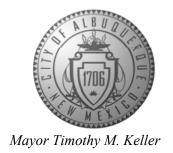
CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



June 4, 2024

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

Transportation Development Final Inspection

Engineer's Stamp dated 2-1-23 (F19D013E)

Certification dated 4-3-24

Dear Ms. Donart;

Based upon the information provided in your submittal received 4-3-24, addressing punch list items and providing the sidewalk easement; Transportation Development has no objection to a <u>Permanent Certificate of Occupancy</u>. 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 me at ccherne@cabq.gov or (505) 924-3986.

Albuquerque

PO Box 1293

Sincerely,

NM 87103

Curtis A Cherns

Curtis Cherne, P.E.

Senior Engineer, Planning Dept.

www.cabq.gov

Development Review Services

C: Laurie Elliot, Yvette Lucero, Wendi Alcala, James Broomfield, Dustin Campbell, Fred Arfman



City of Albuquerque Planning Department

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:			
Email:			
Applicant/Owner:		Contact:	
		Phone:	
Email:			
(Please note that a DFT SITE is or	ne that needs Site Plan A	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: TRANS	SPORTATION	HYDROLOGY/DRAINAGE	
Check all that apply under Both	the Type of Submittal	and the Type of Approval Sought:	
TYPE OF SUBMITTAL:		TYPE OF APPROVAL SOUGHT:	
ENGINEER/ARCHITECT CERTIFICATION		BUILDING PERMIT APPROVAL	
PAD CERTIFICATION		CERTIFICATE OF OCCUPANCY	
CONCEPTUAL G&D PLAN		CONCEPTUAL TCL DFT APPROVAL	
GRADING & DRAINAGE PLAN		PRELIMINARY PLAT APPROVAL	
DRAINAGE REPORT		FINAL PLAT APPROVAL	
DRAINAGE MASTER PLAN		SITE PLAN FOR BLDG PERMIT DFT	
CLOMR/LOMR		APPROVAL	
TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE		SIA/RELEASE OF FINANCIAL GUARANTEE	
		FOUNDATION PERMIT APPROVAL	
TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL		GRADING PERMIT APPROVAL	
TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT		SO-19 APPROVAL	
		PAVING PERMIT APPROVAL	
OTHER (SPECIFY)		GRADING PAD CERTIFICATION	
		WORK ORDER APPROVAL	
		CLOMR/LOMR	
		OTHER (SPECIFY)	
DATE SUBMITTED:			

REV. 09/13/23

128 Monroe Street NE Albuquerque, NM 87108 505-268-8828 | www.iacivil.com

Date: April 3, 2024

Project: Natural Grocers (F19D013E)

Subject: TCL Certification:

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 January 16, 2024 and have determined by visual inspection that the site conditions are as expected.

This certification is submitted in support of a request for 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.

1

Sincerely,

Isaacson & Arfman, Inc.

Genevieve L Donart, NMPE No. 15088

Jeneview &

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

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.

NM 87103

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.

