

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 26, 2023

Jay Miller, P.E.
Tierra West LLC
5571 Midway Park Place. NE
Albuquerque, NM 87109

Re: Dialysis Clinic FKC
5001 Indiana School Rd. NE
Traffic Circulation Layout
Engineer's Stamp 10-19-23 (H17-D084)

Dear Mr. Miller,

The TCL submittal received 10-23-2023 is approved for Building Permit by Transportation. 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

Albuquerque

NM 87103

www.cabq.gov

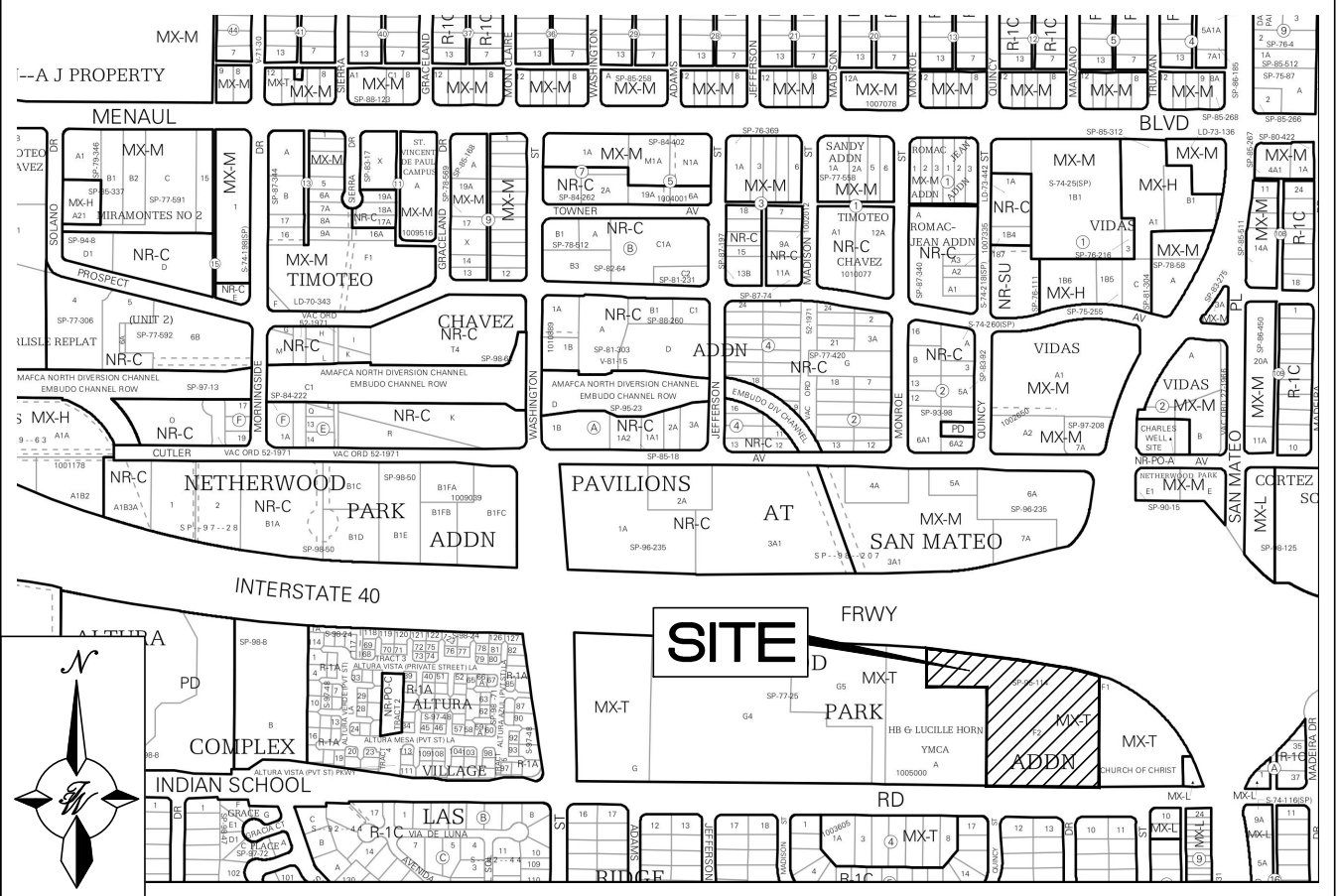
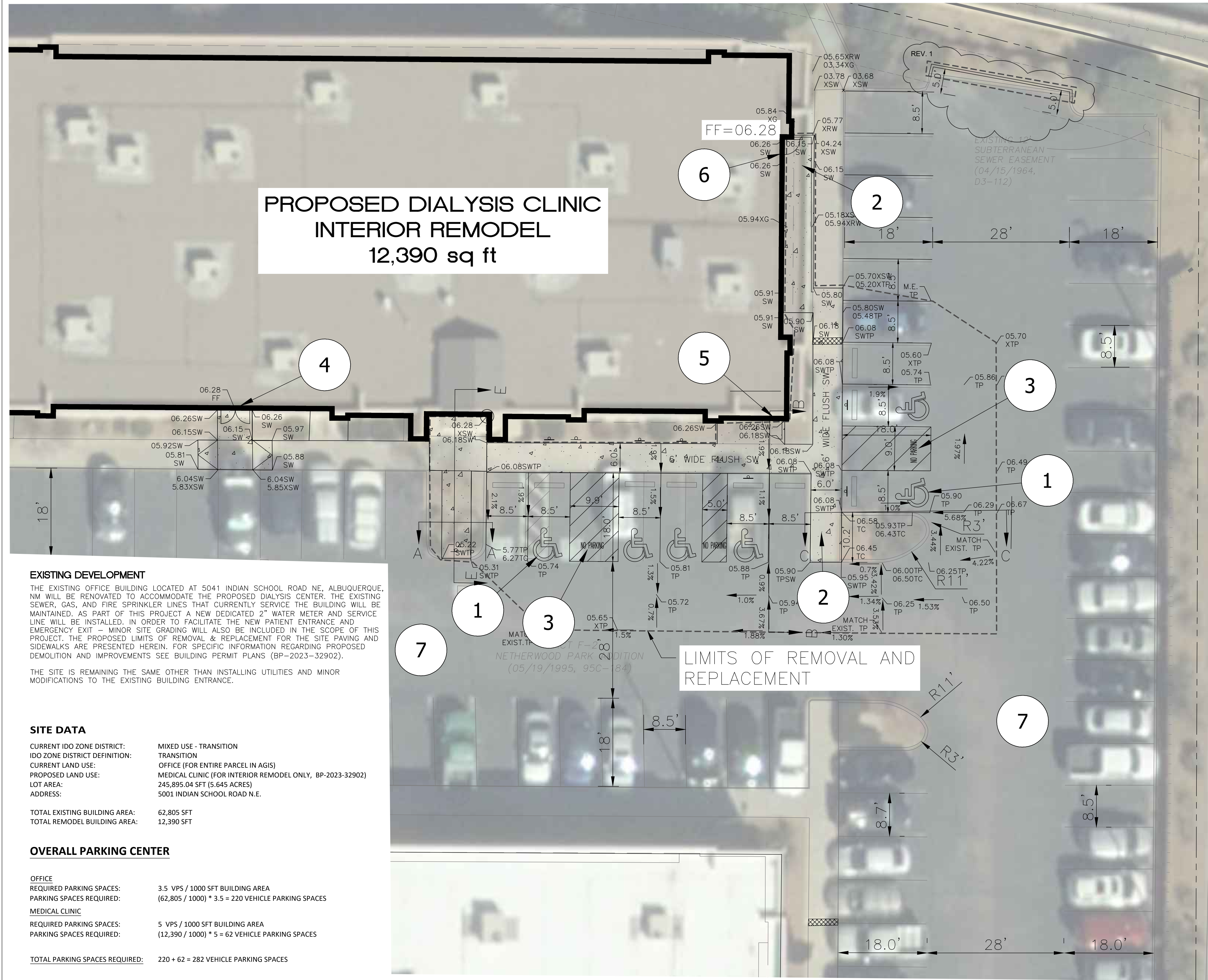
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



