

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

November 16, 2006

Jack C. Milligan, P.E.
BRASHER & LORENZ
2201 San Pedro Drive NE
Building 1, Suite 1200
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Purple Sage Garden Center, [E-17 / D59] *B*
6921 W. Pan American FWY NE
Engineer's Stamp Dated 11/14/06

P.O. Box 1293

Dear Mr. Milligan:

Albuquerque

The TCL / Letter of Certification submitted on November 15, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

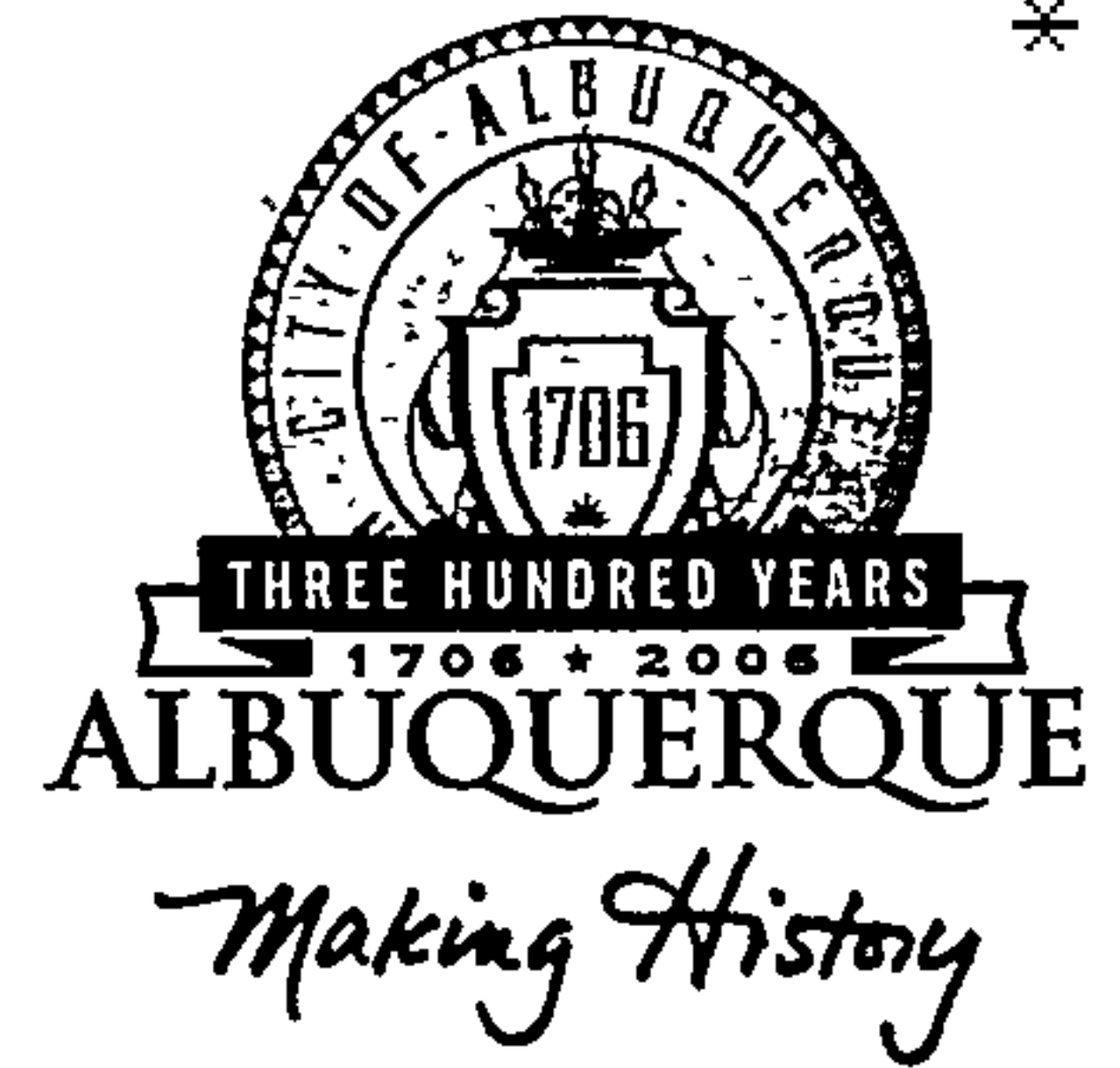
Sincerely,

www.cabq.gov


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

CITY OF ALBUQUERQUE



Planning Department
Transportation Development Services Section

April 28, 2006

Dennis Lorenz
Brasher & Lorenz
2201 San jPedro NE Building 1 Ste 1200
Albuquerque NM 87110

