



**Planning Department  
Transportation Development Services**

August 18, 2014

Fred Arfman, P.E.  
Isaacson & Arfman, Pa  
128 Monroe NE  
Albuquerque, NM 87108

**Re: Family Dollar Store, 7700 Sage Rd. S.W.  
Certificate of Occupancy – Transportation Development**  
Engineer's Stamp dated 02-05-14 (M9-D019A)  
Certification dated 08-13-14

Dear Mr. Arfman,

Based upon the information provided in your submittal received 08-13-14, 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 me at (505)924-3630.

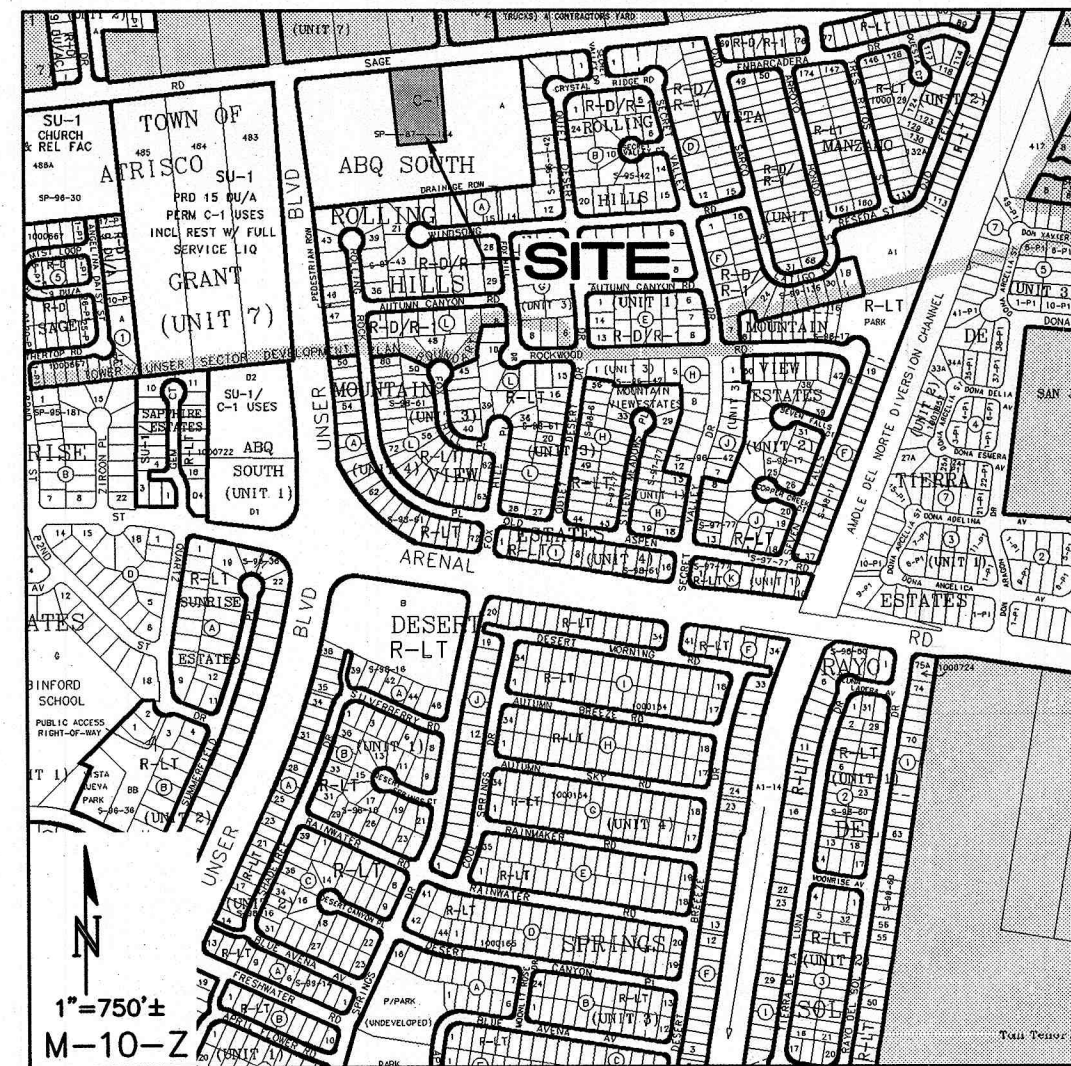
Sincerely,

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

c: File  
CO Clerk







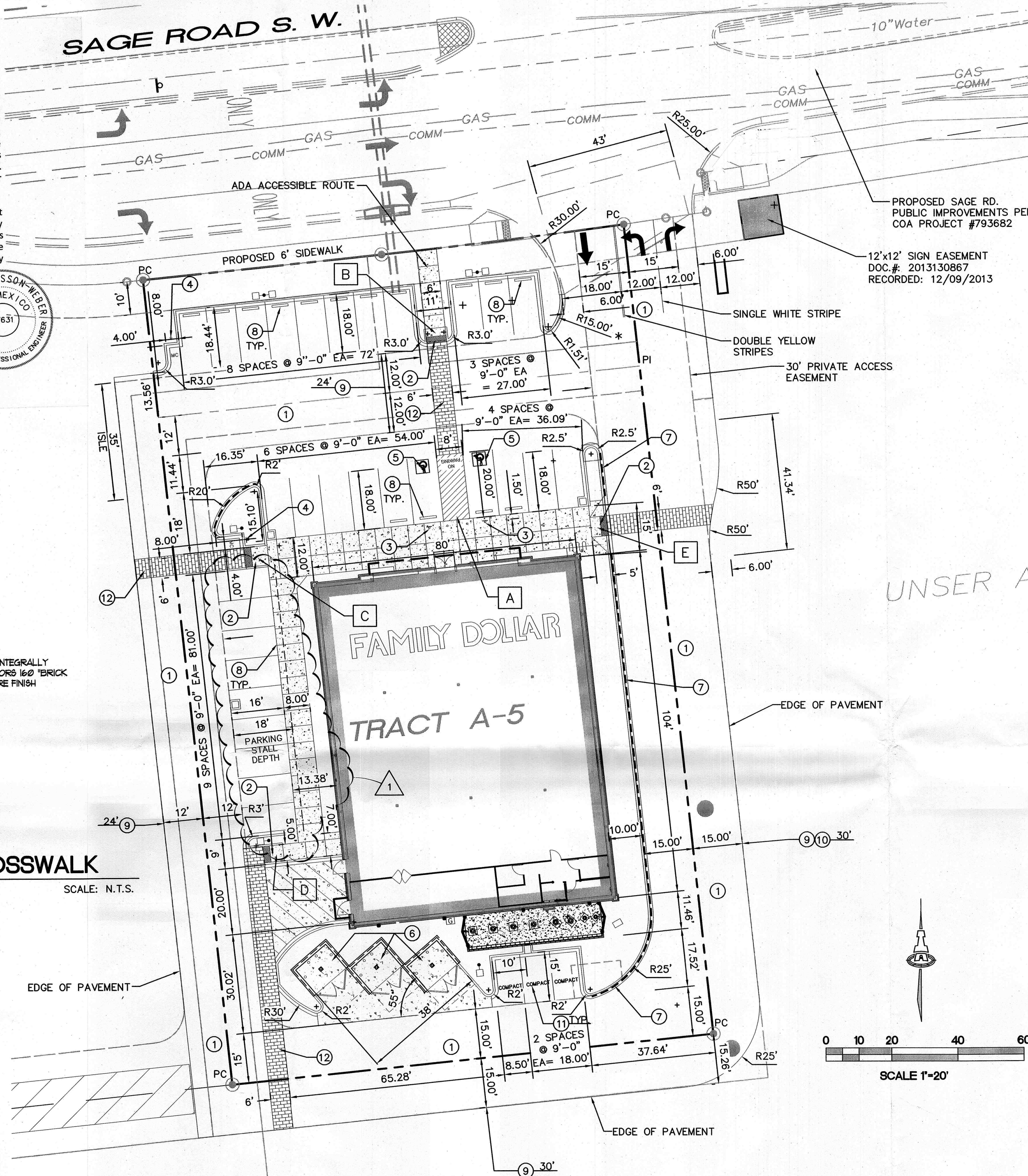
VICINITY MAP

# TRAFFIC CERTIFICATION

I, Asa Nilsson-Weber, NMPE 17631, of the firm Isaacson & Arfman, P.A., hereby certify that this project is in substantial compliance with and in accordance with the Traffic Circulation Layout plan dated February 5, 2013 with amendment on January 17, 2014. I further certify that I have personally visited the project site on August 4, 2014 and have representative of actual site conditions and the site layout is represented by visual inspection that is true and correct to the best of my knowledge and belief. 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.

Asa Nilsson-Weber 8-4-14  
Date  
\*8-13-14  
Bike rack and  
added



