

CITY OF ALBUQUERQUE

Planning Department

Alan Varela, Director



Mayor Timothy M. Keller

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 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 me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

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

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

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.

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

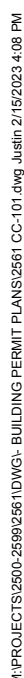
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and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



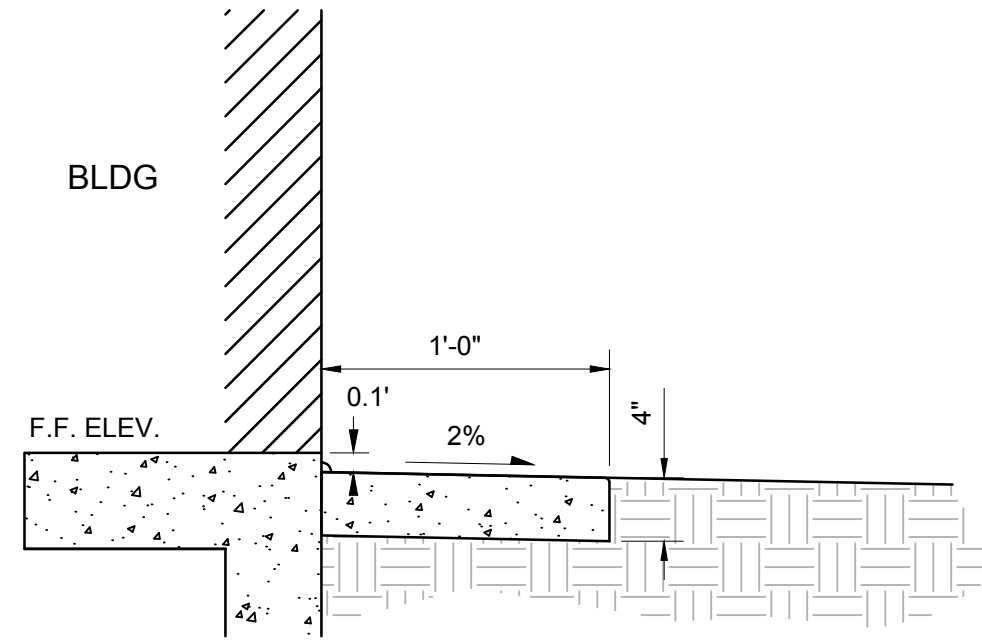
Genevieve L Donart, NMPE No. 15088

DATE _____

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

Ernest Armijo 2/16/2023
Signed Date

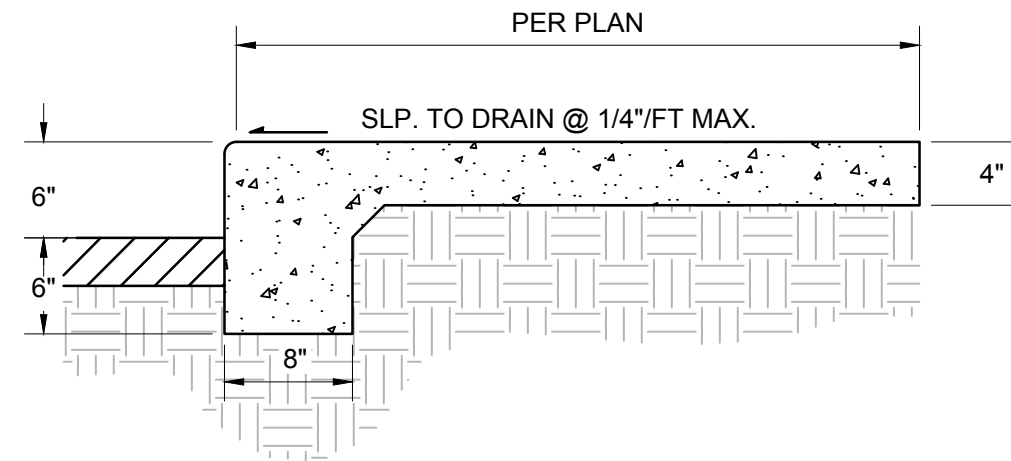
CS-101



- 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

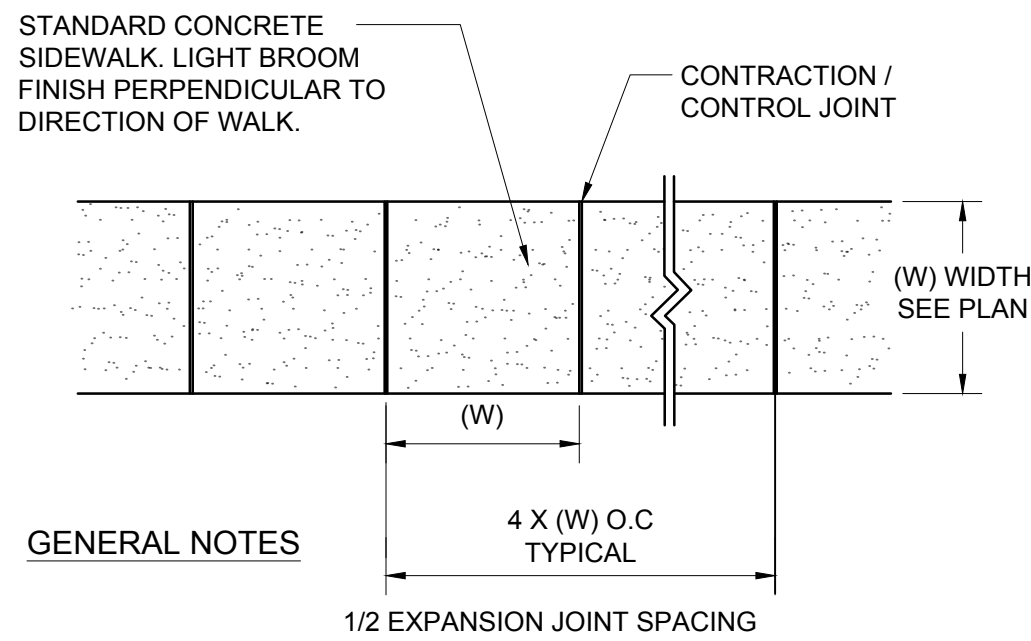
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- GENERAL NOTES**
1. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
 2. 1/2" EXPANSION JOINTS @ 24' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
 3. REQUIRES FULL FORM ON ALL FACES.
 4. 3/8" RADII AT ALL EXPOSED EDGES.

SIDEWALK - TURNED DOWN EDGE

SCALE: N.T.S.