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Purple Sage GardenCenter [E17-/D-59]
(6921W. Pan American Fwy), Albuquerque, NM
Engineer's/Architect's Stamp Dated 3-29-2006

Dear Lorenz,

The TCL submittal dated 04-28-2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Wilfred A. Gallegos, PE
Development and Building Services

cc: Hydrology file
File

Traffic Control Notes

1. The Contractor/TCP firm **MUST** adhere to the dates and times listed on the TCP permit. Failure to do so will result in the permit being revoked.
2. The NMDOT reserves the right to make any changes and/or modifications to the approved Traffic Control Permit.
3. The Contractor/TCP firm shall adhere to all the requirements listed in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
4. The Contractor/TCP firm shall adhere to the NMDOT Drop-Off Policy.
5. The Contractor/TCP firm will be required to cover up all conflicting signs within or in advanced of the work zone.
6. In covering up any conflicting signs, the contractor is to use an approved method of covering existing signing so as not to damage/distort sign sheeting or markings. The Contractor/TCP firm shall not place a patch on the sign and tape the patch directly to the face of the sign. Failure to adhere to this requirement will result in the Contractor/TCP firm being required to replace the sign.
7. The Contractor/TCP firm shall not place a lane drop taper along a horizontal curve. The lane drop taper shall be placed in advance of the horizontal curve so that it is visible to all oncoming traffic.
8. On crest vertical curves, the Contractor/TCP firm shall place lane drops in advance or at the beginning of the curve to enhance visibility of the lane drop to oncoming traffic.
9. The Contractor/TCP firm **SHALL** contact Mr. Phil Gallegos, D3 Public Information Officer (PIO), at least 48 hours before any work listed in the TCP is performed, to confirm the actual start dates of the construction. Mr. Gallegos can then publish the upcoming work in the District Three Traffic Report. Mr. Gallegos can be reached at 841-2700.
10. If any of the signs and/or traffic control devices, on the attached TCP, are being used overnight the following minimum reflectivity standards shall be required:

MINIMUM MAINTAINED RETROREFLECTIVITY LEVELS

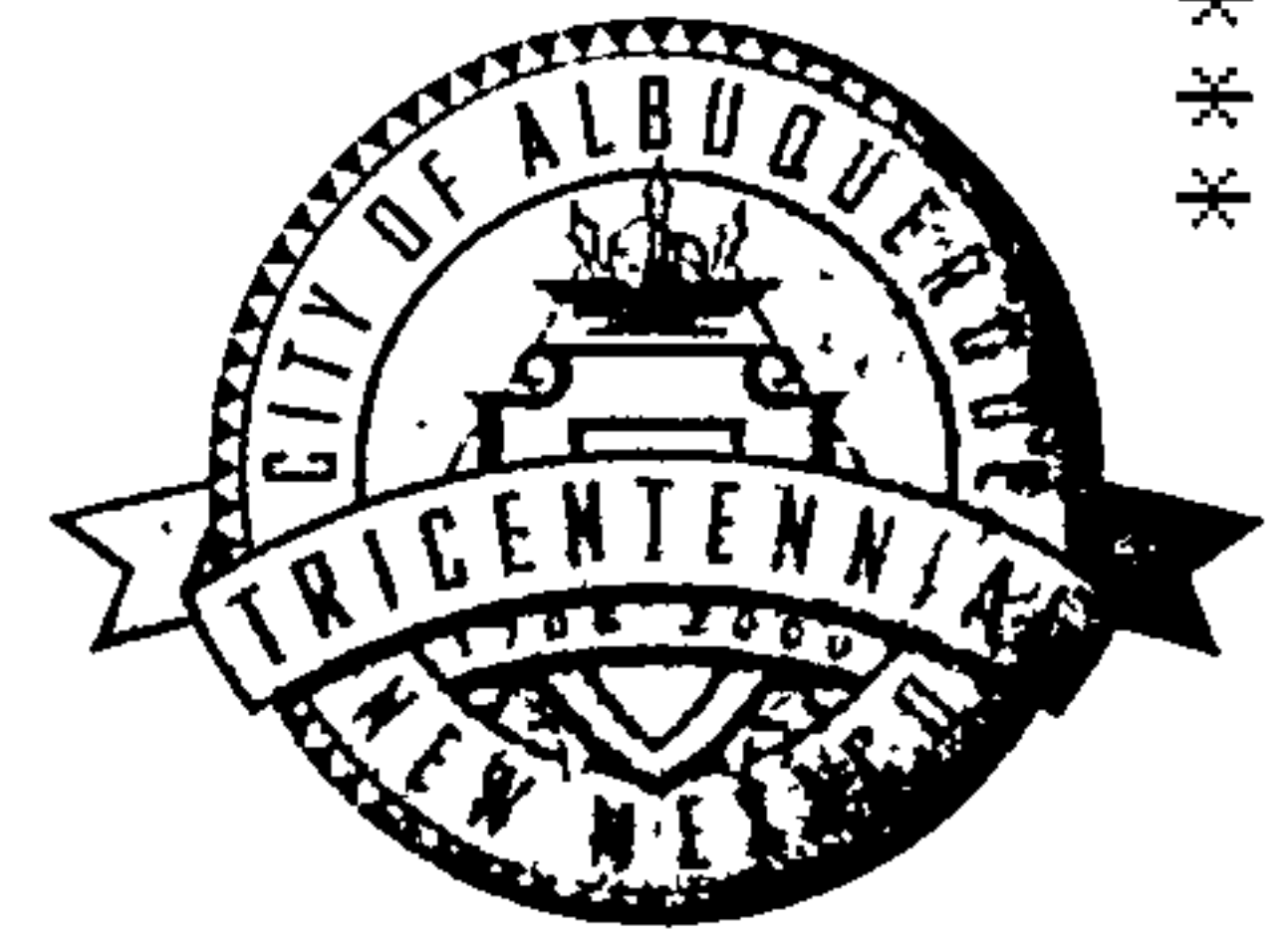
SIGN COLOR	CRITERIA	SHEETING TYPE (ASTN D4956-01a)					
		I	II	III	IV	VII	IX
WHITE ON RED	SEE NOTE 1	35/7					
BLACK ON ORANGE OR YELLOW	SEE NOTE 2	*	60				
	SEE NOTE 3	*	75				
BLACK ON WHITE		90					
WHITE ON GREEN	OVERHEAD	%/7	%/15	%/25	250/25		
	SHOULDER	%/7	120/15				

NOTES:

LEVELS IN CELLS REPRESENT LEGEND RETROREFLECTIVITY / BACKGROUND RETROREFLECTIVITY (FOR POSITIVE CONTRAST SIGNS). UNITS ARE cd/lx/m² MEASURED AT AN OBSERVATION ANGLE OF 0.2°
 1 MINIMUM CONTRAST RATIO 3:1 (WHITE RETROREFLECTIVITY ÷ RED RETROREFLECTIVITY).
 2 FOR TEXT SIGNS MEASURING 48 INCHES OR MORE AND ALL BOLD SYMBOL SIGNS.
 3 FOR TEXT SIGN MEASURING LESS THAN 48 INCHES AND ALL FINE SYMBOL SIGNS.
 *SHEETING TYPE 3 SHOULD NOT BE USED.

11. All traffic devices shall be kept clean throughout the duration of the project.
12. The contractor shall place W8-1-XX signs ("Bump" - B\O), W8-7-XX signs ("Loose Gravel" - B\O), AND/OR W8-9a-XX signs ("Lane Drop-Off" - B\O) in advance of bridge approaches or other locations during cold milling operations as needed or as directed by the project manager.
13. Placement of the sequential arrow shall be at or near the beginning of the lane closure taper. In areas of insufficient pavement width, the sequential arrow may be placed within the taper, but not to exceed ½ the taper length. In all cases, the sequential arrow shall be placed behind the channelization devices.

CITY OF ALBUQUERQUE



November 15, 2006

Mr. Jack C. Milligan, PE
BRASHER & LORENZ
2201 San Pedro Drive NE
Building 1, Suite 1200
Albuquerque, NM 87110

Re: PURPLE SAGE GARDEN CENTER
6921 West Pan American Freeway NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/29/2006 (E-17/D59)B
Certification dated 11/14/2006

P.O. Box 1293 Dear Mr. Milligan,

Albuquerque Based upon the information provided in your submittal received 11/15/2006, the above
referenced certification is approved for release of Permanent Certificate of Occupancy by
Hydrology.

