

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 13, 2023

Genevieve Donart
Isaacson and Arfman, Inc.
128 Monroe St NE
Albuquerque, NM 87108

**Re: Natural Grocers Retail
4625 Wyoming Blvd NE
Request for Certificate of Occupancy- 30 Day Temp
Transportation Development Final Inspection
Engineer's Stamp dated 2-1-23 (F19D013E)
Certification dated 12-12-23**

Dear Ms. Donart;

Based upon the information provided in your submittal received 12-13-23, Transportation Development has no objection to a 30-Day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-Day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to issuance of a Permanent Certificate of Occupancy, the following items are to be addressed:

1. The holes in the parking lot where the collars need to be installed, if not filled by COB today, must be barricaded.
2. 7 bicycle spaces are required, the plan specifies 8, but only 4 were constructed. Provide bicycle parking per the approved plan.
3. Complete the sidewalk at the northwest corner of the site.

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

Sincerely,

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

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield, Dustin Campbell, Joe Oram



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY TEMPORARY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
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
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



Date: December 12, 2023

Project: Natural Grocers (F19D013E)

Subject: TCL Certification: Phase 6

TRAFFIC CERTIFICATION

I, Genevieve L. Donart, PE, NMPE No. 15088, of the firm Isaacson & Arfman, P.A., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 02/01/2023. I further certify that I or someone under my direct supervision visited the project site on December 13, 2023 and have determined by visual inspection that the site conditions are as expected.

This certification is submitted in support of a request for Temporary 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,
Isaacson & Arfman, Inc.

Genevieve L Donart, NMPE No. 15088

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 16, 2023

Fred C. Arfman, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Natural Grocers Retail
4625 Wyoming Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 02-01-23 (F19-D013E)

Dear Mr. Arfman,

The TCL submittal received 02-03-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

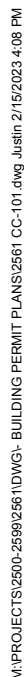
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation. **An approved/accepted sidewalk easement needs to be provided as a condition for issuing a final CO.**

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

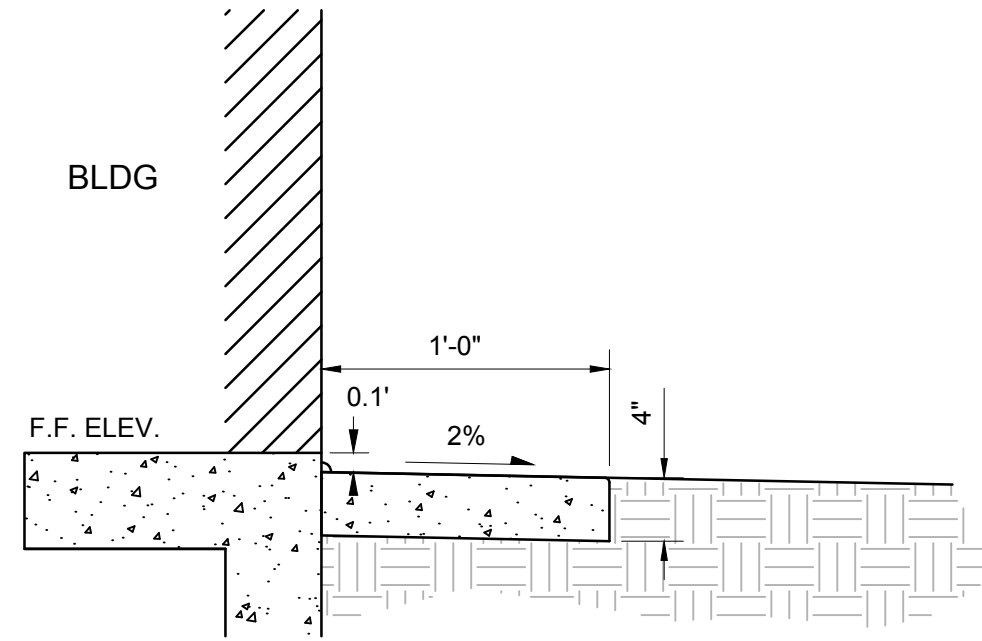


DATE _____

An approved/accepted sidewalk easement is required as a condition for issuing a final CO

Ernest Armijo 2/16/2023
Signed Date

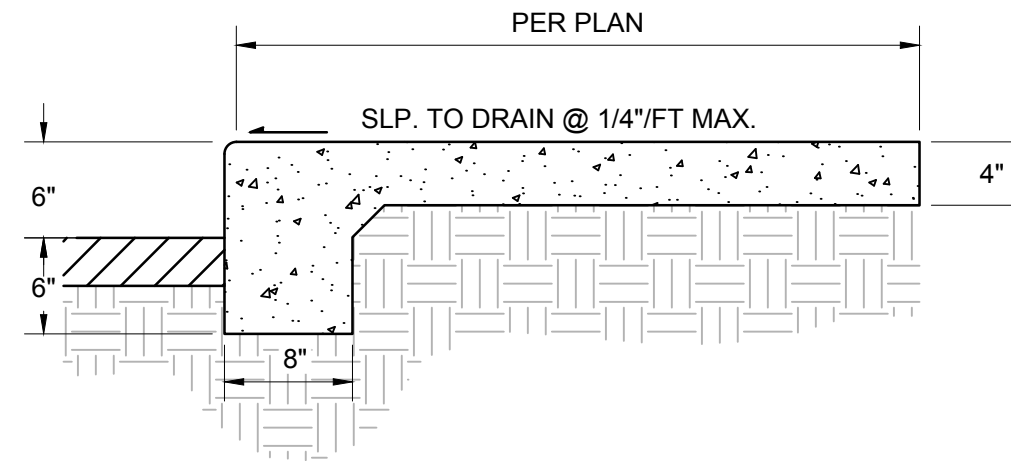
CS-101



- GENERAL NOTES**
1. SEALED CONTRACTION / CONTROL JOINTS @ 6' MAX.
 2. 1/2" SEALED EXPANSION JOINTS 36" O.C.
 3. 3/8" RADII AT ALL EXPOSED EDGES.
 4. PROVIDE 3/8" EXPANSION JOINT MATERIAL (FULL DEPTH) WITH SEALANT AT SURFACE BETWEEN BLDG. AND CONCRETE APRON.