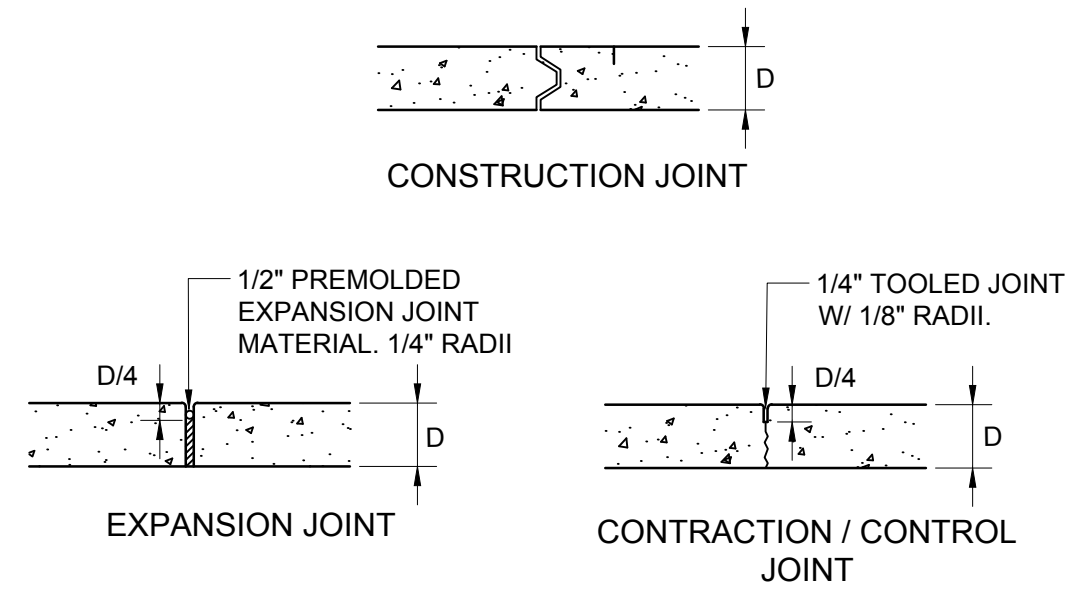


- GENERAL NOTES**
1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE
 2. SEE CONCRETE JOINTS DETAIL
 3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
 4. 3/8" RADII AT ALL EXPOSED EDGES.

CONCRETE WALK

BROOM FINISH

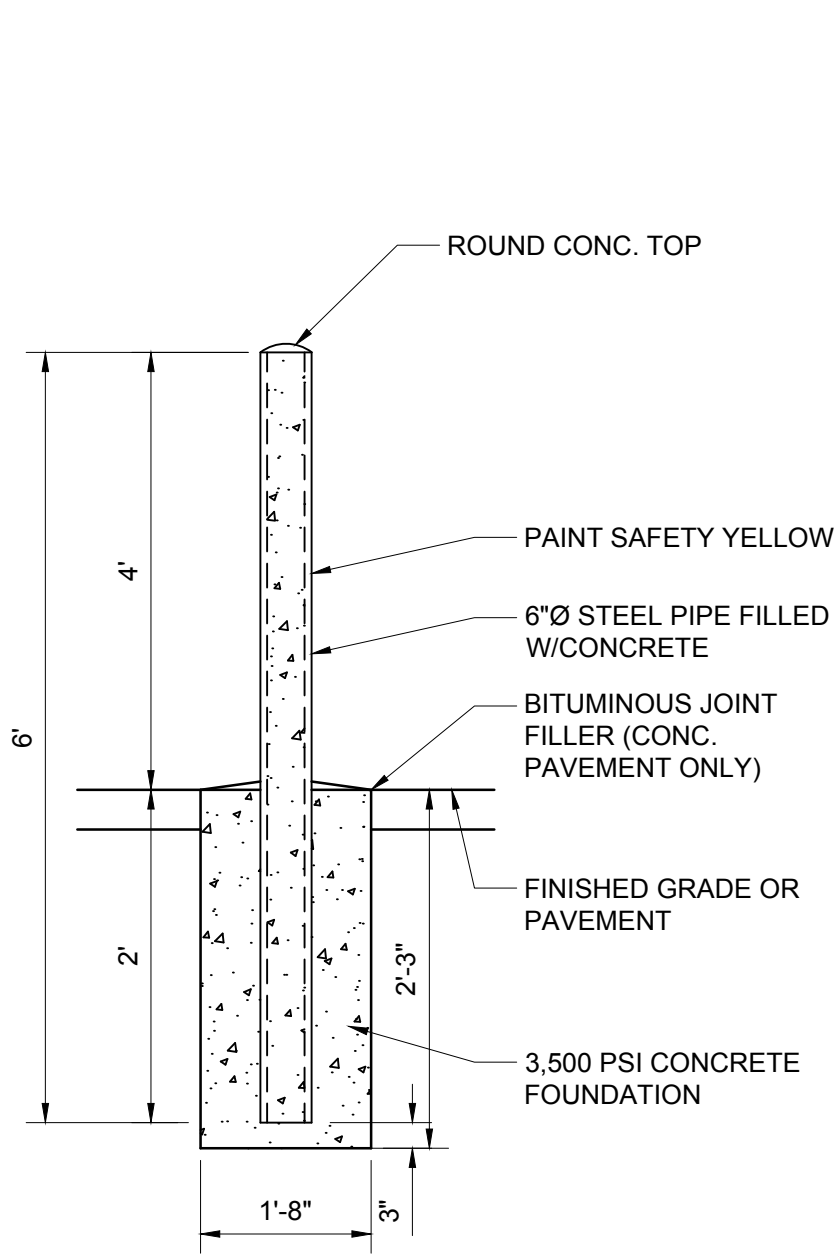
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- CONSTRUCTION NOTES**
1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
 2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
 3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15' OR LESS
 4. OFFSETS AT RADIUS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

