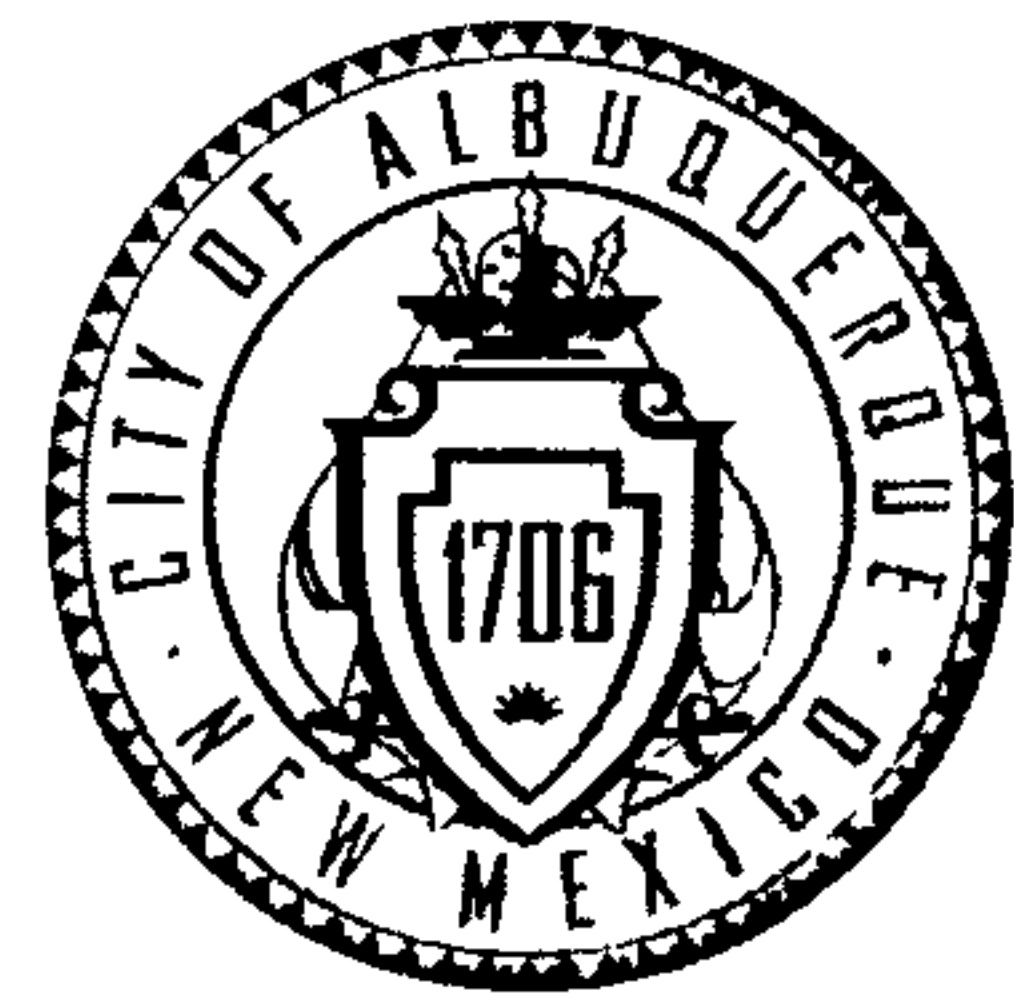


# CITY OF ALBUQUERQUE



July 29, 2016

RESPEC  
Hugh Floyd  
6808 Academy Parkway East NE  
Albuquerque, NM 87102

**Re:** Sandia Foundation  
**807 Arno St NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp XX-XX-XX (J14D181)

Dear Mr. Floyd,

Based upon the information provided in your submittal received XX-XX-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