CONCRETE APRON AT BUILDING

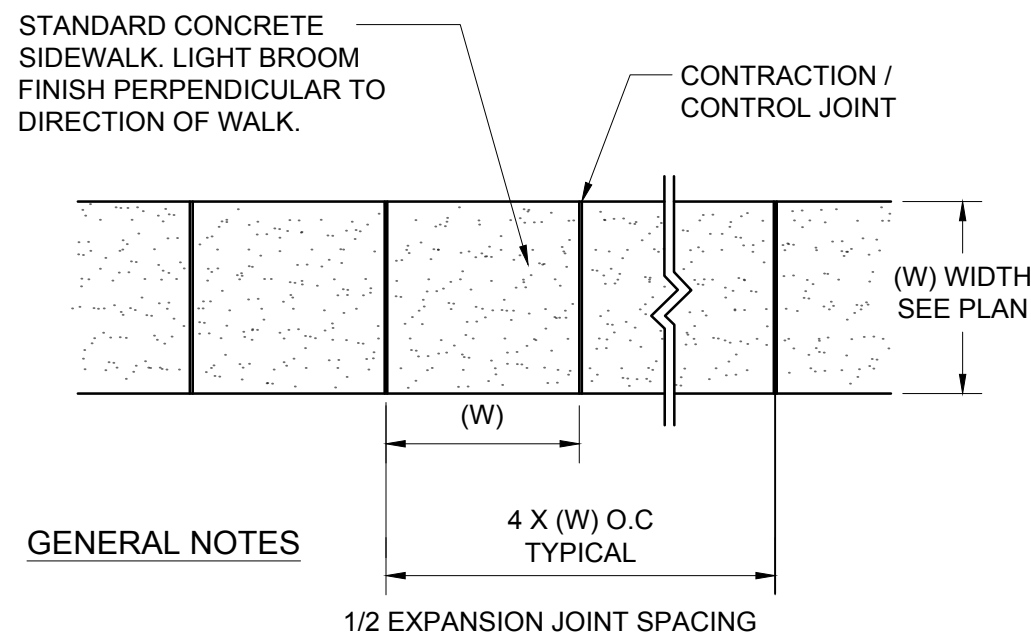
SCALE: N.T.S.



- GENERAL NOTES**
1. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
 2. 1/2" EXPANSION JOINTS @ 24' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
 3. REQUIRES FULL FORM ON ALL FACES.
 4. 3/8" RADII AT ALL EXPOSED EDGES.

SIDEWALK - TURNED DOWN EDGE

SCALE: N.T.S.

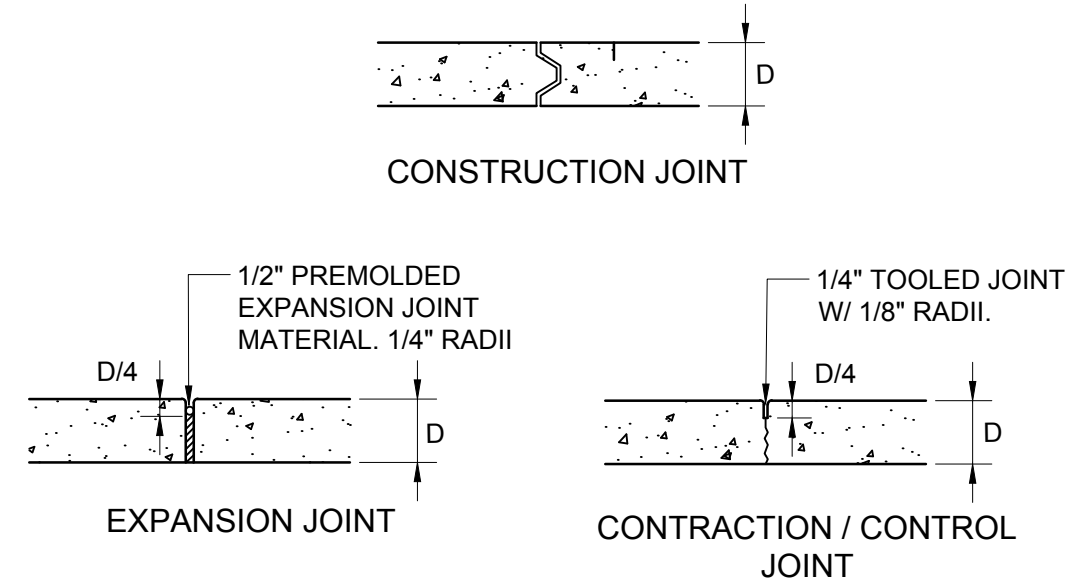


- GENERAL NOTES**
1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE
 2. SEE CONCRETE JOINTS DETAIL
 3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
 4. 3/8" RADII AT ALL EXPOSED EDGES.

CONCRETE WALK

BROOM FINISH

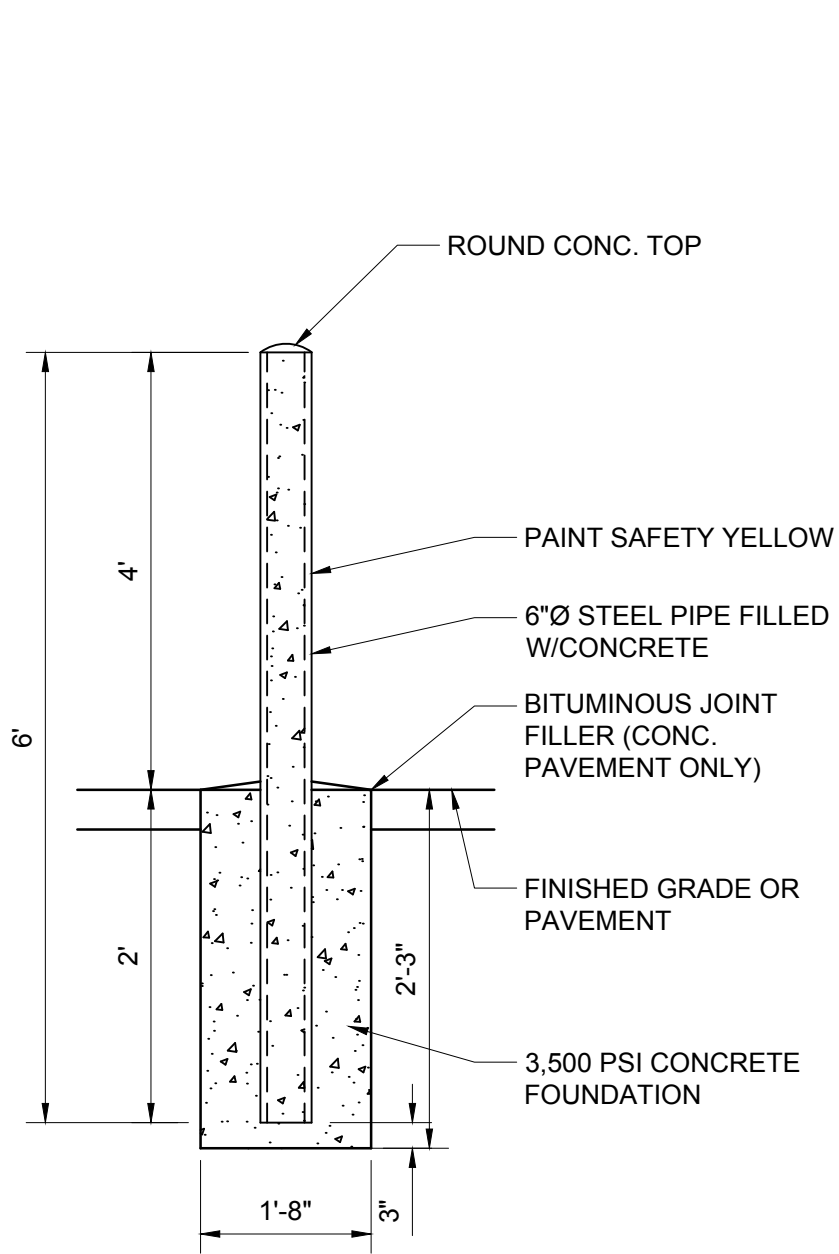
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- CONSTRUCTION NOTES**
1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
 2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
 3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15' OR LESS
 4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