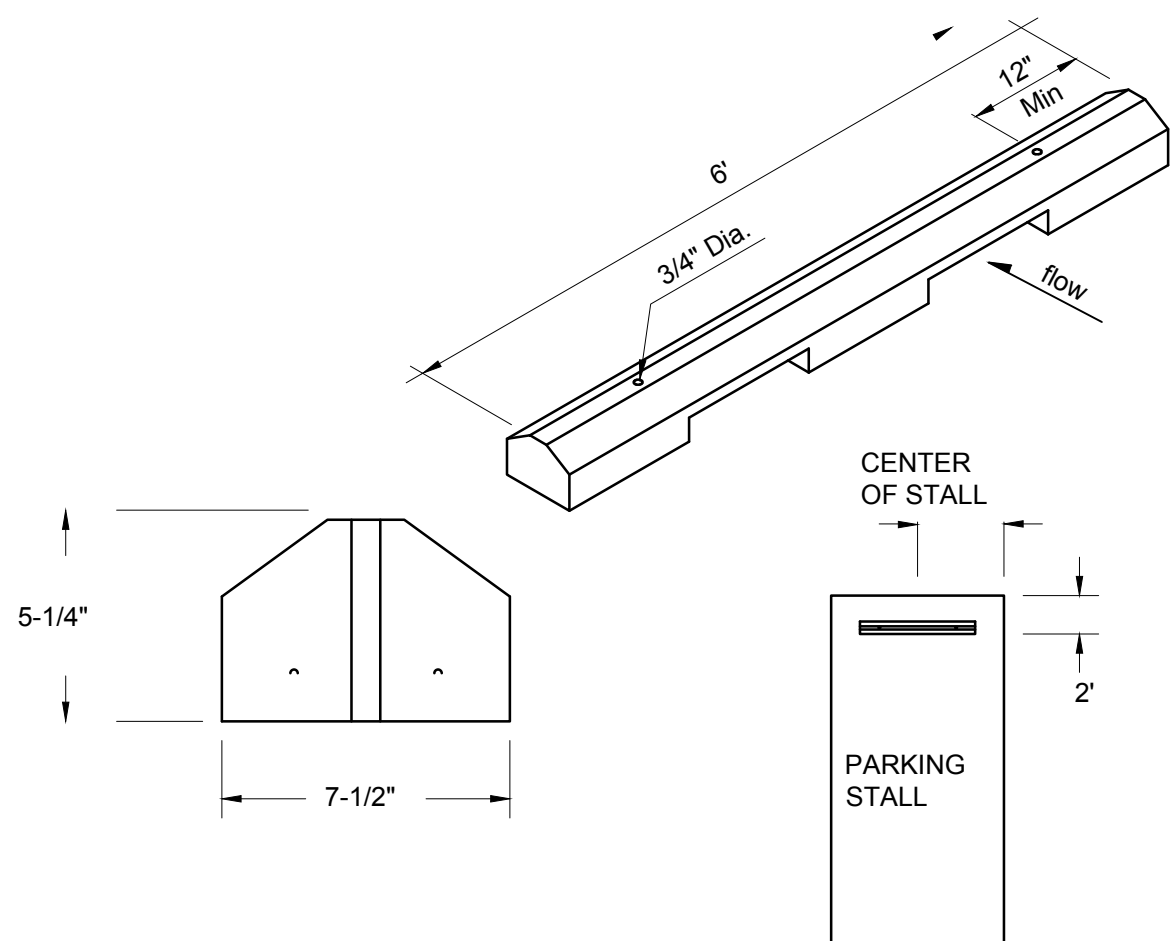
CONCRETE JOINTS

SCALE: N.T.S.