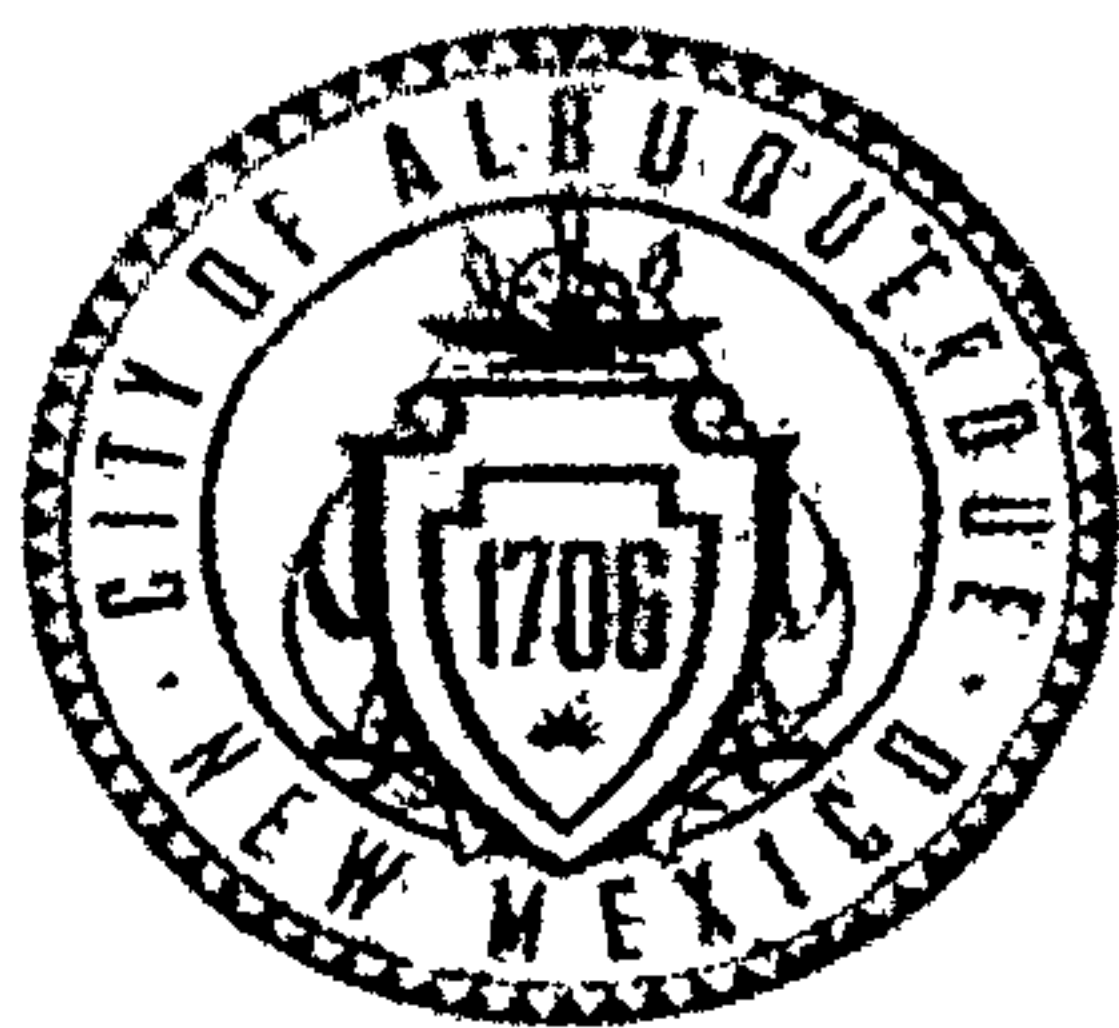
1. Show all drive aisle widths and radii of end islands
2. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
3. Please specify the City Standard Drawing Number when applicable.
4. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
5. A gutter at the East drive way is not necessary unless required by Hydrology.
6. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

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

mao via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Sandia Foundation Lomas & Broadyway Building Permit #: \_\_\_\_\_ City Drainage #: J14D181  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 2-A Lands of Sandia Foundation  
City Address: 807 Arno St NE Albuquerque, NM 87102

Engineering Firm: RESPEC Contact: Hugh Floyd  
Address: 6808 Academy Parkway East NE, Building C2, Albuquerque NM 87109  
Phone#: 505-253-9810 Fax#: 505-998-9038 E-mail: Hugh.Floyd@respec.com

Owner: Sandia Foundation Contact: \_\_\_\_\_  
Address: 6211 San Mateo Blvd NE, Suite 100 Albuquerque, NM 87109  
Phone#: 505-242-2684 Fax#: \_\_\_\_\_ E-mail: bob@sandiafoundation.org

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

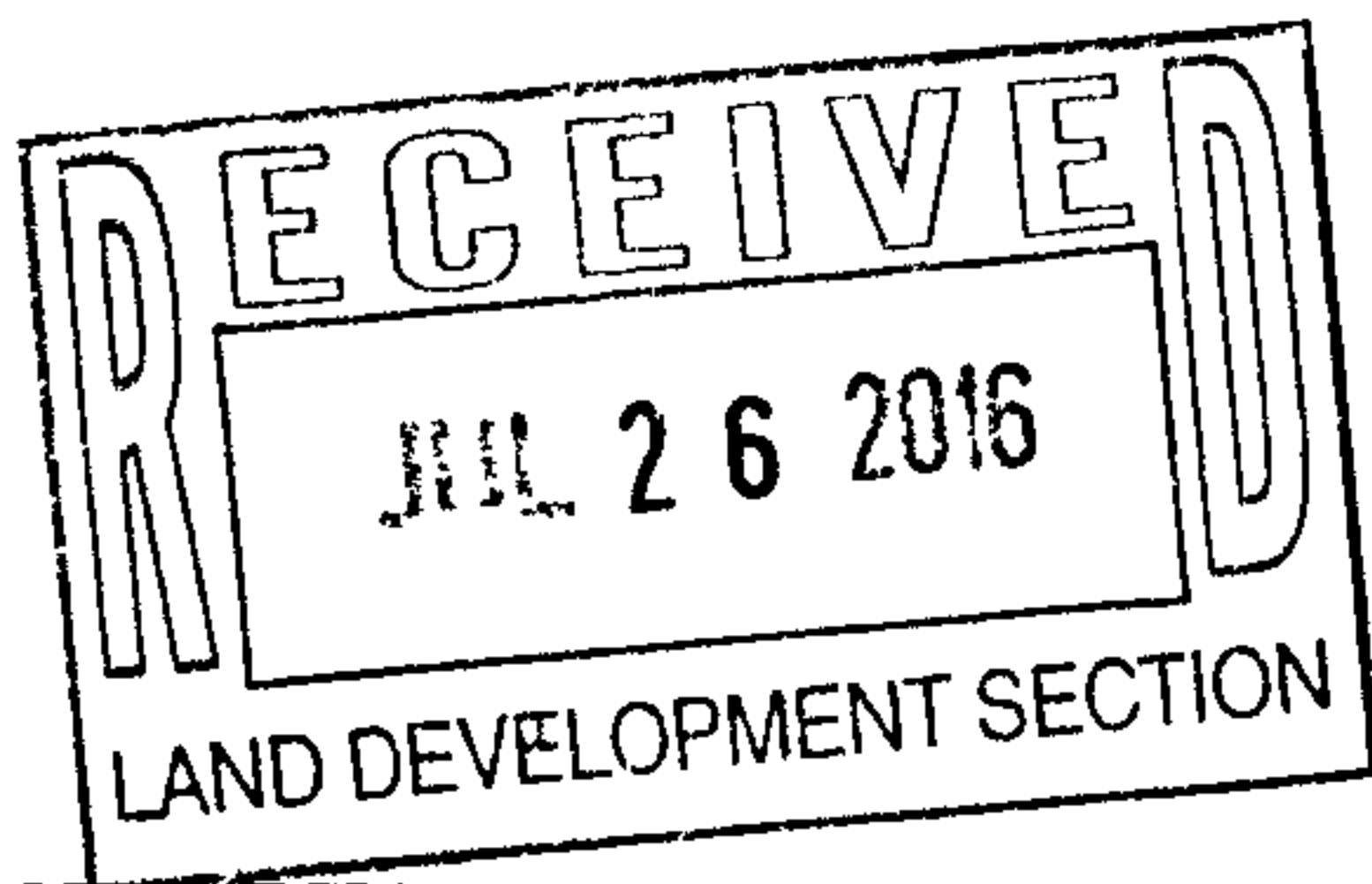
Check all that Apply:

### DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_



\$100.00

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☒ OTHER (SPECIFY) INITIAL REVIEW OF CONCEPTUAL TCL

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 7/21/2016 By: RESPEC (Hugh Floyd, PE)

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



6808 Academy Parkway East NE, Building C 2 | Albuquerque, NM 87109

505.253.9810

505.998.9038 (fax)



respec.com

July 26, 2016

City of Albuquerque  
Development Review Board  
Plaza del Sol  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Lomas / Broadway Parking Improvements**

RESPEC is requesting an initial review of the conceptual Traffic Circulation Layout at the northeast corner of Lomas Blvd. and Broadway Blvd. The development is approximately 0.13 acres and is within zone atlas J-14-Z zoned SU-2. The proposed development will add 10 parking spaces approximately 8.5' by 20' and an alternative egress to the east on Arno St. NE. In addition, a 5' sidewalk will be implemented for pedestrian access and the site will have standard curb and gutter drainage.

The improvement is proposed to relieve traffic congestion from the two fast food establishments (Carl's Jr. and Starbucks). Currently, there are 2 ingress points and 1 egress point. This can be observed in Exhibit 1 on the following page. The development will establish a one-way access road on the east side of the site with an egress to Arno Street NE as a right turn only.

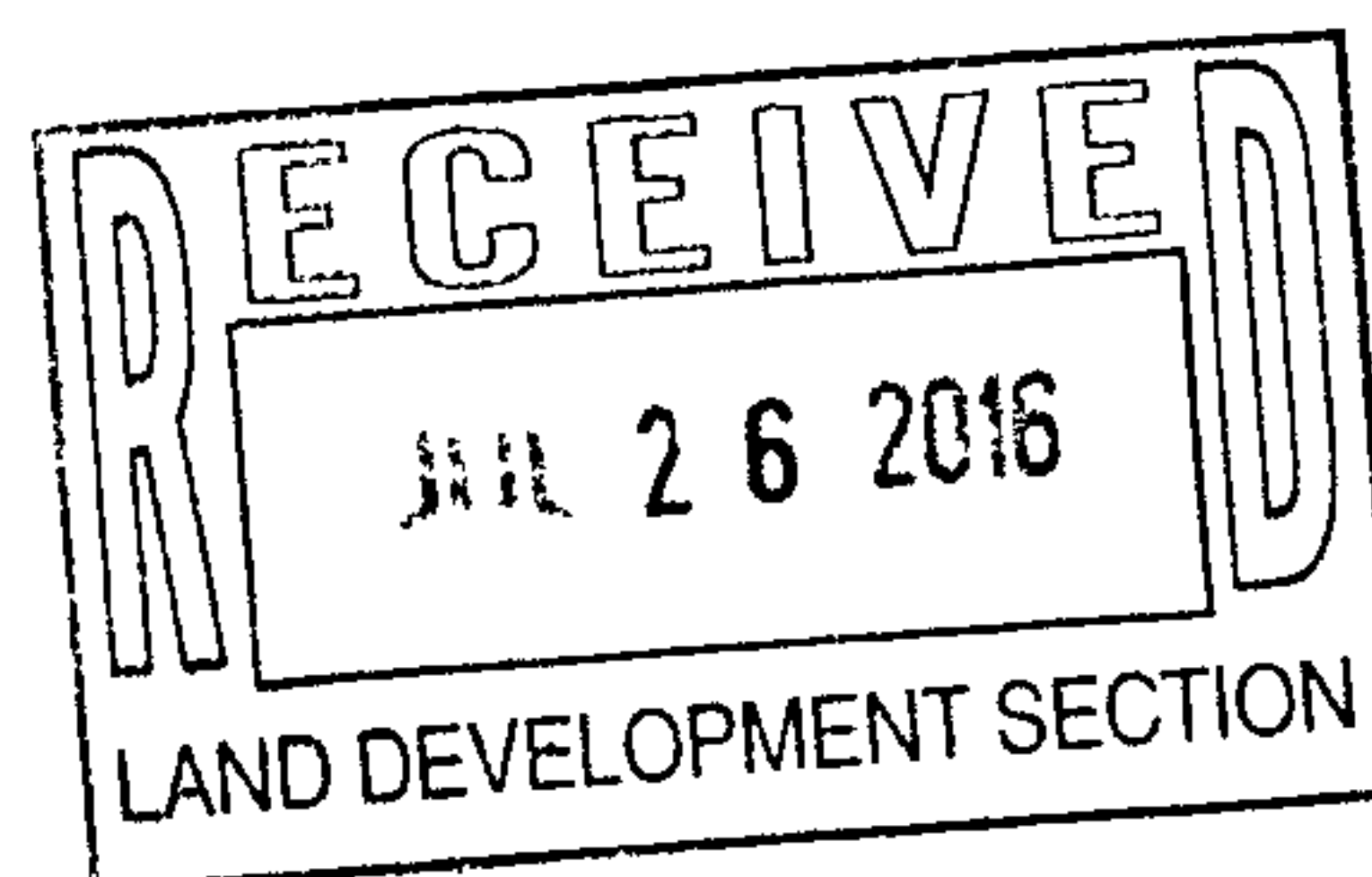
**INCLUDED WITH THIS SUBMITTAL**

- Exhibit 1: Layout of Proposed Access
- TCL Plan (full size)
- Drainage and Transportation Information Sheet

If you should have any questions or comments concerning this plan, please contact us at your convenience.

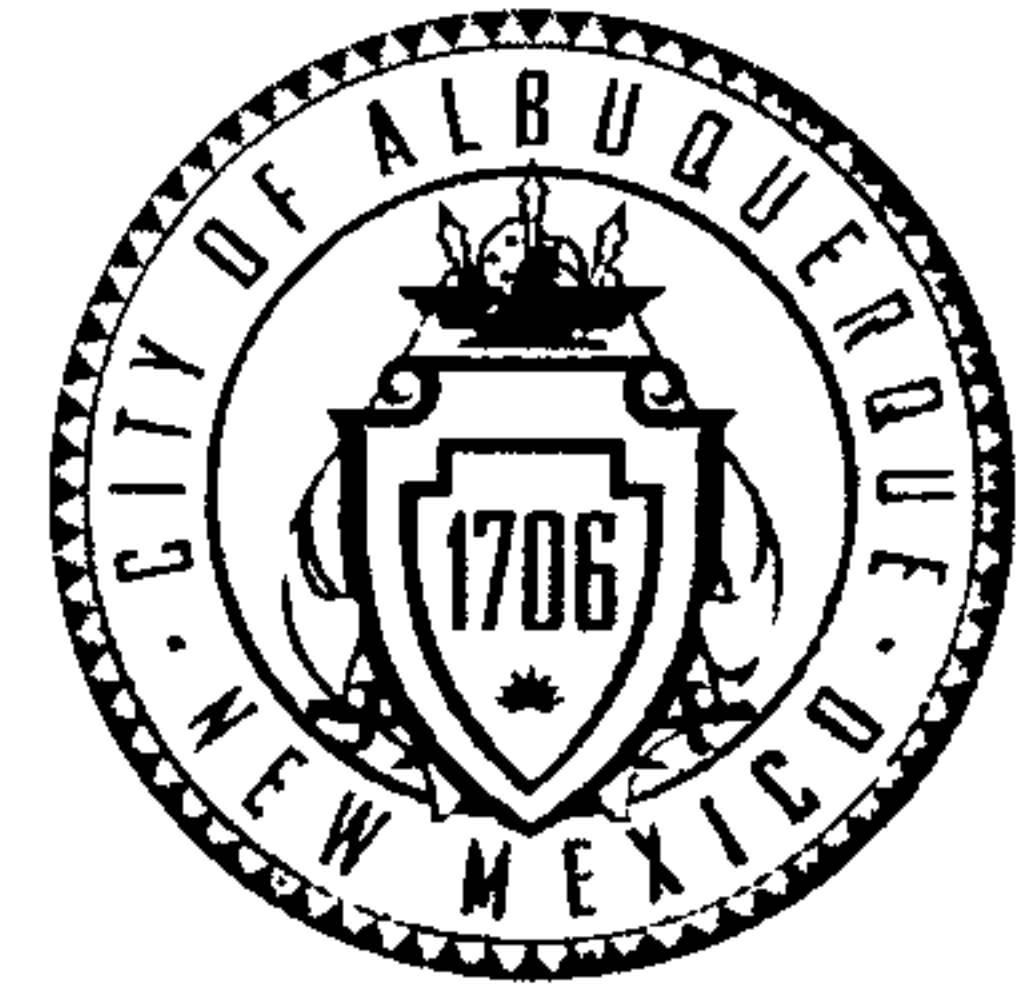
Sincerely,

Hugh Floyd, PE  
New Mexico Area Manager, W&NR  
6808 Academy Parkway East NE, Building C 2  
Albuquerque, NM 87109  
505.253.9810 office | 505.366.4187 cell  
Hugh.Floyd@respec.com



Enclosure

# CITY OF ALBUQUERQUE



August 10, 2016

RESPEC  
Hugh Floyd  
6808 Academy Parkway East NE  
Albuquerque, NM 87102

**Re:** Sandia Foundation  
**807 Arno St NE**  
**Traffic Circulation Layout**  
Engineer's 08-08-16 (J14D181)

Dear Mr. Floyd,

The TCL submittal received 08-08-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, 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 front counter personnel for log in and evaluation by Transportation.

