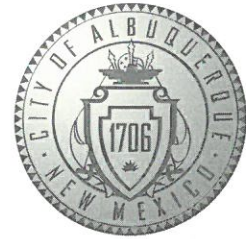


# CITY OF ALBUQUERQUE



July 10, 2018

Stephen Dunbar  
Modulus Architects  
100 Sun Ave.  
Albuquerque, NM 87109

**Re: Floor and Decor, 4936 Pan American Freeway  
Request for Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 11-17-17 (F17-D032)  
Certification dated 07-03-18

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 07-03-18, 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 Ernie Gomez at (505) 924-3981 or me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Department  
Development Review Services

LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** 4936 Pan American Freeway NE **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** F170032  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 1-A-1, Norris and Margaret Penny Addition  
**City Address:** 4936 Pan American Freeway NE

**Applicant:** Modulus Architects **Contact:** Stephen Dunbar  
**Address:** 100 Sun Ave. Ste 305  
**Phone#:** 505-338-1499 **Fax#:** n/a **E-mail:** sdunbar@modulusarchitects.com

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

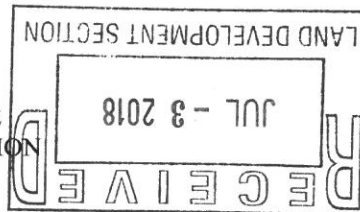
☒ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

☒ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** July 2, 2018 **By:** Stephen A. Dunbar

COA STAFF:

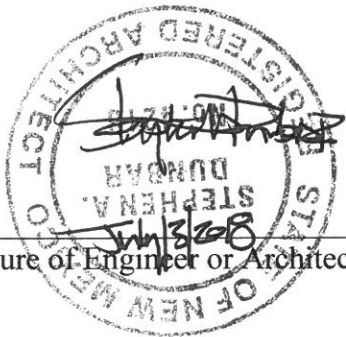
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

## 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 11/20/17(TCL). 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 7/2/18 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.

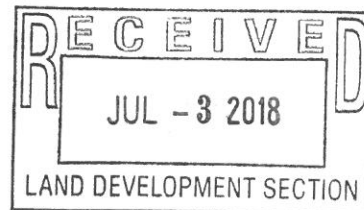
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



\_\_\_\_\_  
Signature of Engineer or Architect

ARCHITECT'S STAMP

July 3/2018  
Date





LEGEND

- TELEPHONE PEDESTAL

CABLE PEDESTAL

BLOCK WALL

ELECTRIC PEDESTAL

WATER METER

LIGHT POLE

POWDER POLE WITH FEED

GUY WIRE ANCHOR

HYDRANT

SEWER CLEANOUT

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

STORM DRAIN INLET

CHAIN LINK FENCE
- ELECTRIC TRANSFORMER

BOLLARD

HANDICAP PARKING SPACE

HANDICAP PARKING SIGN

WATER VALVE

UTILITY FILL BOX

TRAFFIC SIGNAL CABINET

GUARD RAIL

TRAFFIC SIGNAL BOX

AUTO SPRINKLER

SANITARY SEWER LINE

STORM DRAIN LINE

WATER LINE

GAS LINE

UNDERGROUND COMMUNICATION LINE

UNDERGROUND ELECTRIC LINE

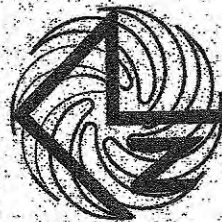
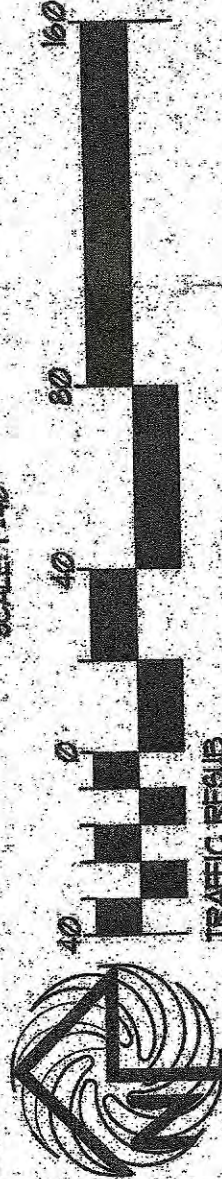
GAS METER