CONCRETE FILLED BOLLARD

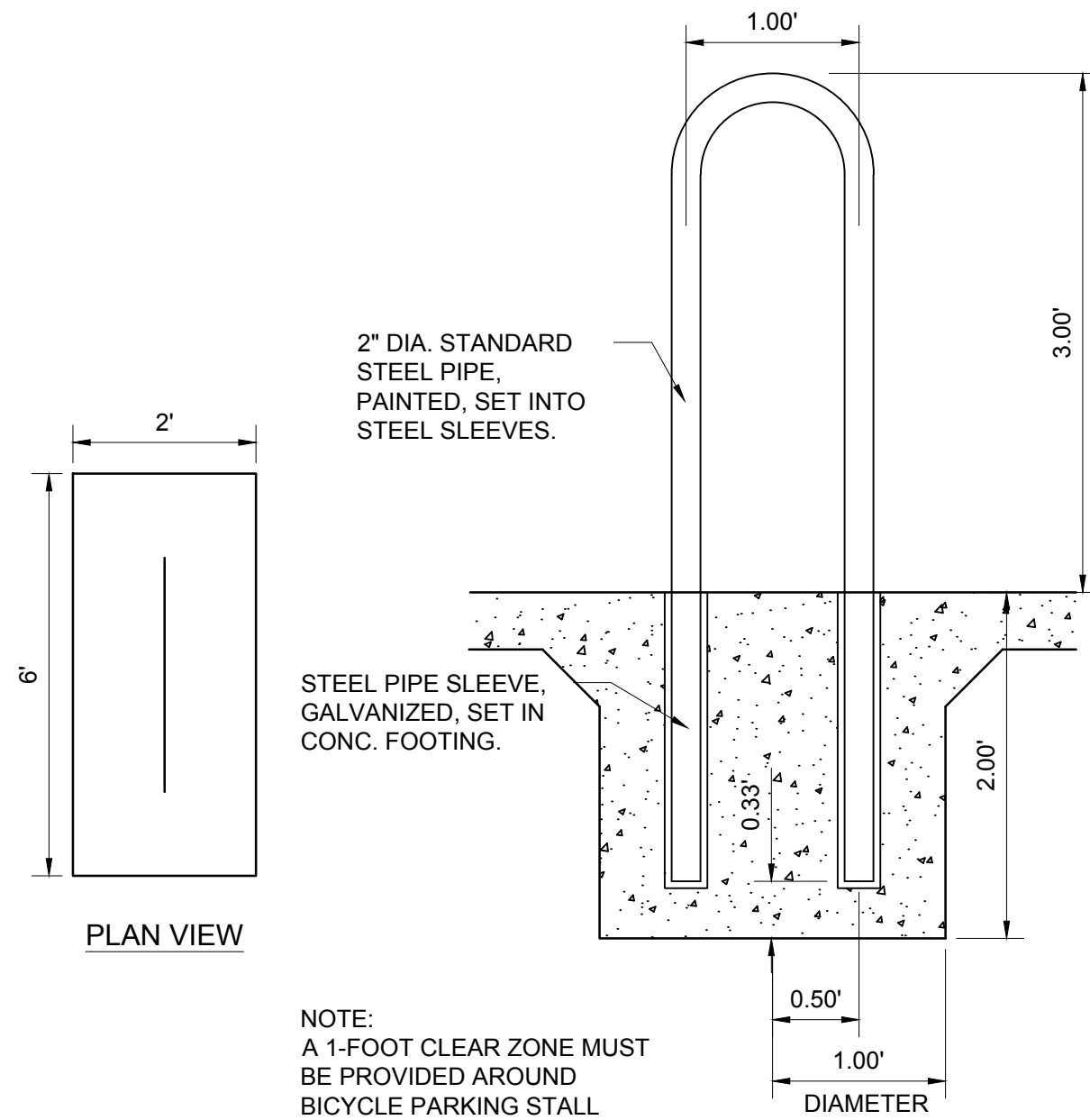
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- CONSTRUCTION NOTES**
1. WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
 2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
 3. INSTALL EACH WITH TWO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