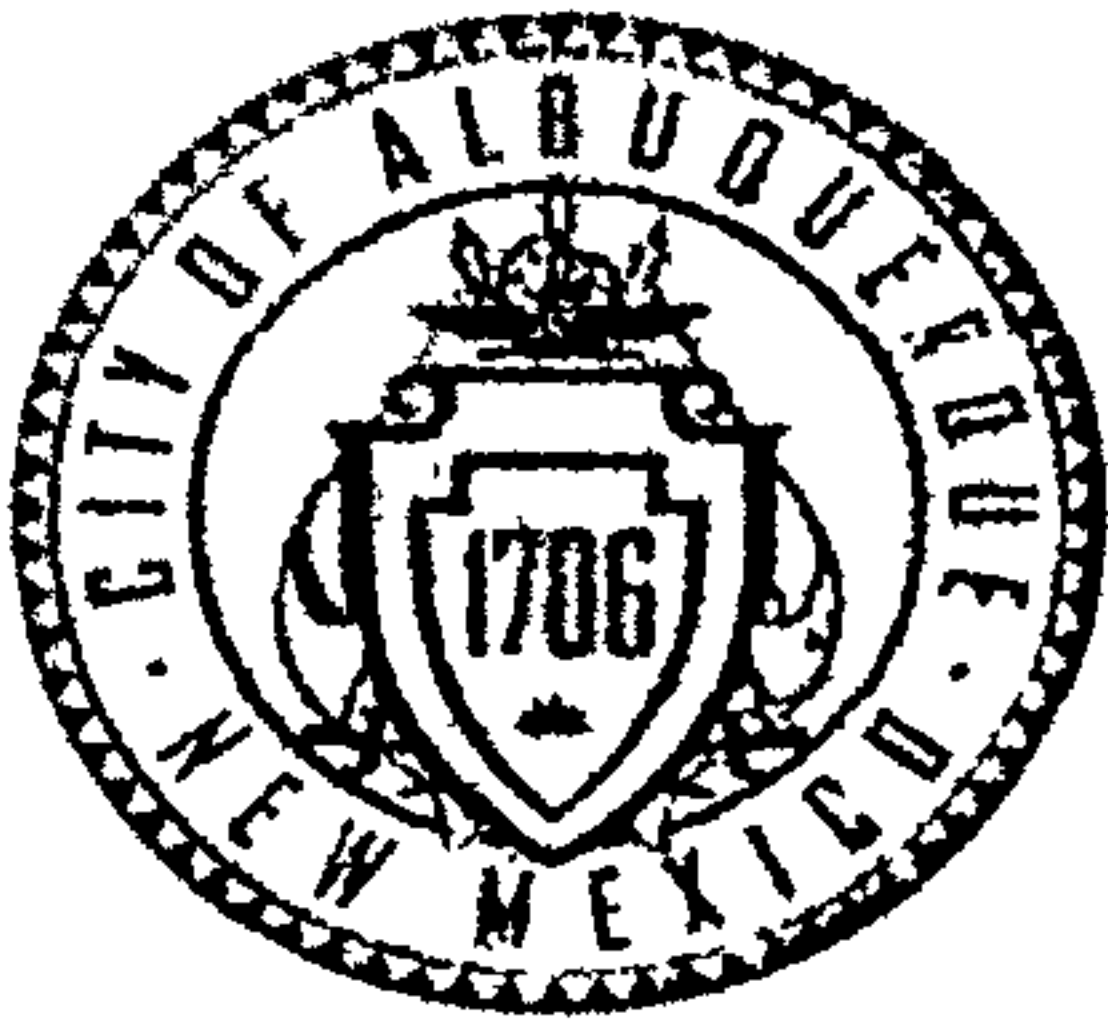
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

mao via: email  
C: CO Clerk, File





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Sandia Foundation Lomas & Broadway Building Permit #: \_\_\_\_\_ City Drainage #: J14D181

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 2-A Lands of Sandia Foundation

City Address: A portion of: 800 Broadway Blvd. NE Apt A/B, Albuquerque NM 87102

Engineering Firm: RESPEC

Contact: Hugh Floyd

Address: 6808 Academy Parkway East NE, Building C2, Albuquerque NM 87109

Phone#: 505-253-9810

Fax#: 505-998-9038

E-mail: Hugh.Floyd@respec.com

Owner: Sandia Foundation

Contact: \_\_\_\_\_

Address: 6211 San Mateo Blvd NE, Suite 100 Albuquerque, NM 87109

Phone#: 505-242-2684

Fax#: \_\_\_\_\_

E-mail: bob@sandiafoundation.org

Architect: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

E-mail: \_\_\_\_\_

Other Contact: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

☒ ~~HYDROLOGY/DRAINAGE~~

☒ ~~TRAFFIC/ TRANSPORTATION~~

☐ ~~MS4/ EROSION & SEDIMENT CONTROL~~

### TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 8/08/2016

By: RESPEC (Hugh Floyd, PE)

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☒ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☒ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) \_\_\_\_\_

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED. \_\_\_\_\_



6808 Academy Parkway East NE, Building C 2 | Albuquerque, NM 87109

505.253.9810

505.998.9038 (fax)



respec.com

August 8, 2016

City of Albuquerque  
Development Review Board  
Plaza del Sol  
600 Second Street NW  
Albuquerque, NM 87102