## GENERAL NOTES

- SEE CIVIL DETAIL SHEET, C-501 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 18'-0" DEEP UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE PARKING SPACES ARE 9'-0" WIDE BY 20'-0" DEEP.
- ALL MOTORCYCLE PARKING SPACES ARE 4'-0" WIDE BY 8'-0" DEEP.
- ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

## PARKING ANALYSIS

PARKING REQUIRED (1 PER 200 SF)	38
PARKING PROVIDED (PER APPROVED PARKING VARIANCE)	33
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2
MOTORCYCLE PARKING REQUIRED	2
MOTORCYCLE PARKING PROVIDED	2
BICYCLE PARKING REQUIRED (1 PER 20 VEHICLES)	2
BICYCLE PARKING PROVIDED	5

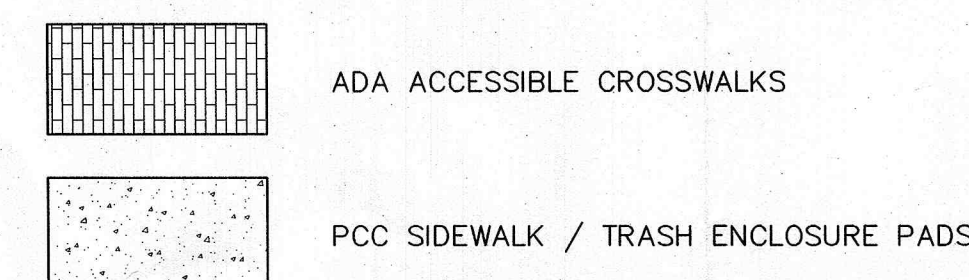
## KEYED NOTES

- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE DETAILS THIS SHEET.
- ACCESSIBLE PARKING SIGN, SEE DETAIL CP-103.
- MOTORCYCLE PARKING SIGN, SEE DETAIL CP-103.
- ACCESSIBLE PARKING STALL, SEE DETAILS CP-103.
- SINGLE TRASH ENCLOSURE.
- CURB PAINTED RED WITH 4" WHITE LETTERING "FIRE LANE NO PARKING" ON FACE OF CURB.
- WHEEL STOP PER DETAIL 5 ON SHEET CP-101.
- PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-1 THRU A-5 GRANTED BY PLAT FILED APRIL 21, 2011 IN PLAT BOOK 2011C, PAGE 38.
- PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO ABCWJA BY PLAT FILED APRIL 21, 2011 IN PLAT BOOK 2011C, PAGE 38.
- 12" LETTERS-WHITE "COMPACT"
- PCC CROSSWALK, SEE DETAIL THIS SHEET

## LEGAL DISCRIPTION

TRACT A-5,  
UNSER AND SAGE MARKETPLACE  
SITUATED WITHIN THE TOWN OF ATRISCO GRANT,  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY,  
NEW MEXICO

