

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

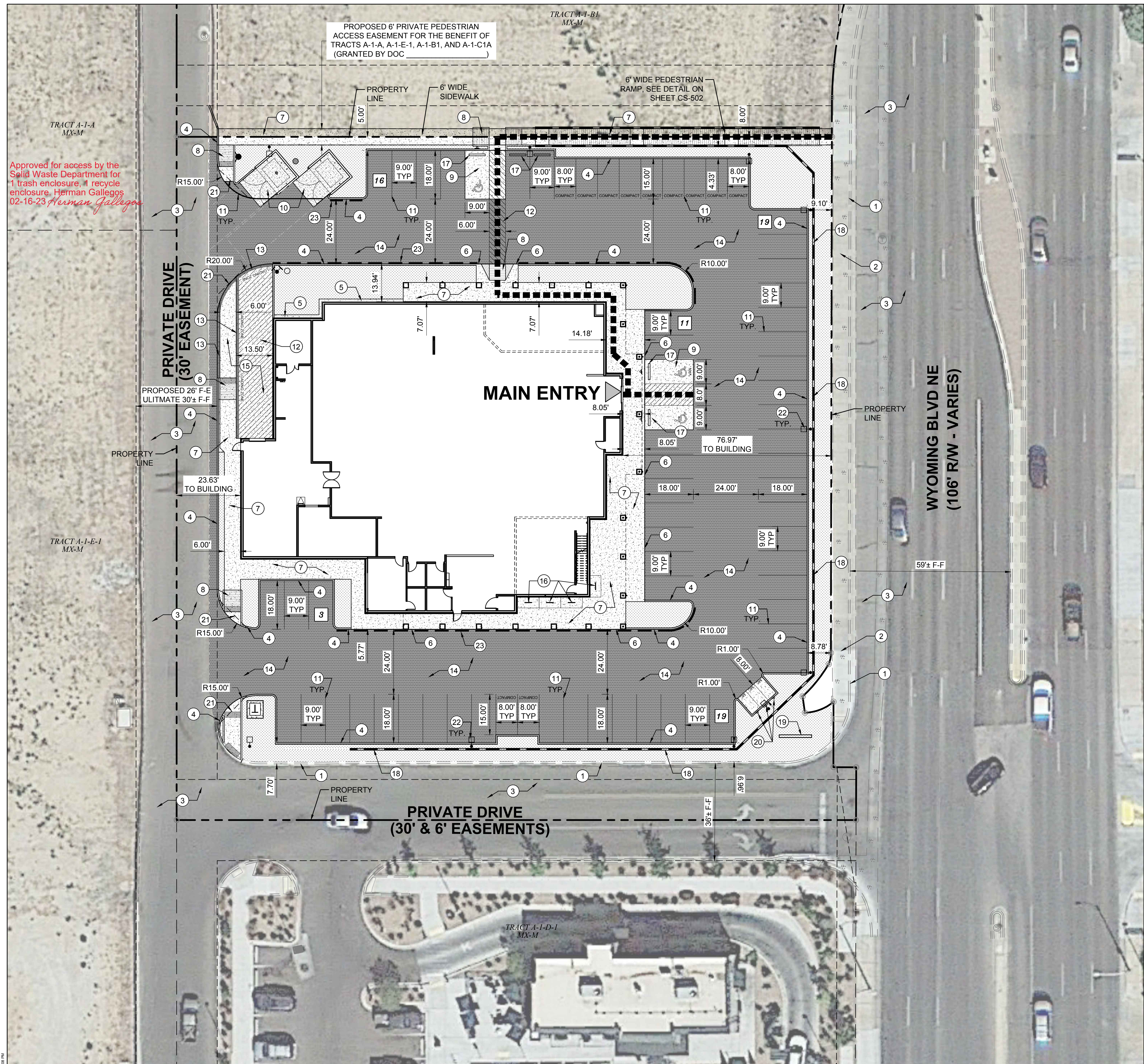
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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



Approved for access by the Solid Waste Department for 1 trash enclosure, 1 recycle enclosure, Herman Gallegos 02-16-23, Herman Gallegos

PROPOSED 6' PRIVATE PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-1-A, A-1-E-1, A-1-B1, AND A-1-C1A (GRANTED BY DOC)