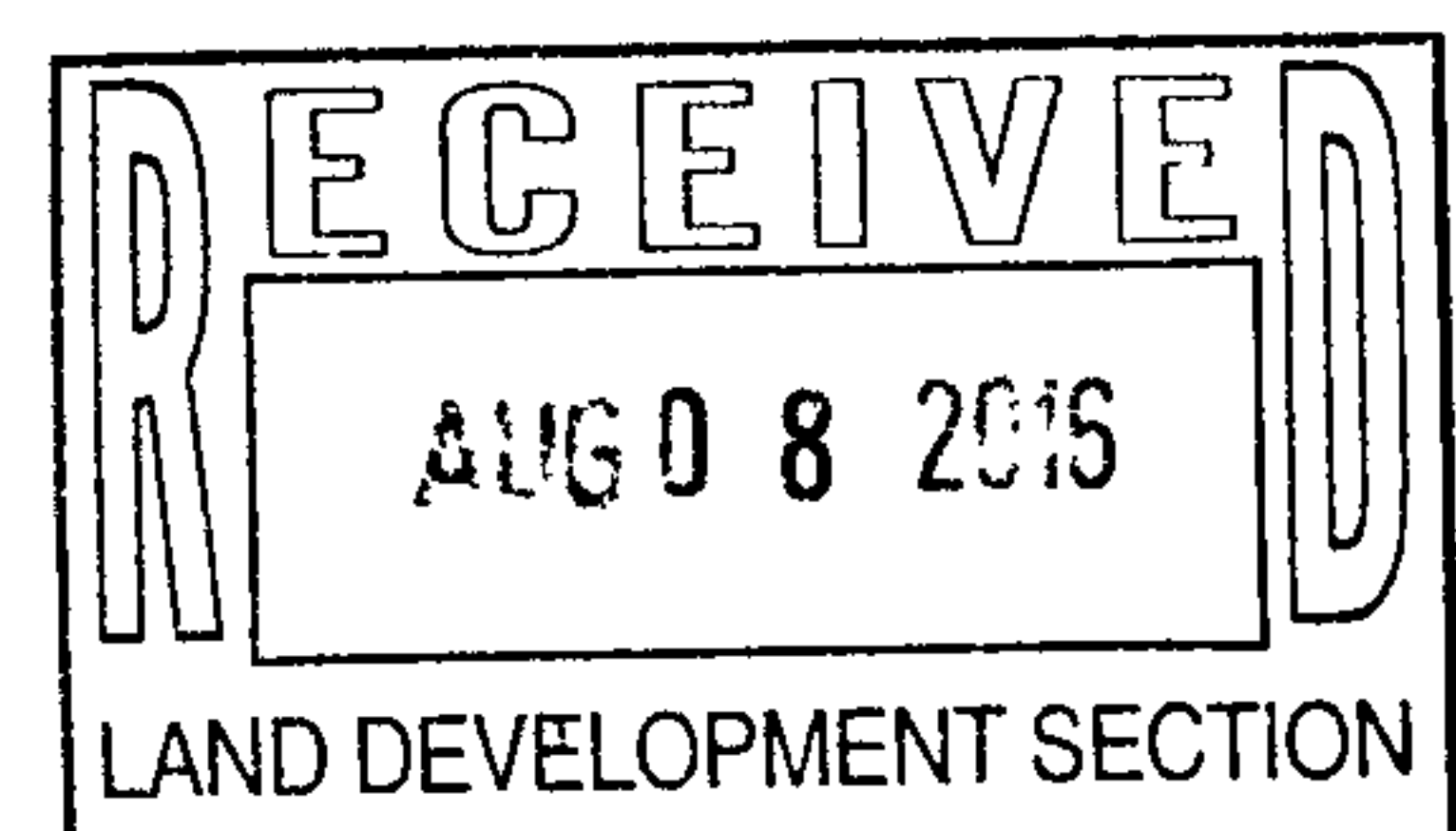
**RE: Lomas / Broadway Parking Improvements Submittal 2**

RESPEC is requesting a second review of the Traffic Circulation Layout at the northeast corner of Lomas Blvd. and Broadway Blvd. Previously, the address for submittal used was 807 Arno St. NE, Albuquerque NM 87102. This address is incorrect, and the correct address should be the following: 800 Broadway Blvd. NE Apt A/B, Albuquerque, NM 87102. The legal description for this plat is Tract 2-A, Lands of Sandia Foundation.

The development area is a portion of Tract 2-A, approximately 0.13 acres and is within zone atlas J-14-Z zoned SU-2. The proposed development will add 10 parking spaces approximately 8.5' by 20' and an alternative egress to the east on Arno St. NE. In addition, a 5' sidewalk will be implemented for pedestrian access and the site will have a water detention pond.

From the initial review by the transportation department, the following comments were addressed:

- ✓ 1. Show all drive aisle widths and radii of end islands.
  - 12' drive aisle width is in plan at the entrance of parking lot and mid parking lot.
- ✓ 2. One way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
  - "Do Not Enter" sign location is at the egress of lot and a detail has been added to the plan.
- ✓ 3. Please specify the City Standard Drawing Number when applicable.
  - Drawing numbers have been added to plans where necessary.
- ✓ 4. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
  - Callout details near the driveway at the west side of the lot have been cleaned up. The callouts now show where the proposed sidewalk ties to existing and to remove the driveway and replace with sidewalk, curb, and gutter per standard drawings.
- ✓ 5. A gutter at the East drive way is not necessary unless required by Hydrology.
  - Proposed gutter removed, to be addressed after Hydrology review.
6. Please include two copies of the traffic circulation layout at the next submittal.



INCLUDED WITH THIS SUBMITTAL

- Drainage and Transportation Information Sheet
- TCL Plan (2 full size copies)

If you should have any questions or comments concerning this plan, please contact us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Hugh Floyd", with a stylized flourish at the end.

Hugh Floyd, PE  
New Mexico Area Manager, W&NR  
6808 Academy Parkway East NE, Building C 2  
Albuquerque, NM 87109  
505.253.9810 office | 505.366.4187 cell  
Hugh.Floyd@respec.com

Enclosure

# CITY OF ALBUQUERQUE

*Planning Department*

Suzanne Lubar, Director



*Mayor Richard J. Berry*

August 15, 2016

Hugh Floyd, P.E.

