

CITY OF ALBUQUERQUE



March 23, 2016

Stephen Dunbar, AIA
Modulus Architects
110 Sun Ave NE, Suite 305
Albuquerque, NM 87109

Re: West Central Plaza at Atrisco, 4208 Central Ave SW
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 9-29-15 (k12-D015A)
Certification dated 03-15-16

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 03-23-16, 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 Gary Sandoval at (505) 924-3675 or me at (505) 924-3991.

Sincerely,

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

mao via: email
C: CO Clerk, File



Monica Ortiz
Planning Department – Transportation & Hydrology
City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

March 15, 2016

RE: Traffic Certification for SPBP Admin. Amendment - West Central Plaza at 4208 Central Ave. SW

Ms. Ortiz,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above reference project is in substantial compliance with and in accordance with the design intent of phase 1 and phase 2 of the approved AA site plan dated 9-29-15. I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 3-15-16 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.
110 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1004



- KEYED NOTES:
- PROPOSED PAINTED CROSSWALK
 - PROPOSED Pylon SIGN TO BE PERMITTED SEPARATELY
 - PROPOSED CONC. SIDEWALK ADJACENT TO BLDG, RE: DET. 1/8/11
 - PROPOSED CONC. PATIO AREA ADJACENT BLDG
 - PROPOSED BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 1/8/12, TYPICAL GRAPHIC SYMBOL = 101
 - EXISTING Pylon SIGN LOCATION TO REMAIN
 - PROPOSED 6' WIDE PEDESTRIAN PATH
 - PROPOSED HANDICAP RAMP RE: 1/8/11
 - PROPOSED HANDICAP RAMP RE: 5/8/11
 - PROPOSED HANDICAP RAMP RE: 11/8/11
 - PROPOSED LANDSCAPE PLANTING AREA G.C. TO PROVIDE AND COORDINATE REQ. SLEEVING FOR EA WELL LOCATION WITH LANDSCAPER RE: LANDSCAPE PLAN FOR INFO
 - PROPOSED DRIVE AISLE PAINT DETAIL RE: DET 9/8/12
 - PROPOSED CONC. HEADER CURB TYPICAL RE: DET 10/8/11
 - PROPOSED REFUSE ENCLOSURE RE: DET 4/8/13
 - PROPOSED HC PARKING STALL RE: DET 2/8/12
 - PROPOSED WHEELSTOP RE: DET 4/8/12
 - PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS, RE: DET. 1/8/12
 - PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE YELLOW
 - EXISTING CURB & GUTTER TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING ASPHALT PAVING TO BE SEAL COATED AND RESTRIPTED AS SHOWN ON THIS PLAN
 - PROPOSED ELECTRICAL TRANSFORMER LOCATION
 - EXISTING HYDRANT LOCATION TO REMAIN

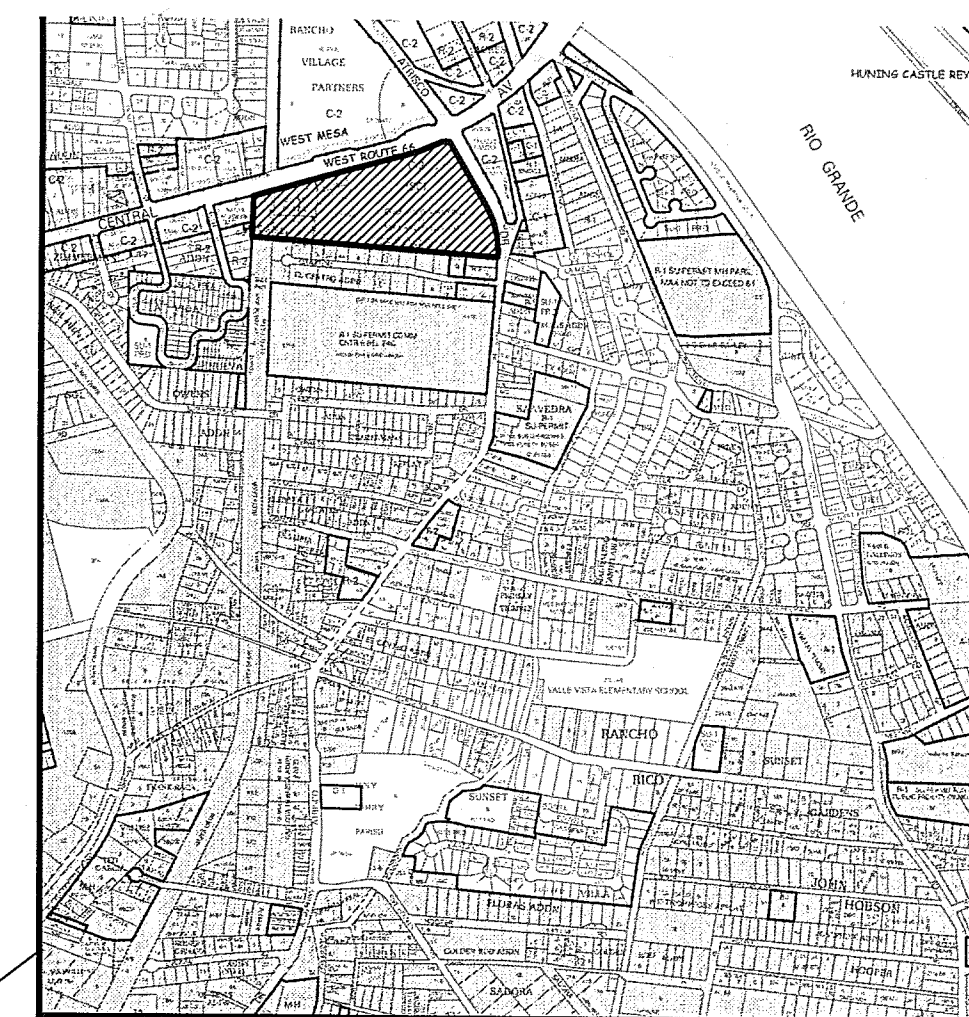
- GENERAL NOTES:
- A SHARED ACCESS & PARKING AGREEMENT IS REQUIRED WITH ANY PLATTING ACTION.
 - FUTURE LEASE AREA 'B' MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-2-22(A)(6).

