

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 22, 2024

Stephen Dunbar, RA  
Modulus Architects  
8220 San Pedro Dr NE, Ste 520  
Albuquerque, NM 87113

**Re: Winrock Town Center Park BP-2022-03132**  
**2100 Louisiana Blvd NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 1-17-22 (J19D058J)  
Certification dated 5-3-24

Dear Mr. Dunbar;

Based upon the information provided in your submittal received 5-7-24, Transportation Development has no objection to a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

*Curtis A Cherne*

NM 87103

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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

C: Laurie Elliot, Yvette Lucero, Wendi Alcala, James Broomfield,



City of Albuquerque

Planning Department  
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: WINROCK TOWN CENTER Building Permit #: BP-2022-03132 Hydrology File #:   
DRB#: 2018-001579 EPC#: Work Order#:

Legal Description: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION CONT 28.8654 AC  
City Address: 2100 LOUISIANA BLVD NE ALBUQUERQUE, NM 87110

Applicant: Modulus Architects Contact: Carlos Torres  
Address: 8220 SAN PEDRO DR NE, STE 520 ALBUQUERQUE, NM 87113  
Phone#: (505)338-1499 Fax#: E-mail: ctorres@modulusarchitects.com

Other Contact: Contact:  
Address:  
Phone#: Fax#: E-mail:

TYPE OF DEVELOPMENT: PLAT (# of lots) RESIDENCE DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? Yes X No

DEPARTMENT X TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- X 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: 5-7-24 By: Carlos Torres

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



**Planning Department – Transportation & Hydrology**

City of Albuquerque  
600 2<sup>nd</sup> Street NW, Suite 201  
Albuquerque, NM 87102  
925.965.4475

