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
- 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 at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

MANAGERIAN

MANAGE

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

mao via: email C: CO Clerk, File

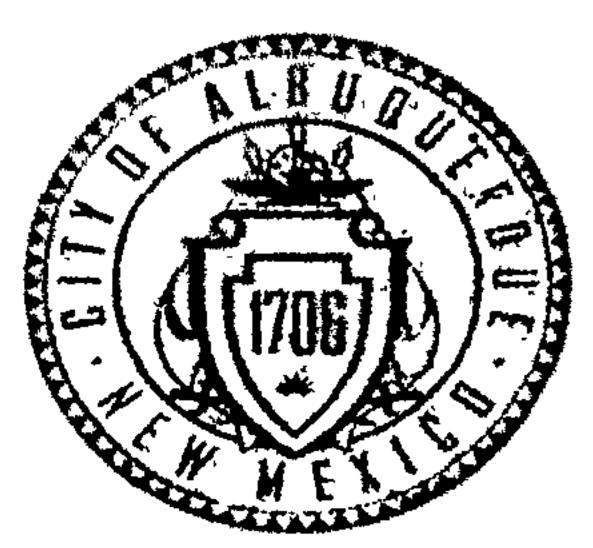
Albuquerque - Making History 1706-2006

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

	Building Permit #: City Drainage #: 14
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@sandıafoundation.org
Architect:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Other Contact:	Contact:
Address:	
Phone#:	E-mail:
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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

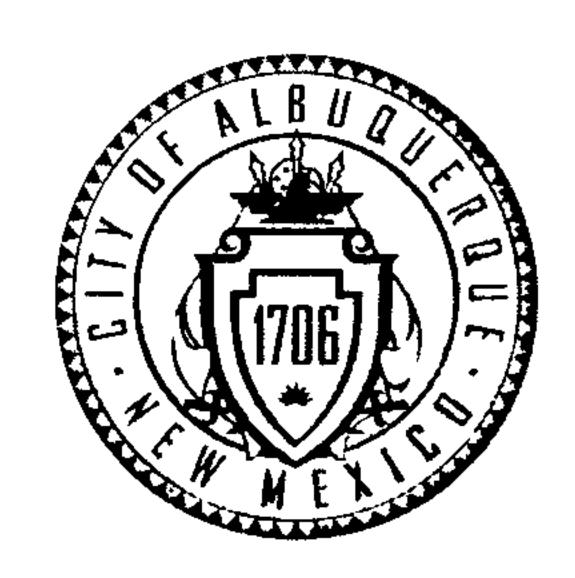
505.253.9810 office | 505.366.4187 cell

Hugh.Floyd@respec.com

Enclosure

DECEVELOPMENT SECTION

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.

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

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.

New Mexico 87103

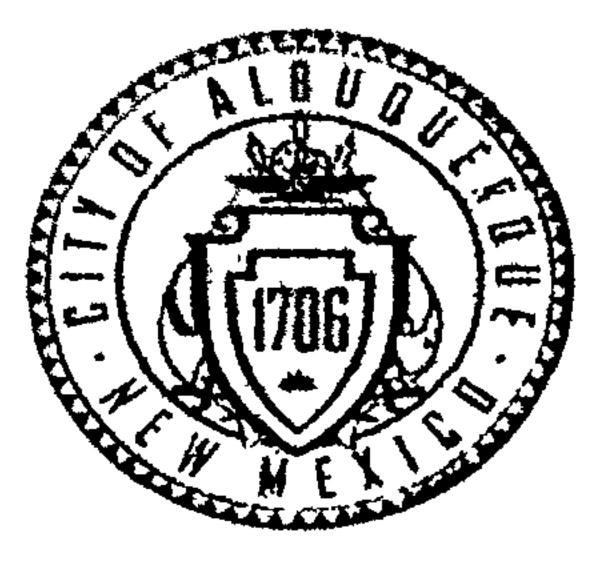
Sincerely,

www.cabq.gov

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)

DRB#:	T^*DCH .	Building Permit #:	City Drainage #: 140
Legal Description: Tract 2-A La	EPC#:	······································	Work Order#:
	Broadway Blvd. NE Apt A/B, Albuquerque N	M 87102	
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Engineering Firm: RESPEC			Contact: Hugh Floyd
Address: 6808 Academy Parkwa	ay East NE, Building C2, Albuquerque NM 8	7109	
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:
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Other Contact:			Contact:
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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

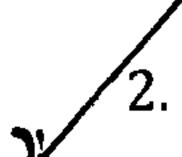
RESPEC is requesting a second review of the Traffic Circulation Layout at the northeast corner of Lomas Blvd. and Broadway Blvd. Previously, the address for submittal used was 807 Arno St. NE, Albuquerque NM 87102. This address is incorrect, and the correct address should be the following: 800 Broadway 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 1-14-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:

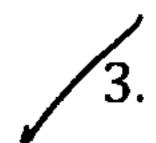
Show all drive aisle widths and radii of end islands.

