

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

September 15, 2000

James C. Lewis, Registered Architect,
SLNB Architects Inc.
7921 Lorraine N.E.
Albuquerque, New Mexico 87113

Re: T.C.L. submittal for building permit approval for Truly Nolen, [D17/ D067C],
7921 Lorraine Court N.E., Paseo Del Norte Industrial Park, Parcel D,
Architect's Stamp dated 9/15/2000.

Dear Mr. Lewis,

The location referenced above, dated July 24, 2000, is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached written comments and red-lined T.C.L. markup.

Please resubmit revised T.C.L. after addressing typed and marked up comments.
Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

Written Comments: File # D-17/D067C
9/15/2000

- New and existing elements noted on the TCL must be shown, labelled, and dimensioned correctly and accurately, this includes porch columns or walkway columns at front or side of building adjacent to parking stalls and drive aisles.
- Architect's stamp is not dated, please clarify.
- Place a note on the plan stating the following:

"An as-built copy of the approved TCL (Traffic Circulation Layout) must be submitted by the designer-of-record, as required by Transportation Development, including a letter of certification that the site has been constructed in accordance with the TCL. Verification of TCL acceptability, (including random field checks) will be made before a Final Certificate of Occupancy is issued." Please call this office to obtain temporary C.O.
- Contractor selected must be made aware, by note on TCL, that any agreement with the owner(if applicable to this particular project), stating that any portions of permit construction, chosen to be completed by the owner, or his selected representative, other than that contractor, will most likely result in delay. Therefore, if this applies, Certificate of Occupancy will not be issued until all work is finished.
- The responsibility for errors on the site plan and subsequent unauthorized field changes must be specified on the TCL, in bold type, as follows:

"The responsible Party must rectify all unapproved construction resulting from errors on the approved Site Plan." and
"This Site Plan has been approved and accepted by all parties. Any field changes not accepted by Traffic Engineer, after approval for building permit, will result in:
(1) Untimely delay of certification for final Certificate of Occupancy in order to correct unapproved work, and
(2) increase in construction cost to responsible parties."
- What type and size of vehicle will use overhead doors shown on the Drainage/Grading plan, need to be shown and dimensioned on TCL.[cr].
- Minim. 3' wide concrete sidewalk, raised 6" above parking surface needed. _Pedestrian access is needed along drive aisle from parking in rear to building entrance at front of building.
- The gate to the rear will need to remain open during business hours, note on Plan. _Place gate near vehicle gate for pedestrian access to front entrance if no access is at rear.
- Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning at time of their review, altering the parking layout, will void approval of TCL and new review will be needed.
- Call out to construct new drivepad "per City of Albuquerque. Std. Detail Dwg. No. 2425.". _Drivepad to be constructed to Right-of-way line.
- Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states it's equivalency to standard asphalt surfacing.
- Show and label all property lines and right-of-way lines.
- H.C. signs?



City of Albuquerque

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May 18, 2001

Jeff Mortensen, P.E.
Jeff Mortensen & Assoc.
6010 B Midway Park Blvd NE
Albuquerque, New Mexico 87109

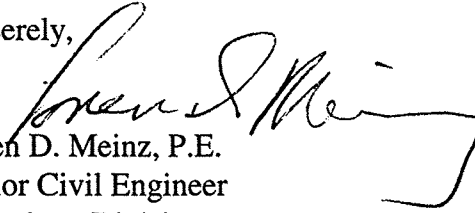
RE: TRULY NOLEN (D-17/D67C)
(Lorraine Ct & Paseo Del Norte NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEER'S STAMP DATED 5/5/2000
ENGINEER'S CERTIFICATION DATED 5/17/2001

Dear Mr. Mortensen:

Based upon the information provided in your submittal dated May 17, 2001, the above referenced site is approved for Permanent Certificate of Occupancy.

If you have any questions, please call me at 924-3980.

Sincerely,


Loren D. Mainz, P.E.
Senior Civil Engineer
Hydrology Division

c: Vickie Chavez, COA
Teresa Martin, COA
✓ file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 25, 2000

Jeff Mortensen, P.E.
Jeff Mortensen & Assoc.
6010 B Midway Park Blvd. NE
Albuquerque, NM 87109

Attn: J. Graeme Means, P.E.

***RE: TRULY NOLEN (D17-D67C). GRADING AND DRAINAGE PLAN FOR SITE
DEVELOPMENT PLAN FOR BUILDING PERMIT AND FOR BUILDING
PERMIT APPROVALS. ENGINEER'S STAMP DATED MAY 5, 2000.***

Dear Mr. Mortensen:

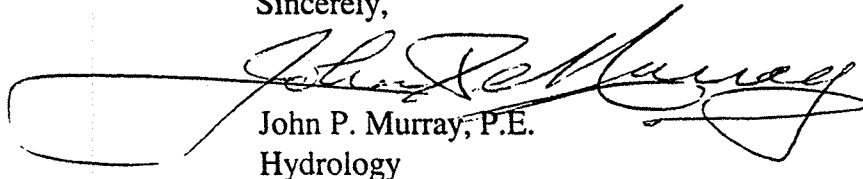
Based on the information provided on your May 11, 2000 submittal, the above referenced project is approved for both Site Development Plan for Building Permit and Building Permit.

Please attach a copy of this approved plan to 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