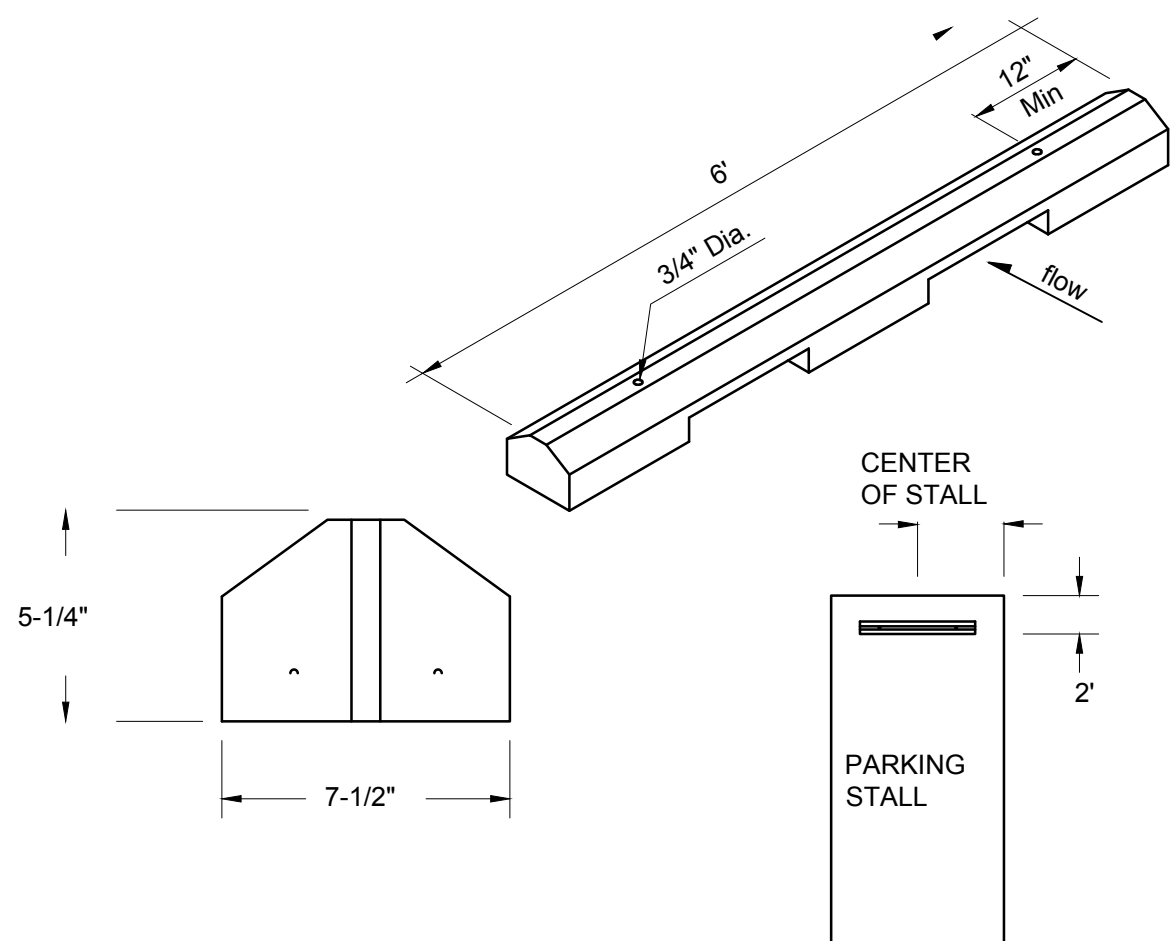
CONCRETE JOINTS

SCALE: N.T.S.



CONCRETE FILLED BOLLARD

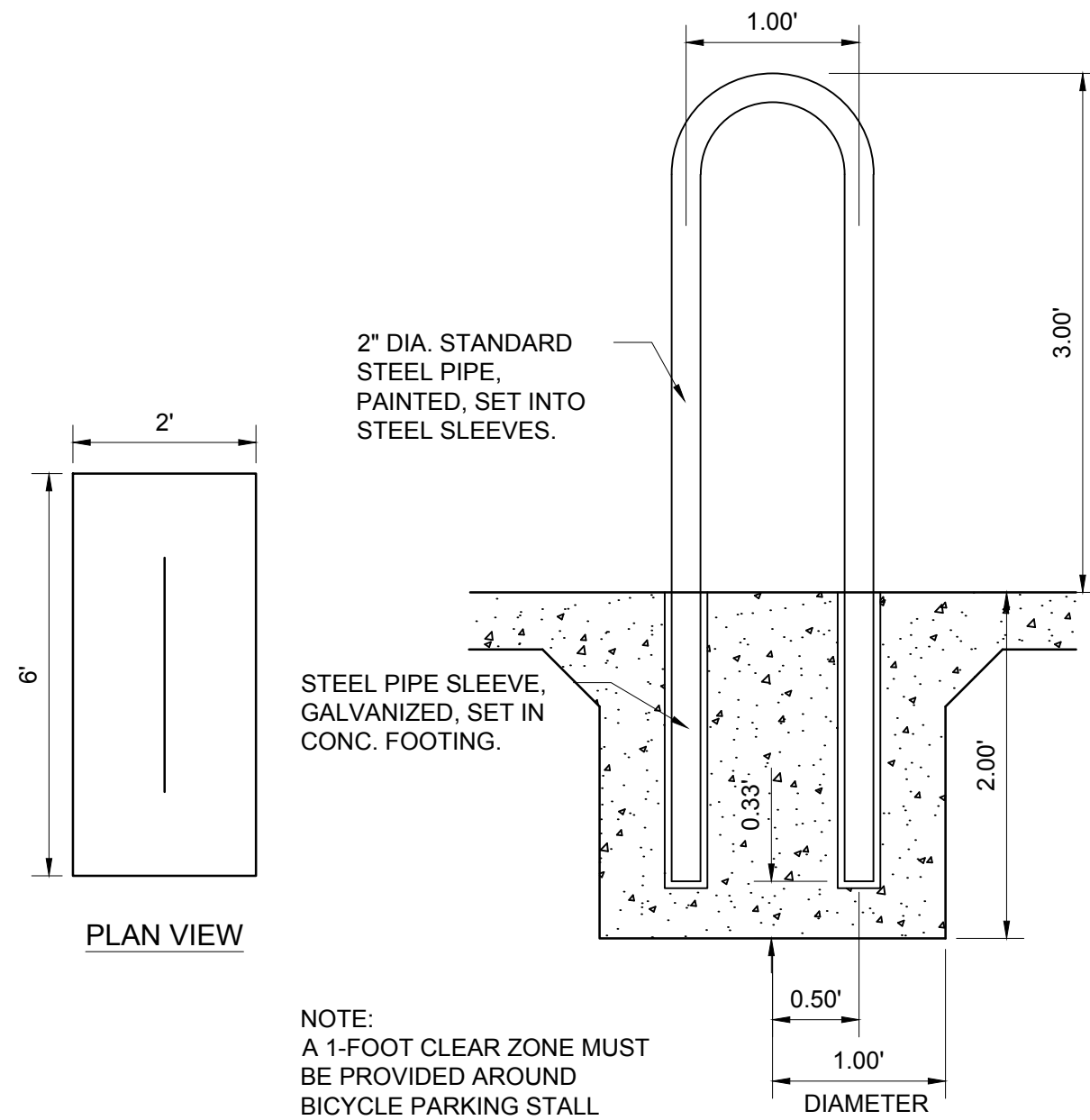
SCALE: N.T.S.