CONCRETE WHEEL STOP

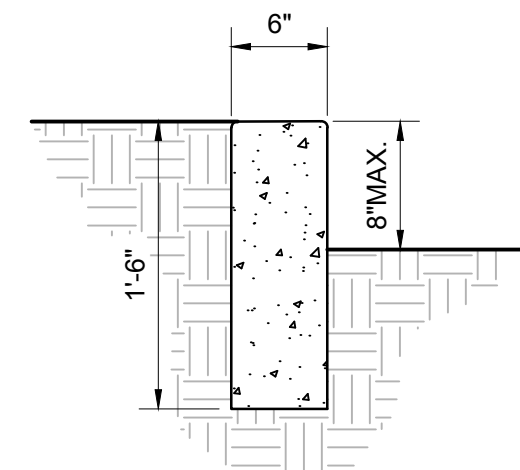
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NOTE:
A 1-FOOT CLEAR ZONE MUST BE PROVIDED AROUND BICYCLE PARKING STALL.

BICYCLE RACK

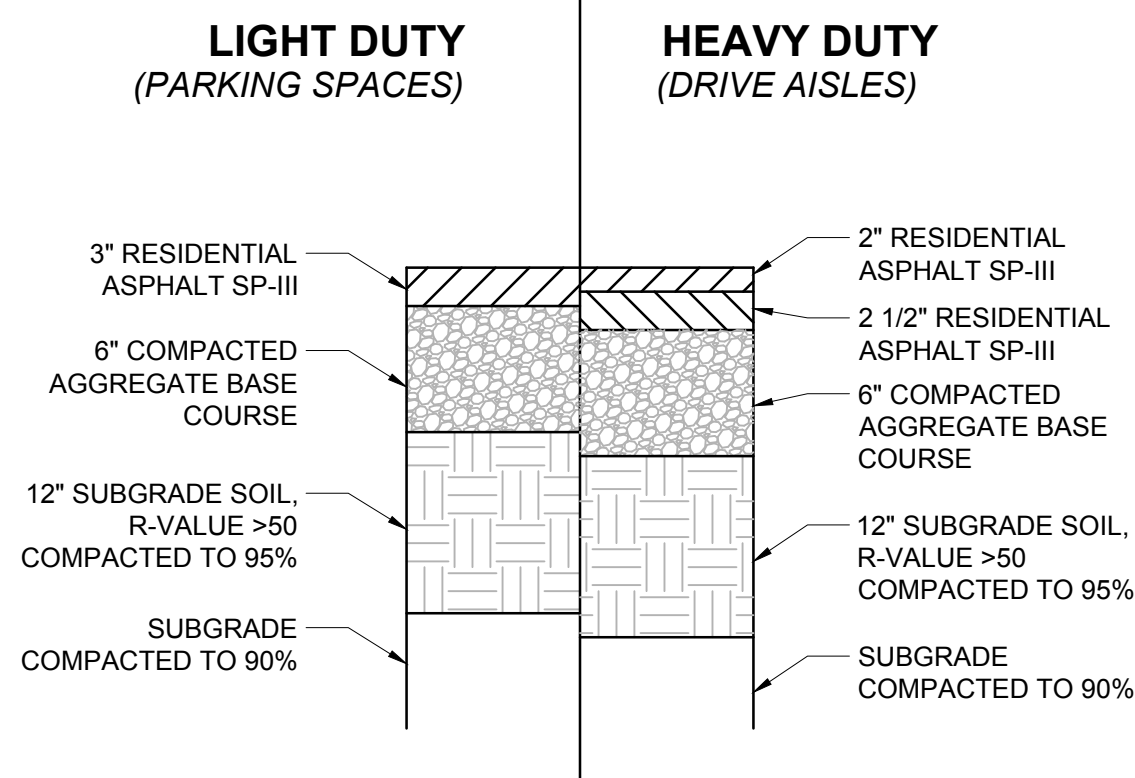
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- GENERAL NOTES**
1. CONTRACTION / CONTROL JOINTS @ 6' MAX.
 2. 1/2" EXPANSION JOINTS 24' O.C.
 3. REQUIRES FULL FORM ON ALL FACES.
 4. 3/8" RADII AT ALL EXPOSED EDGES.