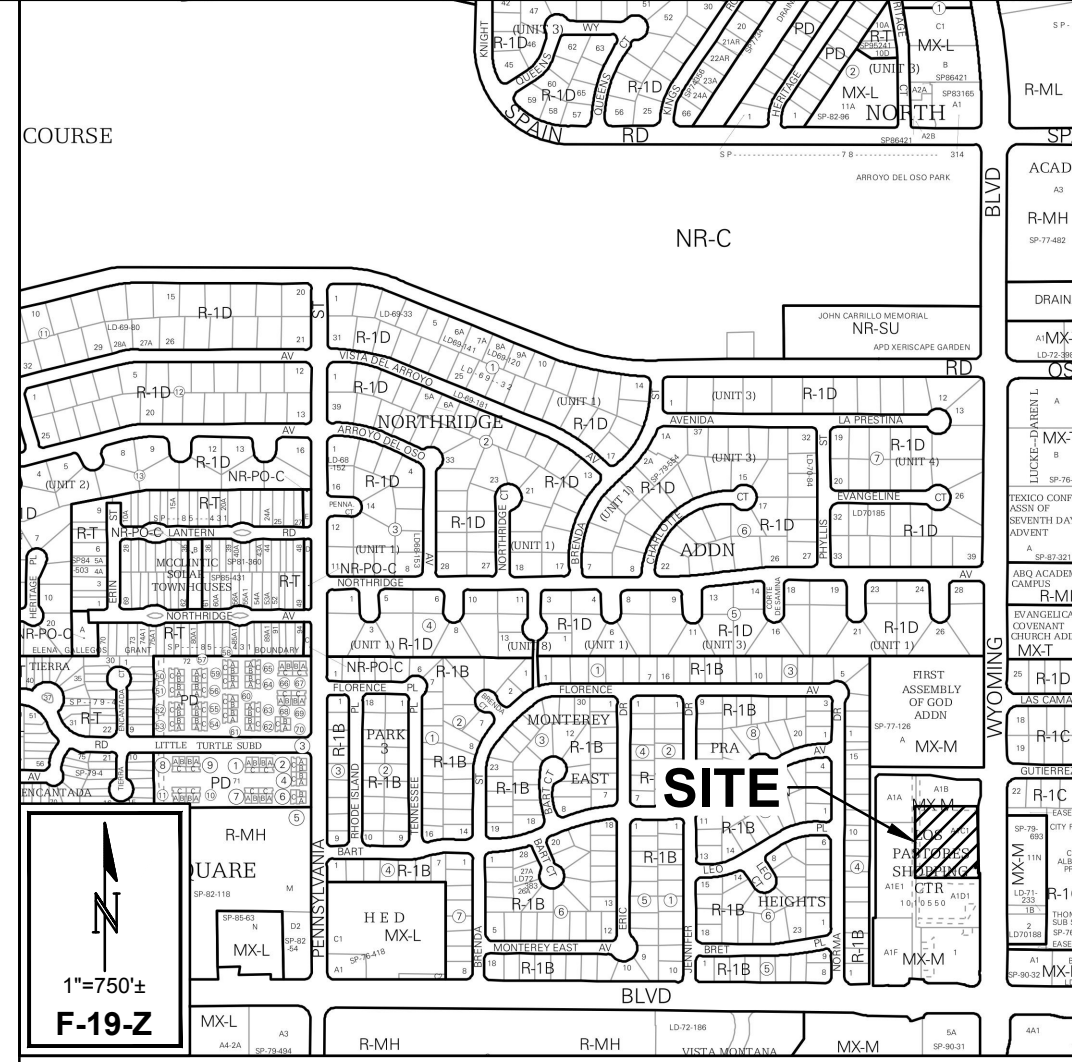
KEYED NOTES

- EXISTING CURB & GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ASPHALT TO REMAIN.
- HEADER CURB, PER DETAIL ON SHEET CS-501.
- CONCRETE APRON AT BUILDING, PER DETAIL ON SHEET CS-501.
- TURNED DOWN EDGE SIDEWALK, PER DETAIL ON SHEET CS-501.
- SIDEWALK, PER DETAIL ON SHEET CS-501.
- ADA RAMP (TYPE PER PLAN), PER DETAIL ON SHEET CS-502.
- ADA PARKING AND SIGNAGE, PER DETAIL ON SHEET CS-502.
- REFUSE ENCLOSURE, PER DETAIL ON SHEET CS-501.
- 4" WHITE STRIPE.
- 4" WHITE STRIPE @ 45° ANGLE WITH 2" SPACING.
- 12" WHITE STRIPE.
- ASPHALT PAVING (LIGHT DUTY OR HEAVY DUTY), PER DETAIL ON SHEET CS-501.
- CONCRETE PAVING (LIGHT DUTY OR HEAVY DUTY), PER DETAIL ON SHEET CS-501.
- BICYCLE RACK, PER DETAIL ON SHEET CS-501.
- PARKING BUMPER, PER DETAIL ON SHEET CS-501.
- SOLID CMU SCREEN WALL, SEE CG-101 FOR FINISH GRADES AT WALL. CMU COLOR TO MATCH BUILDING.
- SITE MONUMENT SIGNAGE: SEE ARCHITECTURAL PLANS FOR DETAILS.
- SITE SIGNAGE: MOTORCYCLE PARKING, PER DETAIL ON SHEET CS-502.
- CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE E.
- SITE LIGHTING. SEE ELECTRICAL.
- ALONG DASHED LINE, PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILED LETTERING ON TOP OF CURB "NO PARKING" AND "FIRE LANE" ALTERNATING AT 30 FT O.C.

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

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 2/16/2023
Signed Date

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION:
TRACT A-1-C-1A, LOS PASTORES SHOPPING CENTER, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF TRACTS A-1-B1 AND A-1-C-1A, LOS PASTORES SHOPPING CENTER (BEING A REPLAT OF TRACTS A-1-B AND A-1-C-1, LOS PASTORES SHOPPING CENTER) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 28, 2022 IN PLAT BOOK 2022C, PAGE 130.

SITE AREA: 1.4043 ACRES
ZONING: MX-M
BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA)=13,778 SF ±
PARKING CALCULATIONS:

REQUIRED: 55 SPACES
(1 SPACE PER 225 GFA=61 SPACES)
(10% REDUCTION FOR PROXIMITY TO TRANSIT= 6 SPACES)
PROVIDED: 68 SPACES (INCLUDING 11 COMPACT SPACES)

ADA REQUIRED: 3 SPACES (1 VAN SPACE)
ADA PROVIDED: 3 SPACES (1 VAN SPACE)

MOTORCYCLE REQUIRED: 3 SPACES
MOTORCYCLE PROVIDED: 3 SPACES

BICYCLE REQUIRED: 7 SPACES (1 SPACE PER 2,000 GFA)
BICYCLE PROVIDED: 8 SPACES

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE 2' UNLESS OTHERWISE NOTED.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NIGHT SKY PROTECTION ACT AND IDO SECTION 14-10-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.

LEGEND

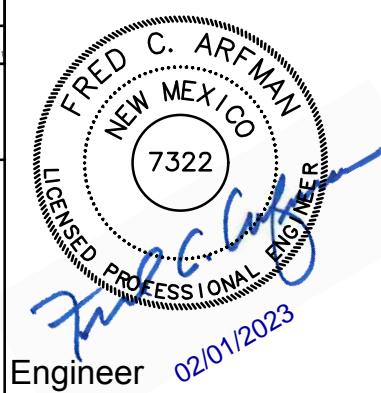
No	Date	Description
---		PROPERTY LINE
----		EXISTING CURB AND GUTTER
---		PROPOSED CURB
♿		ADA SPACE
▨		PEDESTRIAN CROSSWALK
■■■■■		ADA PATHWAY
□		BIKE RACK
19		PARKING COUNT
---		FIRELANE (RED) "NO PARKING"
▨		ASPHALT PAVING SEE SECTION ON SHEET CS-501 FOR HEAVY / LIGHT DUTY AREAS
▨		PCC PAVING SECTION SEE SECTION ON SHEET CS-501 FOR HEAVY / LIGHT DUTY AREAS

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iaacivil.com



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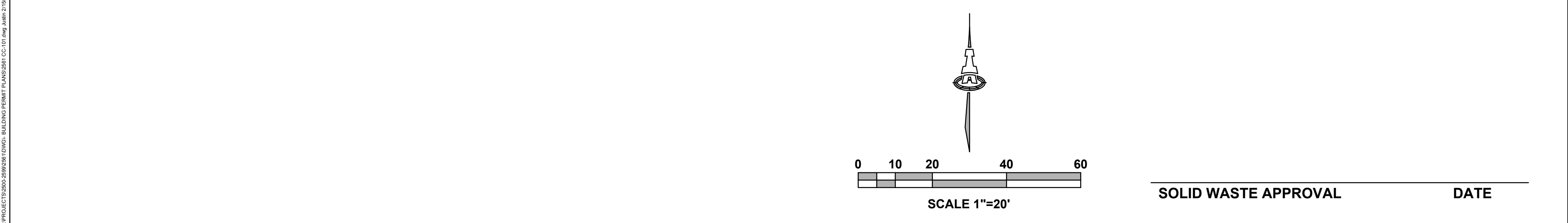


NATURAL GROCERS RETAIL
4625 WYOMING BLVD N.E.
ALBUQUERQUE, NM

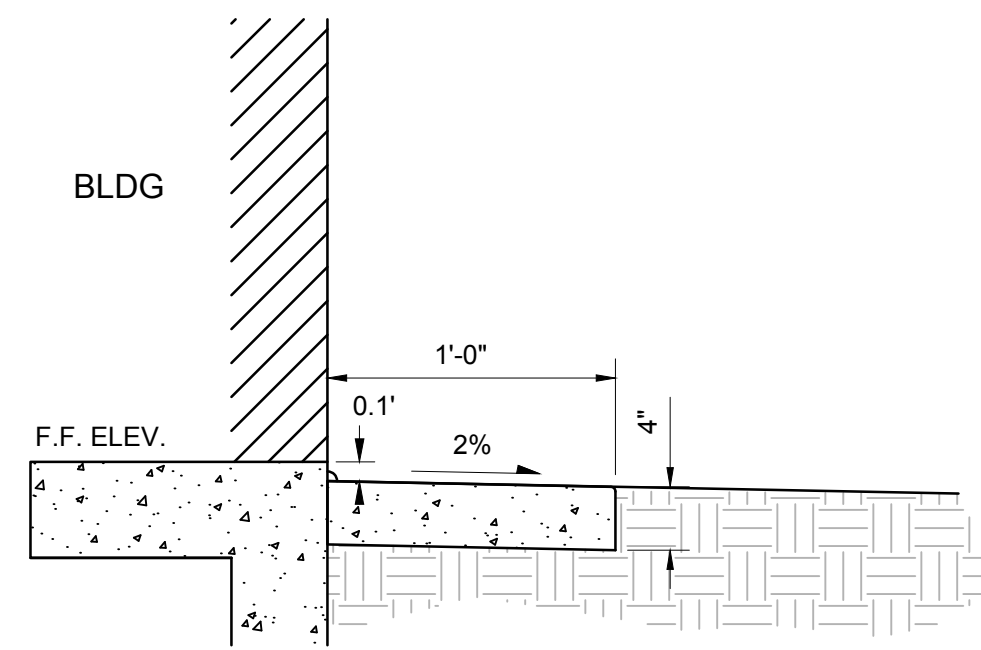
CONSTRUCTION DOCUMENTS	ISSUE:
PROJECT NUMBER: IA 2561	FILE:
DRAWN BY: BJB	CHECKED BY: FCA
DATE: 02/01/2023	

No	Date	Description

SHEET TITLE
CIVIL SITE PLAN
SHEET NUMBER
CS-101



SOLID WASTE APPROVAL _____ DATE _____

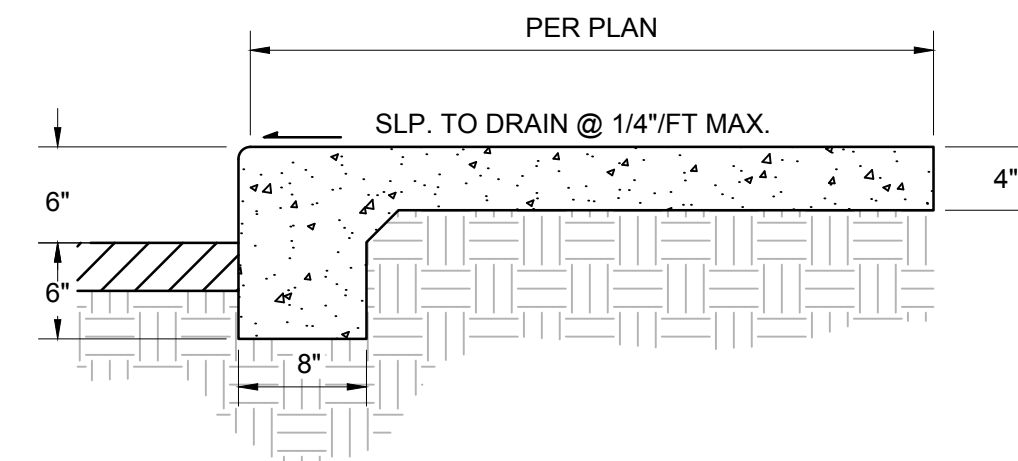


GENERAL NOTES

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.