www.cabq.gov

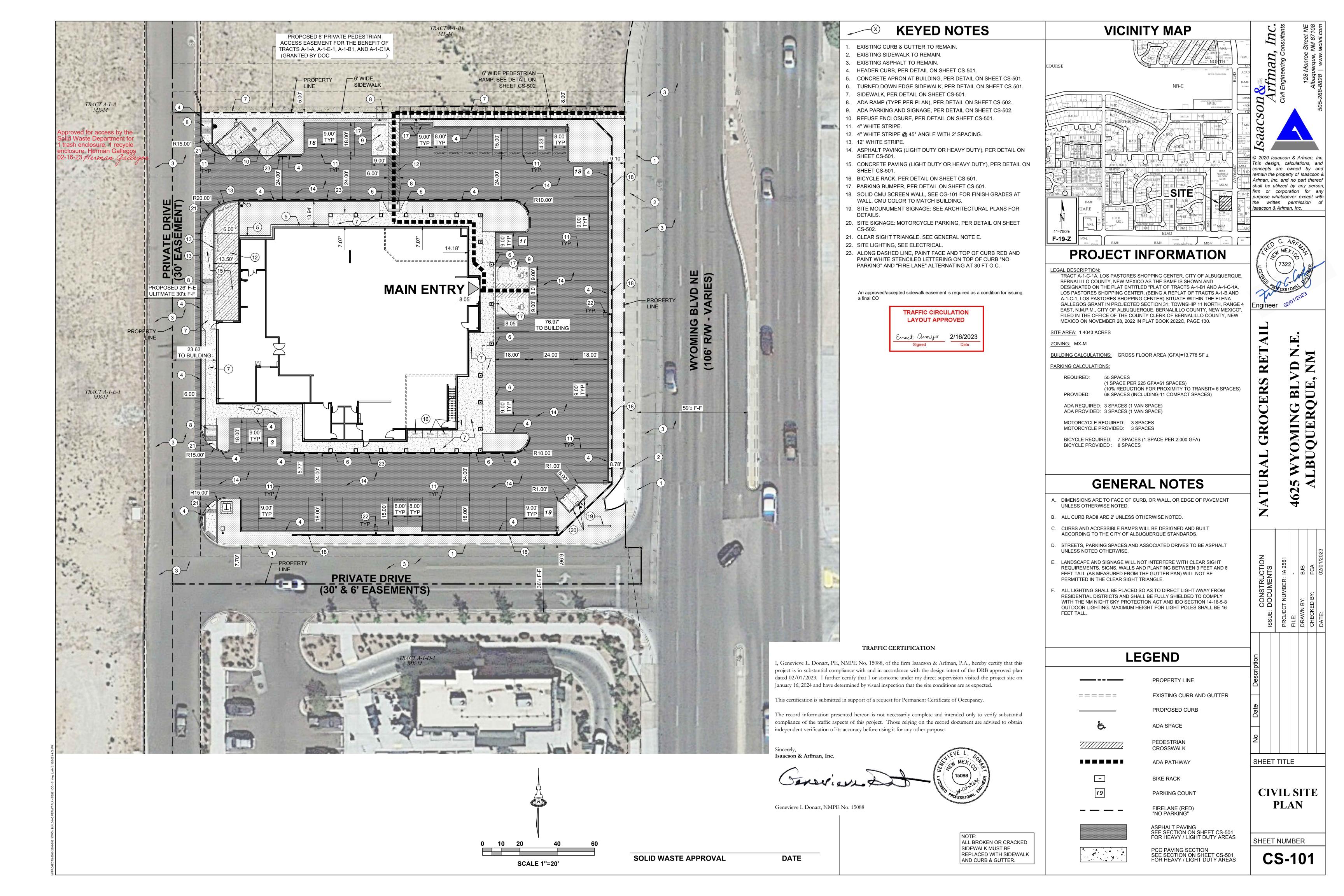
Sincerely,

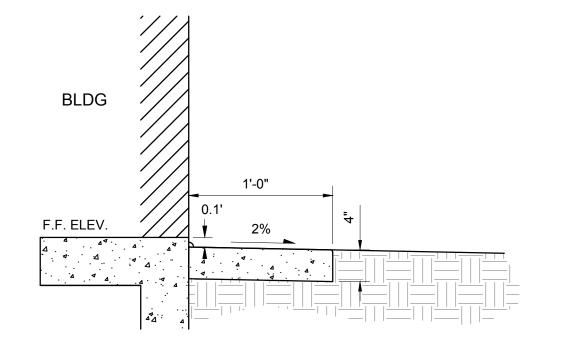
Ernest Armijo, P.E.

Principal Engineer, Planning Dept.

Development Review Services

C: CO Clerk, File





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 $\frac{1}{2}$ " EXPANSION JOINT MATERIAL (FULL DEPTH) WITH SEALANT AT SURFACE BETWEEN BLDG. AND CONCRETE APRON.

CONCRETE APRON AT BUILDING

ROUND CONC. TOP

PAINT SAFETY YELLOW

- 6"Ø STEEL PIPE FILLED

W/CONCRETE

BITUMINOUS JOINT FILLER (CONC.

PAVEMENT ONLY)

- FINISHED GRADE OR

3,500 PSI CONCRETE

SCALE: N.T.S.

SCALE: N.T.S.

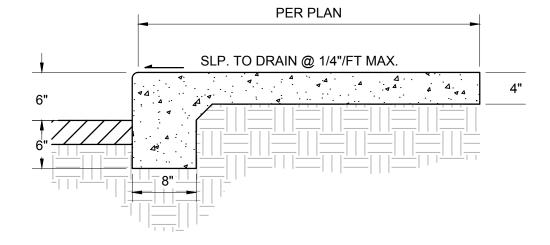
PAVEMENT

FOUNDATION

1'-8"

CONCRETE FILLED BOLLARD

SCALE: N.T.S.