RESPEC

6808 Academy Parkway East NE Bldg. C2

Albuquerque, New Mexico 87109

**RE: Sandia Foundation Lomas & Broadway  
807 Arno St NE  
Grading and Drainage Plan  
Engineers Stamp Date 8/8/16 (J14D181)**

Dear Mr. Floyd,

PO Box 1293

Based upon the information provided in your submittal received 7/26/16, this plan is approved for Grading Permit and Paving Permit.

Albuquerque

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

New Mexico 87103

When completed please provide a copy of the as-build for our records.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Abiel Carrillo, P.E.

Principal Engineer, Hydrology

Planning Department

RR/AC

C: File





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Sandia Foundation Lomas & Broadyway Building Permit #: \_\_\_\_\_ City Drainage #: J14D181

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 2-A Lands of Sandia Foundation

City Address: 807 Armo St NE Albuquerque, NM 87102

Engineering Firm: RESPEC Contact: Hugh Floyd

Address: 6808 Academy Parkway East NE, Building C2, Albuquerque NM 87109

Phone#: 505-253-9810 Fax#: 505-998-9038 E-mail: Hugh Floyd@respec.com

Owner: Sandia Foundation Contact: \_\_\_\_\_

Address: 6211 San Mateo Blvd NE, Suite 100 Albuquerque, NM 87109

Phone#: 505-242-2684 Fax#: \_\_\_\_\_ E-mail: bob@sandiafoundation.org

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

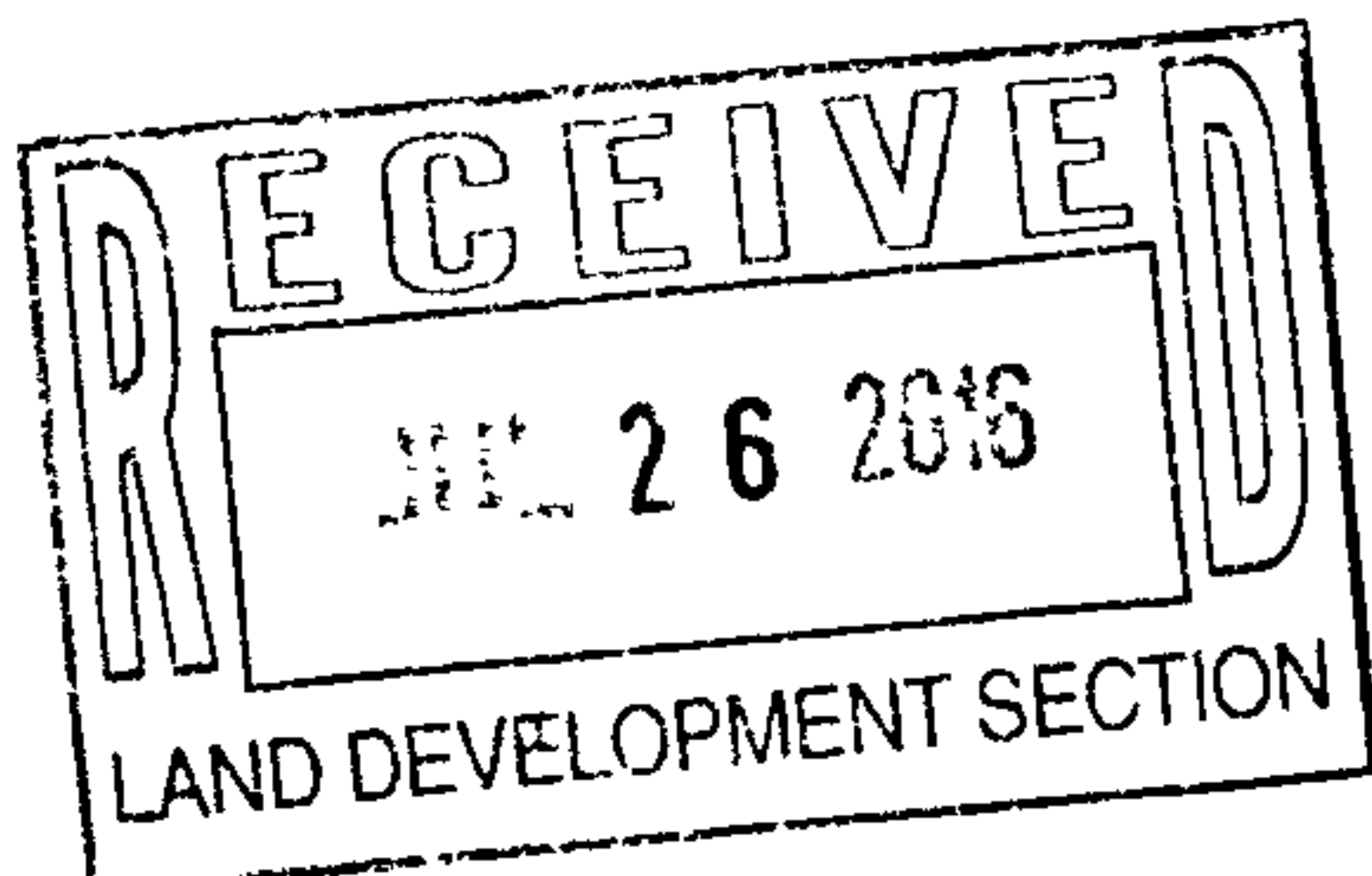
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) \_\_\_\_\_



\$100.00

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☒ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☒ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☒ OTHER (SPECIFY) INITIAL REVIEW OF CONCEPTUAL TCL

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 7/21/2016 By: RESPEC (Hugh Floyd, PE)

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED.



