



# *City of Albuquerque*

Public Works Department  
Transportation Development Services Section

March 7, 2000

Mr. Harold Bennett, PE  
Harold Bennett  
1540 Tramway Boulevard NE  
Albuquerque, New Mexico 87112

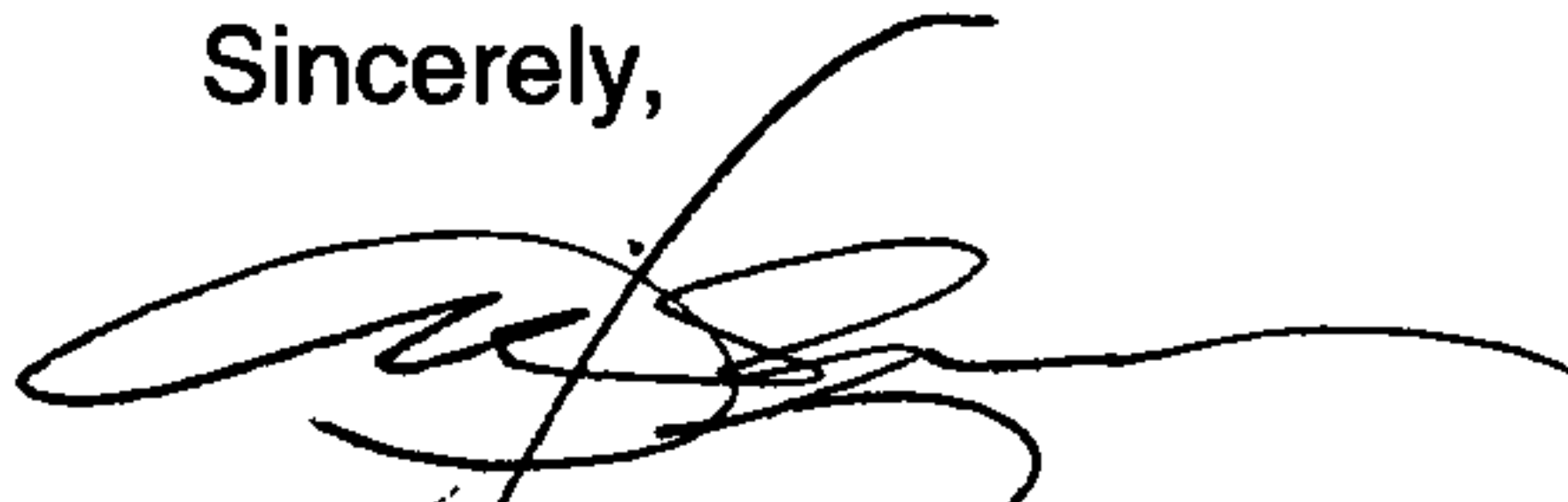
Re: Site Plan submittal for building permit approval for T. Corlis, TC - Office Warehouse,  
----- Paseo Alameda NE., Alameda Business Park - Lots 7 & 8. [C-16 / D006A]  
Engineer's Stamp dated 2/13/2000.

Dear Mr. Bennett,

Based upon the information provided in your submittal dated February 24, 2000, the above reference Traffic Circulation Plan is not acceptable. The TCL requires modification prior to "Building Permit Release" as stated on the attached written comments and red-lined TCL.

Please revise the TCL by addressing the required modifications as noted. Your updated TCL must be submitted with the attached written comments and red-lined plan for final review. Please provide an additional revised copy of replat for my files. Also verification from stated sections is needed. If you have questions please come by so I can clarify as necessary.

