



**Planning Department
Transportation Development Services**

March 19, 2015

Krisinda Rapiejko, P.E.,
Entitlement and Engineering Solutions, Inc.
518 17th Street Ste. 1575
Denver, Colorado 80202

**Re: Davita Dialysis Center - Albuquerque, 5207 San Mateo Blvd.
Traffic Circulation Layout
(F17-D095A)**

Dear Ms. Rapiejko,

Based upon the information provided in your submittal received 3-04-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

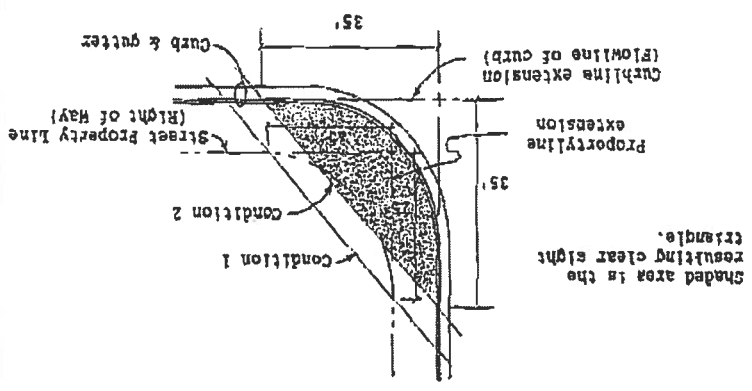
Albuquerque

New Mexico 87103

www.cabq.gov

1. For the vicinity map on the plan set, please include a zone atlas page and upsize "McLeod Road" on the map.
2. Clarify the beginning and end of new curb and gutter versus existing curb and gutter at the site entrance off of San Mateo Blvd. Also clarify exact location with text where the new sidewalk begins and ties into existing sidewalk. Where new curb and gutter and sidewalk ties to existing, call out for a smooth connection. Also show where new pavement begins and ends.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. The traffic circulation layout will not be approved until DRB action is taken to change the location of the west property boundary line.
5. Along the north side of the parking lot, if the standard spaces are all 9 feet wide, label "9' TYP". Do the same along the far west edge of the parking lot.
6. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
7. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances and from the HC parking stall access aisles to the building entrances. Clearly show this 6-foot wide ADA pathway, and if the "Existing ADA Ramp to Remain" needs to be upsized to provide a 6-foot ADA accessible route, remove and replace this ramp to meet

14. Please include two copies of the traffic circulation layout at the next submittal.
 13. Provide motorcycle parking in accordance with the City of Albuquerque Zoning Code 14-16-3-1(C).
 12. Provide curb radius for curb just west of Keyed Note 11. (All curb radii for proposed curb should be shown.)
 11. Provide more detail along the north side of the proposed building. Include details of curb ramps along the north and northwest corners of the buildings. Provide sidewalk width along the north side of the building. If truncated domes are being provided for the patient loading area, provide dimensioning for these.
 10. Provide curb radius for curb just west of Keyed Note 11. (All curb radii for proposed curb should be shown.)
 11. Provide more detail along the north side of the proposed building. Include details of curb ramps along the north and northwest corners of the buildings. Provide sidewalk width along the north side of the building. If truncated domes are being provided for the patient loading area, provide dimensioning for these.
 10. Please include a copy of your shared access agreement with the adjacent property owner for Golden Corral Restaurant.
- Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."



9. Please provide a sight distance exhibit for the San Mateo Boulevard access. (See the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).
 8. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. Show the typical pavement section for the parking lot.
- the 6-foot requirement. Provide a curb ramp detail with necessary dimensioning and slopes.

CITY OF ALBUQUERQUE



Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeanne Wolfenbarger", is written over the typed name.