VICINITY MAP

LEGAL DESCRIPTION:

5041 INDIAN SCHOOL RD. NE A PORTION OF TRACT F-2 NETHERWOOD PARK ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

KEYED NOTES

1

ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. DET 1), Sx<2.0% IN ANY DIRECTION

2

6' SIDEWALK, Sx<2.0% IN ANY DIRECTION

3

ADA ACCESSIBLE AISLE BLUE PAVEMENT MARKING

4

NEW 6' SIDEWALK FOR NEW SERVICE ENTRANCE, Sx<2.0%

5

NEW 6' SIDEWALK FOR NEW PATIENT ENTRANCE, Sx<2.0%

6

NEW 6' SIDEWALK FOR NEW EMERGENCY EXIT, Sx<2.0%

7

ALL EXISTING TRAFFIC CIRCULATION PATTERNS (VEHICULAR & PEDESTRIAN) BEYOND THE PROPOSED LIMITS OF REMOVAL & REPLACEMENT WILL REMAIN UNCHANGED FROM THEIR EXISTING CONDITIONS

LEGEND

CURB & GUTTER

BOUNDARY LINE

EASEMENT

CENTERLINE

RIGHT-OF-WAY

BUILDING

EXISTING SIDEWALK/CONCRETE PAVEMENT

PROPOSED SIDEWALK/CONCRETE PAVEMENT

ASPHALT PAVEMENT

RETAINING WALL

EXISTING CURB & GUTTER

SCALE

5

10

1"=10'

CLEAR SIGHT TRIANGLE NOTE:

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 THE CLEAR SIGHT TRIANGLE.

3

2

1

EXTEND BACK-UP VEHICLE AISLE

10-26-23

JGM

NO.

DESCRIPTION

DATE

BY

REVISIONS (OR CHANGE NOTICES)

ENGINEER'S SEAL

JAY G. MILLER

NEW MEXICO

14505

REGISTERED PROFESSIONAL ENGINEER

10-19-23

JAY G. MILLER

P.E. #14505

Proposed Dialysis Clinic

FKC - GIBSON

TRAFFIC CIRCULATION LAYOUT

TERRA WEST, LLC

5571 MIDWAY PARK PL NE

ALBUQUERQUE, NEW MEXICO 87109

(505) 858-3100

www.tierrawestllc.com

DRAWN BY

RMG

DATE

10-19-2023

DRAWING

SHEET #

TCL-4

JOB #

2023036



RED PAINTED CURB FACE ADJACENT TO DRIVING
AISLE WITH WHITE PAINTED "FIRE LANE NO PARKING"