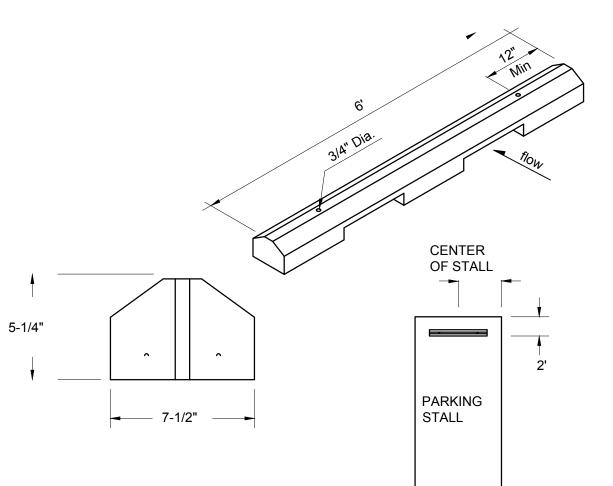


GENERAL NOTES

- 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.



CONSTRUCTION NOTES

- 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

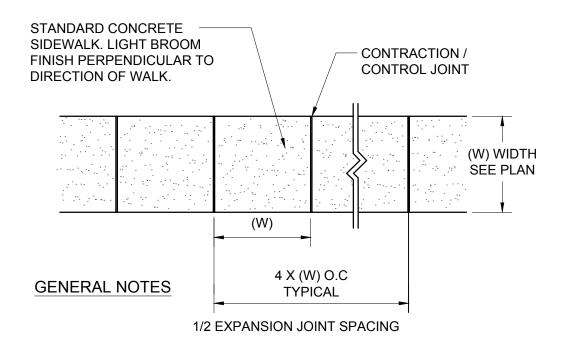
SCALE: N.T.S.

LIGHT DUTY **HEAVY DUTY** (PARKING SPACES) (DRIVE AISLES) LIGHT DUTY **HEAVY DUTY** (PARKING SPACES) (LOADING & REFUSE AREAS) 2" RESIDENTIAL 3" RESIDENTIAL ASPHALT SP-III ASPHALT SP-III 10'X13' CONSTRUCTION -2 1/2" RESIDENTIAL JOINT PATTERN. 6" COMPACTED -ASPHALT SP-III 5.5" PCC W/ #4 BARS -5.5" PCC W/ #4 BARS AGGREGATE BASE 6" COMPACTED 44 4 ...4 EACH WAY @ 12" O.C. EACH WAY @ 12" O.C. COURSE AGGREGATE BASE COURSE 12" SUBGRADE SOIL, R-VALUE >50 - 12" SUBGRADE SOIL 12" SUBGRADE SOIL, 12" SUBGRADE SOIL, COMPACTED TO 95% R-VALUE >50 R-VALUE >50 R-VALUE >50 COMPACTED TO 95% COMPACTED TO 95% COMPACTED TO 95% SUBGRADE -- SUBGRADE SUBGRADE -COMPACTED TO 90% COMPACTED TO 90% SUBGRADE COMPACTED TO 90% COMPACTED TO 90% ALL EARTHWORK, OVER-EXCAVATION, COMPACTION, SUBGRADE PREPARATION ETC. TO BE PER THE GEOTECHNICAL ENGINEERING REPORT CONTRACTION / CONTROL JOINT: PREPARED BY TERRACON CONSULTANTS, INC. DATED JANUARY 23, 2023. TROWELED 3 RADII EDGES 3 DEEP