May 3, 2024

**RE: Traffic Certification for Winrock Town Center Park (BP-2022-03132) (PR-2018-001579)  
(SI-2021-00304)**

To whom it may concern,

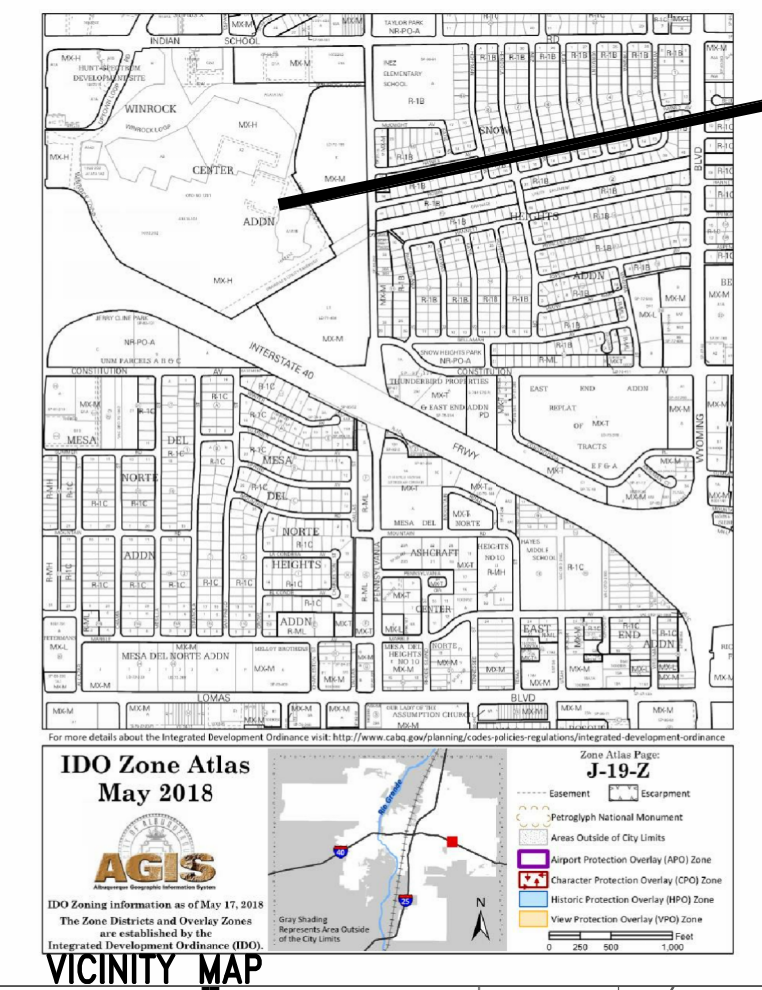
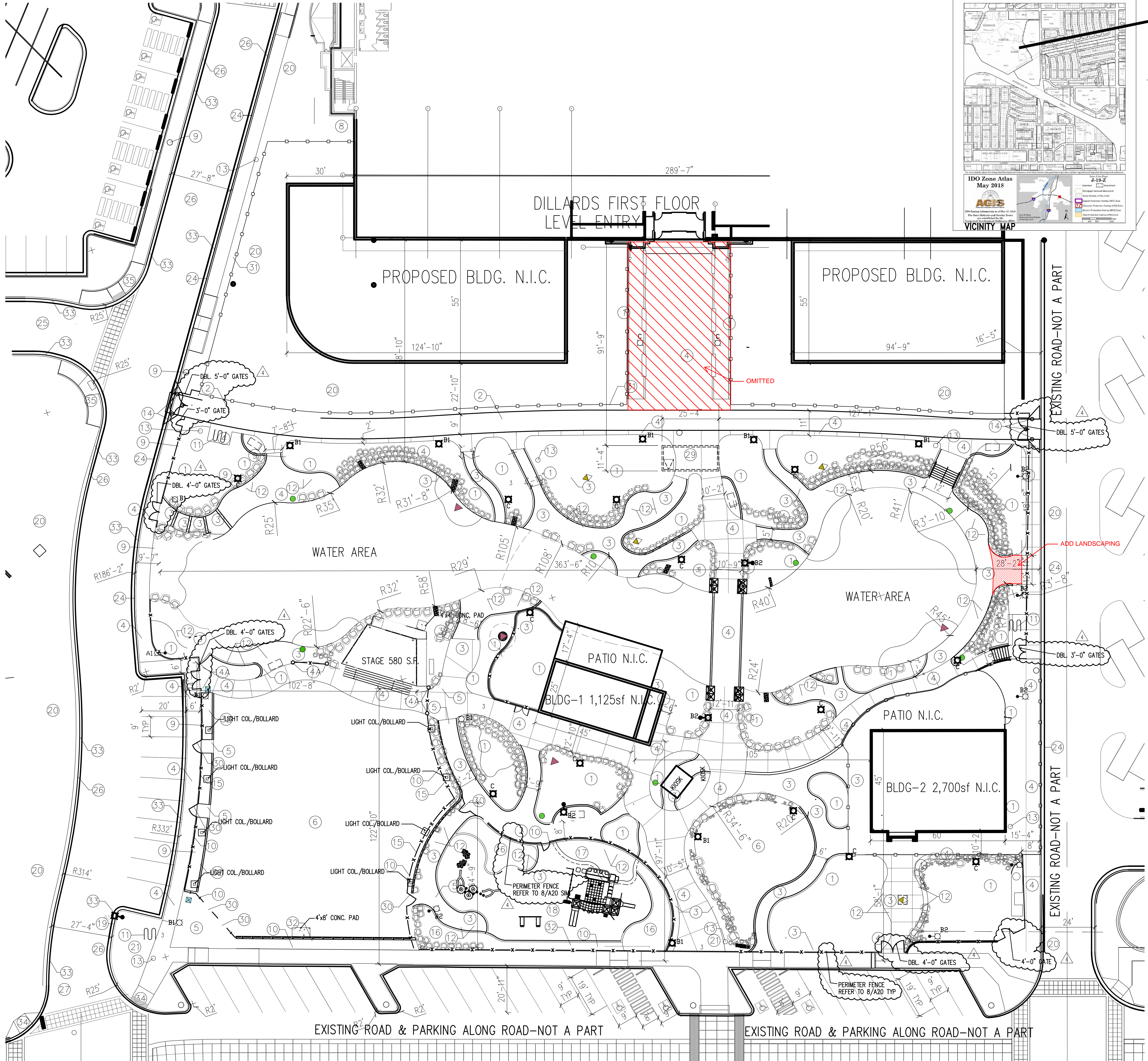
I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Architectural Site Plan (DRB), dated 1-17-22. I further certify that Carlos Torres, Sr. Project Manager at Modulus Architects, personally visited the site on 4-30-24 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent 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.

Sincerely,

Stephen Dunbar, AIA  
Principal in Charge  
**Modulus Architects, Inc.**  
8220 San Pedro Dr NE, Suite 520  
Albuquerque, NM 87113  
(O) 505.338.1499, Ext. 1002





PROJECT LOCATION

KEYED NOTE:

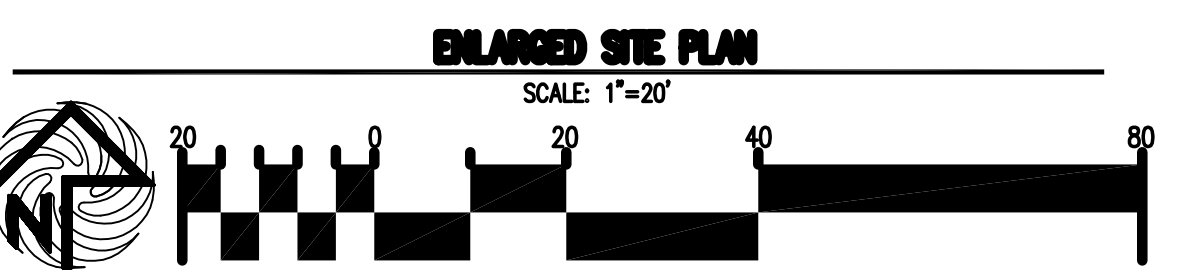
- ① 4" DEEP ANGULAR LANDSCAPE GRAVEL/MULCH AREA G.C. TO PROVIDE/COORD. REQ'D SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR DETAILS
- ② INTEGRALLY COLORED/TEXTURED CONCRETE TROLLEY PATHWAY
- ③ 4" DEEP ANGULAR CRUSHER FINE PEDESTRIAN PATHWAY. RE: LANDSCAPE PLAN
- ④ 4" EXPOSED AGGREGATE CONCRETE SURFACE AREA. RE: LANDSCAPE PLAN
- ⑤ FLAGSTONE PAVER SURFACE AREA. RE: LANDSCAPE PLAN
- ⑥ INDICATES LAWN AREA RE: LANDSCAPE PLAN FOR INFO.
- ⑦ INTEGRALLY COLORED CONC. SIDEWALK
- ⑧ INDICATES EXISTING SIDEWALK AREA TO REMAIN
- ⑨ LIGHT POLE LOCATION RE: DETAIL 3/A1.1
- ⑩ ORNAMENTAL ALUM. FENCE RE: 8/A20
- ⑪ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A1.2  
TYPICAL BIKE RACK GRAPHIC SYMBOL=
- ⑫ BENCH LOCATION  
TYPICAL BENCH GRAPHIC SYMBOL=
- ⑬ TRASH RECEPTACLE
- ⑭ 6" STEEL BOLLARD WITH CUSTOM CAP.
- ⑭A 6" STEEL BOLLARD CHAIN LOOP AND CHAIN.
- ⑮ 12" WIDE CONCRETE MOW STRIP AT ORNAMENTAL FENCE.
- ⑯ SHREDDED NATIVE BARK MULCH. RE: LANDSCAPE PLAN.
- ⑰ POURED IN PLACE RUBBER SURFACE. RE: LANDSCAPE PLAN.
- ⑱ ENGINEERED WOOD FIBER, 12" COMPACTED DEPTH. RE: LANDSCAPE PLAN.
- ⑲ INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A1.1 FOR KNOTCH DETAIL
- ⑳ NOT A PART-FUTURE REDEVELOPMENT PHASE, GRADING WORK ONLY.
- ㉑ ALL TRASH IN PARK TO BE DISPOSED OF AT DUMPSTERS IN SERVICE COURTYARD. REFER TO SHEET A0 FOR LOCATION.
- ㉒ WHEELSTOP RE: DET 8/A1.2
- ㉓ EXTERIOR DECORATIVE CONCRETE ENTRY AREA  
MAIN BUILDING ENTRY PATHWAY
- ㉔ INDICATES PROPOSED CURBING TO RECIEVE FIRE STRIPE  
PAINT CURB RED IN COLOR
- ㉕ NEW ASPHALT DRIVE TIE INTO EXISTING RE: CIVIL FOR GRADES/PROFILE
- ㉖ NEW ASPHALT DRIVE RE: CIVIL FOR GRADES/PROFILE
- ㉗ TIE NEW SIDEWALK INTO FACE OF EXISTING  
SIDEWALK LOCATION
- ㉘ H.C PARKING STALL RE: DET 5/A1.2
- ㉙ UNDERGROUND 24'x16'x8' EQUIPMENT PUMP VAULT.
- ㉚ GATE
- ㉛ TEMPORARY CONSTRUCTION FENCE.
- ㉜ HEDGES RE: LANDSCAPE
- ㉝ NEW CONC. CURB. RE: DETAIL 18 & 19/A1.1
- ㉞ ADA CURB RAMP RE: COA DRAWING STANDARD 2441 DETAIL A.
- ㉟ ADA CURB RAMP RE: COA DRAWING STANDARD 2444 DETAIL A.

NOTE: 1. REFER TO PLAT FOR ALL EXISTING EASEMENTS WITHIN PROJECT SCOPE AREA.  
2. ALL ASPHALT PAVEMENT, CURB & GUTTER, SIDEWALKS, ROADWAY LIGHTING, SECURITY, LANDSCAPE, STREETScape, PARK & LAKE WORK TO BE AS PART OF THE WORK ORDER.

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL 1-A-1 WINROCK CENTER ADDITION
TOTAL ACREAGE:	2.84 ACRES PROPOSED
EXISTING ZONING:	MX-H
PROPOSED USE:	PARK
PROPOSED BUILDING SIZE:	RE: SITE PLAN
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	11 PARKS
TOTAL H.C PARKING PROVIDED WITHIN PROJECT AREA:	4 PARKS (EXISTING)

LINETYPE LEGEND

- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE



CONSTRUCTION DOCUMENTS

PROJECT TITLE  
WINROCK TOWN CENTER  
2100 LOUISIANA BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER  
STEPHEN DUNBAR, AIA

JOB NO.  
WIN-PARK

DRAWN BY  
S

SHEET TITLE  
WINROCK PARK SITE PLAN

DATE:  
01/17/2022

SCALE:  
RE: SCALE

sheet:  
SP-1A

of:

REVISION

BY

DATE

REV

AS19 FENCE ADDITION  
11-6-23

AS13 LIGHT POLE LOCATIONS DILLARDS ENTRANCE  
6-8-23

STAGE MOD. & ELEC.-LIGHTING CHANGES  
3-15-23

CITY COMMENTS & COORD.  
3-28-22

WINROCK PARK SITE PLAN

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