16 H.C PARKING STALL RE: DET 11/A1.2
- 17 WHEELSTOP RE: DET 8/A1.2
- 18 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2
- 19 PROPOSED 150SF MONUMENT SIGN LOCATION RE: DET 1/A1.2
- 20 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
- 21 PROPOSED TRANSFORMER LOCATION
- 22 EXISTING SIDEWALK TO REMAIN
- 23 EXISTING TREE TO REMAIN
- 24 EXISTING TREE. RELOCATE TO EASTERN MOST LANDSCAPE BED ADJACENT TO EXISTING DRIVE AISLE
- 25 SIDEWALK UNDERDRAIN RE: SITE GRADING PLAN FOR INFO
- 26 HEAVY DUTY ASPHALT RE: DET 1/A1.1
- 27 LIGHT DUTY ASPHALT RE: DET 2/A1.1
- 28 ACCESSIBLE RAMP RE: DET 9/A1.3
- 29 ACCESS BY EXISTING EASEMENT AGREEMENT RECORDED AUGUST 29, 2008 AS DOC. NO. 2008097313 IN RECORDS OF BERNALILLO COUNTY, NEW MEXICO (EASEMENT IS BLANKET IN NATURE)

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

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

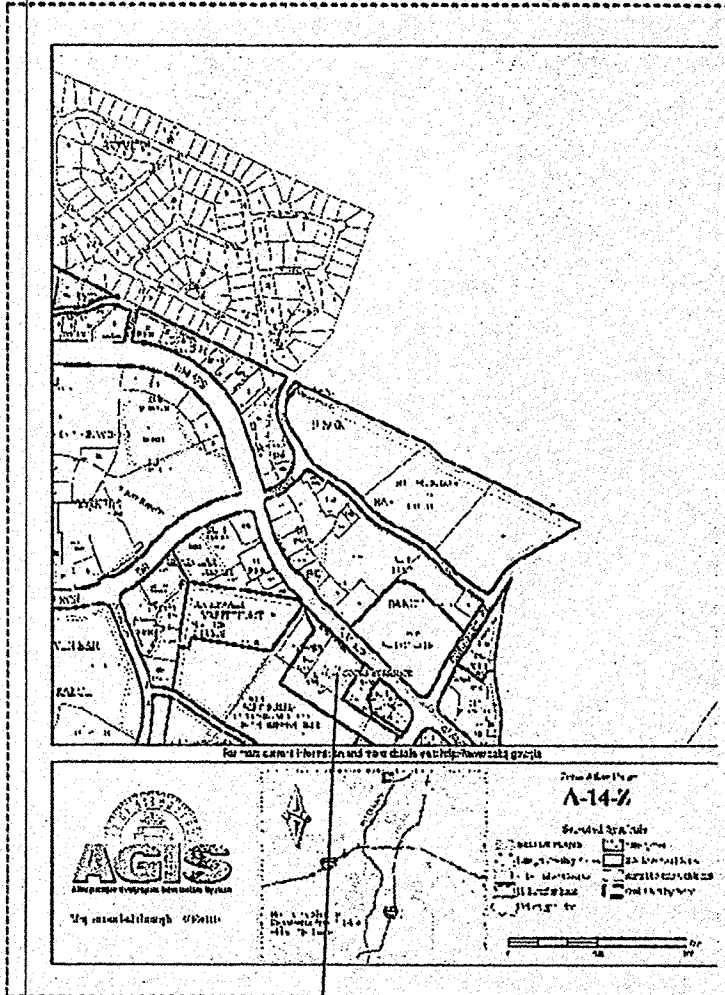
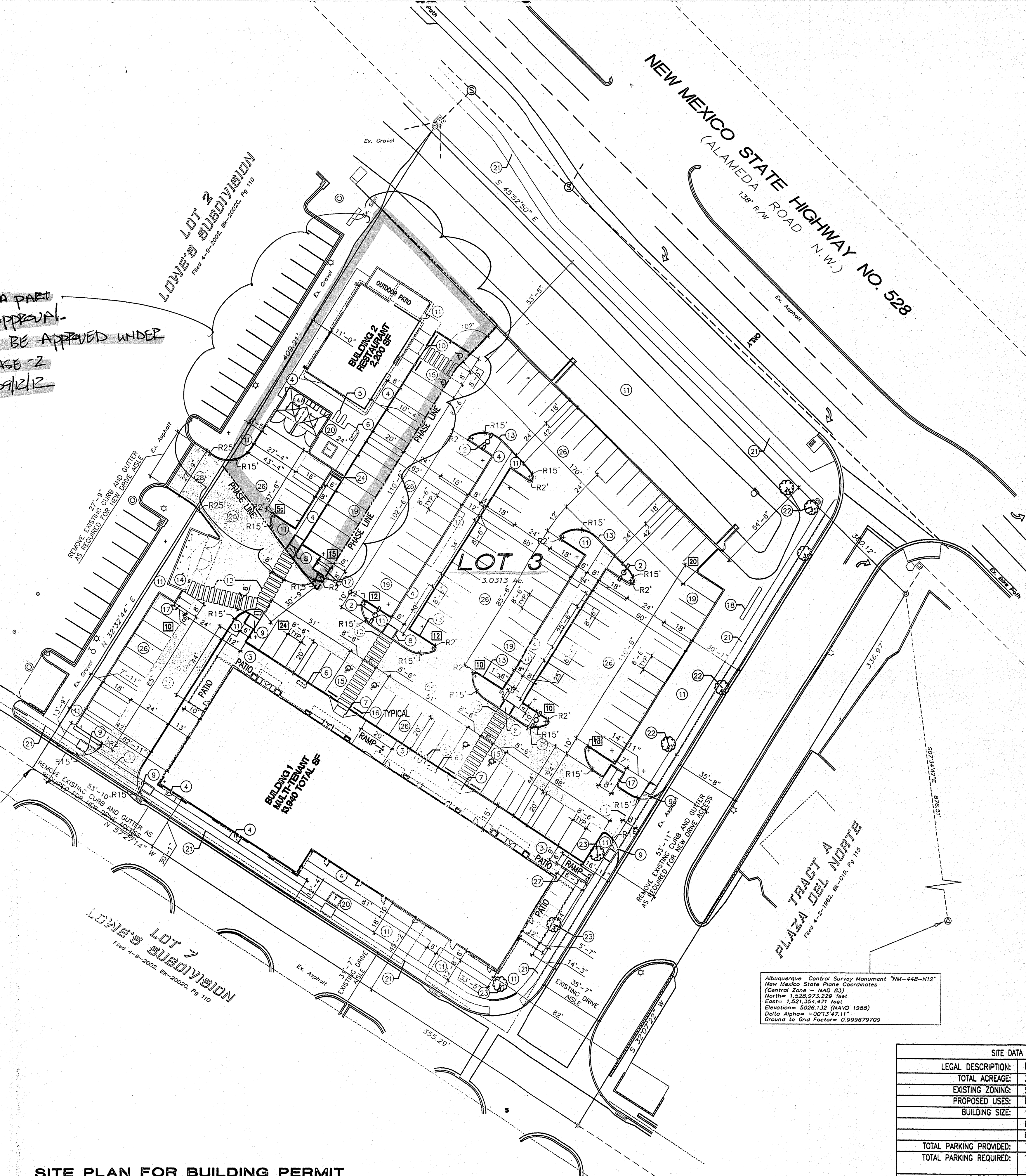
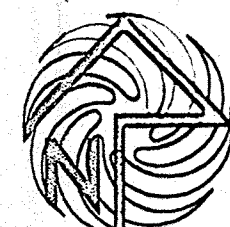
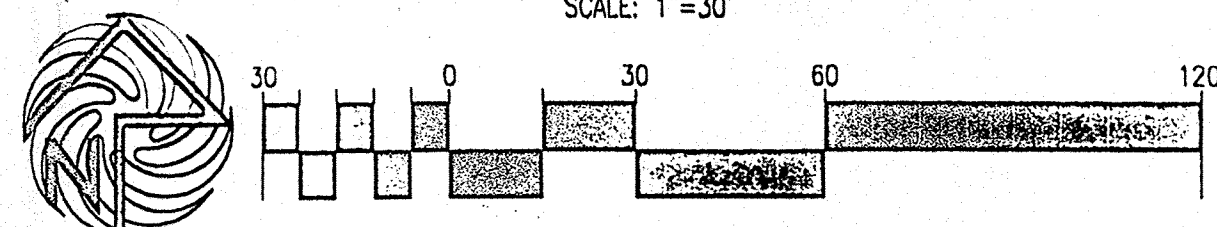
Property Corner Legend