ASPHALT PAVING SECTIONS

CONCRETE PAVEMENT SECTION

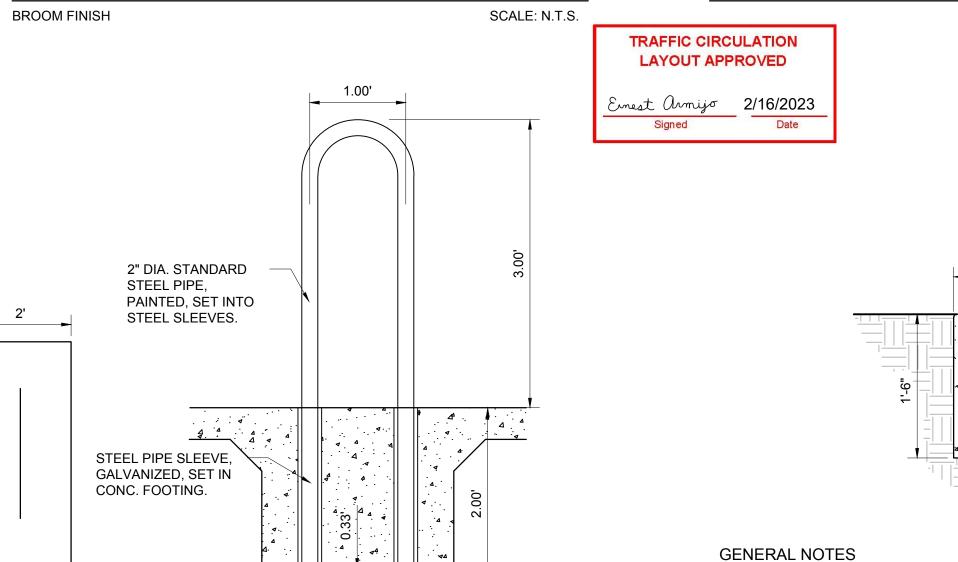
SCALE: N.T.S.



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



BICYCLE RACK

A 1-FOOT CLEAR ZONE MUST

BE PROVIDED AROUND

BICYCLE PARKING STALL

PLAN VIEW

SCALE: N.T.S.

4 4 4

0.50'

1.00'

DIAMETER

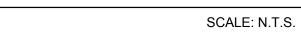
HEADER CURB

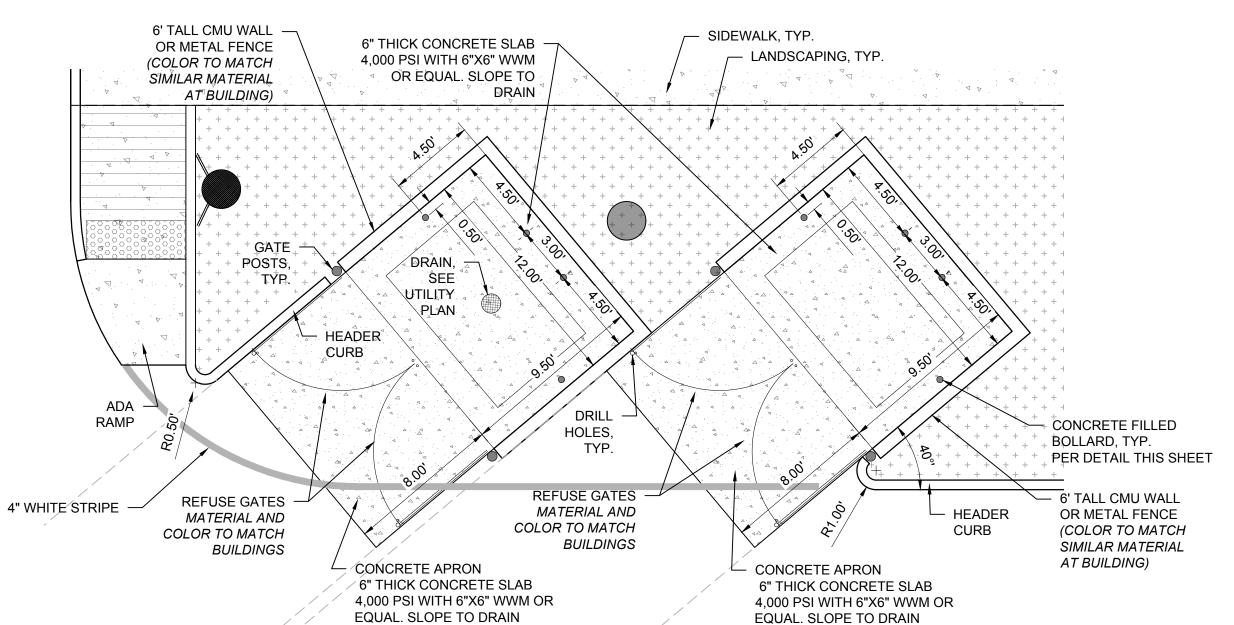
1. CONTRACTION / CONTROL JOINTS @ 6' MAX.

2. 1/2" EXPANSION JOINTS 24' O.C.

3. REQUIRES FULL FORM ON ALL FACES

4. 3/8" RADII AT ALL EXPOSED EDGES.





REFUSE ENCLOSURE

SCALE: N.T.S.

SCALE: N.T.S.

— 1/4" TOOLED JOINT

W/ 1/8" RADII.