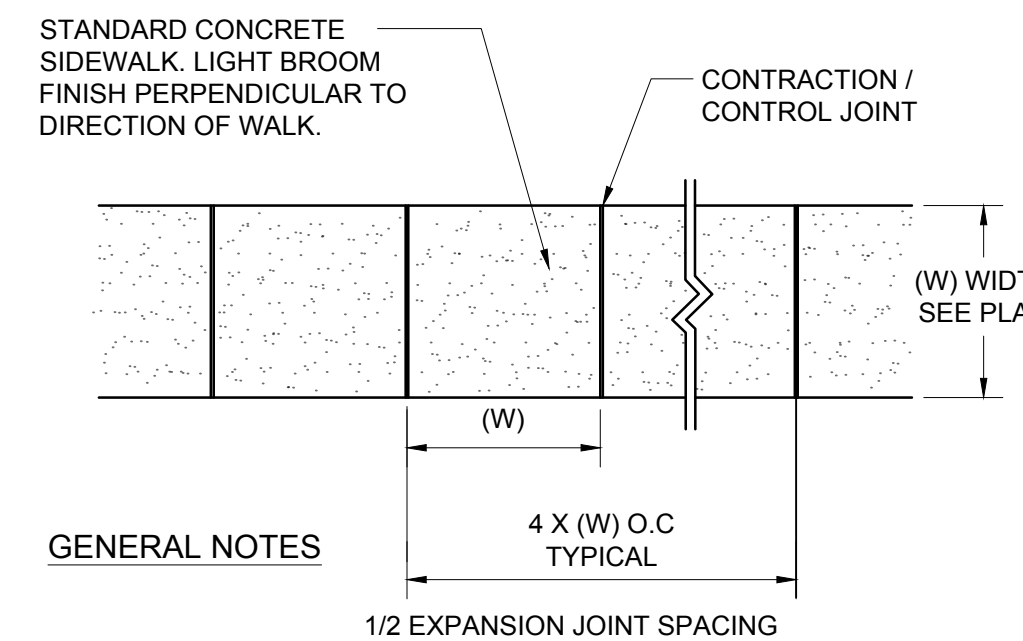


GENERAL NOTES

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.



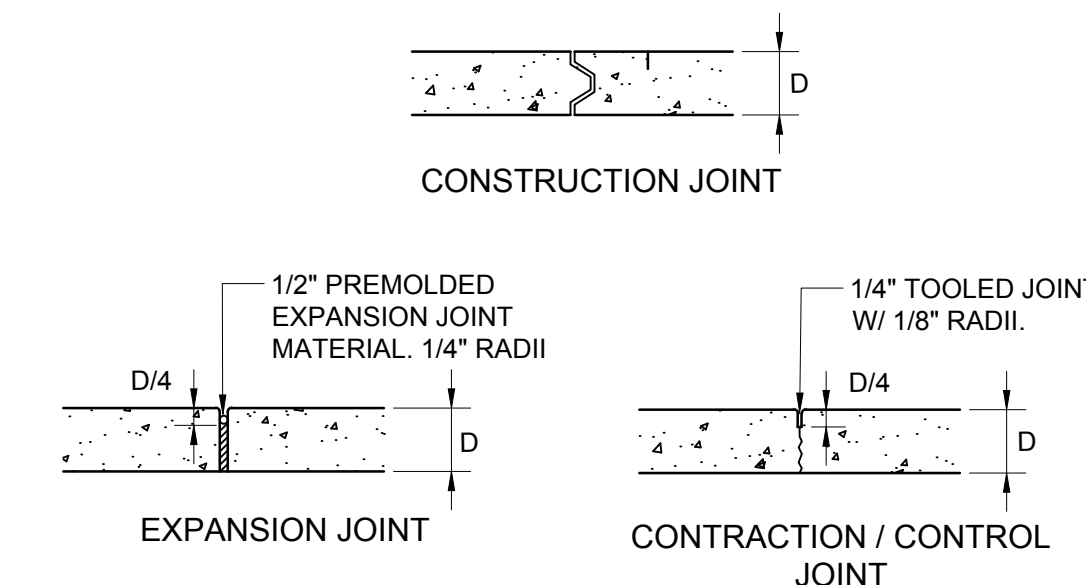
GENERAL NOTES

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

SCALE: N.T.S.