- ⊙ = 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"

NOT A PART
OF APPROVAL
SHALL BE APPROVED UNDER
PHASE - 2
SARIR

SITE PLAN FOR BUILDING PERMIT

SCALE: 1"=30'



PROJECT
VICINITY MAP

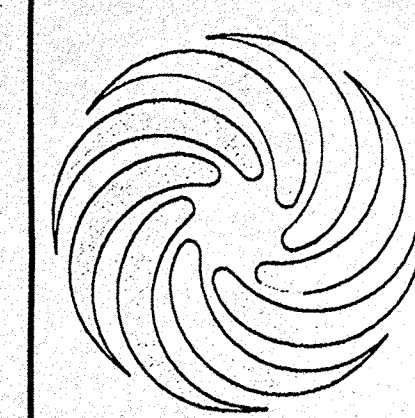
ADMINISTRATIVE AMENDMENT
FILE # 12-10028 PROJECT # 1001275
modulus bldg footprint + elevations
Charrone 4/27/12
APPROVED BY DATE

Albuquerque Control Survey Monument "NM-448-N12"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,528,973.229 feet
East= 1,521,354.971 feet
Elevation= 5026.132 (NAVD 1988)
Delta Alpha= -0013.4711"
Ground to Grid Factor= 0.999679709

SITE DATA TABLE	
LEGAL DESCRIPTION:	LOT-3 LOWES SUBDIVISION
TOTAL ACRES:	3.0313 AC
EXISTING ZONING:	SU-1 FOR C-2 USES & IP PERMISSIVE USES
PROPOSED USES:	RETAIL, OFFICE AND RESTAURANT USES
BUILDING SIZE:	16,140 SF TOTAL BUILDING AREA (7,940 SF RET./OFF. & 8,200 SF REST.)
	BUILDING 1-13,840 SF TOTAL (7,940 SF RET./OFF. & 6,000 SF REST.)
	BUILDING 2-2,200 SF TOTAL (2,200 SF REST.)
TOTAL PARKING PROVIDED:	131 SPACES
TOTAL PARKING REQUIRED:	131 SPACES (40 FOR RET./OFF. [1/200 SF FOR 7,940 SF] + 105 FOR REST. [1/4 SEATS FOR 420 SEATS]-14 FOR 10% BUS CREDIT)
H.C PROVIDED:	6 H.C (INCLUDING 6 VAN ACCESSIBLE)
H.C REQUIRED:	6 H.C SPACES
BIKE SPACES PROVIDED:	10 BIKE SPACES
BIKE SPACES REQUIRED:	7 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	6 SPACES
MOTORCYCLE SPACES REQUIRED:	6 SPACES

REV	DATE	BY	REVISION
1	4/27/12	AS	AS
2	4/27/12	AS	AS
3	4/27/12	AS	AS
4	4/27/12	AS	AS

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



PROJECT TITLE: PROJECT 528
3400 NW 528
ALBUQUERQUE N.M. 87114
DRAWN BY: NSW
JOB NO.:
PROJECT MANAGER: STEPHEN DUNBAR, AIA
SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 4/27/12
SCALE: 1"=30'
SHEET: 01
BPI

DECEASED
SEP 14 2012