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

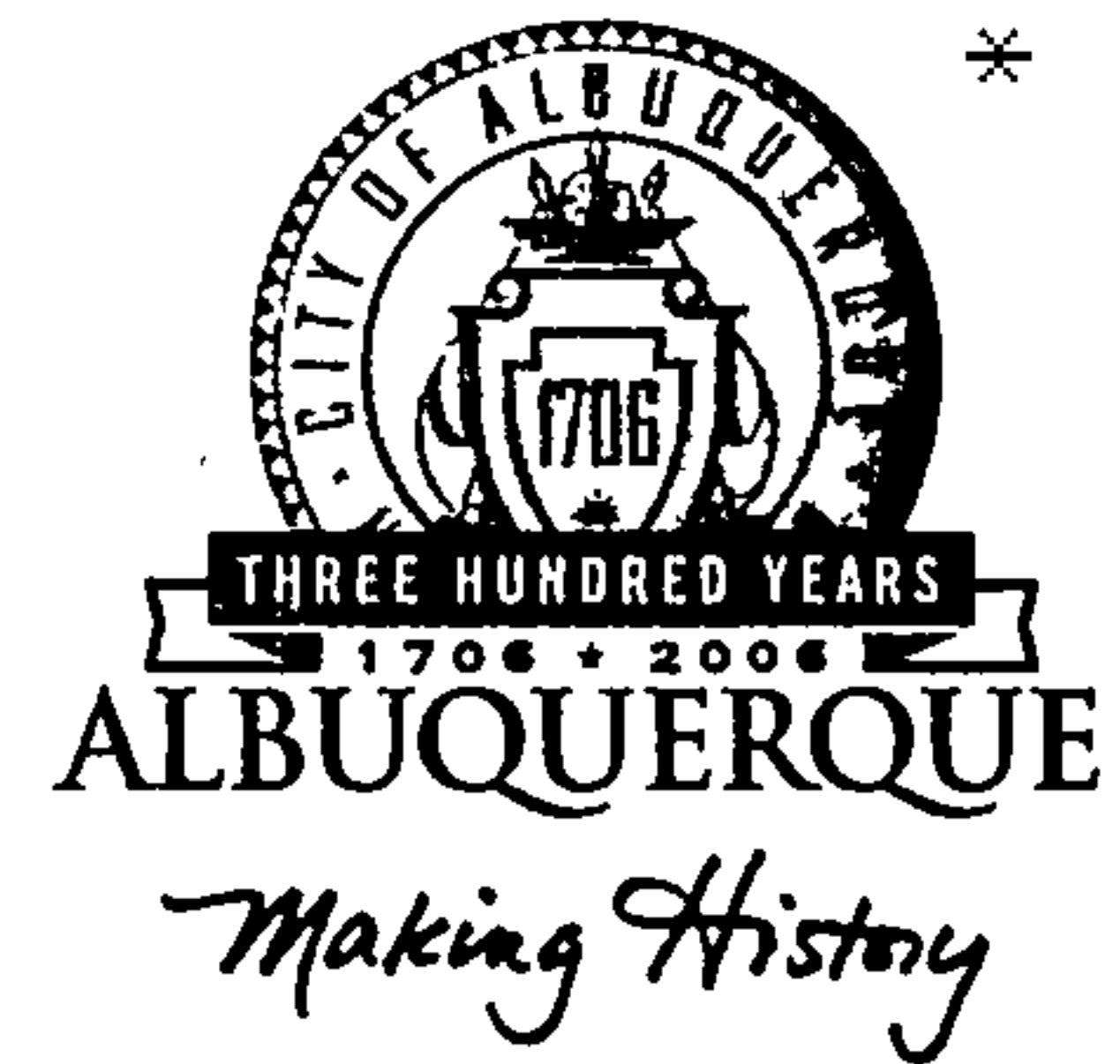


Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

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C: C.O. Clerk
File

CITY OF ALBUQUERQUE



April 27, 2006

Dennis Lorenz, PE
Brasher & Lorenz, Inc.
2201 San Pedro NE
Albuquerque, NM 87110

Re: Purple Sage Garden Center Grading and Drainage Plan
Engineer's Stamp dated 3-29-06 (E17/D59)

Dear Mr. Lorenz,

Based upon the information provided in your submittal dated 3-31-06, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

The AHYMO table should be updated to reflect the change in land treatment of basin OS-A due to addition of the decel lane. The increase in flow due to the change in land treatment is minimal and below the capacity of the concrete channel that will drain the site.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne
Engineering Associate, Planning Dept.
Development and Building Services