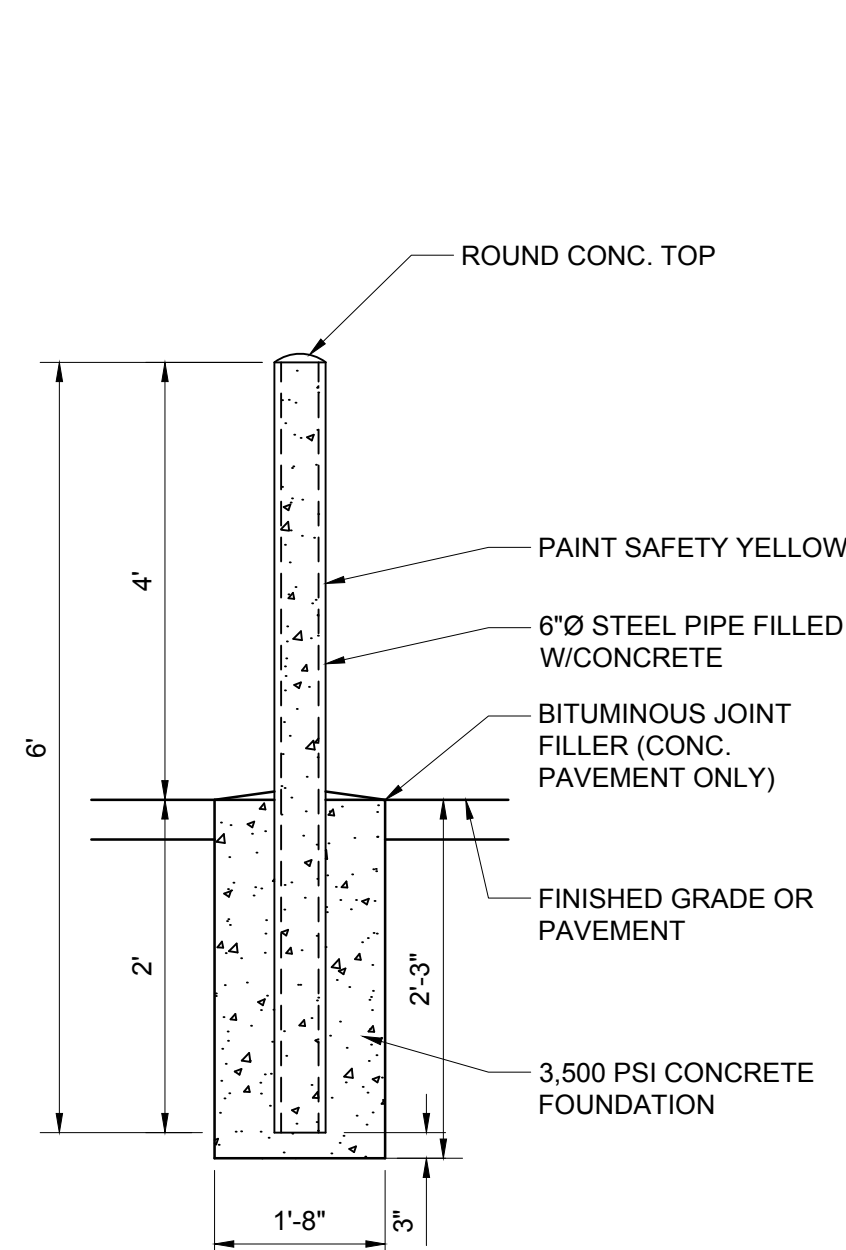


CONSTRUCTION NOTES

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

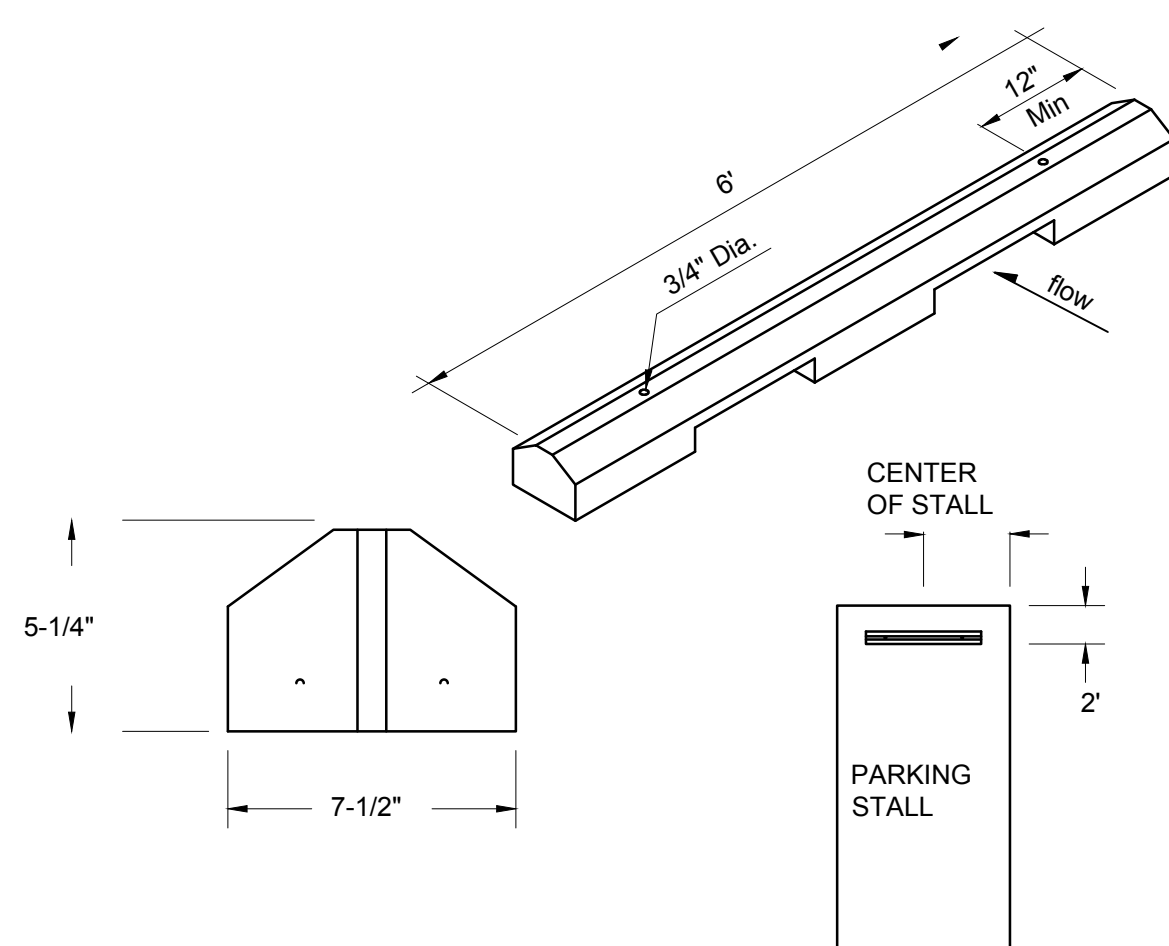
CONCRETE JOINTS

SCALE: N.T.S.



CONCRETE FILLED BOLLARD

SCALE: N.T.S.

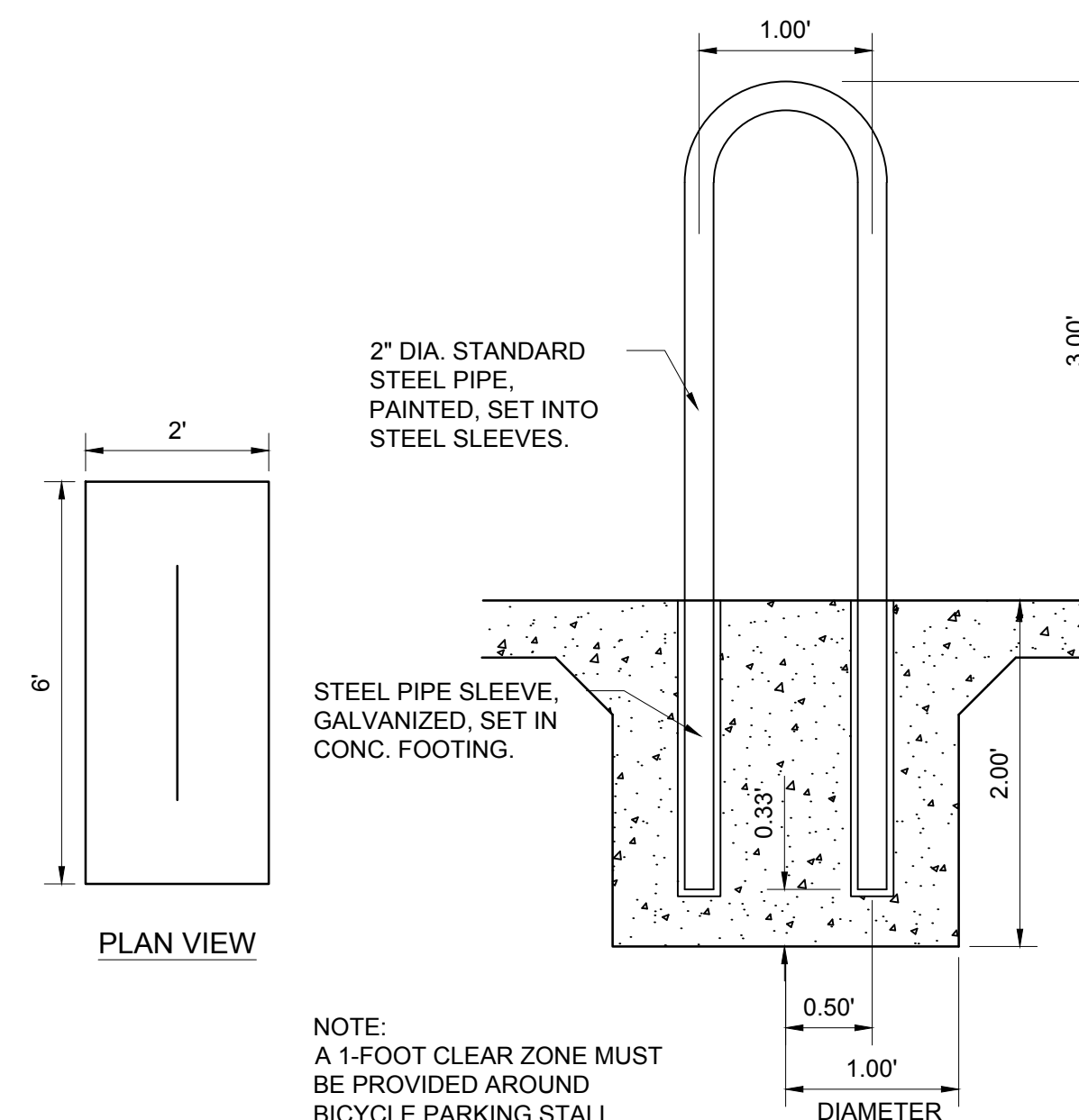


CONSTRUCTION NOTES

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.