- CONSTRUCTION NOTES**
1. WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
 2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
 3. INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

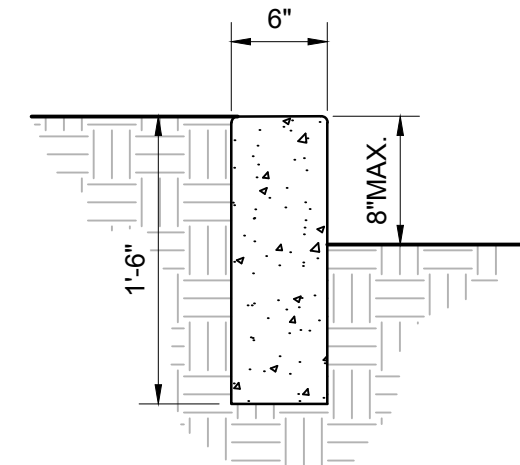
CONCRETE WHEEL STOP

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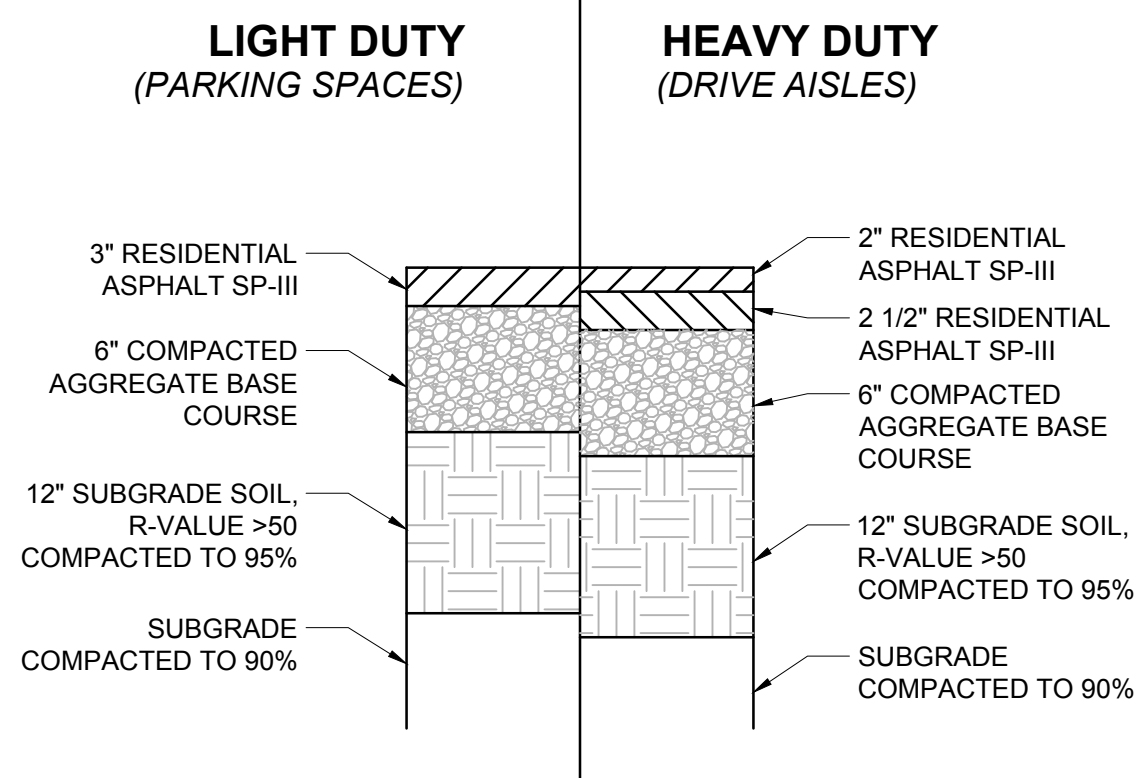
BICYCLE RACK

SCALE: N.T.S.