C: file

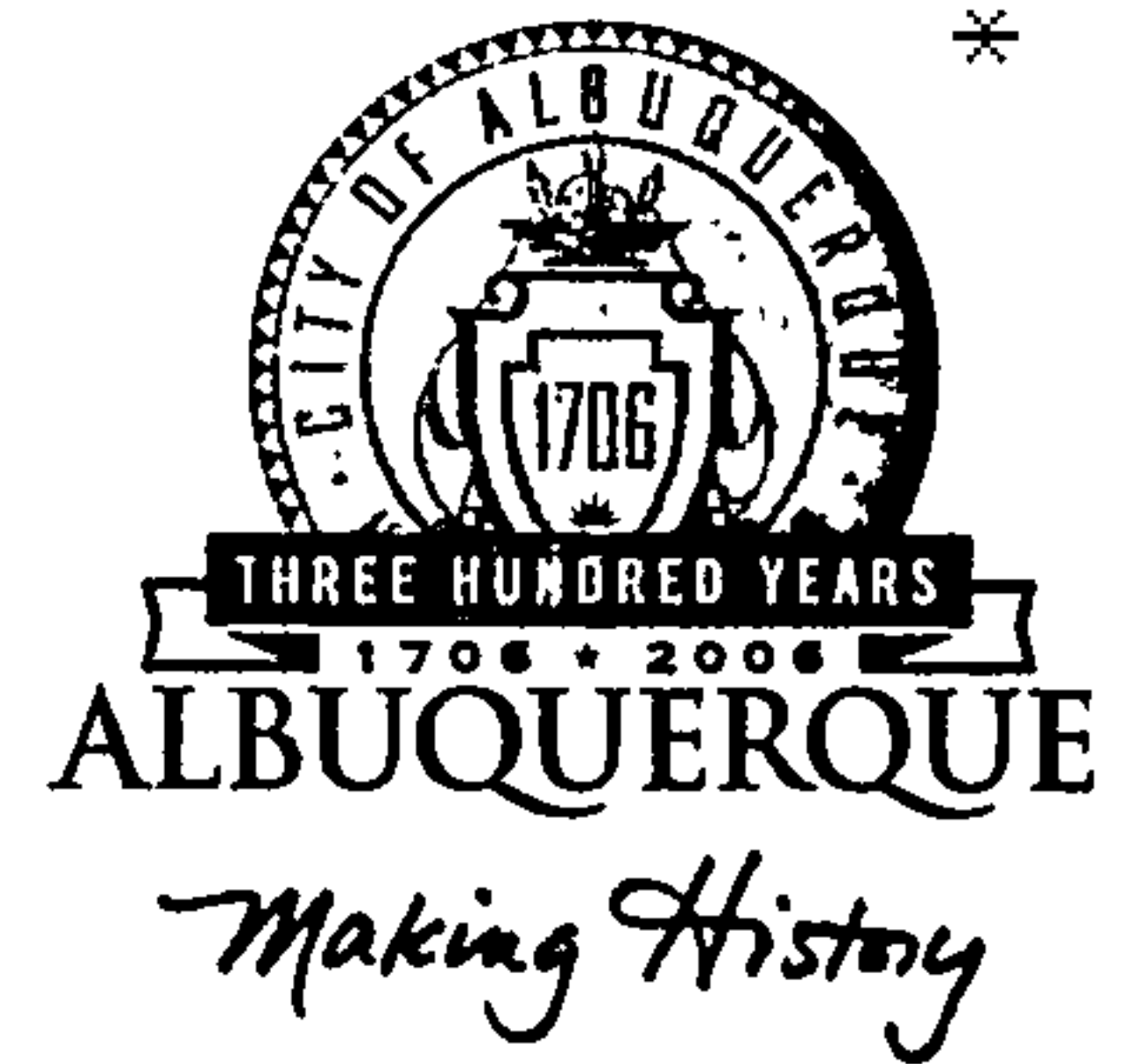
P.O. Box 1293

Albuquerque

New Mexico 87103

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CITY OF ALBUQUERQUE



March 27, 2006

Dennis Lorenz, PE
Brasher & Lorenz, Inc.
2201 San Pedro NE, Bldg. 1
Albuquerque, NM 87110

Re: Purple Sage Garden Center Grading and Drainage Plan
Engineer's Stamp dated 3-1-06 (E17/D59)

Dear Mr. Lorenz,

P.O. Box 1293

Based upon the information provided in your submittal dated 3-1-06, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions about this permit, please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

New Mexico 87103

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

www.cabq.gov

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Chuck Caruso, DMD
file