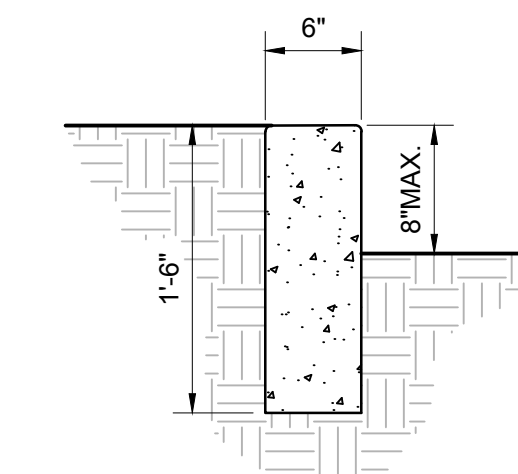
CONCRETE WHEEL STOP

SCALE: N.T.S.



BICYCLE RACK

SCALE: N.T.S.



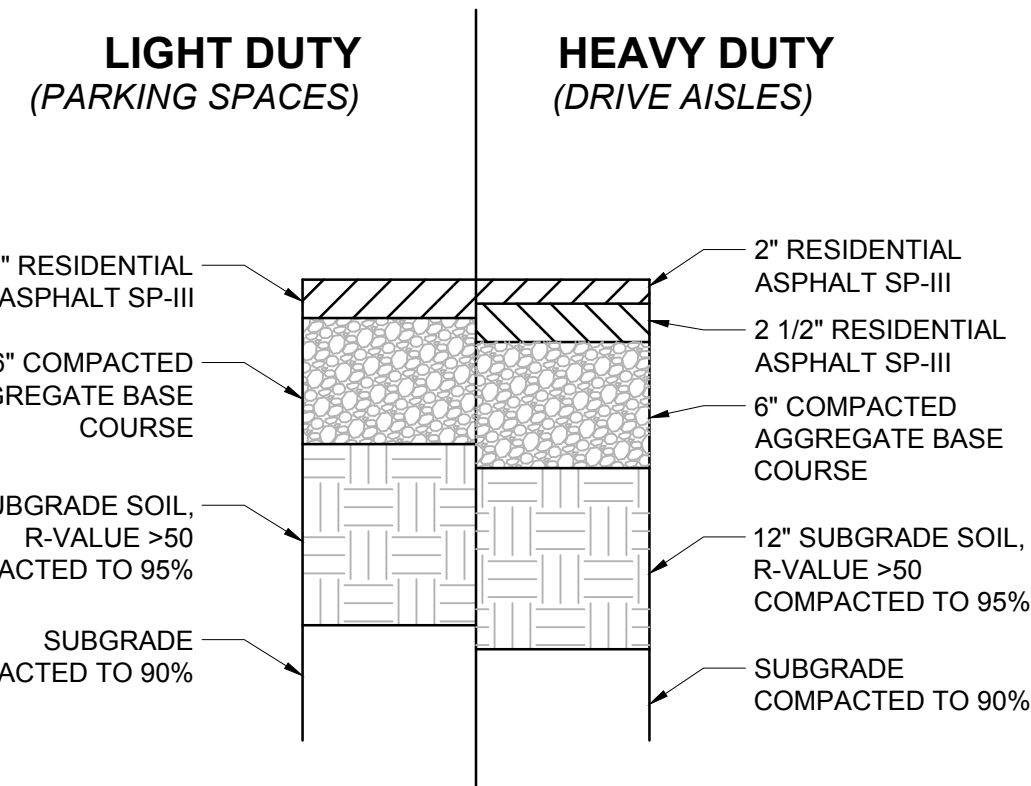
GENERAL NOTES

1. CONTRACTION / CONTROL JOINTS @ 6' MAX.
2. 1/2" EXPANSION JOINTS 24" O.C.
3. REQUIRES FULL FORM ON ALL FACES.
4. 3/8" RADII AT ALL EXPOSED EDGES.

HEADER CURB

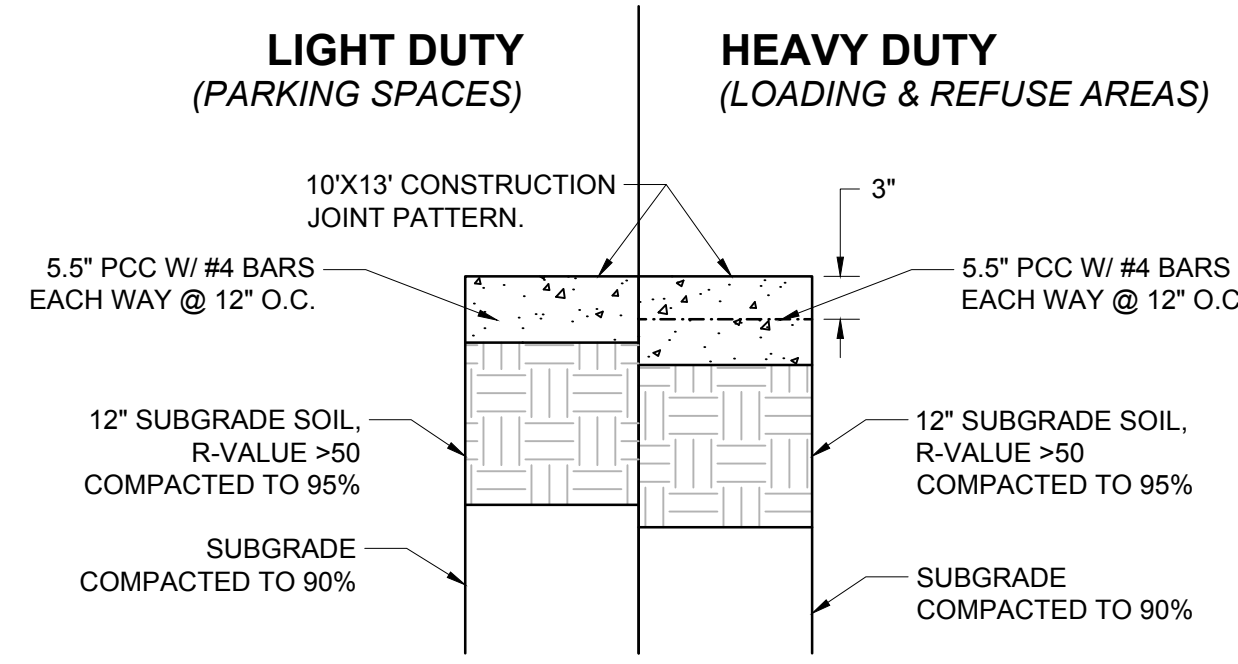
SCALE: N.T.S.

TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Arroyo 2/16/2023
 Signed Date