## LEGEND

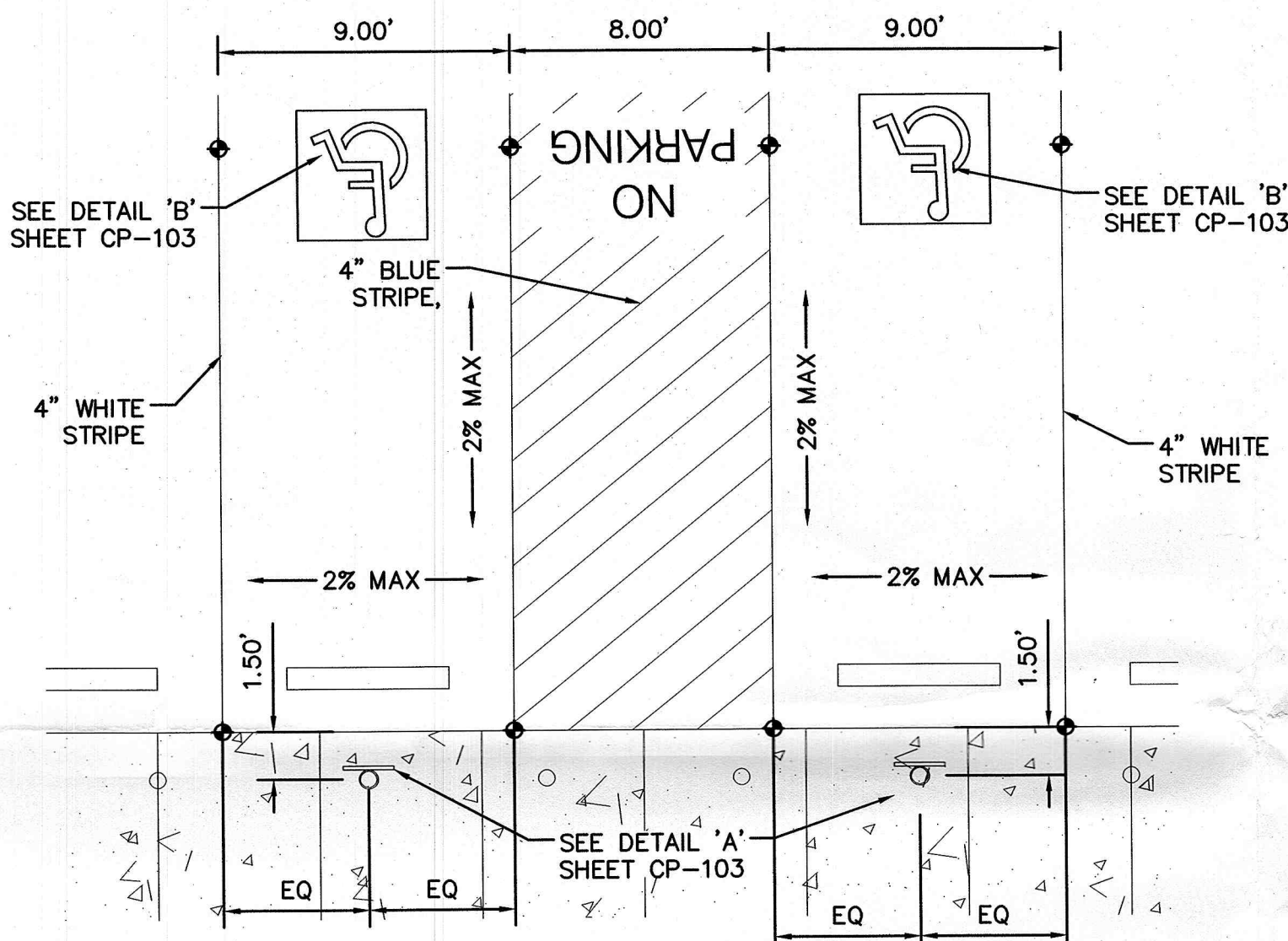


Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

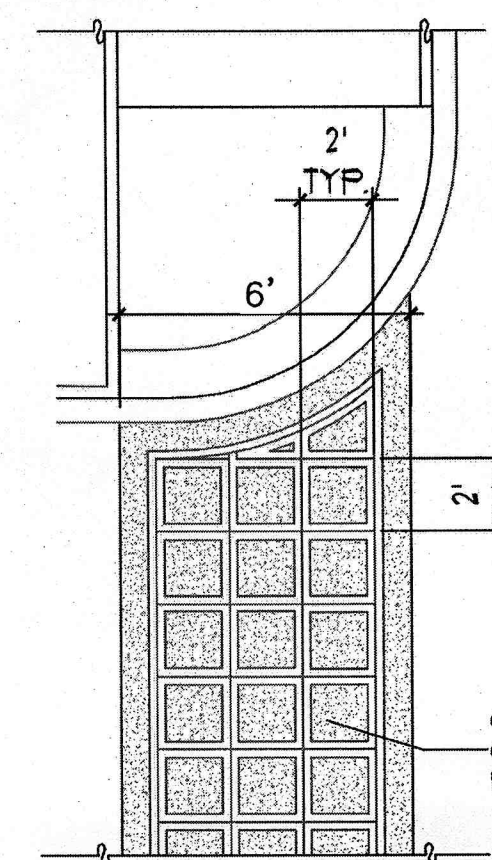
TRAFFIC CIRCULATION LAYOUT APPROVED

1-17-14



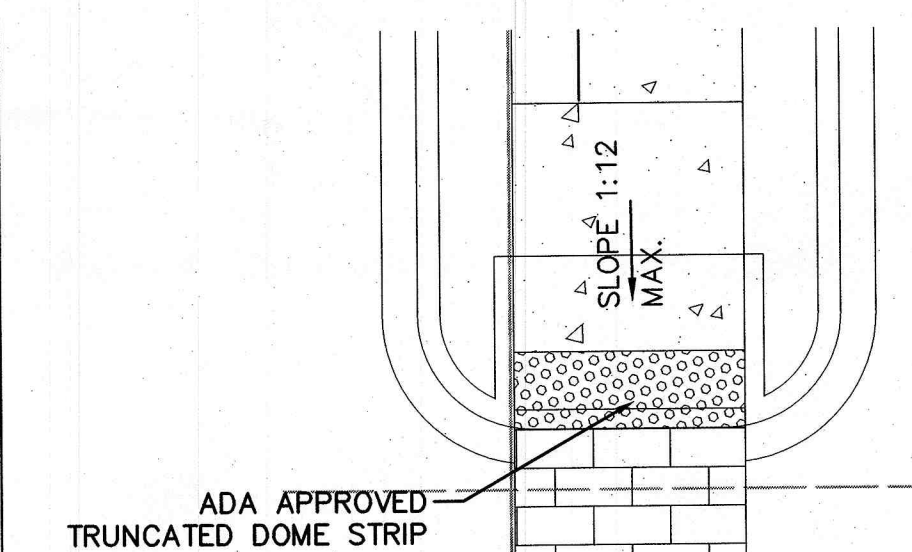
A ADA ACCESSIBLE PARKING

SCALE: 1"=5'