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

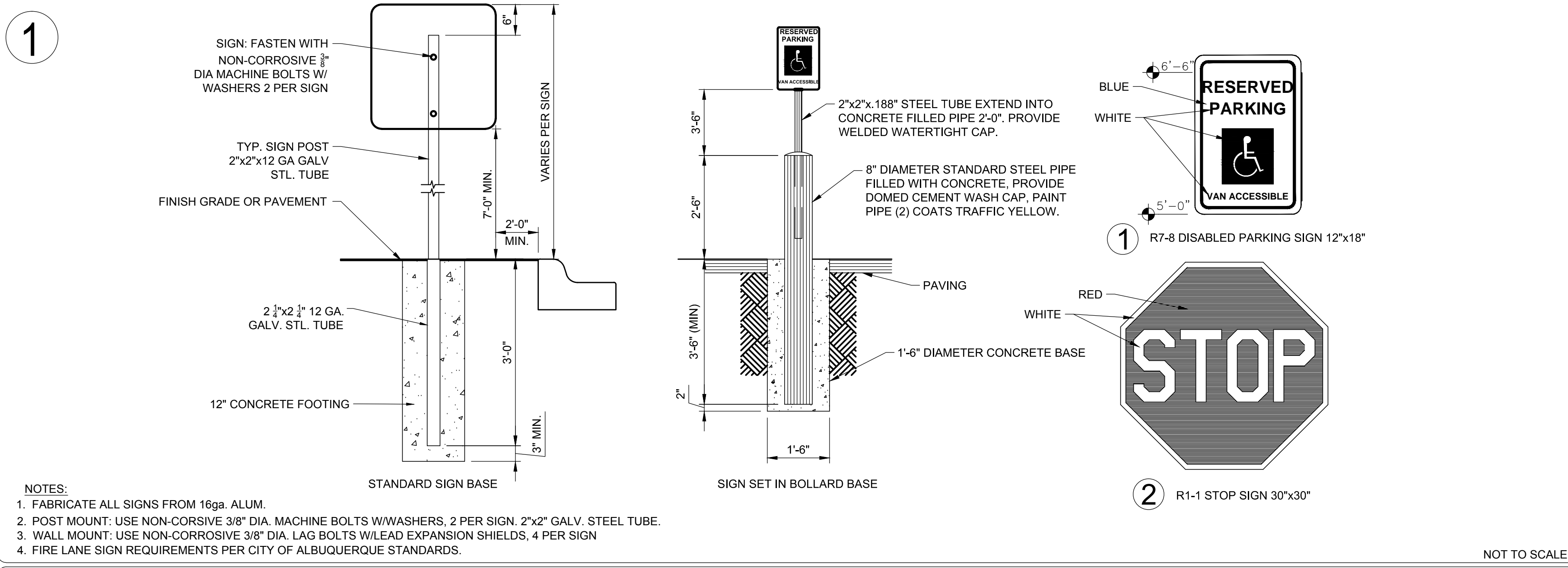