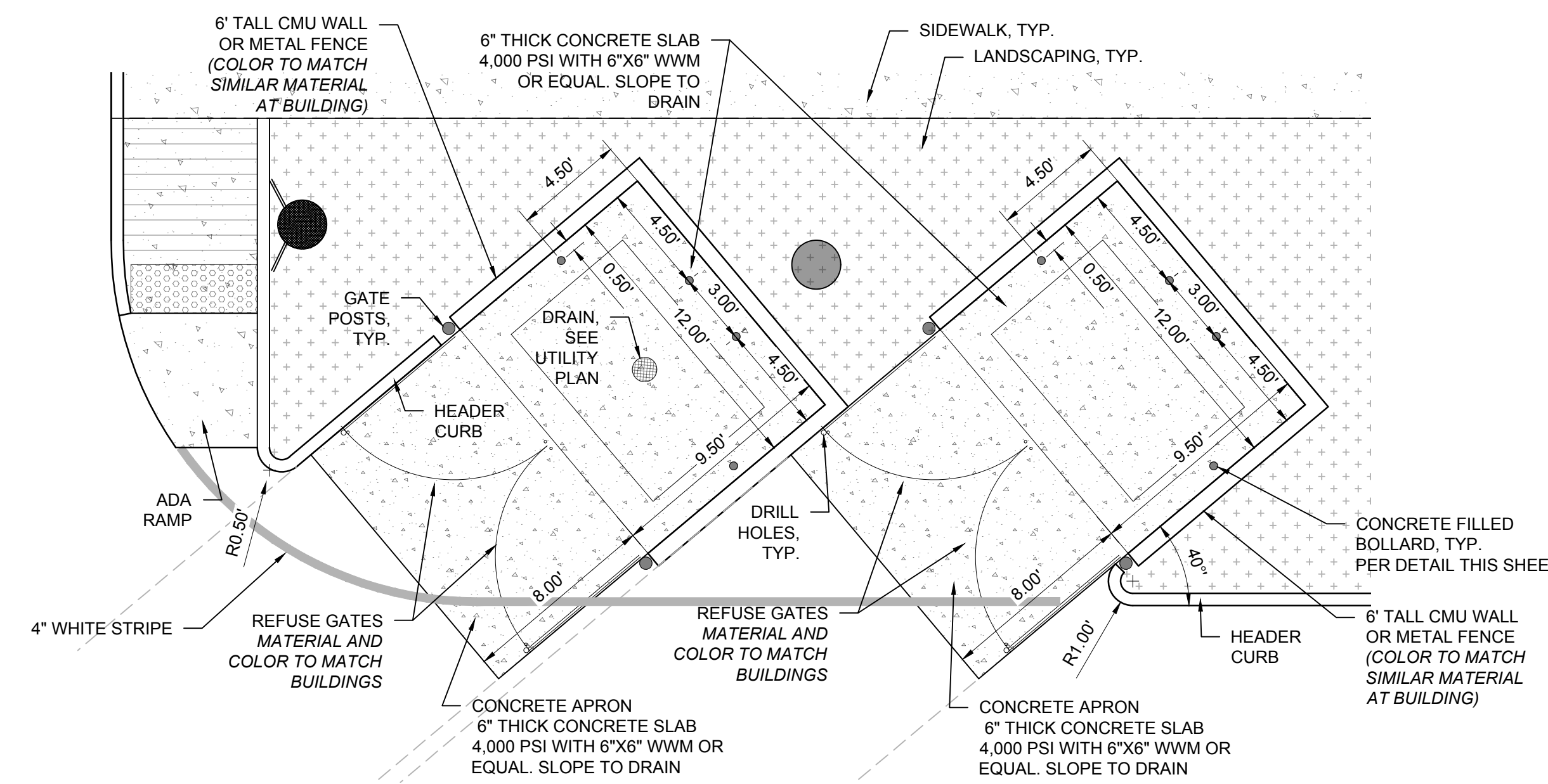
ASPHALT PAVING SECTIONS

SCALE: N.T.S.



CONCRETE PAVEMENT SECTION

SCALE: N.T.S.



REFUSE ENCLOSURE

SCALE: N.T.S.

CONSTRUCTION DOCUMENTS	ISSUE:
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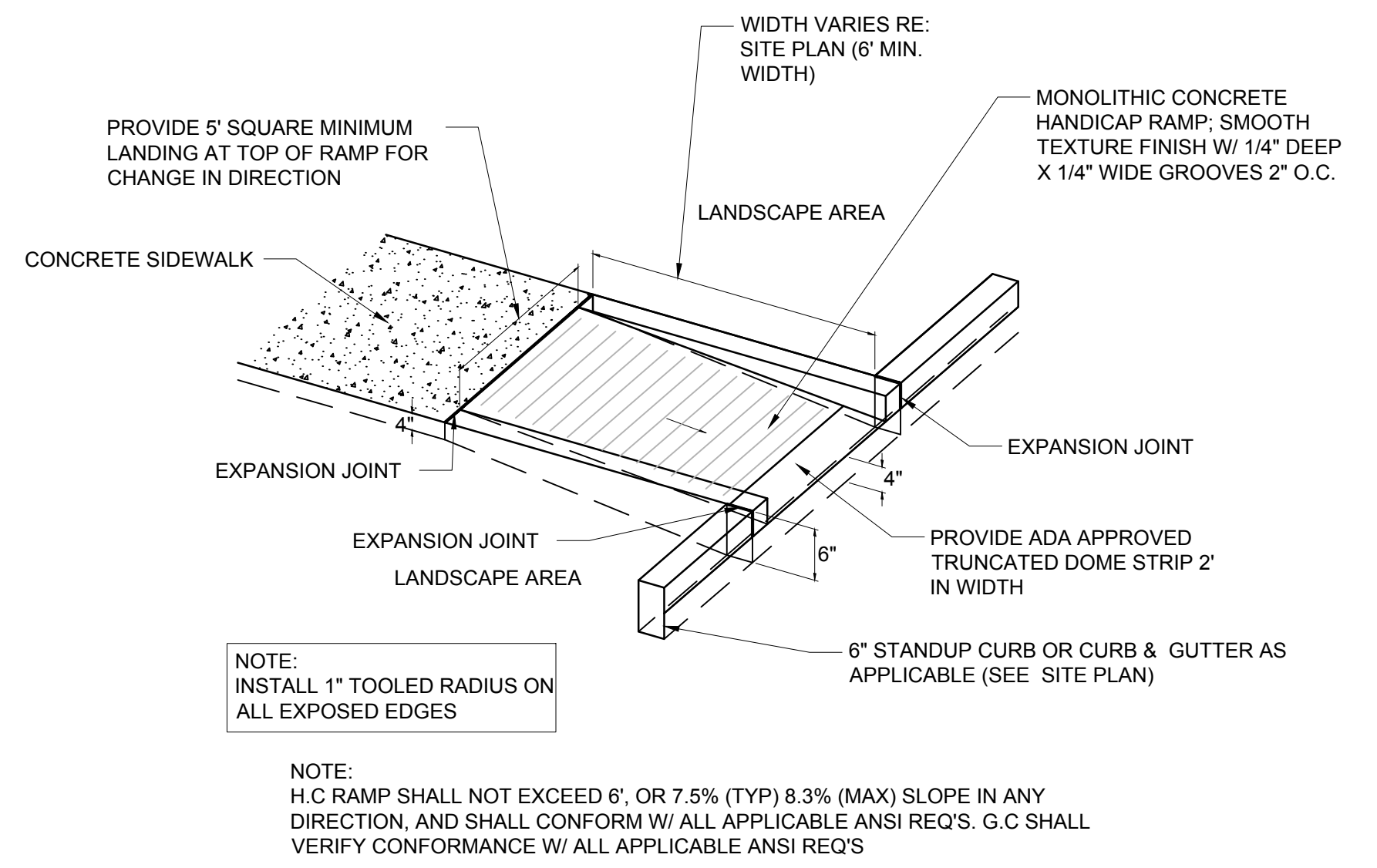
No	Date	Description

SHEET TITLE

CIVIL SITE DETAILS

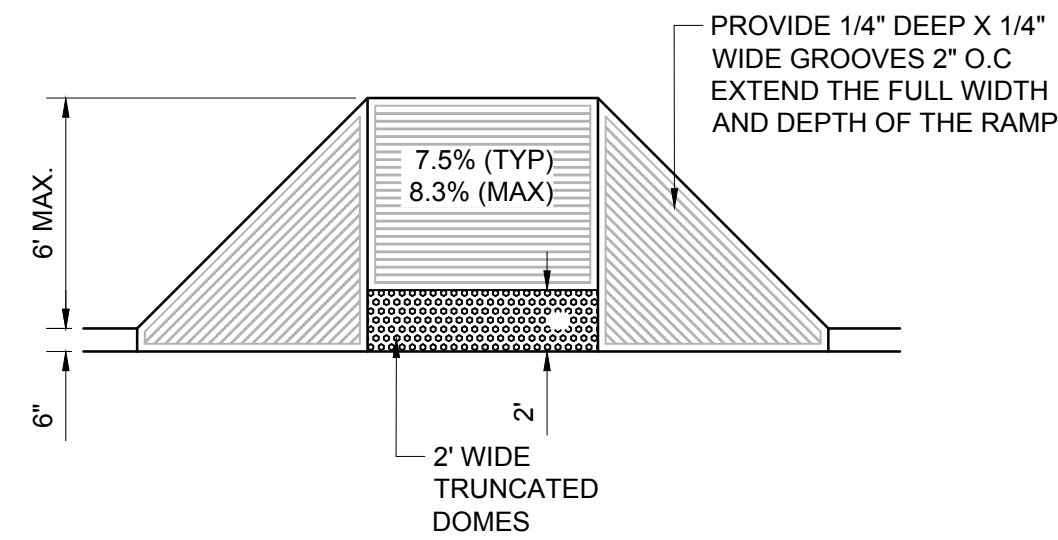
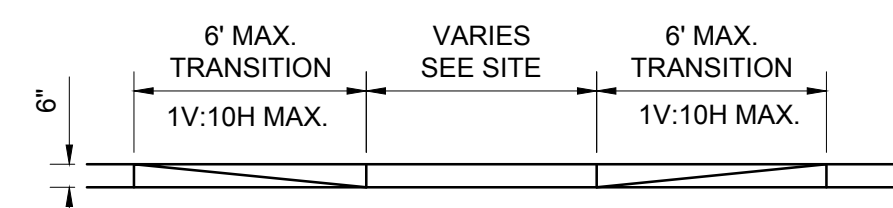
SHEET NUMBER

