

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

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

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Sandia Foundation Lomas & Broadway **Building Permit #:** **City Drainage #:**
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) _____

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) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 8/08/2016 **By:** RESPEC (Hugh Floyd, PE)

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