c: File
CO Clerk

PO Box 1293

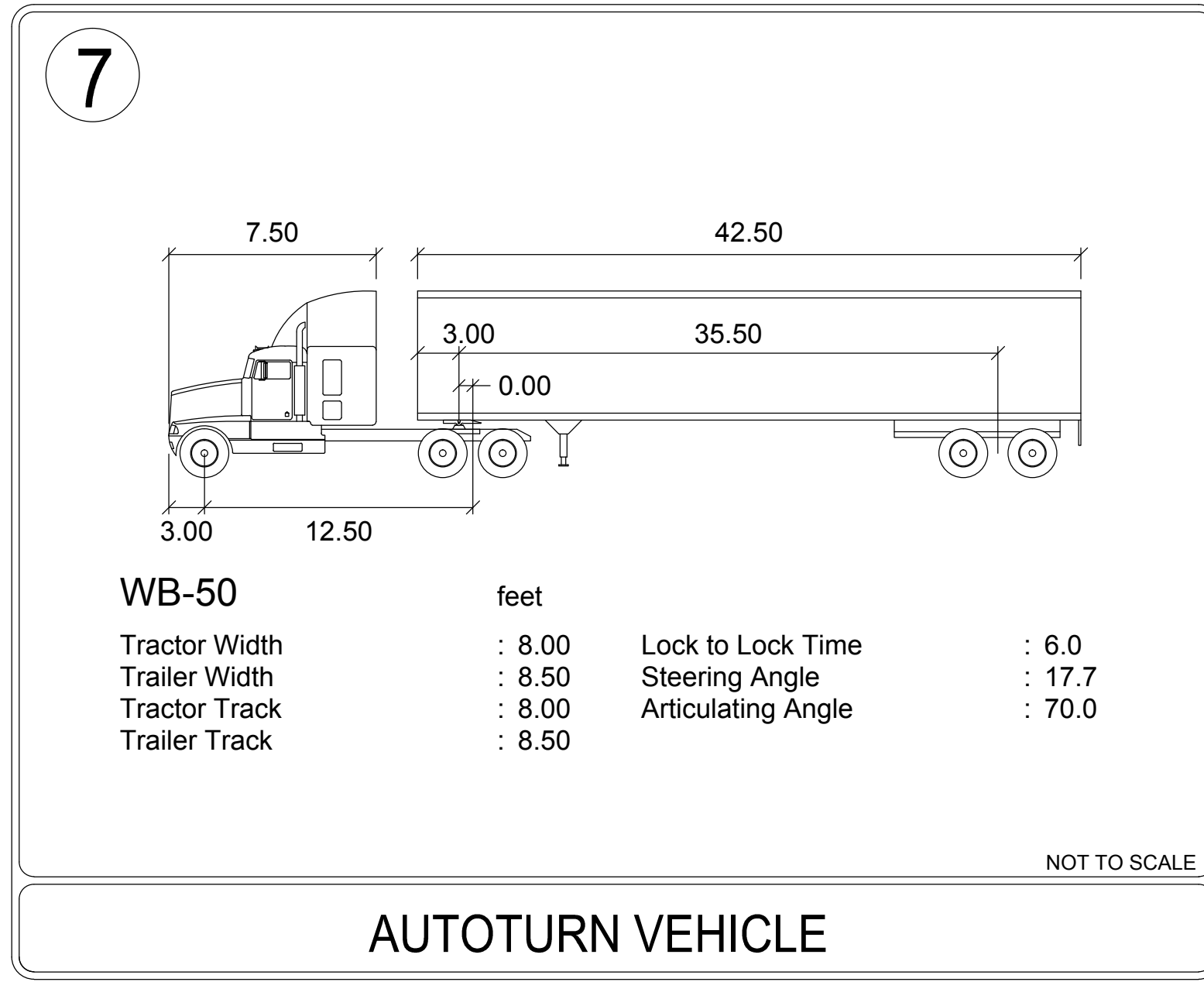