CS-501



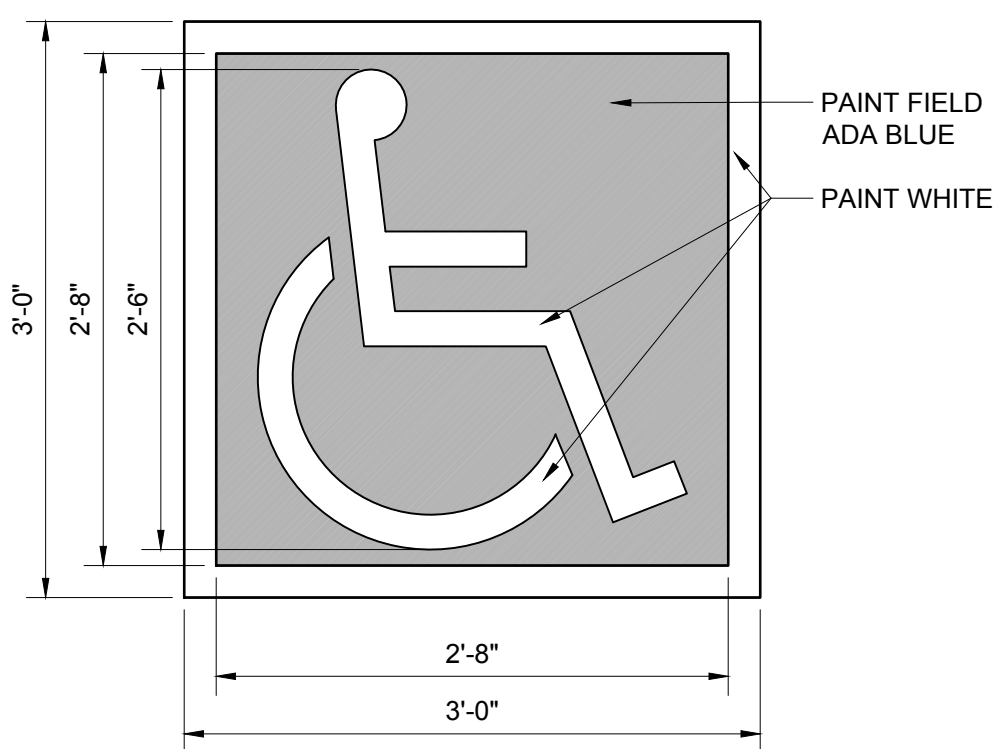
ADA RAMP TYPE 'A' DETAIL

SCALE: N.T.S.



ADA RAMP TYPE 'B' DETAIL

SCALE: N.T.S.



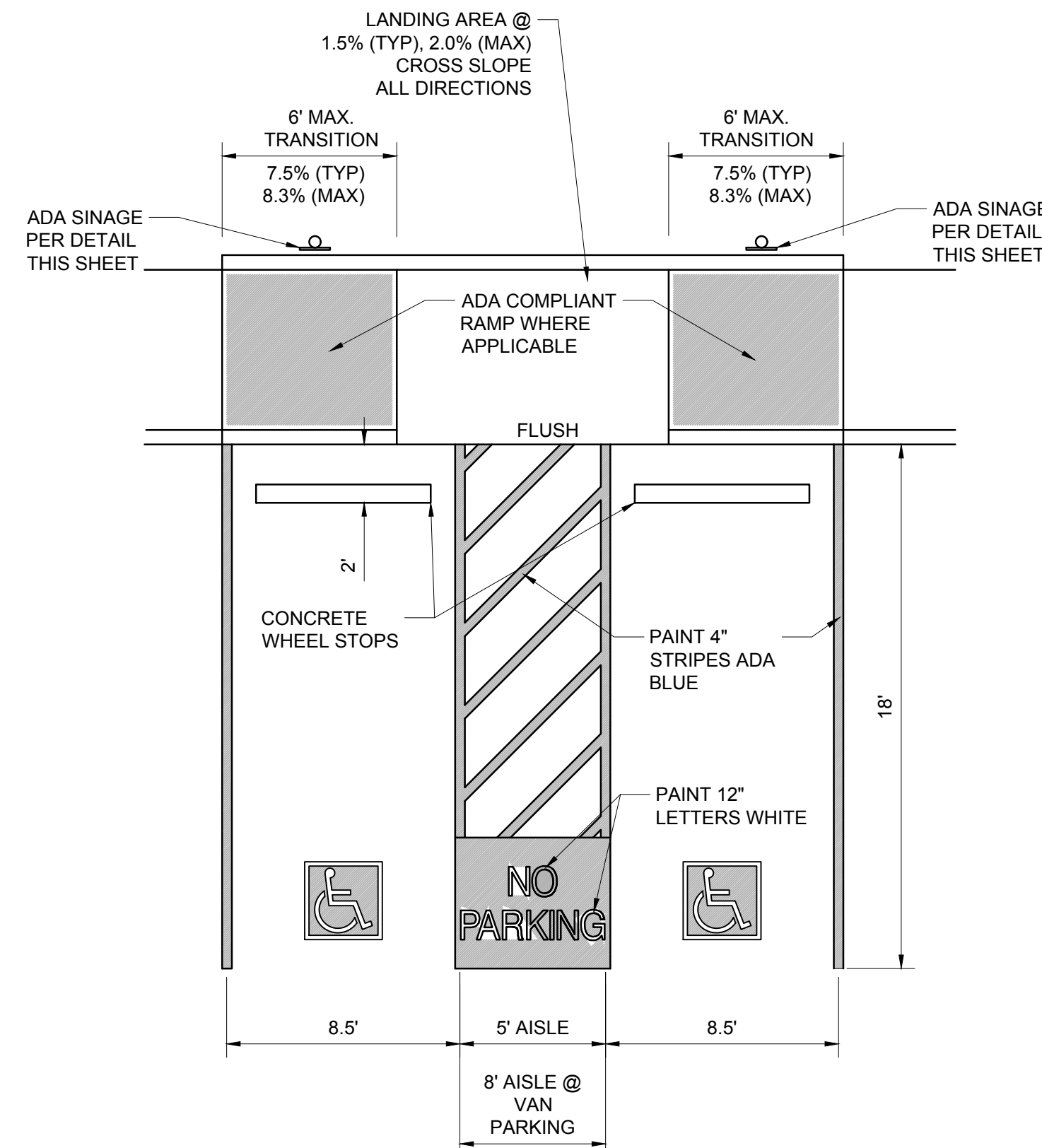
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



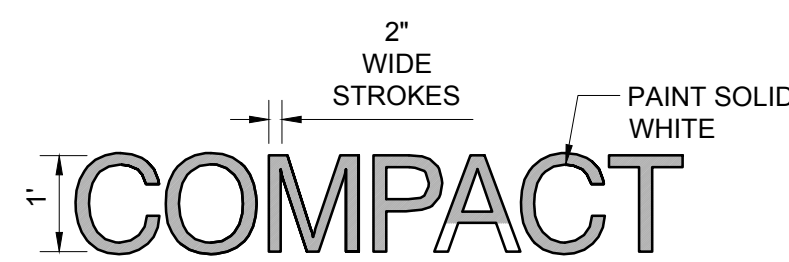
PANTED 'NO PARKING'

SCALE: N.T.S.