- 12' drive aisle width is in plan at the entrance of parking lot and mid parking lot.

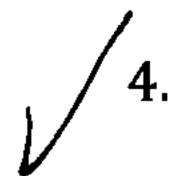


One way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.

"Do Not Enter" sign location is at the egress of lot and a detail has been added to the plan.

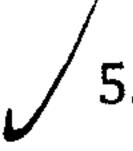


Ja. Please specify the City Standard Drawing Number when applicable.
- Drawing numbers have been added to plans where necessary.



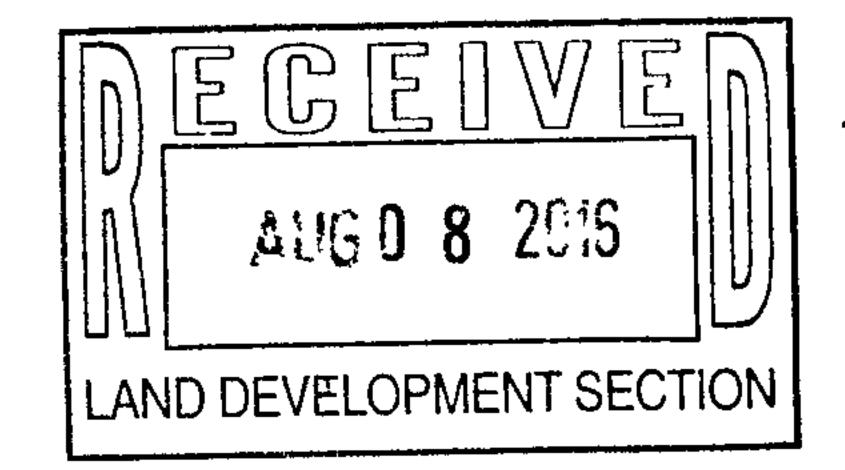
4. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

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.

- Please include two copies of the traffic circulation layout at the next submittal.



Page 2 August 8, 2016

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,

Hugh Floyd, PE

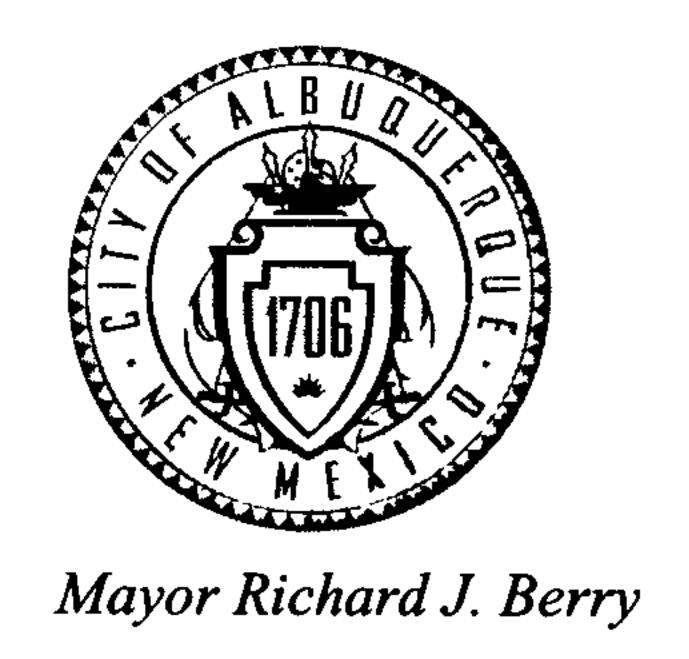
New Mexico Area Manager, W&NR 6808 Academy Parkway East NE, Building C 2 Albuquerque, NM 87109 505.253.9810 office | 505.366.4187 cell

Hugh.Floyd@respec.com

Enclosure

CITY OF ALBUQUERQUE

Suzanne Lubar, Director



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.

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

New Mexico 87103

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

www.cabq.gov

Abiel Carrillo, P.E.

Sincerely,

Principal Engineer, Hydrology

Planning Department

RR/AC C: File



COA STAFF:

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

DRB#: EPC#:	Building Permit #: City Drainage #: 14 Work Order#:
Legal Description: Tract 2-A Lands of Sandia Foundation	
City Address: 807 Amo St NE Albuquerque, NM 87102	
Engineering Firm: RESPEC	Contact: Hugh Floyd
Address: 6808 Academy Parkway East NE, Building C2, Albuquerque NM 87109	E - '1 - Hugh Floud@roonge com
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#:	E-mail:
1 W/N//	
Other Contact:	Contact:
Address:	·
Phone#: Fax#:	E-mail:
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	CERTIFICATE OF OCCUPANCY
M54/ EROSION & SEDIMENT CONTROL	
TYPE OF SUBMITTAL:	PRELIMINARY PLAT APPROVAL
ENGINEER/ ARCHITECT CERTIFICATION	SITE PLAN FOR SUB'D APPROVAL
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GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS)	FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL
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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

LAND DEVELOPMENT SECTION