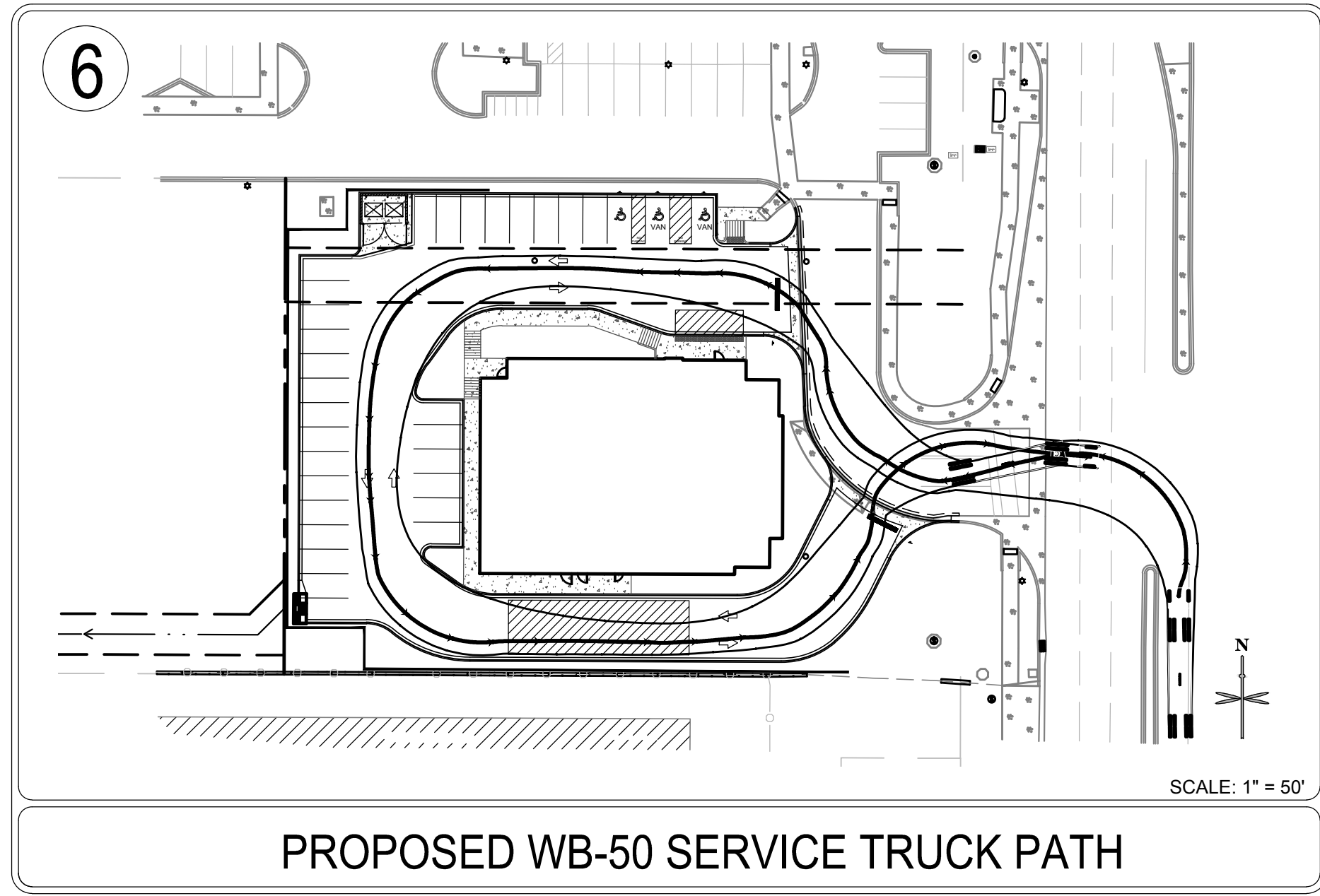
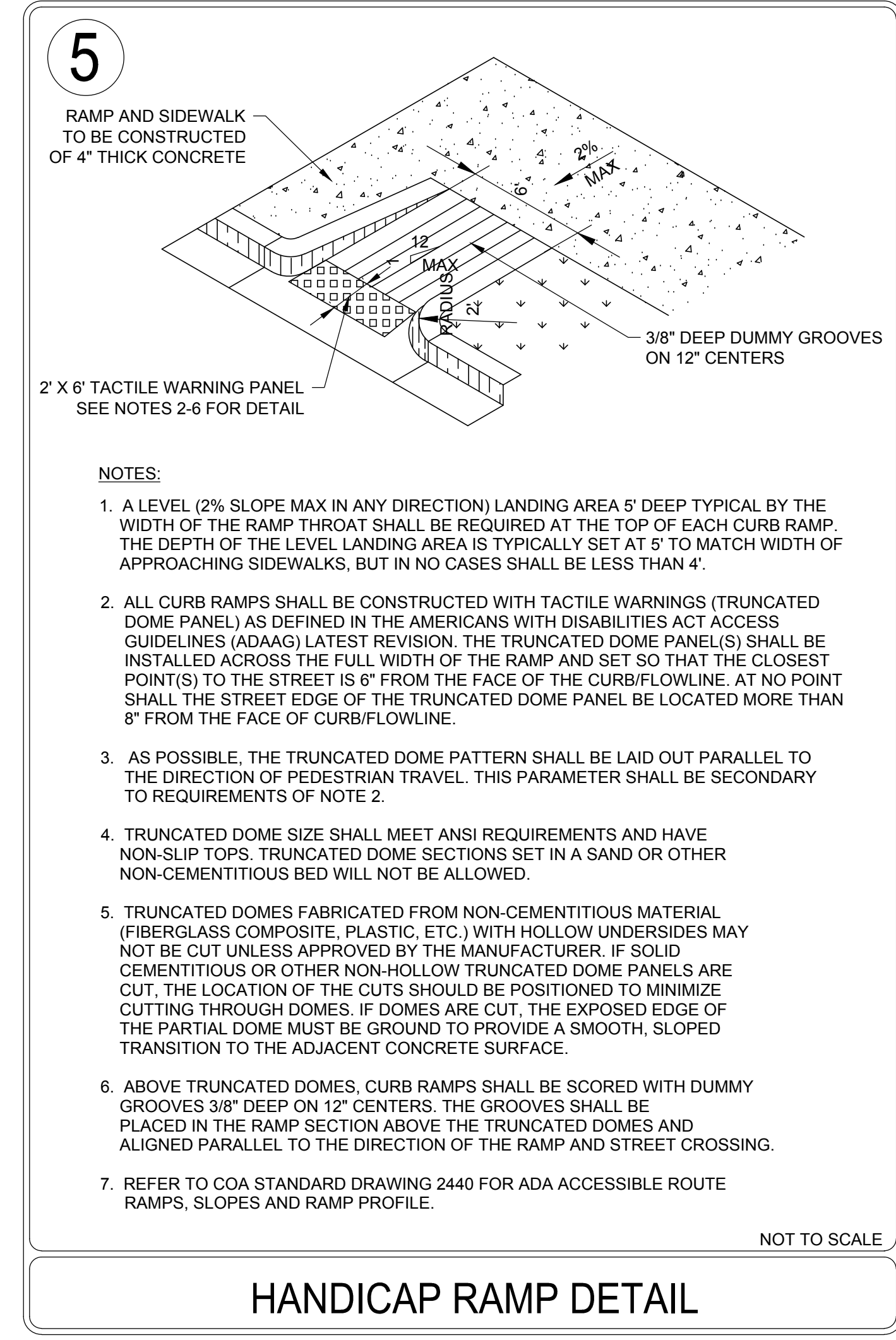