Sincerely,



Mike Zamora,  
Commercial Plan Checker

cc:  
Engineer  
Hydrology  
Office File

Written Comments: File # C-16 / D006A  
3/02/2000

- TCL / Site Plan must be stamped and stamp must be dated.
- The plan must contain street address and legal description [ lot or tract number].
- Place a note on the plan stating the following:  
    "The designer of record's certification required by Transportation Development Services must include certification that the site has been constructed in accordance with the TCL before a CO is released."
- - Show, label, and dimension new street sidewalk. City sidewalk ordinance requires minim. 4' street sidewalk along the frontage of all commercial sites being developed. Any new sidewalks must be built so back of sidewalk is at right-of-way (property) line.
- - →Minim. 6' wide concrete sidewalk, raised 6" above parking surface, needed at the front of parked vehicles adjacent to the building and elsewhere in parking lot where pedestrian access is needed. Label H.C. ramps.
- Minim.30' wide drive aisle needed along service truck route.
- Need to see overhead doors on T.C.L. with dimensions or submit building elevation sheet.
- -→ Drivepads will need improvement per D.P.M. and City of Albuquerque. Stand. Detail Drawgs. No. 2426. The curb cut must be constructed to 30 feet wide with 25 foot curb returns and uni-directional handicapped ramps.
- 15' radius is needed on all end islands along the traffic circulation path, 25' along large vehicle route.  
    \_Minimum width of end islands-10'.
- Due to the preliminary nature of this review, subsequent review by the Zoning Section may require alteration to the layout, if modification is required by Zoning, approval of this TCL will be void and a new plan review will be required.
- The direction the current inspection process has taken in the field has shown that some agents certifying the TCLs for Certificate of Occupancy (C.O.) prefer not to inspect a site in phases as called out on the City Permit Plan set, but they prefer to "C.O." the entire site all at once. For C.O. purposes it may be in the developer's best interest to choose that a separate permit be requested for each phase independently. If this option is selected, construction of a concrete curb will be required to separate the undeveloped areas for future phases.
- No Grading and Drainage Plan available. Information that is needed by Transportation is on that sheet, for example, location of site is usually determined from the map on that sheet, required by Hydrology. \_Line work on Drainage plan and Landscape Plan must match TCL exactly. Confirm the acceptability of the changes in TCL that are required by this office with Hydrology. If minor changes are acceptable to Hydrology, call out on TCL: INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION WILL BE DONE FROM THIS SHEET.
- The City of Albuquerque requires building protection which consists of a minim. 3' wide, 6" high raised concrete walk, 2' minim. width concrete curbed buffer or 4" to 6" diameter concrete-filled bollards, if acceptable, adjacent to parking lot surface. \_Place filled bollards at each side of overhead doors.
- New and existing elements noted on the T.C.L. must be shown, labelled, and dimensioned correctly and accurately, this includes curb & gutter, site sidewalks, landscaping, all curbing, any neighboring drivepads, if close to property lines shared with the adjacent lots, and fencing(specifically at property lines), etc.\_\_Need to see clear differentiation between new construction and existing on T.C.L.: street curb and gutter and sidewalks, etc.
- Clearly indicate transition from one type of surface to the other on T.C.L., for example ramps, concrete/ asphalt, landscape/concrete, etc. Label each area or stipple to show varying surfaces, using a legend. On T.C.L., remove contour lines to help clarify asphalt/dirt areas.
- Check dimensions on Refuse Enclosure detail.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 5, 2000

Harold L. Bennett, P.E.  
C J & L Engineers & Assoc.  
1324 Bernardino Road NW  
Albuquerque, NM 87104

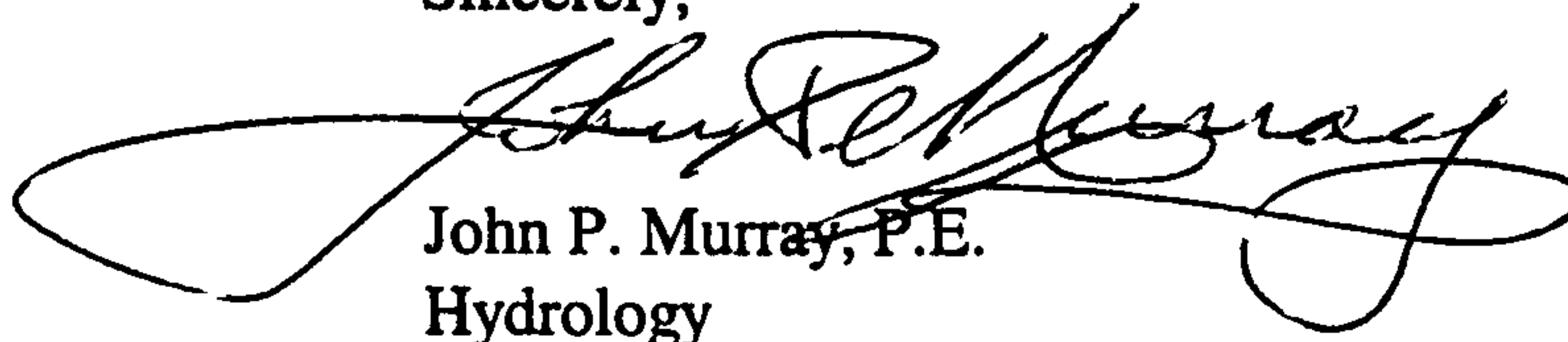
***RE: TC-OFFICE/WAREHOUSE, ALAMEDA BUSINESS PARK (C16-D6A).  
ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
APPROVAL. ENGINEER'S STAMP DATED NOVEMBER 20, 2000.***

Dear Mr. Bennett:

Based on the information provided on your November 30, 2000 submittal, the above referenced project is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