ELECTRICAL PANEL BOX

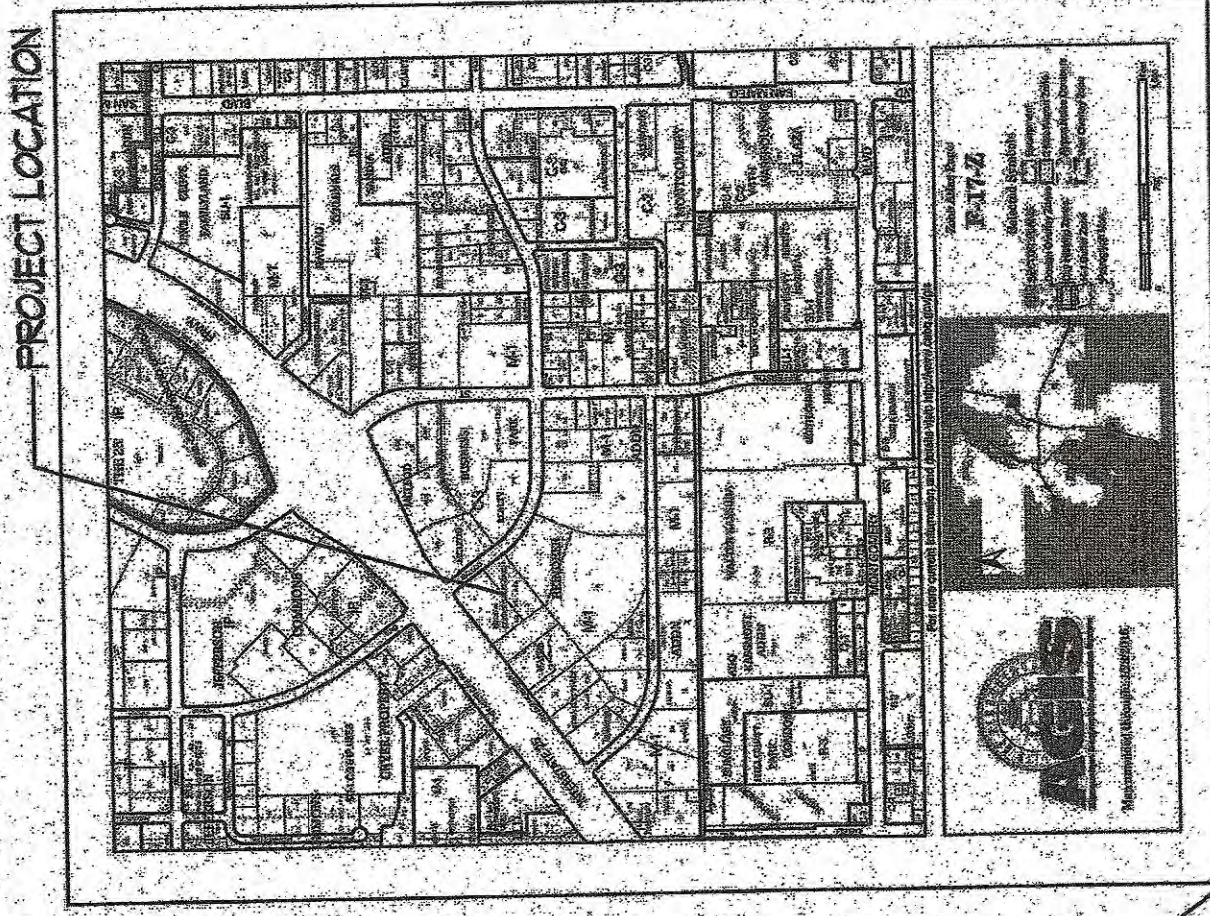
HVAC UNIT

SITE PLAN FOR BUILDING PERMIT

SCALE 1"=40'