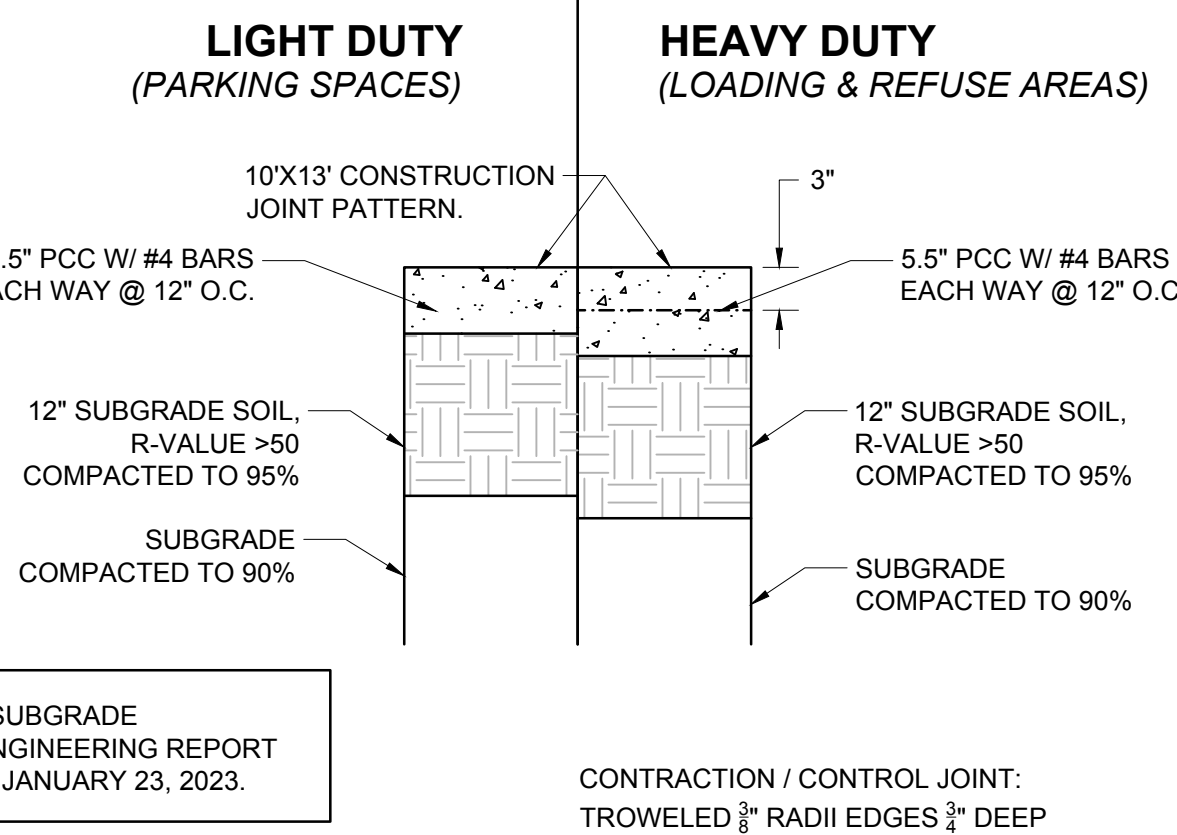
HEADER CURB

SCALE: N.T.S.