CONTRACTION / CONTROL

JOINT

CONSTRUCTION JOINT

1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE

3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15'

2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'

4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

- 1/2" PREMOLDED

EXPANSION JOINT

CONSTRUCTION NOTES

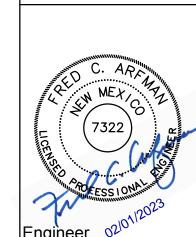
RANDOM CRACKING

CONCRETE JOINTS

EXPANSION JOINT

MATERIAL. 1/4" RADII

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Isaacson & Arfman, Inc.

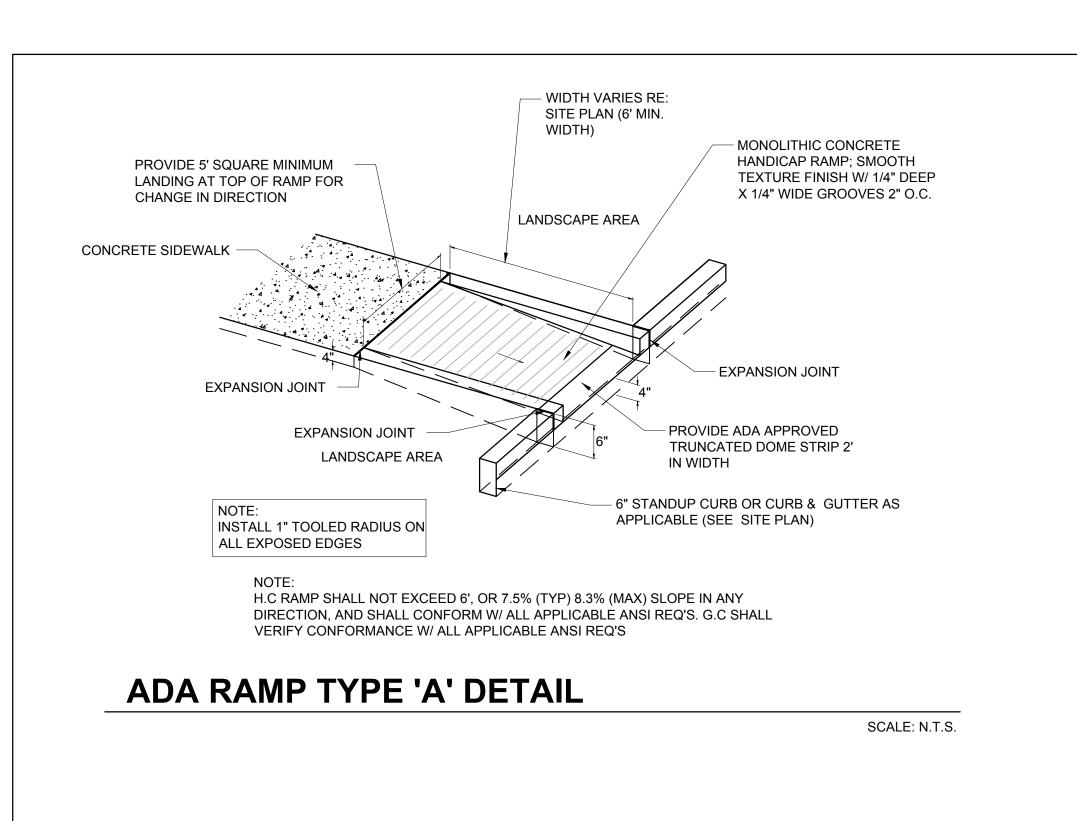
462

SHEET TITLE

CIVIL SITE DETAILS

SHEET NUMBER

CS-501



6' MAX.

TRANSITION 1V:10H MAX.

- PROVIDE 1/4" DEEP X 1/4"

EXTEND THE FULL WIDTH

AND DEPTH OF THE RAMP.