F TYPICAL CONCRETE CROSSWALK

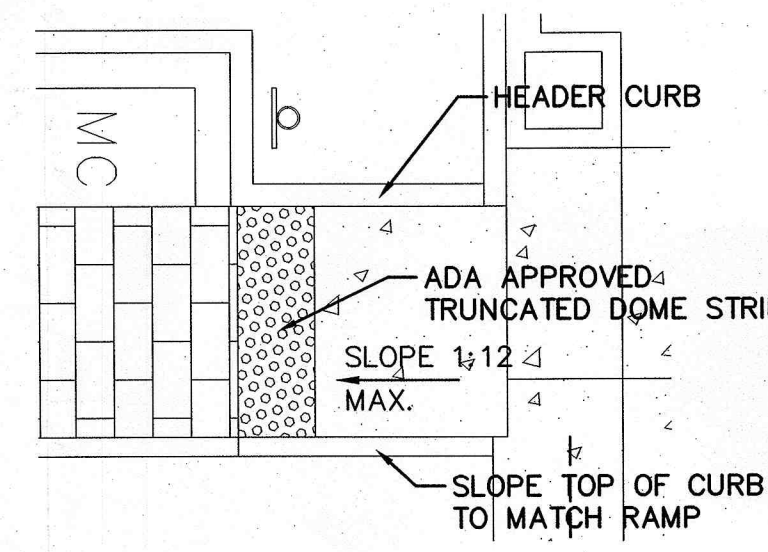
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B ADA ACCESSIBLE RAMP

SEE GRADING PLAN FOR GRADES

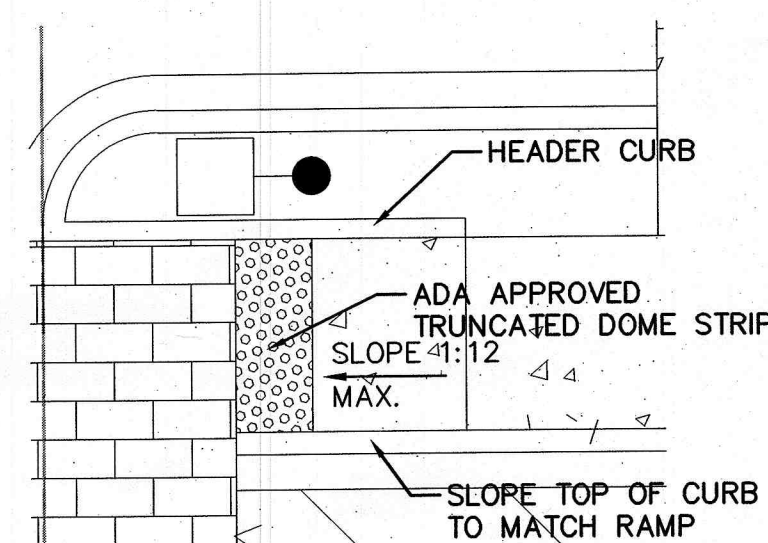
SCALE: 1"=5'



C ADA ACCESSIBLE RAMP

SEE GRADING PLAN FOR GRADES

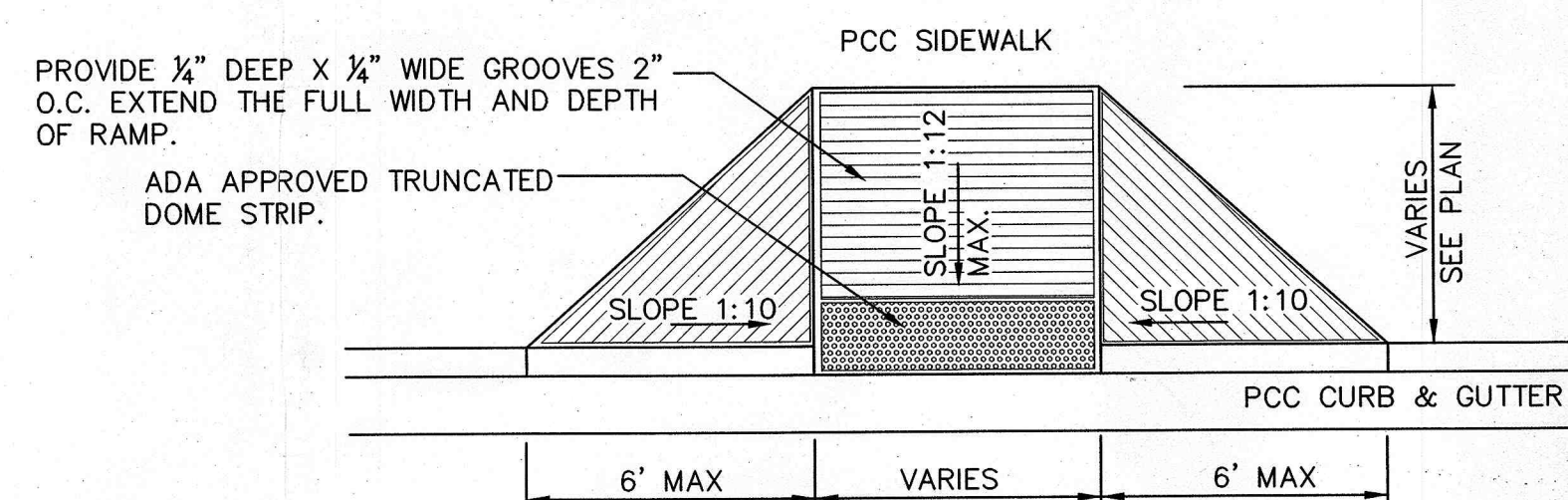
SCALE: 1"=5'



D ADA ACCESSIBLE RAMP

SEE GRADING PLAN FOR GRADES

SCALE: 1"=5'



E ADA ACCESSIBLE RAMP

SEE GRADING PLAN FOR GRADES

SCALE: N.T.S.