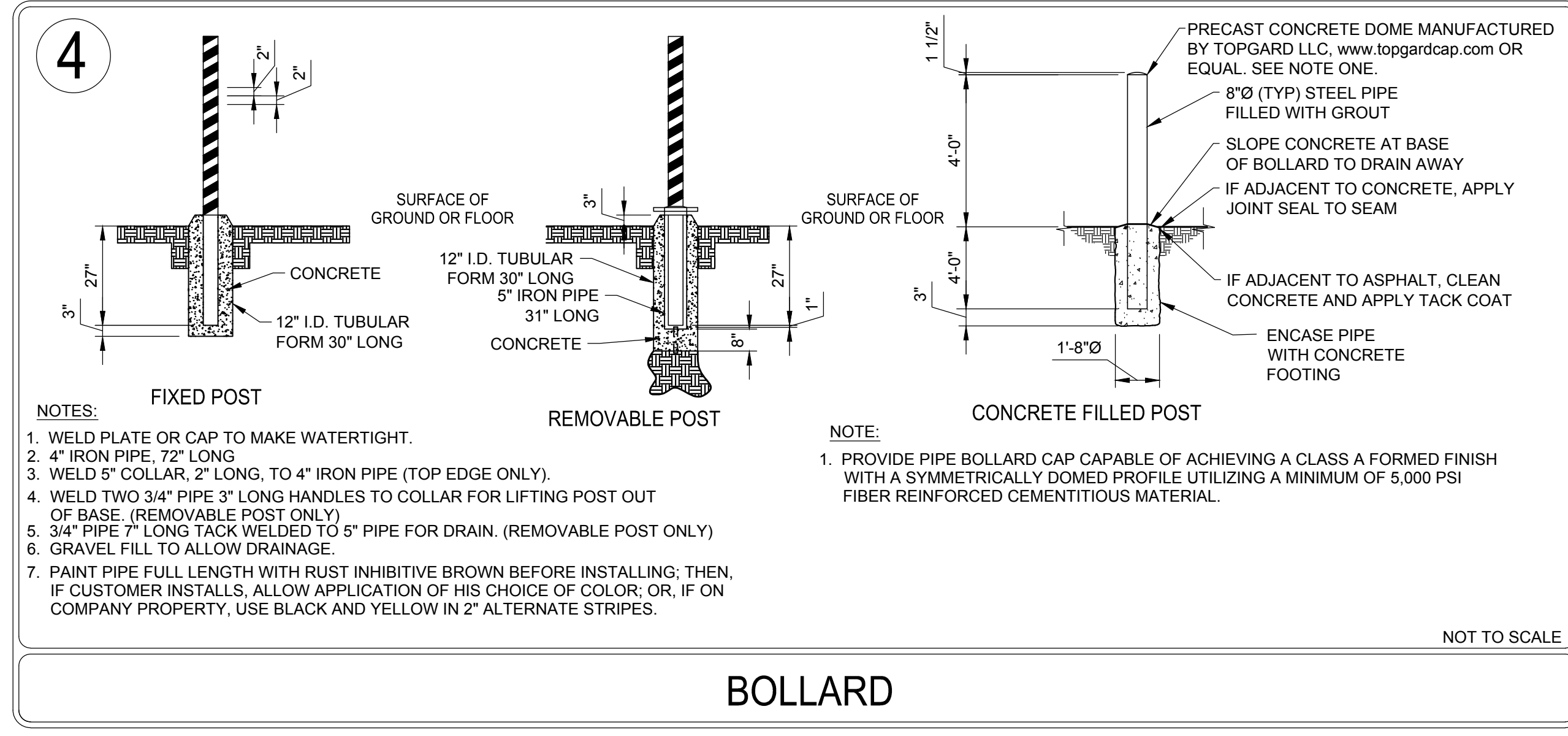