TRAFFIC RULES



VICINITY MAP

KEYED NOTE

1. 8' PAINTED PEDESTRIAN CROSSWALK RE. DETAIL 1/AS/02
2. LIGHT POLE LOCATION RE. DETAIL 1/AS/02
3. CONC. SIDEWALK ADJACENT BLDG RE. DET. 1/AS/02
4. CONC. SIDEWALK RE. DET. 4/AS/02
5. INDICATES BIKE RACK LOCATION (8 BIKE CAPACITY) RE. DETAIL 1/AS/02
6. BENCH LOCATION RE. DETAIL 3/AS/02
7. CONC. STAIRS WITH PAINTED HANDRAILING EA. SIDE RE. BUILDING FLAG FOR DETAIL 1/AS/02
8. HANDICAP RAMP RE. 10/AS/02
9. HANDICAP RAMP RE. 11/AS/02
10. HANDICAP RAMP RE. 12/AS/02
11. HANDICAP RAMP RE. 6/AS/02
12. INDICATES LANDSCAPE PLANTING AREA FOR 12' WIDE CONC. SIDEWALK RE. DETAIL 1/AS/02
13. 12' HIGH CONC. BLIND RE. SITE GRADING PLAN FOR INFO
14. PROPOSED ROLL-OFF DUMPSTER LOCATION RE. DET. 4/AS/02
15. HC PARKING STALL RE. DET. 6/AS/02
16. HC PARKING STALL RE. DET. 6/AS/02
17. WHEELSTOP RE. DET. 1/AS/02
18. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE. SITE PLAN FOR LOCATIONS RE. SIGN DET. 1/AS/02
19. PAINTED STRIPING/SIGNS AS INDICATED ON SITE PLAN
20. ALL STANDARD PARKING STALL STRIPING SHALL BE 4' WHITE
21. PROPOSED TRANSFORMER LOCATION
22. EXISTING SIDEWALK TO REMAIN
23. CONCRETE BUILE RE. CIVIL FOR INFO
24. PROPOSED PYLON SIGN LOCATION
25. BOLLARD PAINTED SAFETY YELLOW RE. DET. 3/AS/02
26. REINFORCED CONCRETE DOCK YELL AREA REQUIREMENTS
27. CHAINLINK SLAB ENCLOSURE
28. INDICATES BLDG. DOWNPOUT LOCATION
29. PAINTED 'COMPACT STALL' LOCATION COLOR TO MATCH STALL STRIPE



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE TRUNCATED SIDES.

11B.C.  
Plan Office Section

1/27/18  
City of Albuquerque  
Planning Department

SITE DATA TABLE	RETAIL USES	WAREHOUSE	ALL USES (RETAIL/WAREHOUSE)
LEGAL DESCRIPTION LOT 1A-1.45/93 A.C. Address: 3330 Pan American Freeway NE Albuquerque, NM 87109			
PROPOSED USES EXISTING ZONING: BUILDING SIZE: TOTAL PARKING REQ.	RETAIL USES 43,930 SF 3,000 SF (3,000 SF MAX. PER LOT) TOTAL REQUIRED: 46,930 SF	WAREHOUSE 16,920 SF 16,920 1,000' x 6' SPACES	ALL USES (RETAIL/WAREHOUSE) 14,980 SF TOTAL SPACES REQ. 711 SPACES
TOTAL PARKING PROVIDED: HC REQUIRED: BIKE SPACES PROVIDED: BIKE SPACES REQUIRED: MOTORCYCLE SPACES PROVIDED: MOTORCYCLE SPACES REQUIRED:	TOTAL PARKING PROVIDED: HC REQUIRED: BIKE SPACES PROVIDED: BIKE SPACES REQUIRED: MOTORCYCLE SPACES PROVIDED: MOTORCYCLE SPACES REQUIRED:	TOTAL PARKING PROVIDED: HC REQUIRED: BIKE SPACES PROVIDED: BIKE SPACES REQUIRED: MOTORCYCLE SPACES PROVIDED: MOTORCYCLE SPACES REQUIRED:	TOTAL PARKING PROVIDED: HC REQUIRED: BIKE SPACES PROVIDED: BIKE SPACES REQUIRED: MOTORCYCLE SPACES PROVIDED: MOTORCYCLE SPACES REQUIRED:

1-30-2018  
PARKING ROUNDS: FINE LINE  
FOR 5008 1/2" AND 8' FEET  
OUT OF FOUNDATION  
m. 80.

MODULUS ARCHITECTS  
100 SUN AVE. N.W. SUITE 805  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

100 SUN AVE. N.W. SUITE 805  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

STEPHEN A. DURBIN  
REGISTERED PROFESSIONAL ENGINEER  
NO. 1217  
STATE OF NEW MEXICO

SHEET TITLE  
FLOOR AND DECOR  
ALBUQUERQUE, NEW MEXICO  
PAN AMERICAN FREEWAY  
JOB NO. XXXX  
DRAWN BY: PD-1

DATE  
1/27/18

SCALE  
AS SHOWN