John P. Murray, P.E.  
Hydrology

c: Whitney Reiersen  
✓ File



APPLICANT'S NAME Harold L. Bennett ZONE ATLAS/DRNG FILE # C-16/D006A

DRB # \_\_\_\_\_ EPC # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

LEGAL DESCRIPTION lots 7 & 8 ALAMEDA BKF. Park

CITY ADDRESS 8601 PASSED ALAMEDA

ENGINEERING FIRM: Bennett Engineers CONTACT: Harold L. Bennett  
ADDRESS: 1324 Bernardino N.W. PHONE: 266-3038

OWNER: Ferry Collis CONTACT: same  
ADDRESS: 8601 Washington N.E. PHONE: 821-5600

ARCHITECT: KDC/Bill Buckley CONTACT: John L. Llee  
ADDRESS: 2403 Sam Houston N.E. PHONE: 830-3637

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: Helston Const. CONTACT: Ferry Collis  
ADDRESS: \_\_\_\_\_ PHONE: 821-5600

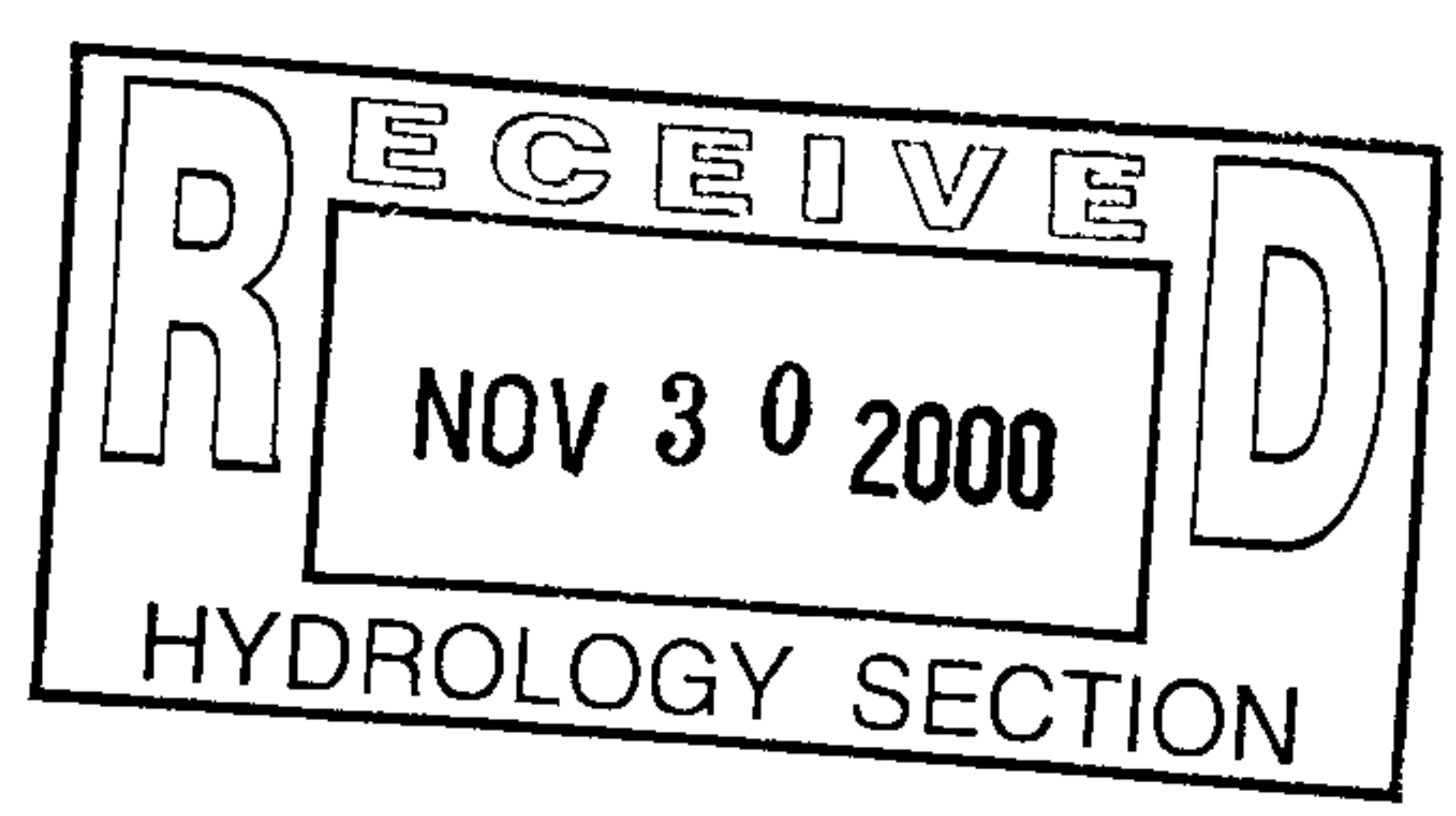
- TYPE OF SUBMITTAL:
- ☐ DRAINAGE REPORT
  - ☐ DRAINAGE PLAN
  - ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
  - ☐ GRADING PLAN
  - ☐ EROSION CONTROL PLAN
  - ☒ ENGINEER'S CERTIFICATION
  - ☐ OTHER \_\_\_\_\_