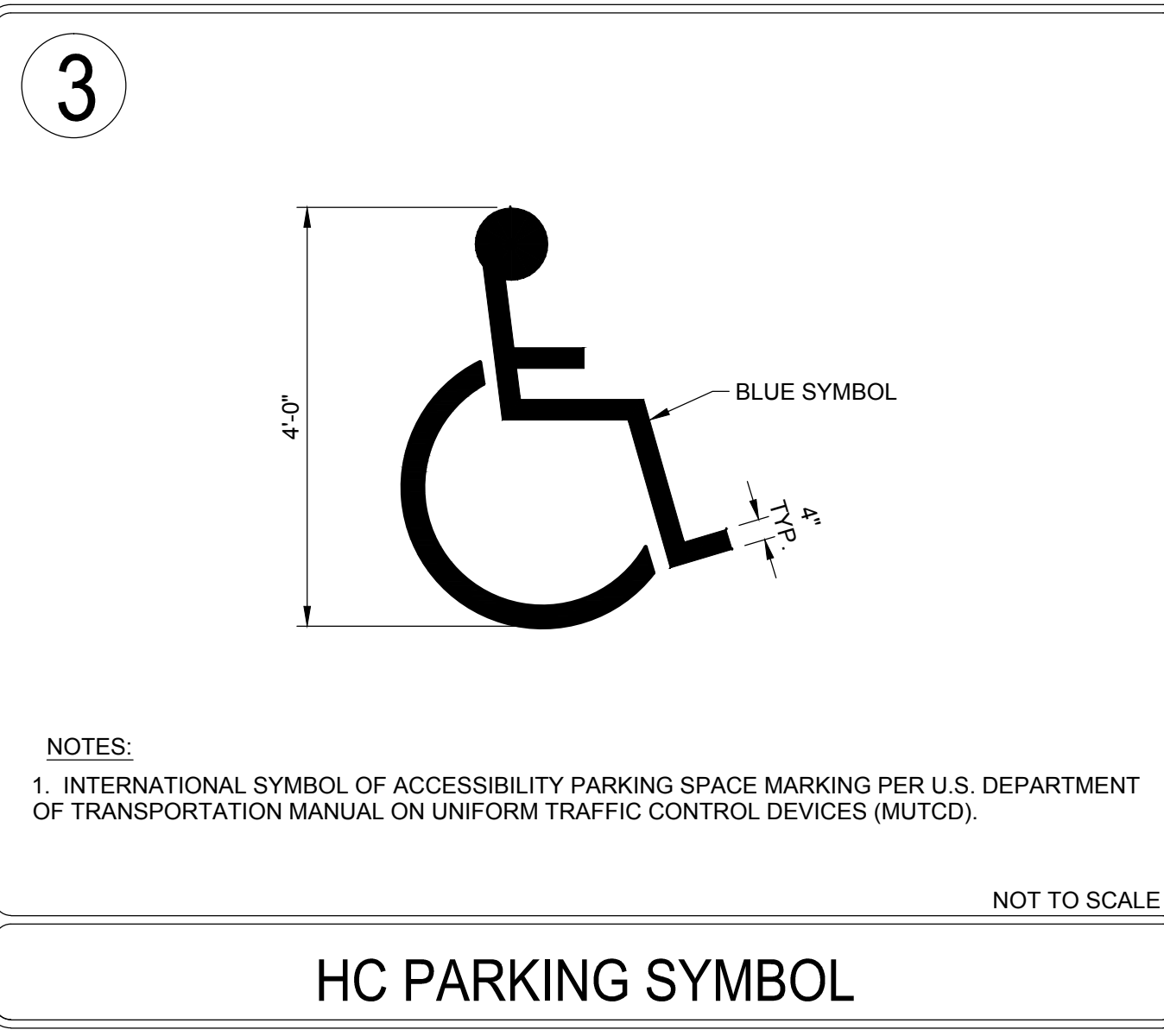
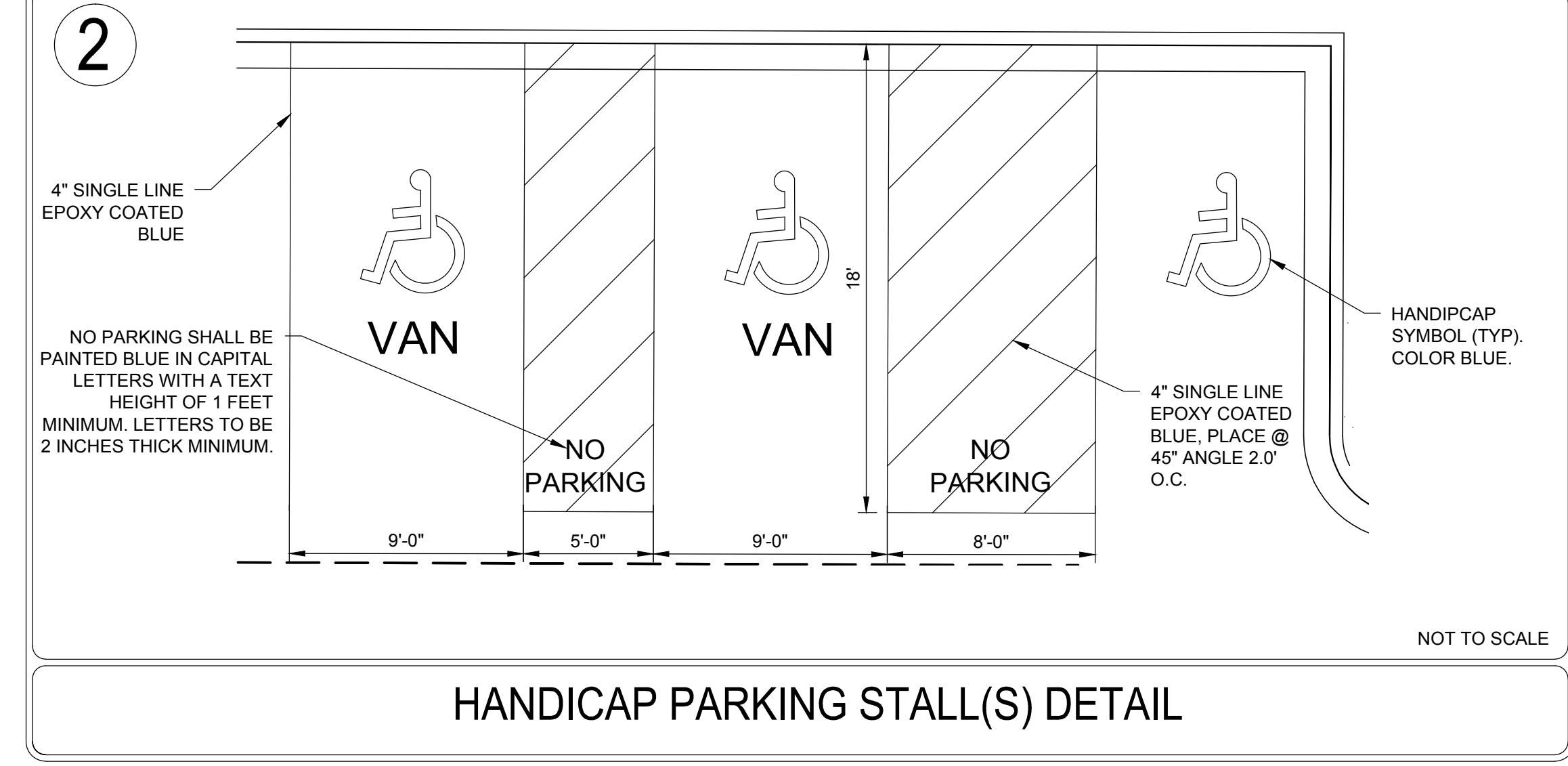
Albuquerque