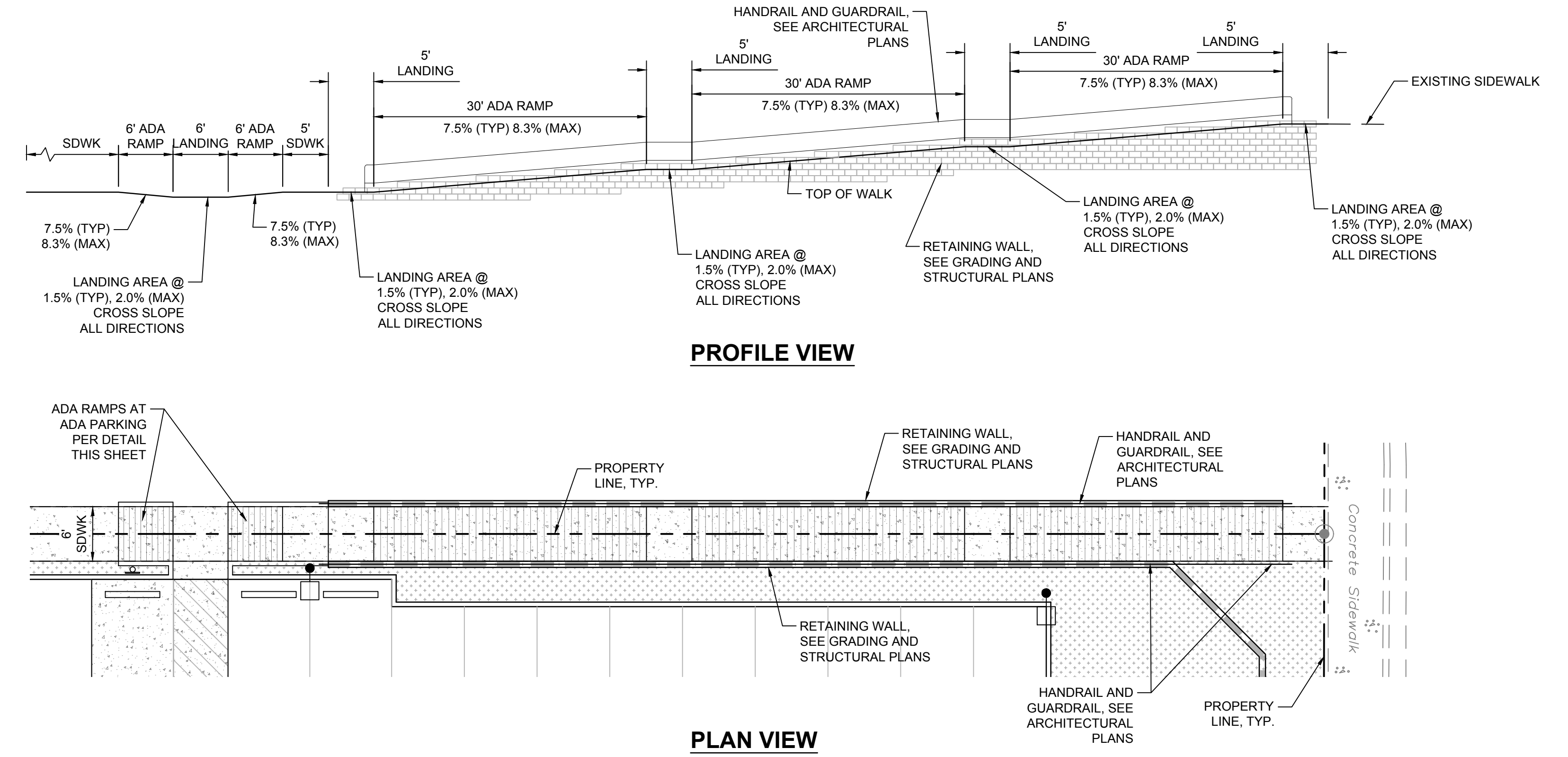
ADA PARKING DETAIL

SCALE: N.T.S.



PAINTED 'COMPACT'

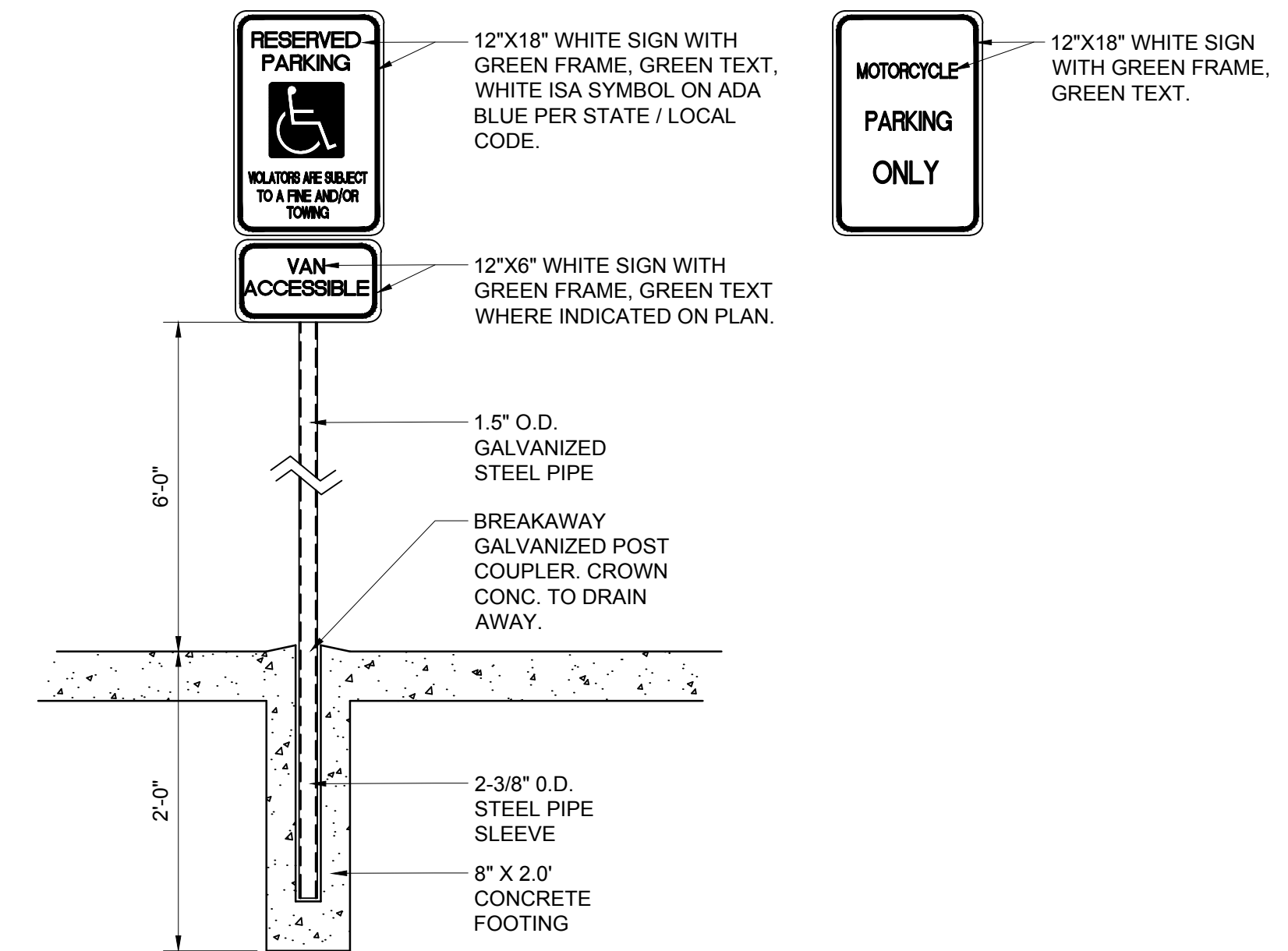
SCALE: N.T.S.



NE CORNER ADA RAMP DETAIL

SCALE: 1"=10'

TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Armijo 2/16/2023
 Signed Date



SIGNAGE

SCALE: N.T.S.

CONSTRUCTION ISSUE: DOCUMENTS	PROJECT NUMBER: IA 2561
FILE:	BIB
DRAWN BY: FCA	CHECKED BY: FCA
DATE: 02/01/2023	

No	Date	Description

CIVIL SITE DETAILS CONT.

SHEET NUMBER

CS-502