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.isaacson.com

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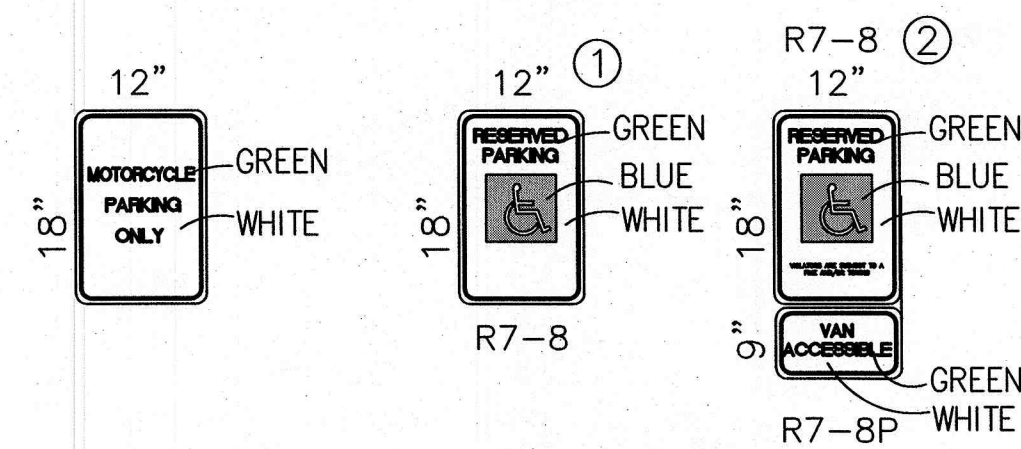
FAMILY DOLLAR STORE  
SAGE RD AND UNSER BLVD  
THE HUTTON COMPANY

## TRAFFIC CIRCULATION LAYOUT PLAN

Date:	11-02-2012	No. Revisions:	1	Date:	01/08/14	Job No.	1886
Drawn By:							PAGE
Ckd By:							CP-104