New Mexico 87103

www.cabq.gov



SIGN DETAILS



DATE	
BY	
REVISION	
No.	

PRELIMINARY NOT FOR CONSTRUCTION

EES & ENGINEERING SOLUTIONS, Inc. ENTITLEMENTS, Inc.
1575 West
Denver, CO 80202
303-572-7997
FIRM NO. F-14751

Davita

CIVIL CONSTRUCTION DOCUMENTS

DAVITA DIALYSIS CENTER - ALBUQUERQUE

5207 San Mateo Boulevard

TRAFFIC CIRCULATION LAYOUT DETAILS

PROJECT NO: DAV003.01

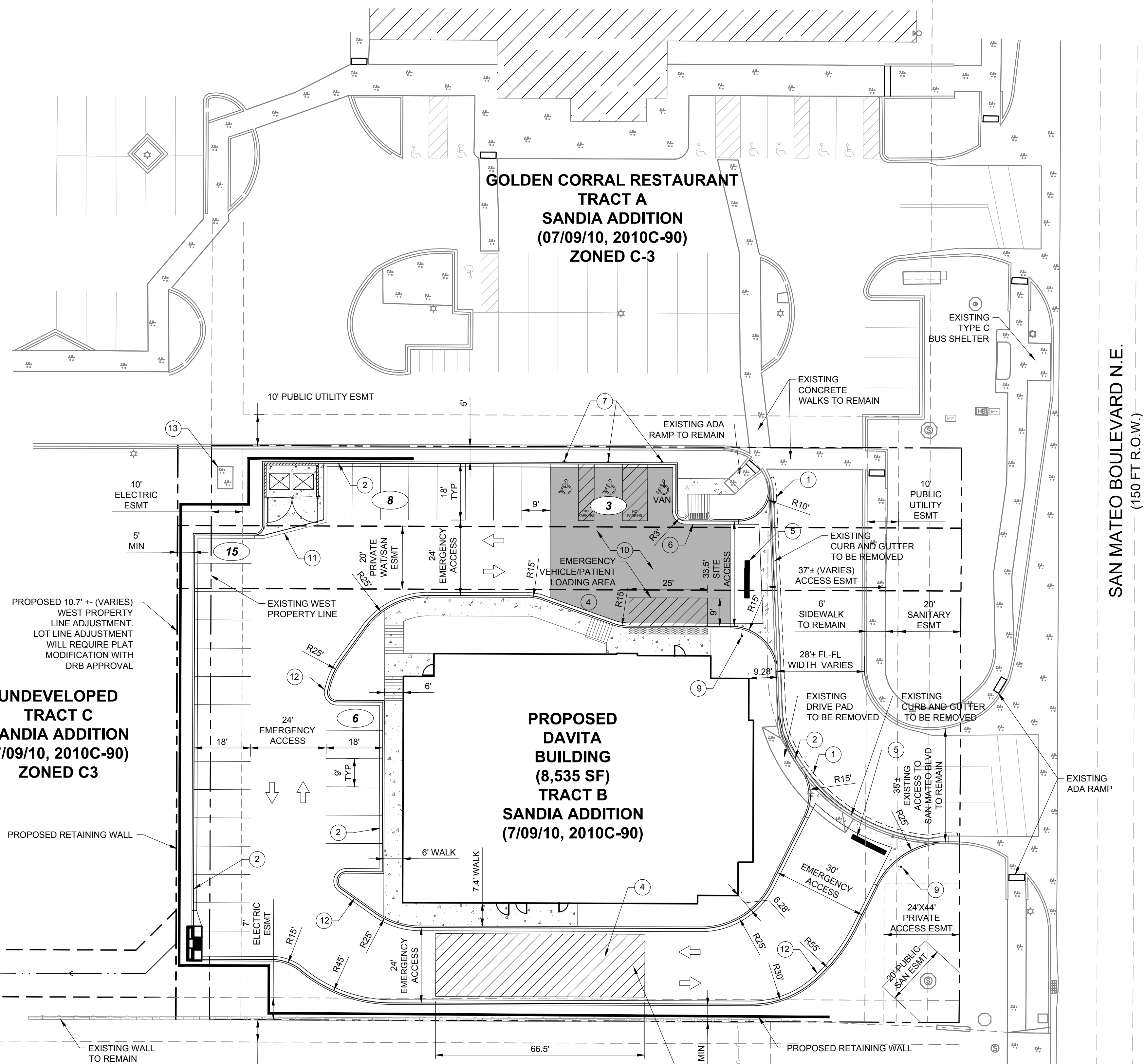
DESIGNED BY: KLR

DRAWN BY: KLR

DATE: 02/23/15

C1.3

SHEET 2 OF 2

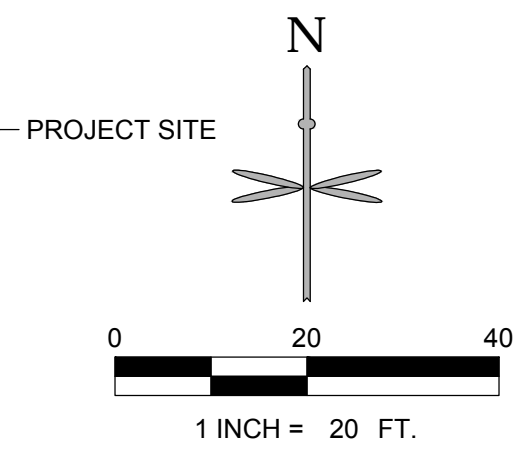
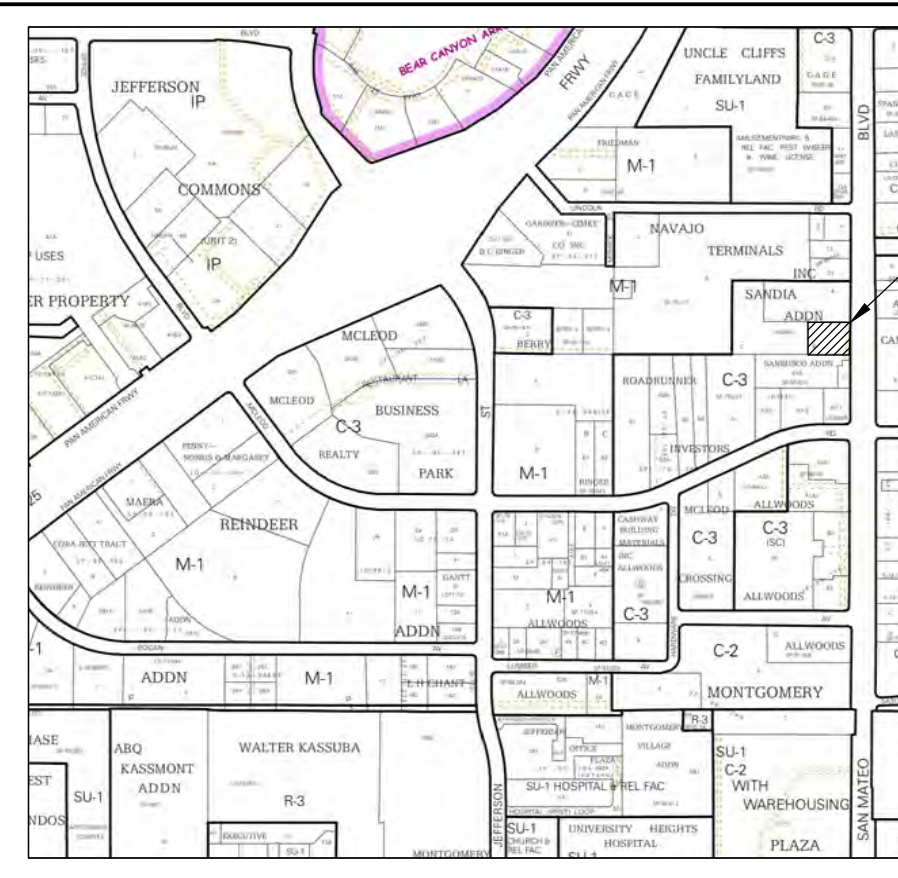


UNDEVELOPED TRACT C SANDIA ADDITION (7/09/10, 2010C-90) ZONED C3

PROPOSED 10.7' +/- (VARIES) WEST PROPERTY LINE ADJUSTMENT. LOT LINE ADJUSTMENT WILL REQUIRE PLAT MODIFICATION WITH DRB APPROVAL

NOTES:

- NO BIKE ROUTES OR PATHS EXIST ALONG FRONTAGE OF SAN MATEO BOULEVARD.
- PLOT PLAN SHALL COMPLY WITH THE SUBDIVISION DESIGN STANDARDS AND APPLICABLE ZONING REGULATIONS FOR 5207 SAN MATEO (FORMER ROWLANDS SITE).
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF CITY SITE OF ALBUQUERQUE.
- EMERGENCY AND SERVICE TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
- CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT.
- A WB-50 SERVICE TRUCK PATH MODEL IS SHOWN ON SHEET C1.3.
- UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP STALLS SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS. SEE DETAIL SHEET 1.3.
- HANDICAP PARKING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
- UNLESS OTHERWISE NOTED, ALL RADI ON PARKING ISLANDS SHALL BE 3'.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE CITY OF ALBUQUERQUE.
- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- FIRE LANE STRIPING: "NO PARKING FIRE LANE" MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF ALBUQUERQUE. FIRE LANE AND FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE ALBUQUERQUE FIRE MARSHALL.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE AND NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL DIMENSIONS ARE MEASURED FROM FLOWLINE OF CURB, UNLESS NOTED OTHERWISE.
- ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.



PROJECT INFORMATION

ADDRESS:
5207 SAN MATEO BLVD.
ALBUQUERQUE, NM 87109
(FINAL ADDRESS ASSIGNMENT T.B.D)

LEGAL DESCRIPTION:
TRACT LETTERED 'B' OF THE PLAT OF TRACTS A, B, & C, SANDIA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 2010, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD ON JULY 9, 2010 AND RECORDED AS DOCUMENT NO. 2010068217 IN THE RECORDS OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.

SITE ACREAGE:
EXISTING TRACT B: 1.00 ACRES
PROPOSED TRACT B AFTER WEST PROPERTY LINE ADJUSTMENT: 1.05 ACRES

PLANNING INFORMATION:
ZONE ATLAS PAGE F-17-Z
LAND USE ZONING IS C-3

PARKING SUMMARY:

PROVIDED STANDARD SPACES	= 29
ADA HANDICAP STANDARD SPACES	= 1
ADA HANDICAP VAN ACCESSIBLE SPACES	= 2
TOTAL	= 32

LEGEND

- PROPOSED RETAINING WALL
- PROPOSED EASEMENT
- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED SIGN
- PARKING COUNT
- EXISTING CURB AND GUTTER
- PROPOSED 6" STANDARD CURB
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED CONCRETE WALK (SEE DETAIL SHEET C6.0)
- PROPOSED INLET
- PROPOSED 4" SANITARY MANHOLE
- EXISTING SANITARY/STORM MANHOLE
- DENOTES TRAFFIC FLOW PATTERNS
- FIRE LANE CURB PAINT

SITE SCHEDULE

- PROPOSED 1' SAWCUT OFFSET FROM PROPOSED CURB/GUTTER AND VALLEY GUTTER.
- PROPOSED STANDARD 6" CURB AND GUTTER PER COA STANDARD DRAWING 2415A MODIFIED TO A 1' GUTTER PAN.
- PROPOSED 5' VALLEY GUTTER PER COA STANDARD DRAWING 2420 AND 2426 MODIFIED TO TIE INTO A 1' GUTTER PAN.
- HATCHED AREA TO REPRESENT LOADING AREA FOR SITE PLAN, REVIEW PURPOSES ONLY.
- PROPOSED 10'X1.5' SOLID WHITE STOP BAR.
- PROPOSED ADA RAMP. (SEE DETAIL ON SHEET 1.3).
- PROPOSED ADA STANDARD HANDICAP PARKING SIGN (SEE DETAIL SHEET 1.3).
- PROPOSED ADA HANDICAP VAN ACCESSIBLE SIGN (SEE DETAIL SHEET 1.3).
- PROPOSED STOP SIGN (R1-1).
- SCREENED AREA DEFINES ADA COMPLIANT ZONE OF ACCESSIBILITY FROM BUILDING FRONT ENTRANCE TO HANDICAP PARKING STALLS. CROSS SLOPES NOT TO EXCEED 2% IN ALL DIRECTIONS.
- PROPOSED TRASH ENCLOSURE W/6' SCREEN WALL. REFER TO ARCHITECTURAL DETAILS.
- PROPOSED FIRELANE STRIPING. SEE NOTE 15 ON THIS SHEET.
- EXISTING ELECTRICAL VAULT TO REMAIN. PROTECT IN PLACE.

PROJECT BENCHMARK & VERTICAL DATUM

ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" OR "HUGG L.S. 11808" UNLESS OTHERWISE INDICATED HEREON.

ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR "HUGG L.S. 11808" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" OR "HUGG L.S. 11808" UNLESS OTHERWISE INDICATED HEREON.

VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "9-F18", ELEVATION = 5212.23 (NAVD 1988)

PROJECT BASIS OF BEARING

BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE -NAD83.

BY	DATE
REVISION	
No.	

PRELIMINARY NOT FOR CONSTRUCTION

EES ENGINEERING SOLUTIONS, INC.
1575 West Denver, CO 80202
303.772.7997
FIRM NO. F-14751

Davita

CIVIL CONSTRUCTION DOCUMENTS
DAVITA DIALYSIS CENTER - ALBUQUERQUE
5207 San Mateo Boulevard
TRAFFIC CIRCULATION LAYOUT

PROJECT NO: DAV003.01
DESIGNED BY: KLR
DRAWN BY: KLR
DATE: 02/23/15

1.2
SHEET 1 OF 2