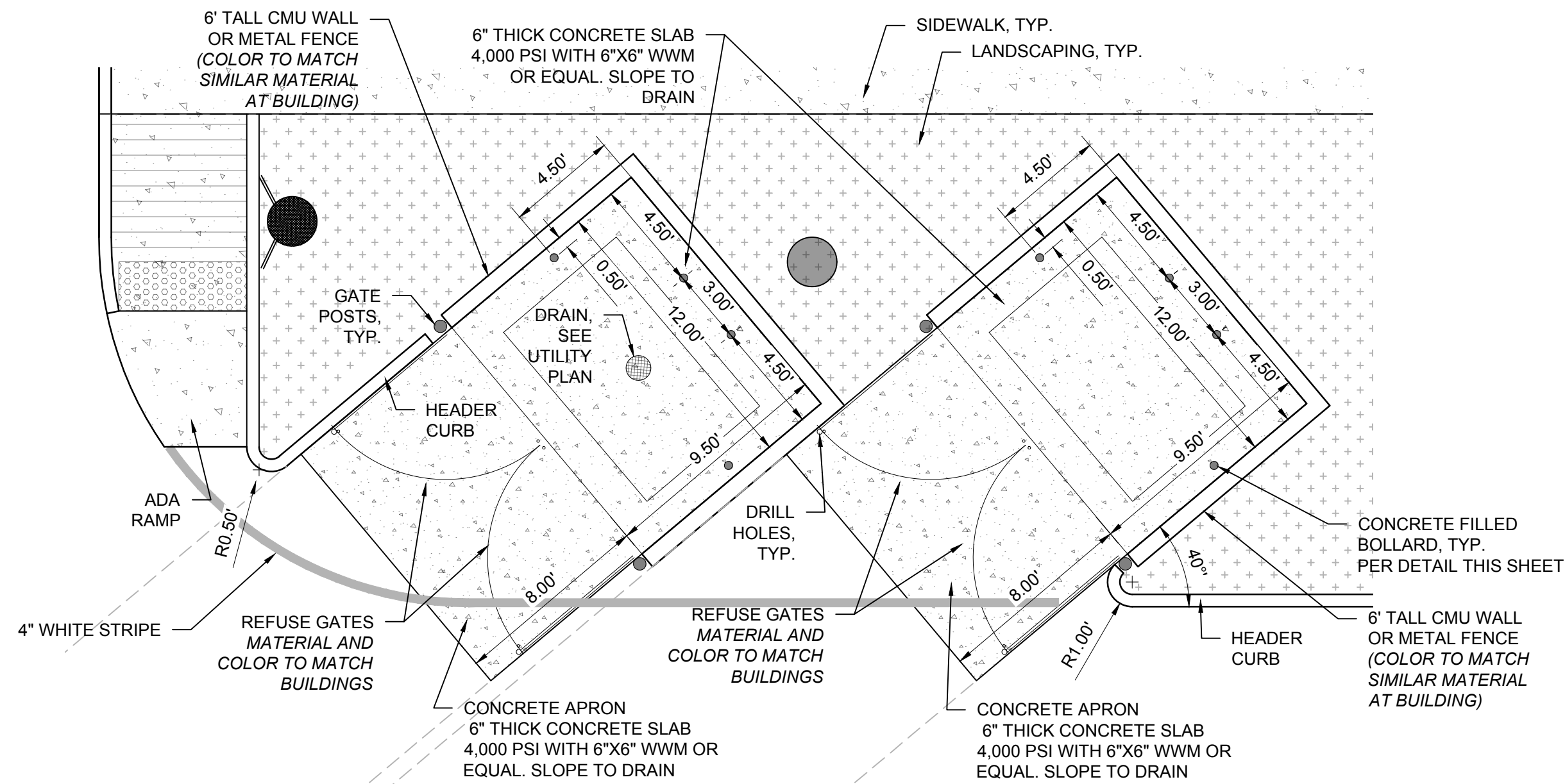
ASPHALT PAVING SECTIONS

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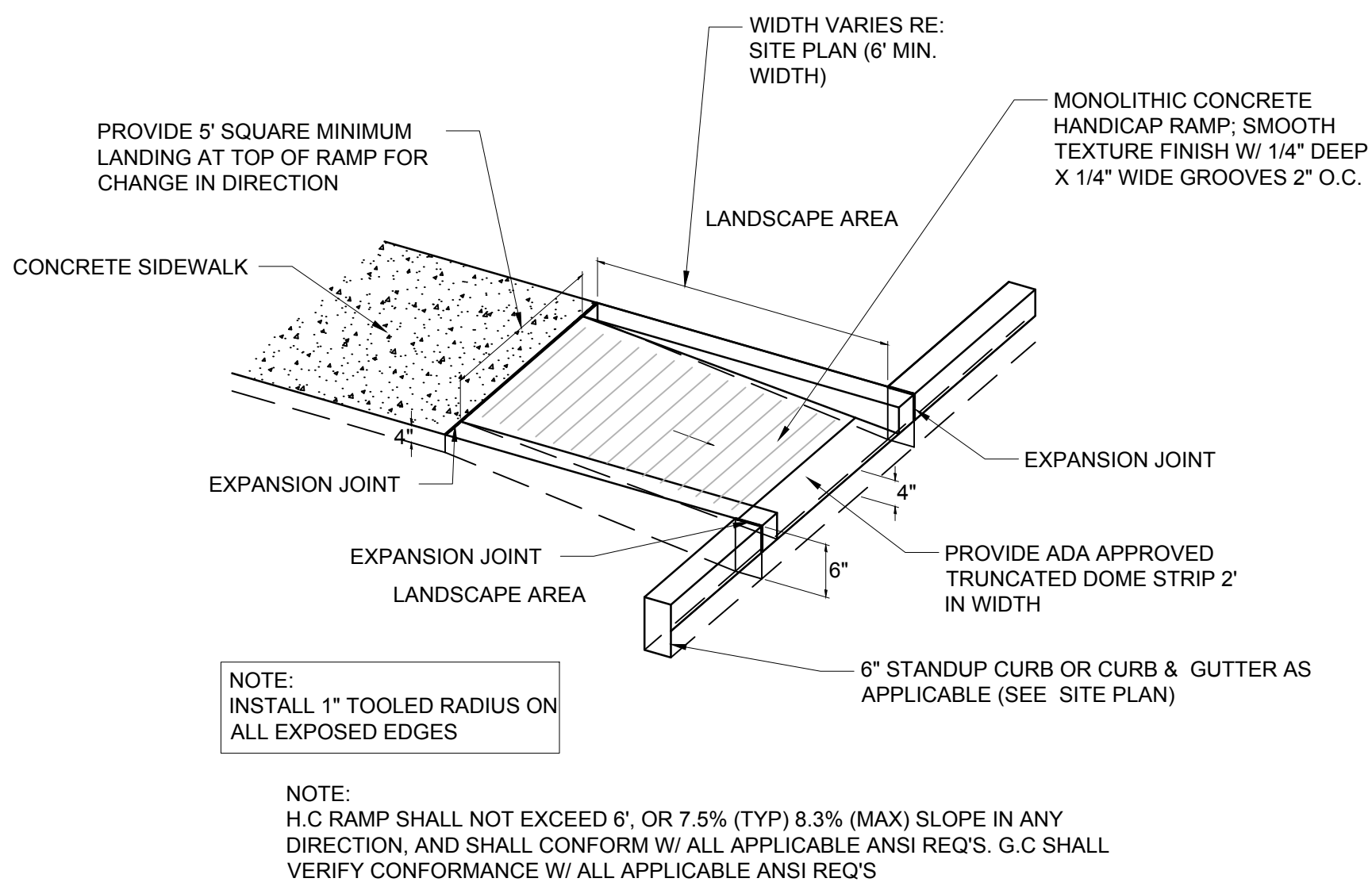
CONCRETE PAVEMENT SECTION

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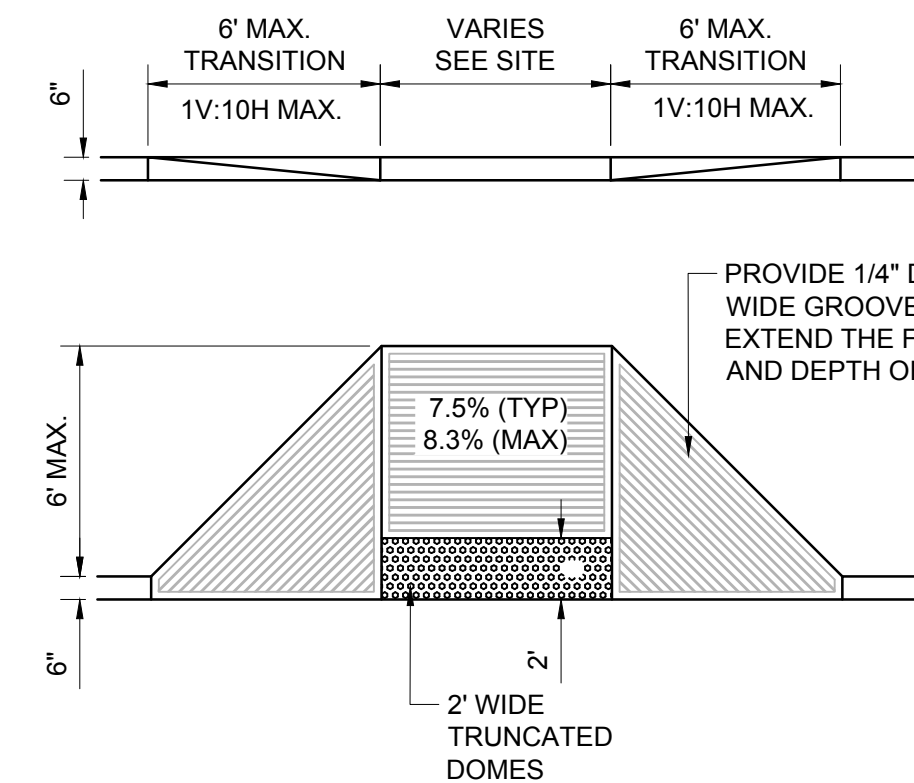
REFUSE ENCLOSURE

SCALE: N.T.S.



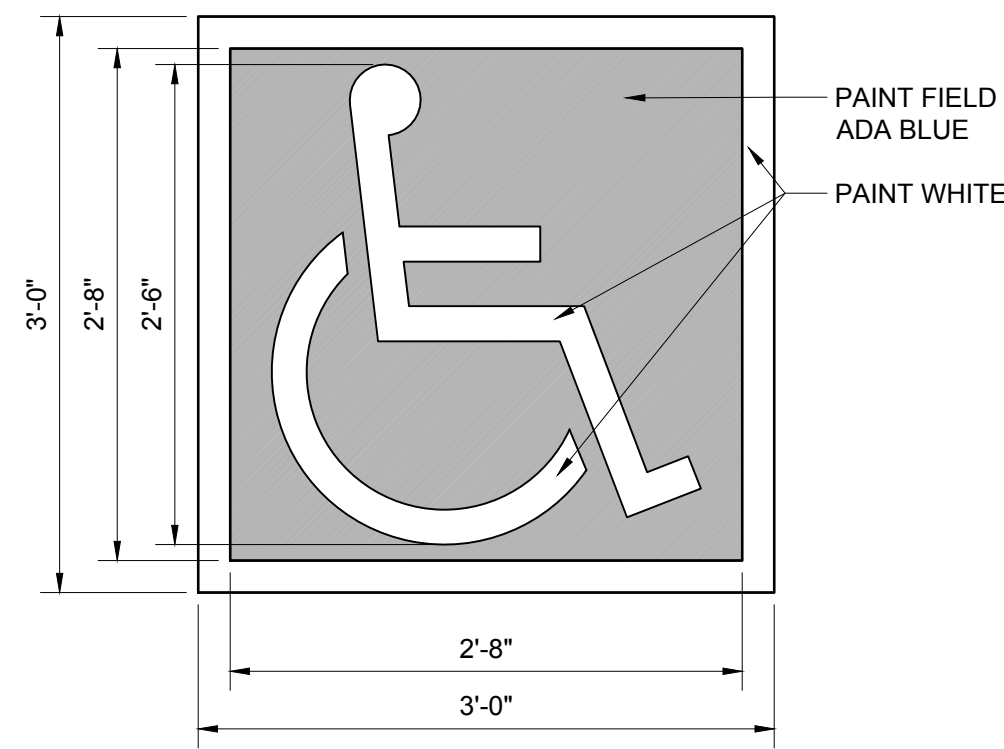
ADA RAMP TYPE 'A' DETAIL

SCALE: N.T.S.