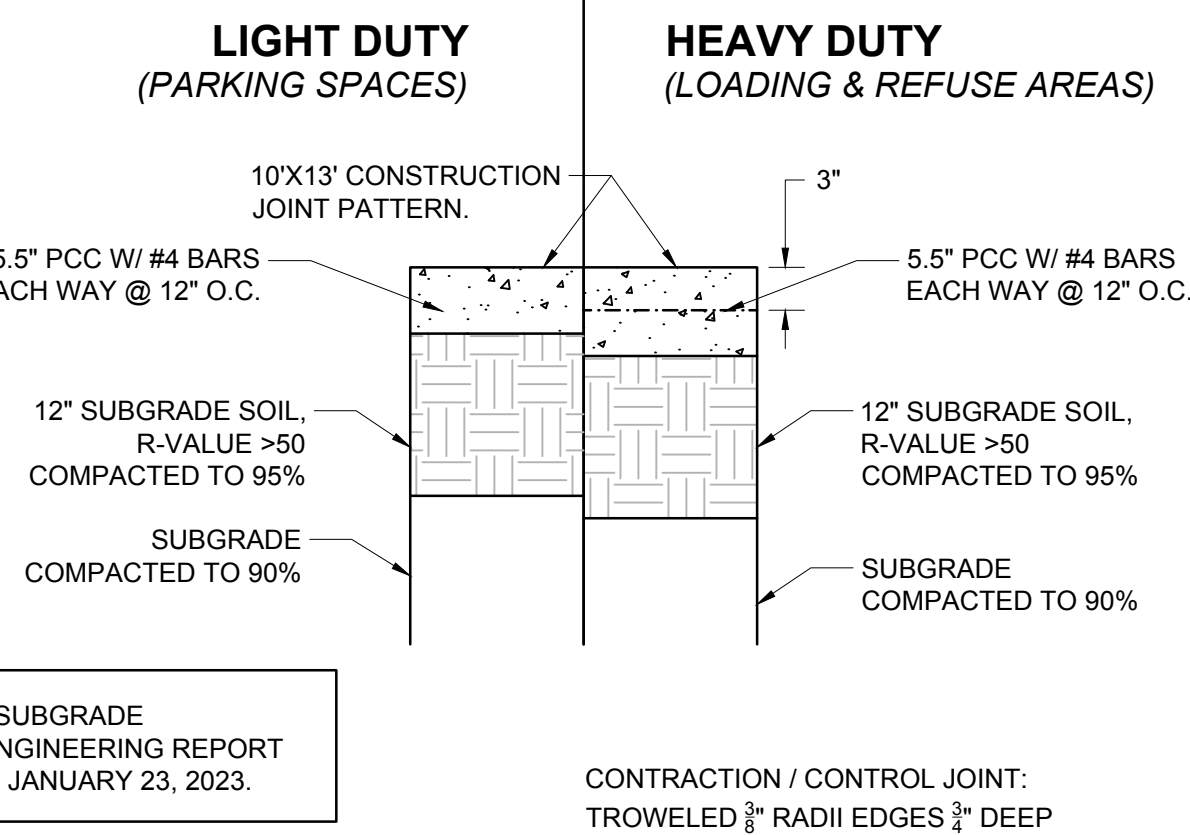
HEADER CURB

SCALE: N.T.S.



