



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 27, 2000

Scott Wrasman, Registered. Arch.,  
Dorman & Breen Architects Inc.  
13604 Rebonita Ct. N.E.  
Albuquerque, New Mexico 87112

Re: T.C.L. submittal for building permit approval for Allstate Claims Center,  
9400 Menaul Blvd. N.E., Snow Heights Addn., Block 31, Lot 24,  
[H20/D035], No Architect's Stamp.

Dear Mr. Wrasman,

The location referenced above, dated June 29, 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 #H-20/D035  
7/26/2000

- T.C.L.(Site Plan) must be stamped and signed and stamp must be dated.
- I am assuming street address of site is at top left corner of sheet. Please verify by placing in the title block area for this and all forthcoming projects.
- New and existing elements noted on the TCL must be shown, labelled, and dimensioned correctly and accurately, this includes all items stated in the DPM, Section 23.6C.1b, street curb & gutter, walls, retaining walls, & fences, all landscaping(or include landscape plan), all curbing, any neighboring drivepads, if close to property lines shared with the adjacent lots, etc.\_\_Need to see clear differentiation between new construction and existing on TCL.
- 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, 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. [This may apply only on churches, individual owners, etc., not McDonald's, national franchises and chains, etc.]
- 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."
- Existing street sidewalk and C&G affecting safe vehicular or pedestrian travel will be removed and replaced. Note on TCL if conditions are not field verified.
- All notes mentioned above should apply to all forthcoming projects.
- Property description on TCL does not match current City Zone Map. Copy of current plat, stamped and signed by County Clerk's Office, will be needed prior to approval for building permit. The legal description in the letter submitted with these comments is from the City Zone Atlas.
- Show, label, and dimension existing and/or new street sidewalks. City sidewalk ordinance requires minim. 4' street sidewalks along the frontage of all commercial sites being developed.
- 6" high concrete curb, per city standard, must be constructed per DPM, Section 23.7 B6. \_Label curb, and type (or show detail labelled "typical"), at each individual location or call out double-line style linework used to designate curbing as "typical".
- 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.
- Label - Construct new drivepad "per City of Albuquerque. Std. Detail Dwg. No. 2426." - at drivepad.
- 15' radius curve needed on all end islands along the traffic circulation path. \_Minimum width of end islands-10'.
- 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.
- Label right-of-way lines.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.



Written Comments: File #H-20/D035

7/26/2000

- Linework on Drainage Plan and Landscape Plan must match T.C.L. exactly. \_Confirm the acceptability of the changes in T.C.L. that are required by this office with Hydrology. \_If minor changes are acceptable to Hydrology, call out on T.C.L.: INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION WILL BE DONE FROM THIS SHEET.
- Show and label new or existing H.C.ramp at street corner, must be A.D.A.For future reference, show half width of all streets 40' wide and over on T.C.L, unless shown and dimensioned on Grading and Drainage Plan. This is to include: (1) median and opening, if it exists (including any left turn lanes into this site). Without medians show traffic lanes up to and including middle turn lane. (2)all existing/new standard curb and gutter.



# *City of Albuquerque*

July 12, 2000

John MacKenzie, P.E.  
Amy Driscoll, E.I.  
Mark Goodwin & Associates, P.A.  
P. O. Box 90606  
Albuquerque, NM 87199

RE: GRADING & DRAINAGE PLAN FOR ALL STATE - SNOW HEIGHTS (H-20  
/D035) ENGINEERS STAMP DATED JUNE 29, 2000 SUBMITTED FOR  
BUILDING PERMIT APPROVAL

Dear Mr. MacKenzie,

Based upon the information provided in your June 29, 2000, submittal, the project referred to above is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

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~~



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: All-State — Snow Heights ZONE ATLAS#: H-20 / DO35 \*  
DRB#: EPC# WORKORDER#:   
LEGAL DESCRIPTION: Parcel D-1 within Lot 23, Block 31, Snow Heights  
CITY ADDRESS: SE corner of Snow Heights and Parsifal

ENGINEERING FIRM:	Mark Goodwin & Associates, PA	CONTACT:	Amy Driscoll
ADDRESS:	P.O. Box 90606, Albuquerque, NM 87199	PHONE:	828-2200
OWNER:	Menaul Development Two, LLC	CONTACT:	John Bradford
ADDRESS:	PO Box 14784, ABQ 87191	PHONE:	293-9020
ARCHITECT:	Dorman and Breen	CONTACT:	Scott Wrasman
ADDRESS:	13604 Rebonita Ct., NE ABQ 87112	PHONE:	299-5940
SURVEYOR:	ALS, Inc.	CONTACT:	Tim Aldrich
ADDRESS:	PO Box 30901, ABQ 87190	PHONE:	884-1990
CONTRACTOR:	N/A	CONTACT:	
ADDRESS:		PHONE:	

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER  
☐ EASEMENT VACATION

## 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  
☐ CERTIFICATION OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER  
☐ RELEASE OF FINANCIAL GUARANTY  
☒ TRAFFIC CIRCULATION LAYOUT

DATE SUBMITTED: 7/29/00

BY: Amy Driscoll

Amy Driscoll