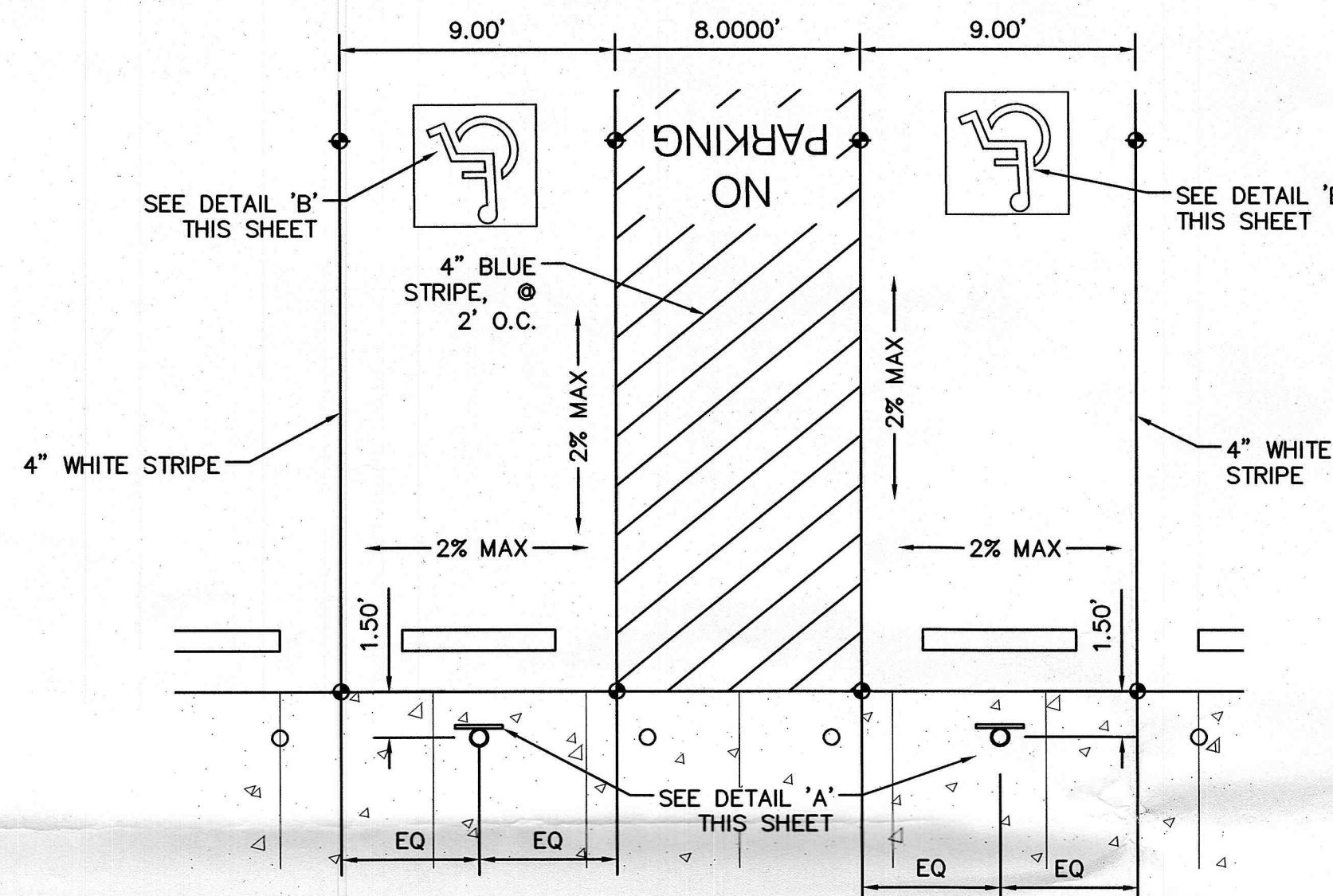


GENERAL NOTES

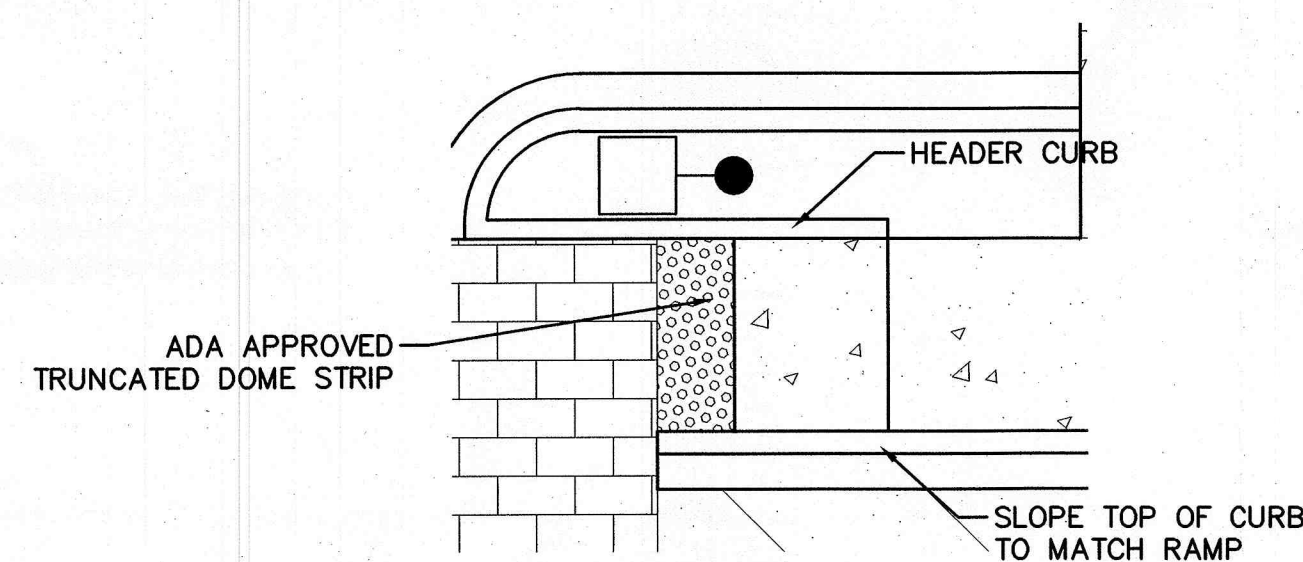


ALL SIGNS SHALL BE INSTALLED ON 2"x2" GALVANIZED STEEL POST 7' FROM GROUND TO BOTTOM OF SIGN VERTICALLY.

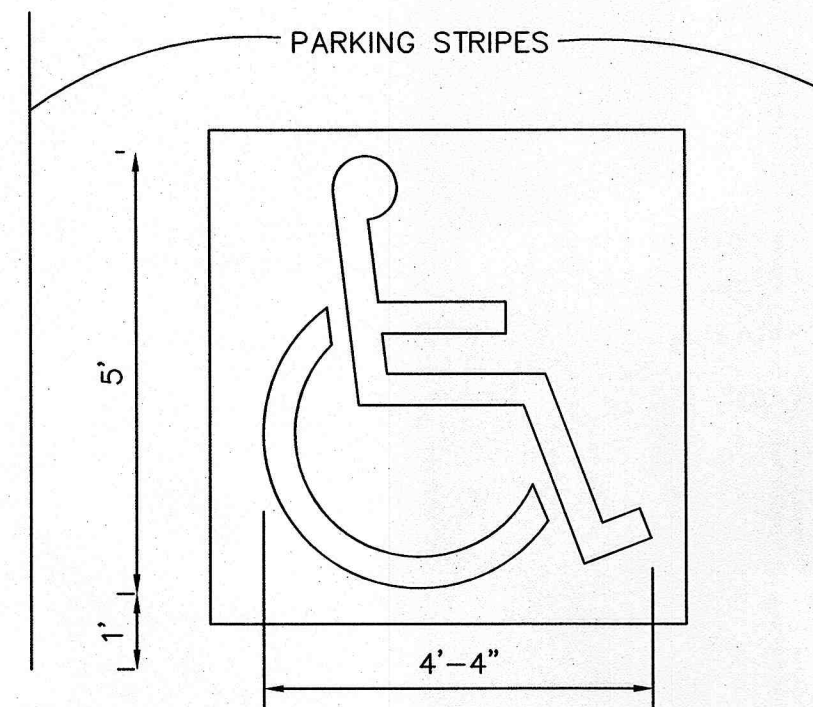
**A SIGNS**  
SCALE: N.T.S.



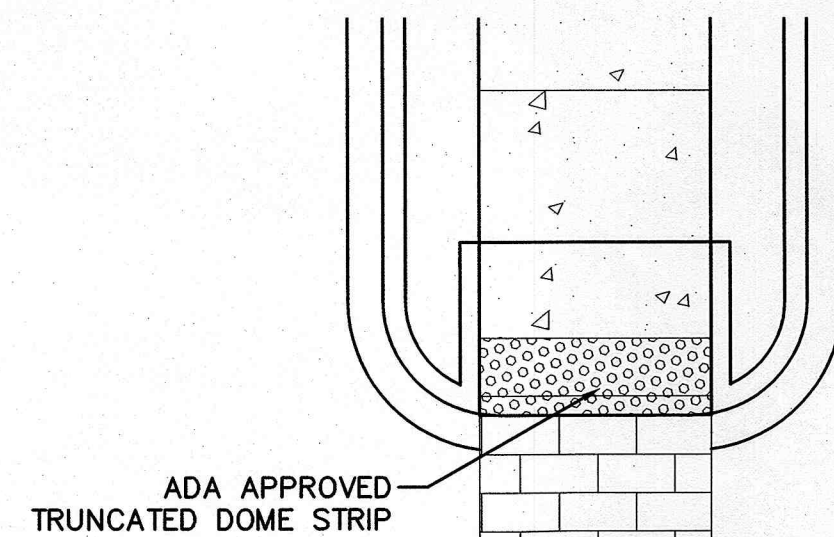
**C ADA ACCESSIBLE PARKING**  
SCALE: 1"=5'