6808 Academy Parkway East NE, Building C 2| Albuquerque, NM 87109

505.253.9810

505.998.9038 (fax)



July 26, 2016

City of Albuquerque  
Development Review Board  
Plaza del Sol  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Lomas / Broadway Parking Improvements**

RESPEC is requesting an initial review of the conceptual Traffic Circulation Layout at the northeast corner of Lomas Blvd. and Broadway Blvd. The development is approximately 0.13 acres and is within zone atlas J-14-Z zoned SU-2. The proposed development will add 10 parking spaces approximately 8.5' by 20' and an alternative egress to the east on Arno St. NE. In addition, a 5' sidewalk will be implemented for pedestrian access and the site will have standard curb and gutter drainage.

The improvement is proposed to relieve traffic congestion from the two fast food establishments (Carl's Jr. and Starbucks). Currently, there are 2 ingress points and 1 egress point. This can be observed in Exhibit 1 on the following page. The development will establish a one-way access road on the east side of the site with an egress to Arno Street NE as a right turn only.

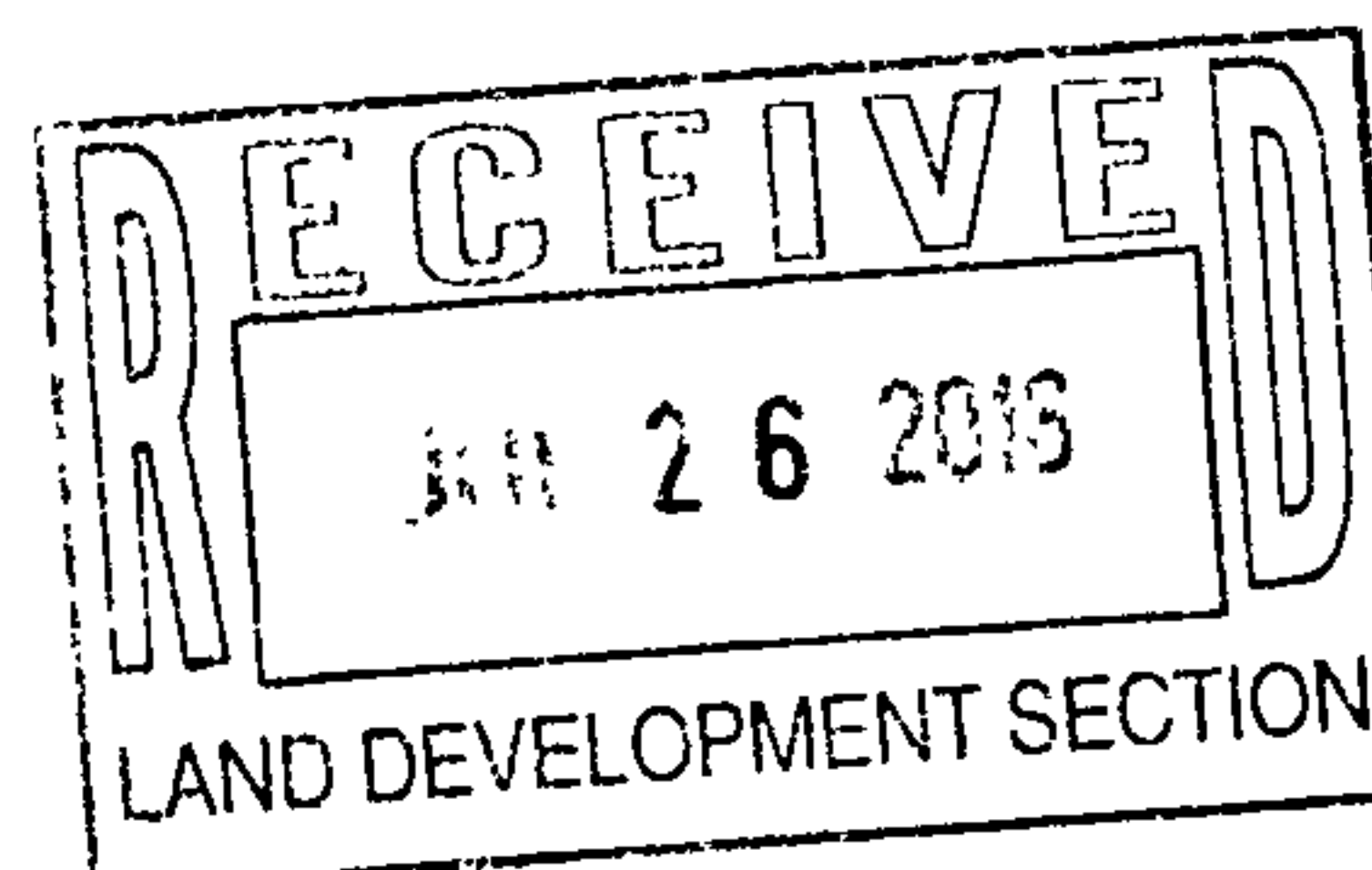
**INCLUDED WITH THIS SUBMITTAL**

- Exhibit 1: Layout of Proposed Access
- TCL Plan (full size)
- Drainage and Transportation Information Sheet

If you should have any questions or comments concerning this plan, please contact us at your convenience.

Sincerely,

Hugh Floyd, PE  
New Mexico Area Manager, W&NR  
6808 Academy Parkway East NE, Building C 2  
Albuquerque, NM 87109  
505.253.9810 office | 505.366.4187 cell  
Hugh.Floyd@respec.com



Enclosure