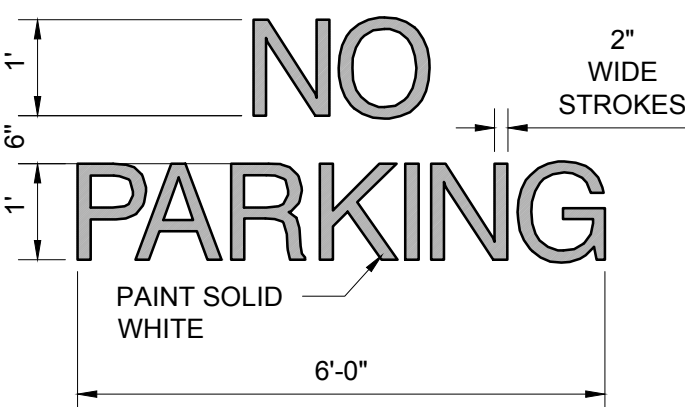
ADA RAMP TYPE 'B' DETAIL

SCALE: N.T.S.



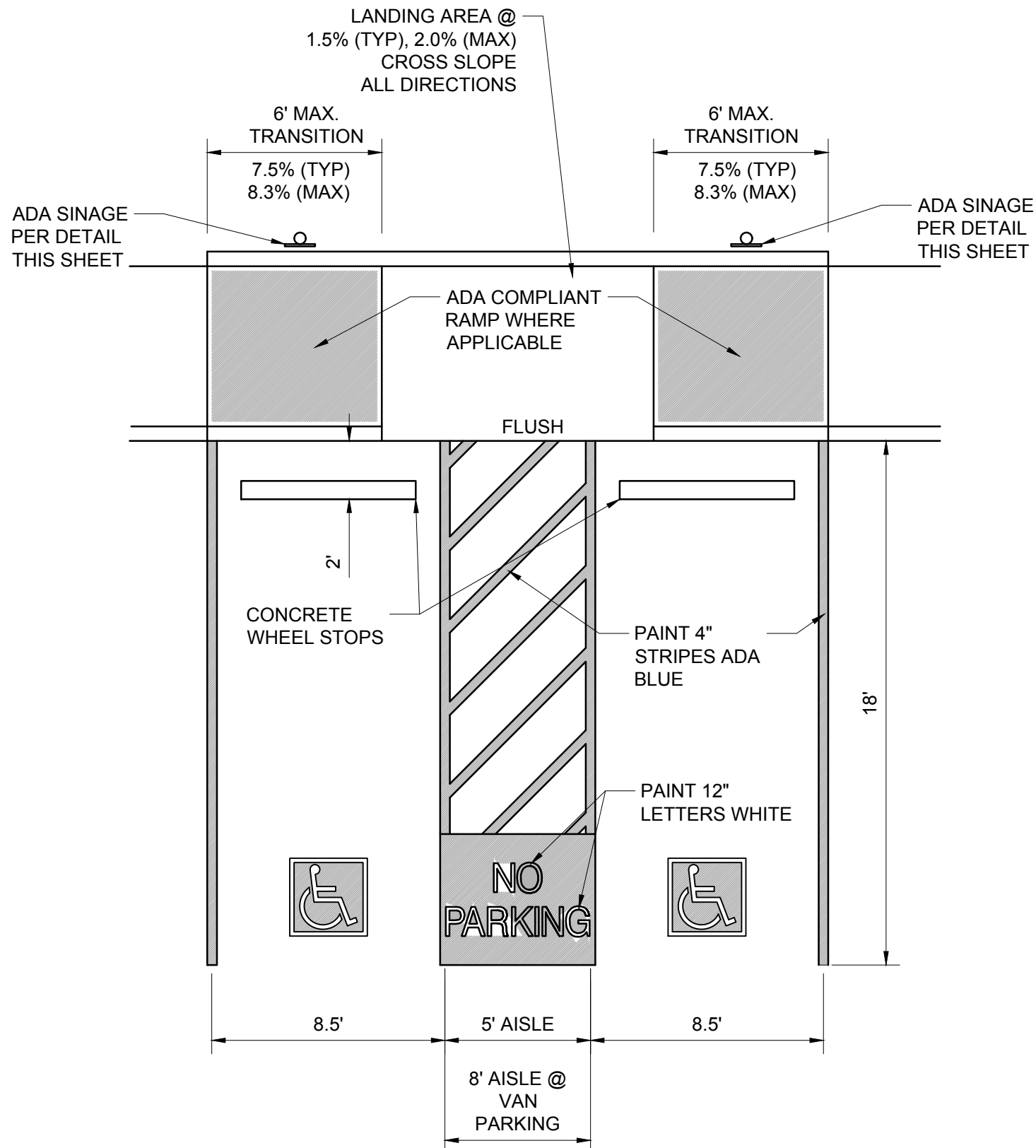
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



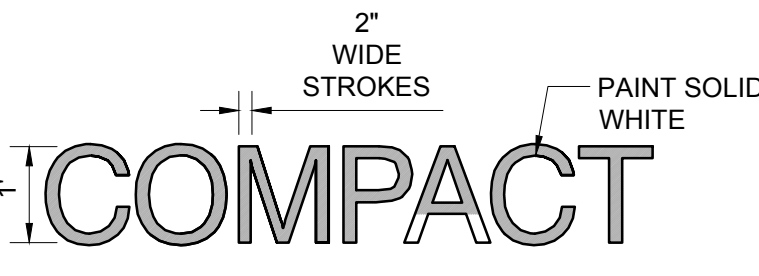
PANTED 'NO PARKING'

SCALE: N.T.S.