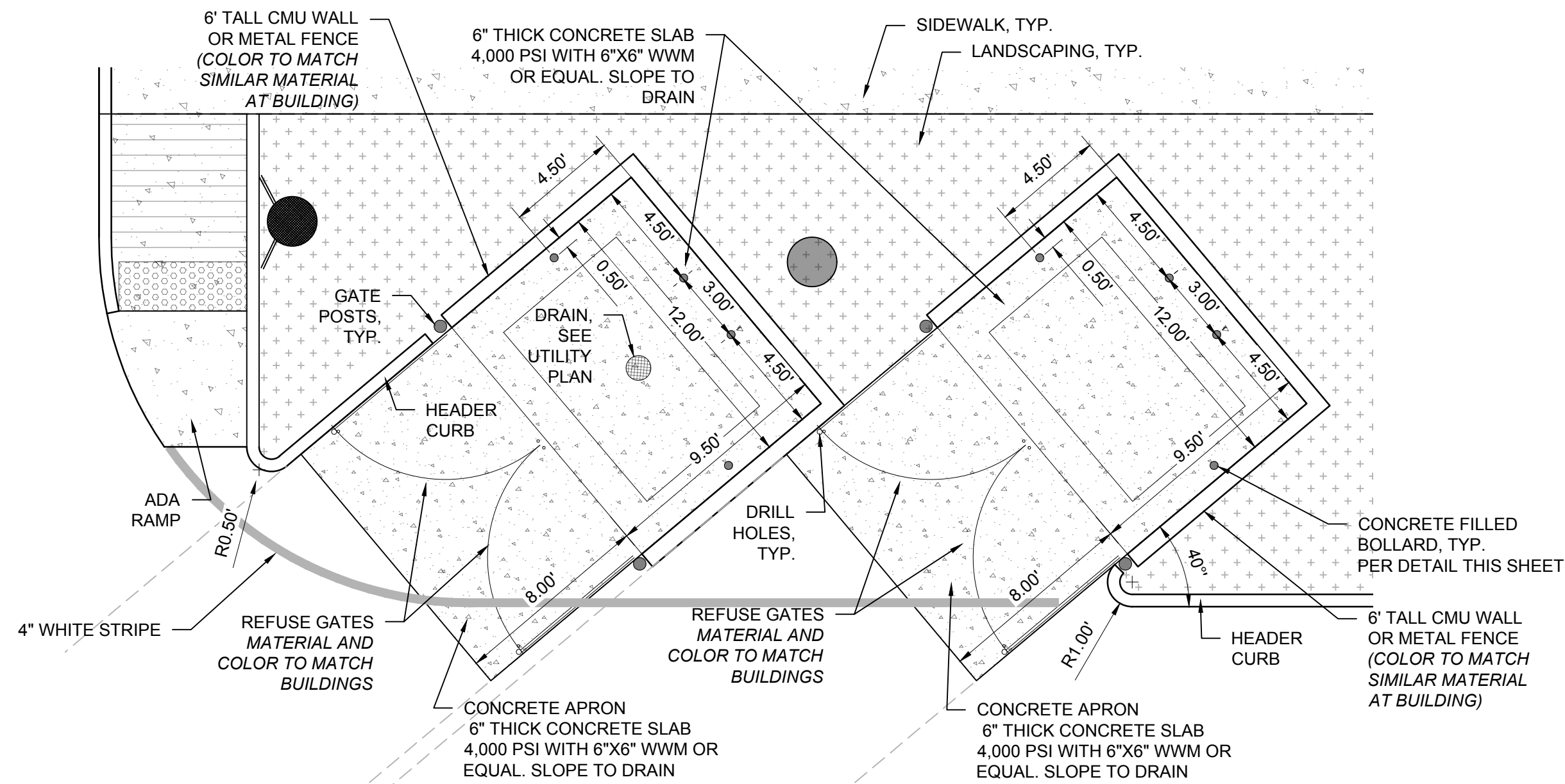
ASPHALT PAVING SECTIONS

SCALE: N.T.S.



CONCRETE PAVEMENT SECTION

SCALE: N.T.S.



REFUSE ENCLOSURE

SCALE: N.T.S.

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

No	Date	Description

CIVIL SITE DETAILS

SHEET TITLE	
SHEET NUMBER	
CS-501	