- PRE-DESIGN MEETING:
- ☐ YES
  - ☐ NO
  - ☐ COPY PROVIDED

- CHECK TYPE OF APPROVAL SOUGHT:
- ☐ SKETCH PLAT APPROVAL
  - ☐ PRELIMINARY PLAT APPROVAL
  - ☐ S. DEV. PLAN FOR SUB'D APPROVAL
  - ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
  - ☐ SECTOR PLAN APPROVAL
  - ☐ FINAL PLAT APPROVAL
  - ☐ FOUNDATION PERMIT APPROVAL
  - ☐ BUILDING PERMIT APPROVAL
  - ☒ CERTIFICATE OF OCCUPANCY APPROVAL
  - ☐ GRADING PERMIT APPROVAL
  - ☐ PAVING PERMIT APPROVAL
  - ☐ S.A.D. DRAINAGE REPORT
  - ☐ DRAINAGE REQUIREMENTS
  - ☐ SUBDIVISION CERTIFICATION
  - ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED 11/30/00  
BY [Signature]

Revised 02/98







# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 12, 2000

Harold Bennett, P.E.  
BJM Development Consultants  
4409 Karol Road SW  
Albuquerque, NM 87121

***RE: OFFICE/WAREHOUSE (C16-D6A). GRADING AND DRAINAGE PLAN FOR  
BUILDING PERMIT APPROVAL.F15-D3C). ENGINEER'S STAMP DATED  
MARCH 24, 2000.***

Dear Mr. Bennett:

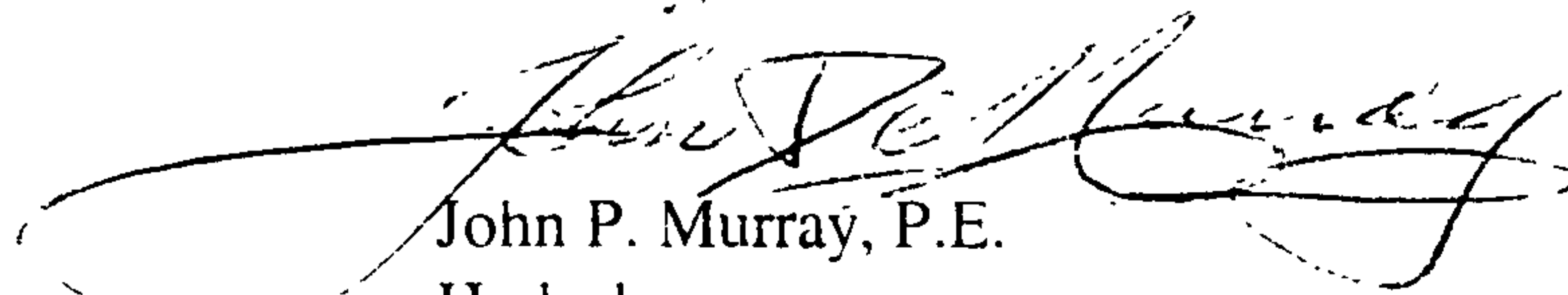
Based on the information provided on your May 9, 2000 submittal, the above referenced project is approved for Building.Permit.

Please include a copy of this approved plan in the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

  
John P. Murray, P.E.  
Hydrology

c: Whitney Reiersen  
File



# *City of Albuquerque*

March 13, 2000

Harold Bennett, P.E.  
1540 Tramway NE  
Albuquerque, NM 87112

RE: DRAINAGE PLAN FOR TC OFFICE WAREHOUSE (C-16/D006A) SUBMITTED  
FOR BUILDING PERMIT APPROVAL

Dear Mr. Bennett,

I have reviewed your submittal, referred to above, and have the following comments.

It is not clear whether the contours shown are existing or proposed, but both should be shown; the same can be said of the spot elevations. In several cases, there are spot elevations, e.g., 33.0, which is located on the wrong side of the 34 foot contour line, that lead to confusion. Please check your grading.

You will need a legend on your plan, and grades for top of curb and gutter in critical locations to show how the site drains.

Please consult the DPM for the requirements for Grading and Drainage plans.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
✓ File