PROPOSED SITE DATA TABLE	
LEGAL DESCRIPTION:	PART OF TRACT A COOGAN AND WALTER & SU LAND DEV CORP
TOTAL ACREAGE:	RE: SITE PLAN FOR BUILDING PERMIT
EXISTING ZONING:	C-2 (SC)
PROPOSED USE:	GENERAL RETAILING
EXISTING BUILDING SIZES:	104,116 SF + 16,300 SF + 2,651 SF + 123,073 SF OF EXIST RETAIL
PROPOSED BUILDING SIZES:	123,073 SF + 2,100 SF NEW RETAIL + 125,173 SF, LESS THAN 2% ADDTL
TOTAL PARKING PROVIDED:	PHASE 1: 350 SPACES + PHASE 2: 315 SPACES = 665 TOTAL
TOTAL PARKING REQ:	PHASE 1: 280 SPACES + PHASE 2: 255 SPACES = 535 TOTAL
HC PROVIDED:	PHASE 1: 9 SPACES + PHASE 2: 8 SPACES = 17 TOTAL
HC REQUIRED:	PHASE 1: 8 SPACES + PHASE 2: 8 SPACES = 16 TOTAL
BIKE SPACES PROVIDED:	PHASE 1: 10 SPACES + PHASE 2: 15 SPACES = 25 TOTAL
BIKE SPACES REQUIRED:	PHASE 1: 13 SPACES + PHASE 2: 13 SPACES = 26 TOTAL
MOTORCYCLE SPACES PROVIDED:	PHASE 1: 5 SPACES + PHASE 2: 5 SPACES = 10 TOTAL
MOTORCYCLE SPACES REQUIRED:	PHASE 1: 5 SPACES + PHASE 2: 5 SPACES = 10 TOTAL

REQUIRED PARKING FORMULA: ONE SPACE PER 200 SF FOR THE FIRST 15,000 SF (75 SPACES); THEN, ONE SPACE PER 250 SF FOR THE NEXT 45,000 SF (180 SPACES); THEN, ONE SPACE PER 300 SQUARE FEET FOR THE AREA THAT EXCEEDS 60,000 SF. PHASE 1 AREA IN EXCESS OF 60,000 SF: 93,000/300 = 31 SPACES. PHASE 2 AREA IN EXCESS OF 15,000 SF: 44,816/250 = 180 SPACES. 180 TO 300 REQUIRED PARKING SPACES = 8 HC SPACES. PHASE 1 AND PHASE 2 REQUIRE 8 HC SPACES EACH. 151 TO 300 REQUIRED PARKING SPACES = 5 MOTORCYCLE SPACES. PHASE 1 AND PHASE 2 REQUIRE 5 MOTORCYCLE SPACES EACH.