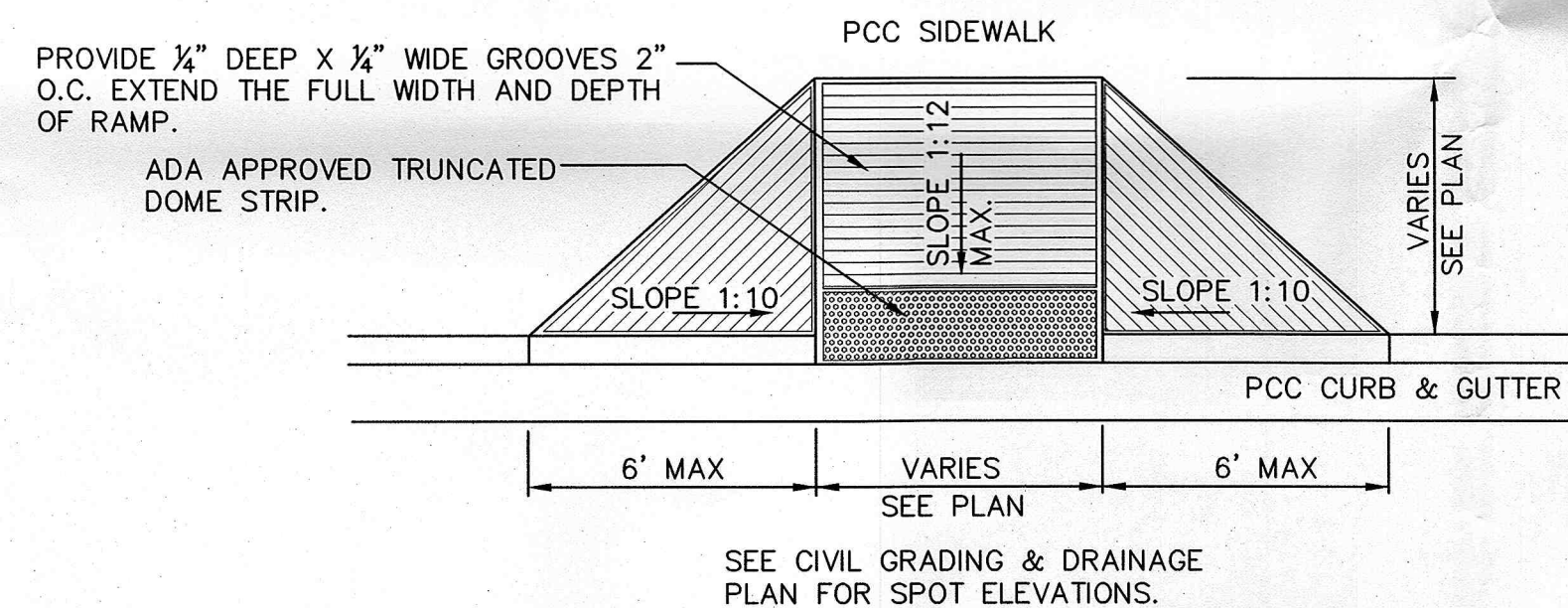
**E ADA ACCESSIBLE RAMP**  
SEE GRADING PLAN FOR GRADES  
SCALE: 1"=5'



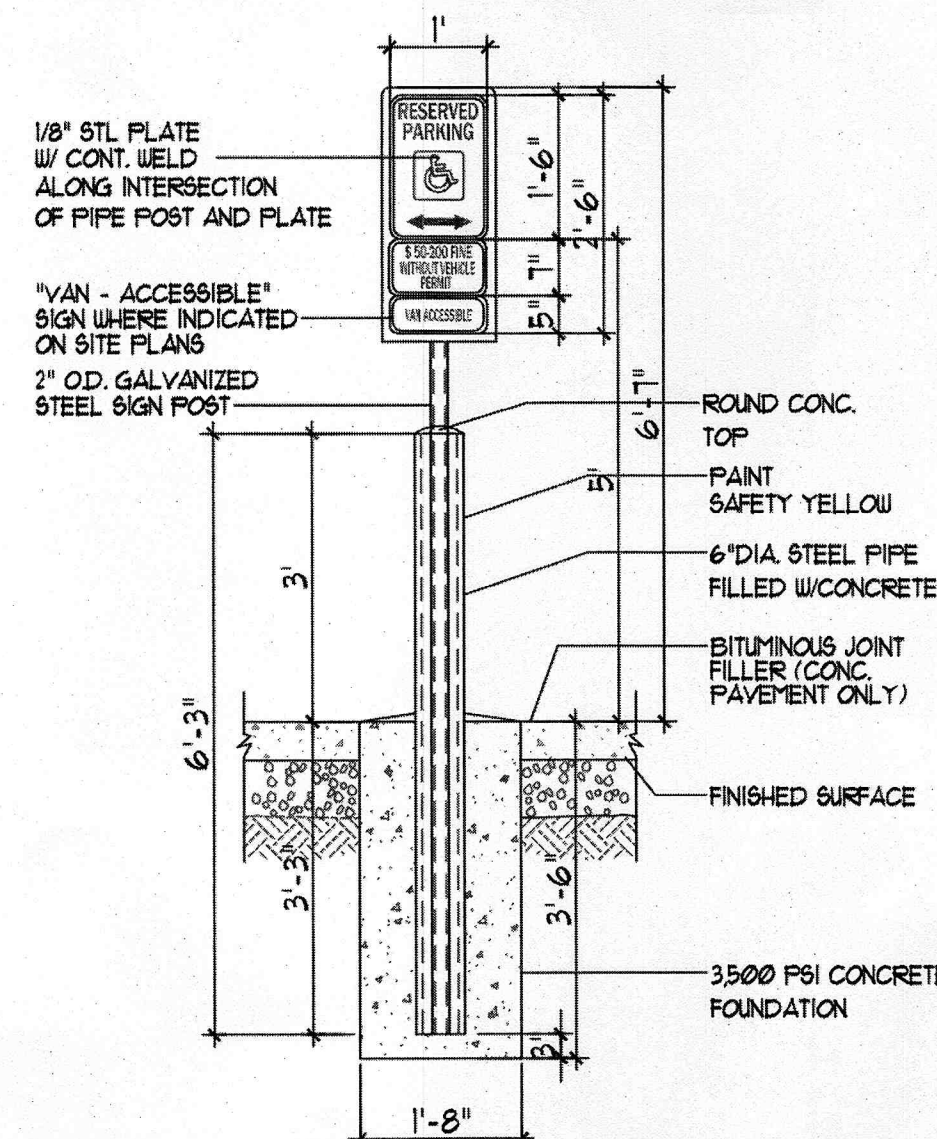
**B ACCESSIBILITY STRIPING DETAIL**  
SCALE: N.T.S.