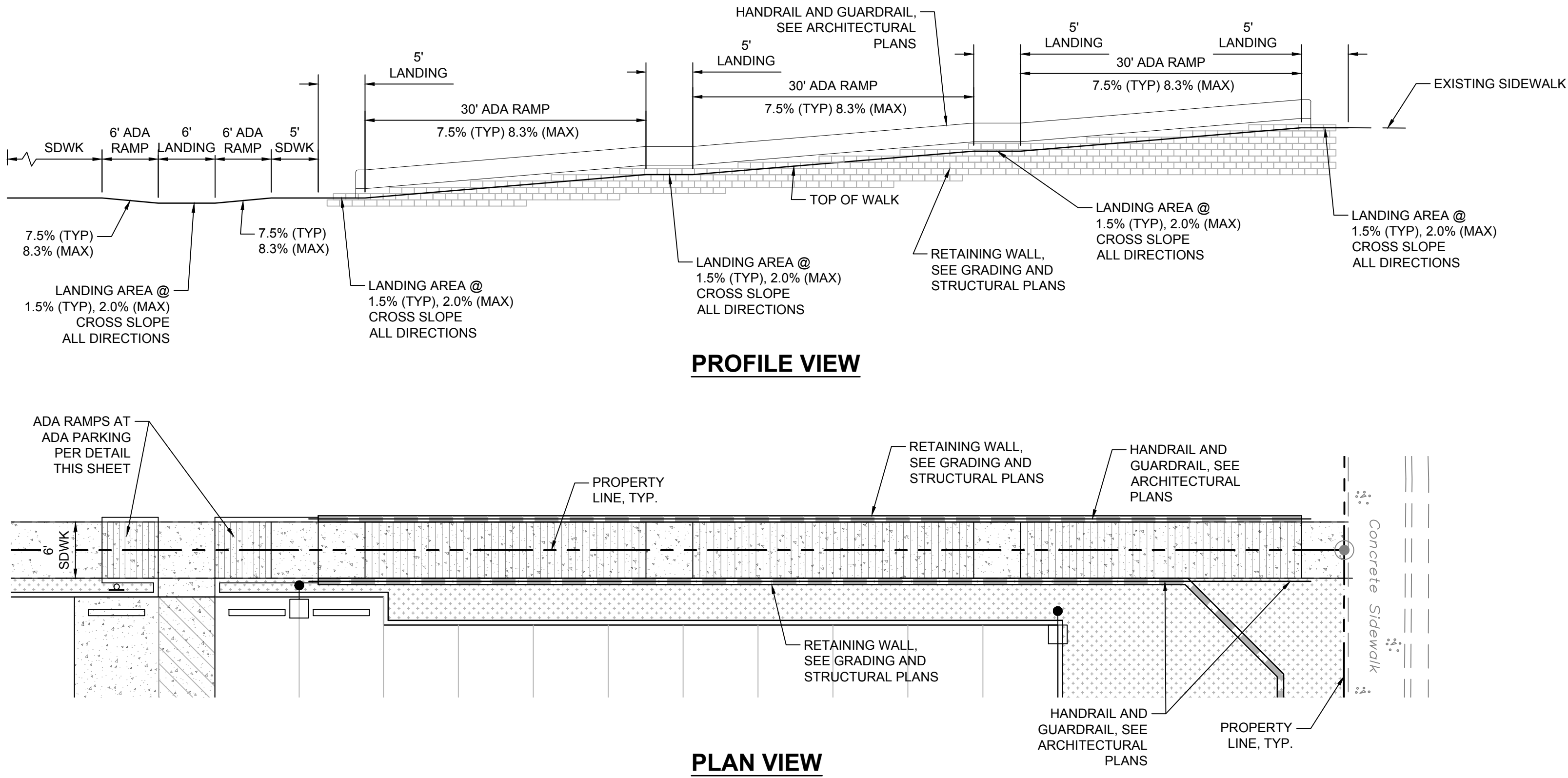
ADA PARKING DETAIL

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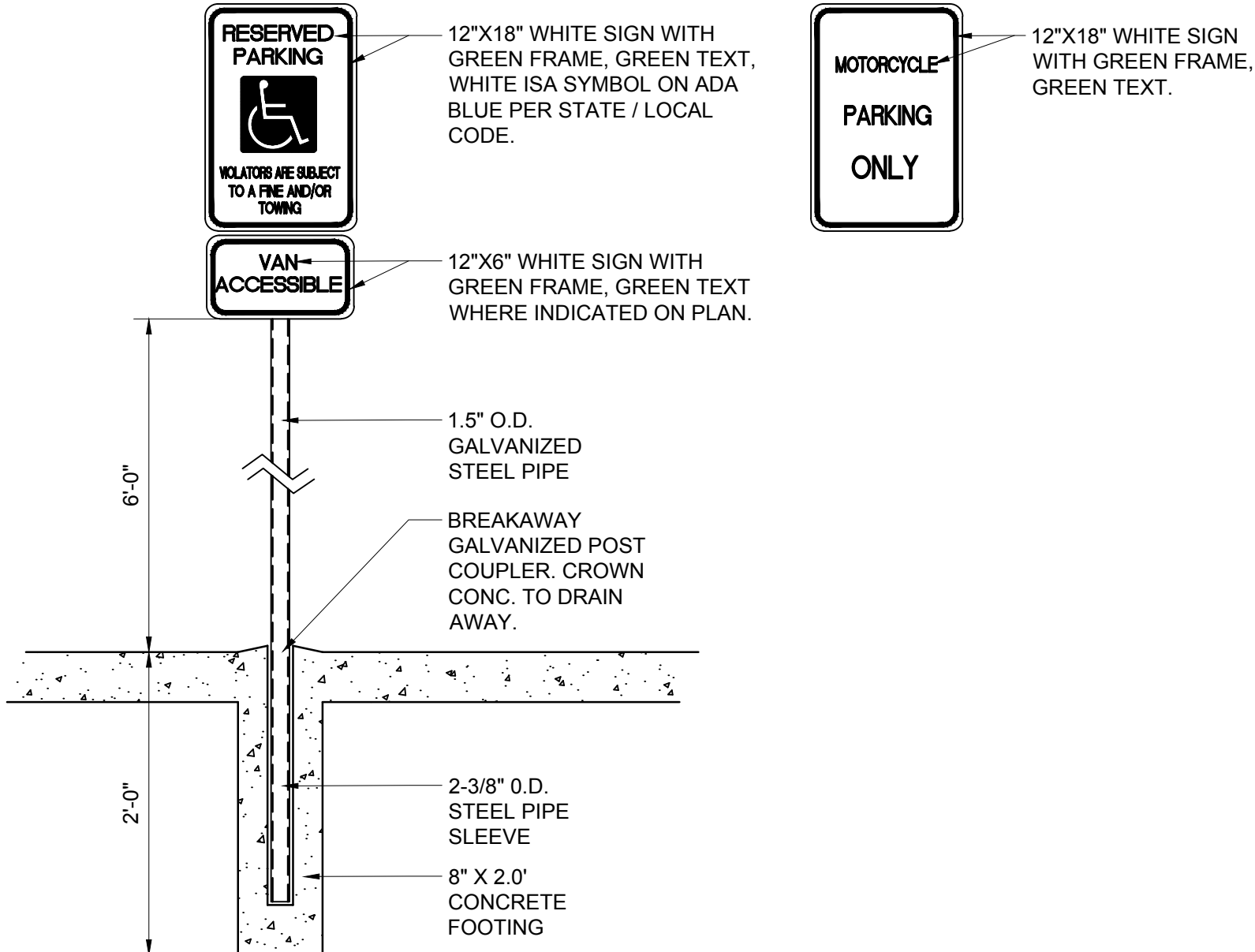
PAINTED 'COMPACT'

SCALE: N.T.S.



NE CORNER ADA RAMP DETAIL

SCALE: 1"=10'



SIGNAGE

SCALE: N.T.S.

CONSTRUCTION DOCUMENTS	
ISSUE:	PROJECT NUMBER: IA 2561
DATE:	FILE:
NO.	DRAWN BY: BJB
DESCRIPTION:	CHECKED BY: FCA
	DATE: 02/01/2023