REQUIRED HC PARKING:

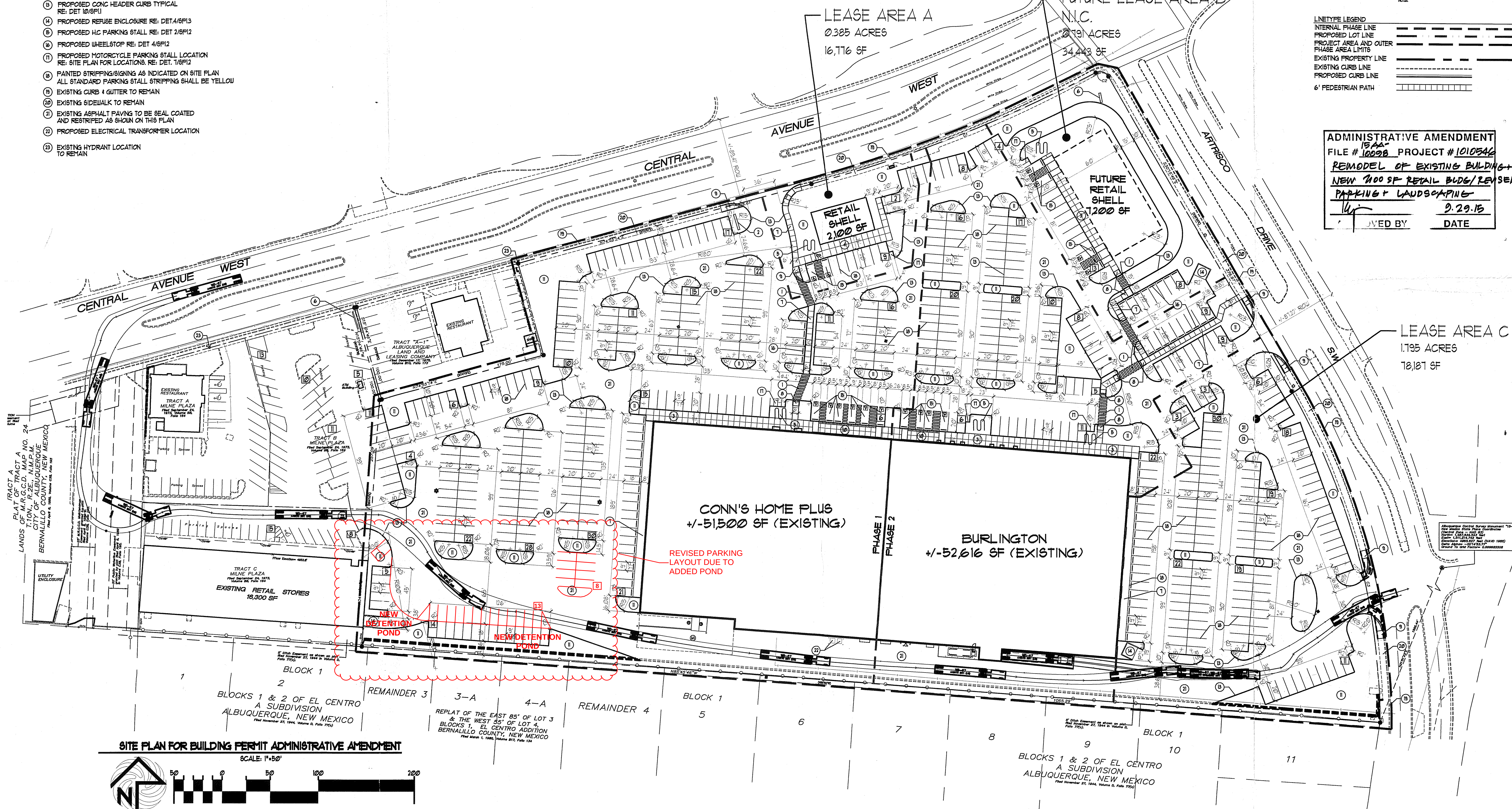
REQUIRED MC PARKING:



VICINITY MAP - PAGE K-2-Z

LINE/TYPE LEGEND	
INTERNAL PHASE LINE	---
PROPOSED LOT LINE	---
PROJECT AREA AND OUTER PHASE AREA LIMITS	---
EXISTING PROPERTY LINE	---
EXISTING CURB LINE	---
PROPOSED CURB LINE	---
6' PEDESTRIAN PATH	---

ADMINISTRATIVE AMENDMENT
FILE # 10028 PROJECT # 1010546
REMODEL OF EXISTING BUILDING +
NEW 700 SF RETAIL BLDG/REVISED
PARKING + LANDSCAPING
APPROVED BY: [Signature] DATE: 9.29.15



LEASE AREA C
1.795 ACRES
78,181 SF

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

PROJECT: WEST CENTRAL - ATRIACO
4009 CENTRAL AVE. SW
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER: CRAIG CALVERT
JOB NO.: K-AT
SHEET TITLE: SPBP ADMIN. AMENDMENT

DATE: 9/24/15
SCALE: AS NOTED

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SCALE: AS NOTED