WIDE GROOVES 2" O.C

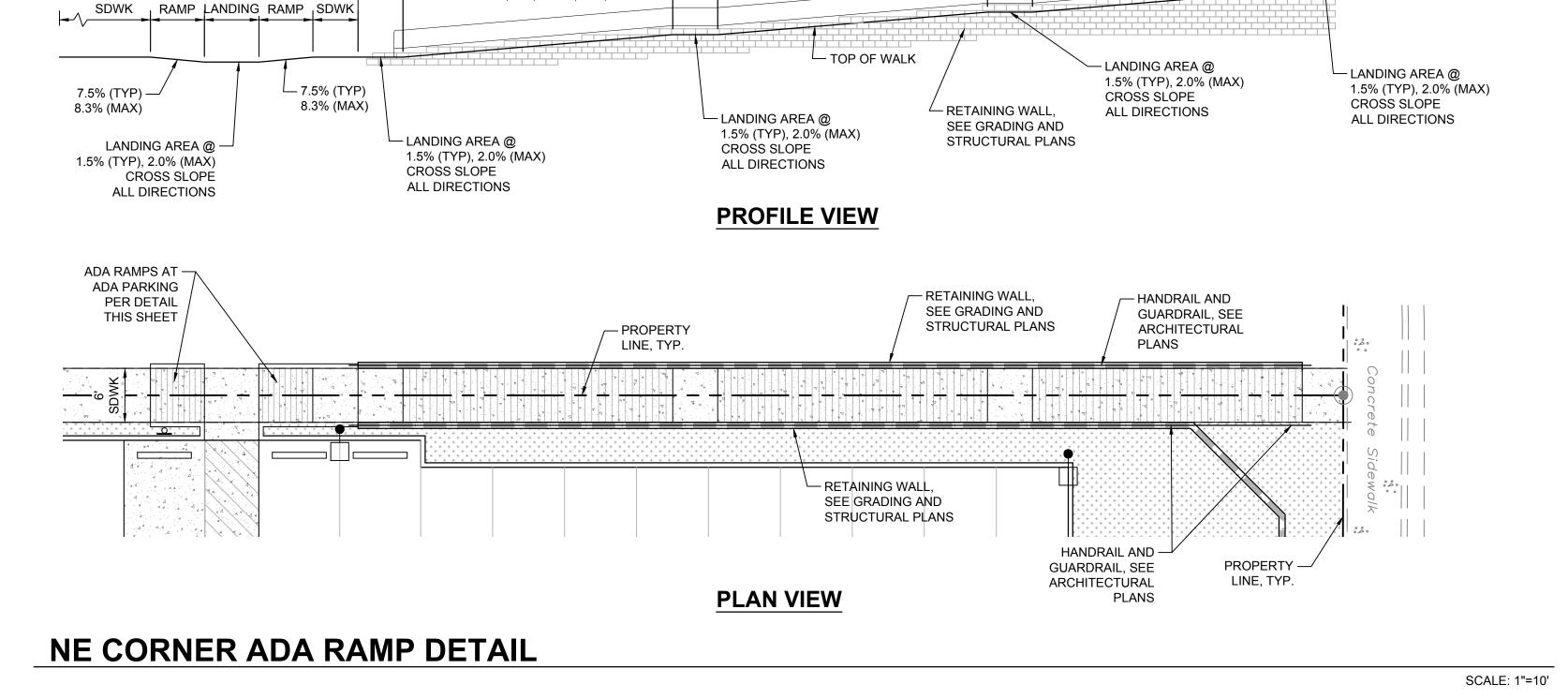
SEE SITE

7.5% (TYP)

8.3% (MAX)

TRANSITION

1V:10H MAX.



TRAFFIC CIRCULATION

LAYOUT APPROVED

mest armijo 2/16/2023

HANDRAIL AND GUARDRAIL, -

30' ADA RAMP

7.5% (TYP) 8.3% (MAX)

LANDING

LANDING

6' ADA 6' 6' ADA 5'

30' ADA RAMP

7.5% (TYP) 8.3% (MAX)