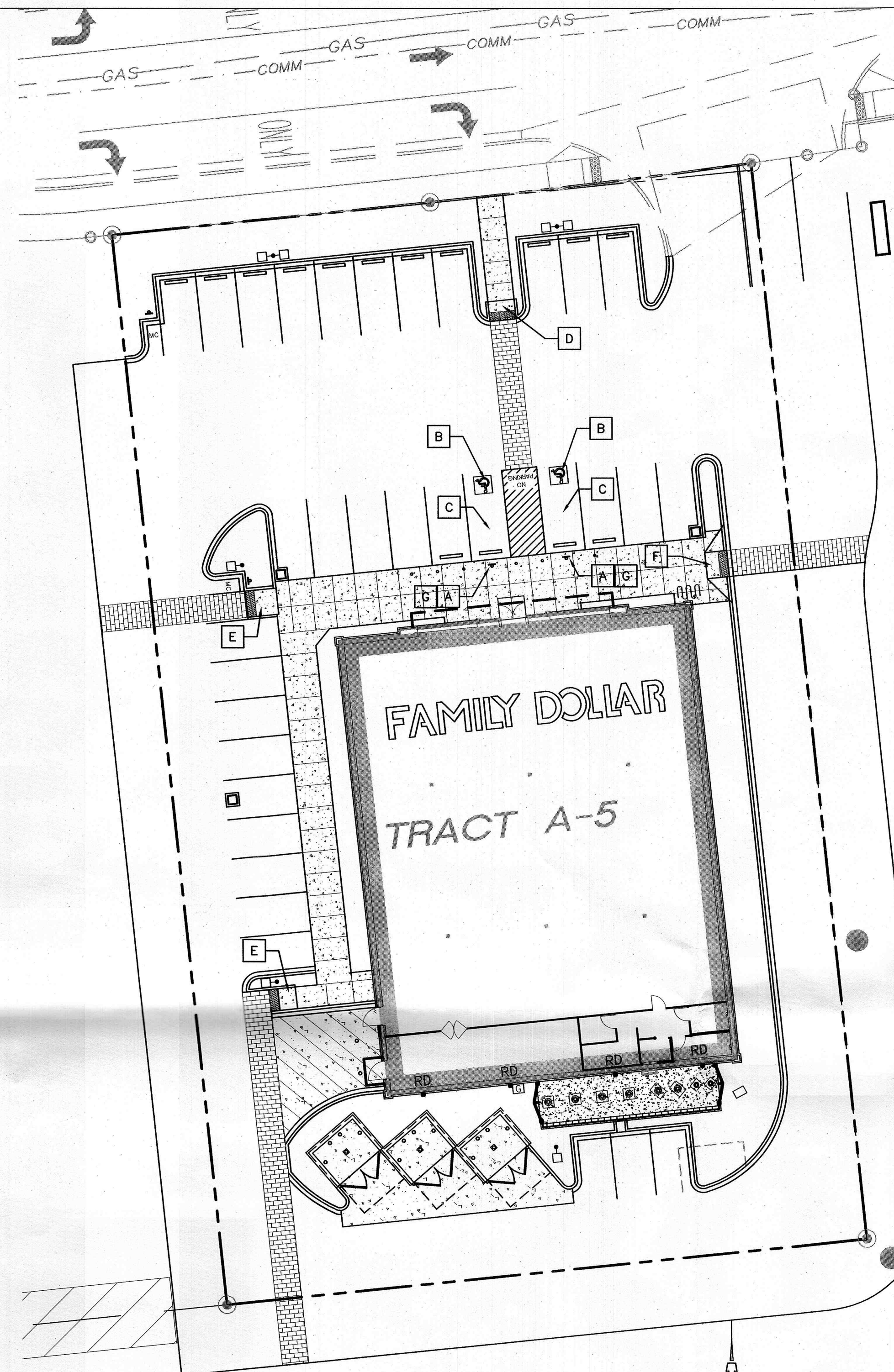
**D ADA ACCESSIBLE RAMP**  
SEE GRADING PLAN FOR GRADES  
SCALE: 1"=5'



**F ADA ACCESSIBLE RAMP**  
SEE GRADING PLAN FOR GRADES  
SCALE: N.T.S.



**G SIGN POST / BOLLARD**  
SCALE: N.T.S.



0 10 20 40 60  
SCALE 1"=20'

**ISAACSON & ARFMAN, P.A.**  
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1886 CP-103.dwg Jan 16, 2014

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**FAMILY DOLLAR STORE**  
**SAGE RD AND UNSER BLVD**  
**THE HUTTON COMPANY**

**SITE ADA PLAN**

Date:	No.	Revision:	Date:	Job No.
11-02-2012				1886
Drawn By:				<b>PAGE</b>
Chk By:				<b>CP-103</b>