SEE ARCHITECTURAL

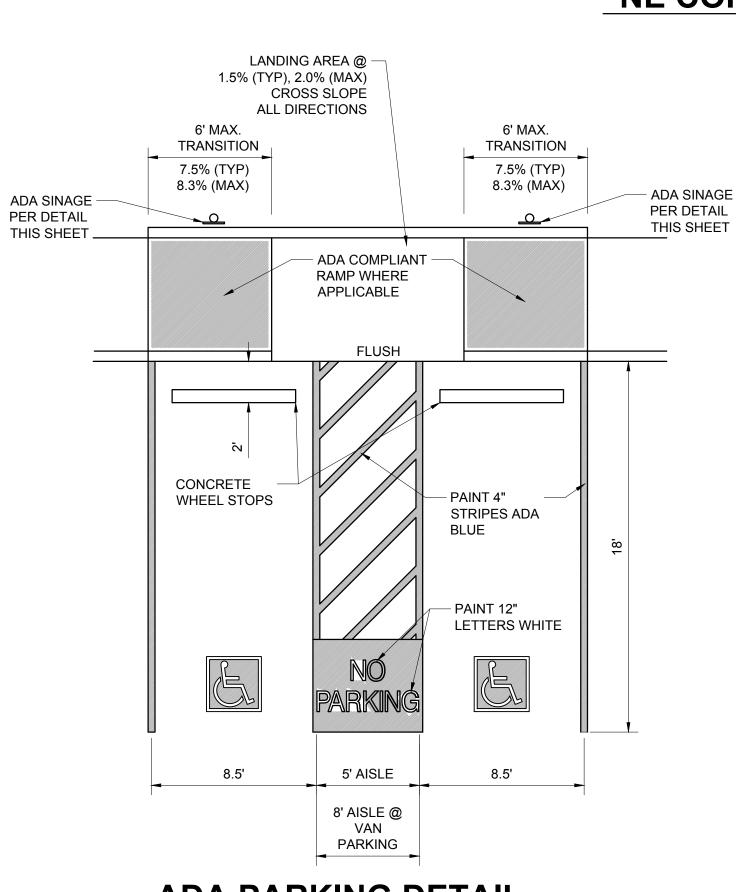
PLANS

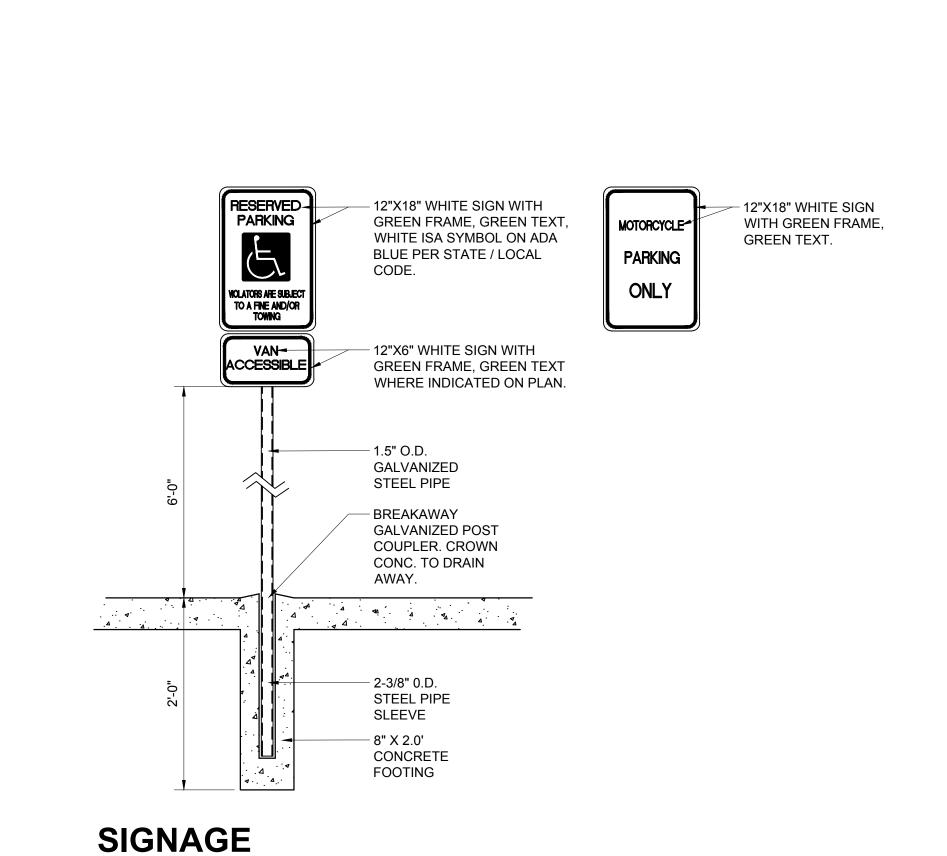
LANDING

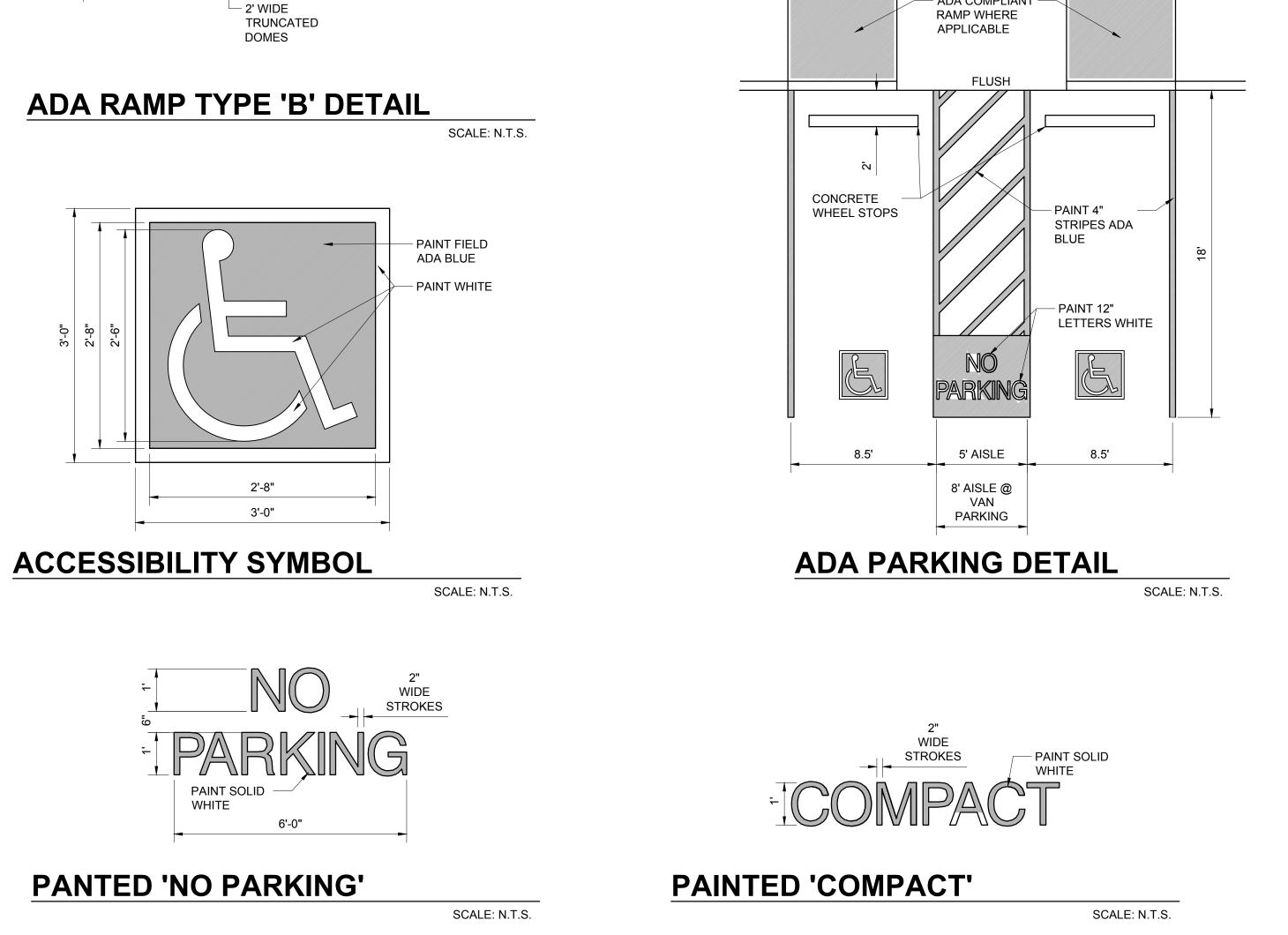
30' ADA RAMP

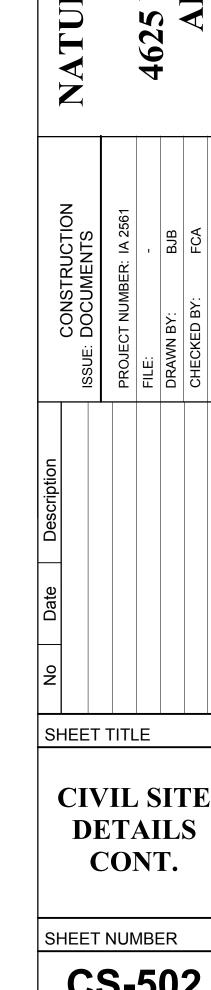
7.5% (TYP) 8.3% (MAX)

LANDING





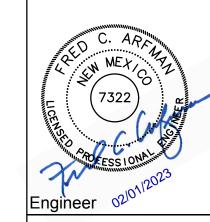




Cson & Fine Arfman,

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- EXISTING SIDEWALK



S.

CS-502

SCALE: N.T.S.