

## CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

April 4, 2023

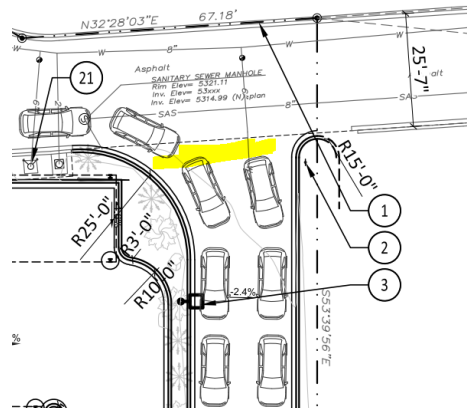
Brittney Myers  
ARIA Studio Consultants, INC  
100 Gold Ave. SW, Suite 205  
Albuquerque, NM 87102

**Re: Tidal Wave Auto Spa**  
**10601 Unser Blvd. NW**  
**Traffic Circulation Layout**  
 Architect's Stamp 03-20-23 (A11-D017C)

Dear Mr. Myers,

Based upon the information provided in your submittal received 03-21-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide a standard parking space. Providing only ADA parking is not allowed.
2. Rolled Curb is not permitted on the ADA pathway. Either flush or an ADA ramps should be provided.
3. Please provide "One Way" pavement marking on the beginning of the drive-thru.



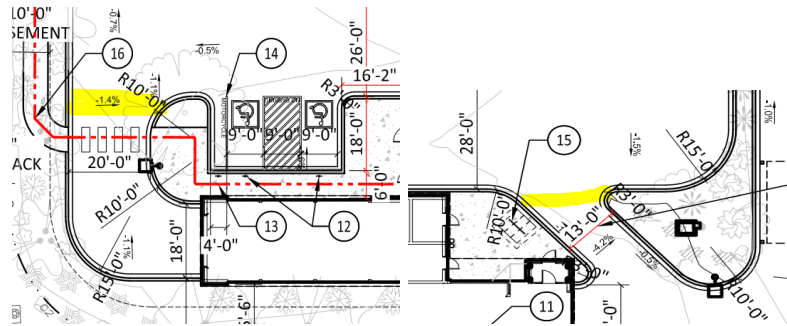
4. Please provide “STOP” and “Do Not Enter” signs and pavement marking for all the proposed one-way drive lanes.

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5. The site plan doesn't show how the employee could enter to the site. Please show on the site plan logical pattern that the employee can easily understand and follow.
  6. Please provide Bike Rack per city new requirements. See attached.
  7. Show on the site plan the Intersection clear sight triangle for the site access off Bandelier Dr. NW.
  8. Please specify the City Standard Drawing Number when applicable.
  9. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
  10. Please provide a letter of response for all comments given.
- Once corrections are complete resubmit
1. The Traffic Circulation Layout
  2. A Drainage Transportation Information Sheet (DTIS)
  3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
  4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.  
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

\ma via: emailC: CO Clerk, File



## GENERAL NOTES

1. ALL BUILDINGS, ENCLOSURES AND CANOPIES SHOWN ARE TO BE NEW CONSTRUCTION
2. ALL NEW PAVING TO BE CONCRETE. REFER TO CIVIL PAVING PLAN. ALL CONCRETE PEDESTRIAN WALKS SHOWN WITH CONCRETE HATCH
3. ALL RED NOTES ARE IN RESPONSE TO TCL COMMENTS

## KEYED NOTES

1. PROPERTY LINES
2. ONE WAY SIGN
3. INDICATES 15' TALL PROPERTY SITE LIGHTING
4. PAY KIOSK
5. PROPOSED VEGETATION LAYOUT AS INDICATED
6. CAN'T WASH LANE
7. LANDSCAPE SCREENING FOR HEADLIGHTS IN QUEUE
8. EXISTING WALK AND BIKE PATHS ALONG UNSER. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARDS
9. UNOBSTRUCTED SIGHT TRIANGLE FOR SIGHT DISTANCE, LEFT HAND TURN, THREE LANES UNDIVIDED, 50MPH OF 590'. 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
10. EXISTING TRAFFIC LIGHTS AT THE INTERSECTION OF UNSER AND BANDELIER
11. 120' AUTO WASH TUNNEL
12. ADA SIGNAGE
13. IDENTIFIED ACCESSIBLE PEDESTRIAN PATHWAY
14. MOTORCYCLE SPACE & SIGN
15. BICYCLE RACK SPACE
16. NEW ACCESSIBLE SIDEWALK CONNECTION TO PUBLIC ROW
17. SMOOTH SURFACE SLOPE TO MEET 1/4" / 12" AT APPROACH AND TIE IN TO EXISTING INNER ACCESS ROAD
18. DUMPSTER ONLY PROVIDED, NO TRASH COMPACTOR. NO RECYCLING REQUIRED DUE TO NO RECYCLABLE MATERIALS
19. 85' UNOBSTRUCTED APPROACH TO FRONT OF DUMPSTER
20. GENERAL REFUSE NOTES:
  - GATE CODE TO BE PROVIDED TO SOLID WASTE TO ASSURE REFUSE ACCESS BY 5AM
  - NO EXISTING/NEW OVERHEAD WIRES OR OBSTRUCTIONS OVER REFUSE OR REFUSE SERVICE AREA
  - NO EXISTING TRASH SERVICE AT DEVELOPMENT; NEW TRASH SERVICE TO BE PROVIDED
21. EXISTING FIRE HYDRANT
22. ALL EXISTING CONDITIONS SHOWN GRAYED
23. EXISTING WALK PATHS ALONG BANDELIER
24. PROPERTY SIGNAGE
25. DO NOT ENTER SIGN
26. 12" ONE WAY DO NOT ENTER STRIPING
27. ONE WAY SIGN
28. STOP SIGN

## GENERAL INFORMATION

Address Assignment/ U.P.C.: 101106625123310209

## IDO ZONE ATLAS: A-11-Z (NTS)



Legal Description: LOT 2 Block 0000 Subdivision Unser and McMahon Center  
Address: 10601 Unser Blvd NW

Variances requested: N/A

Type of Development: Auto Carwash Tunnel and Vacuums

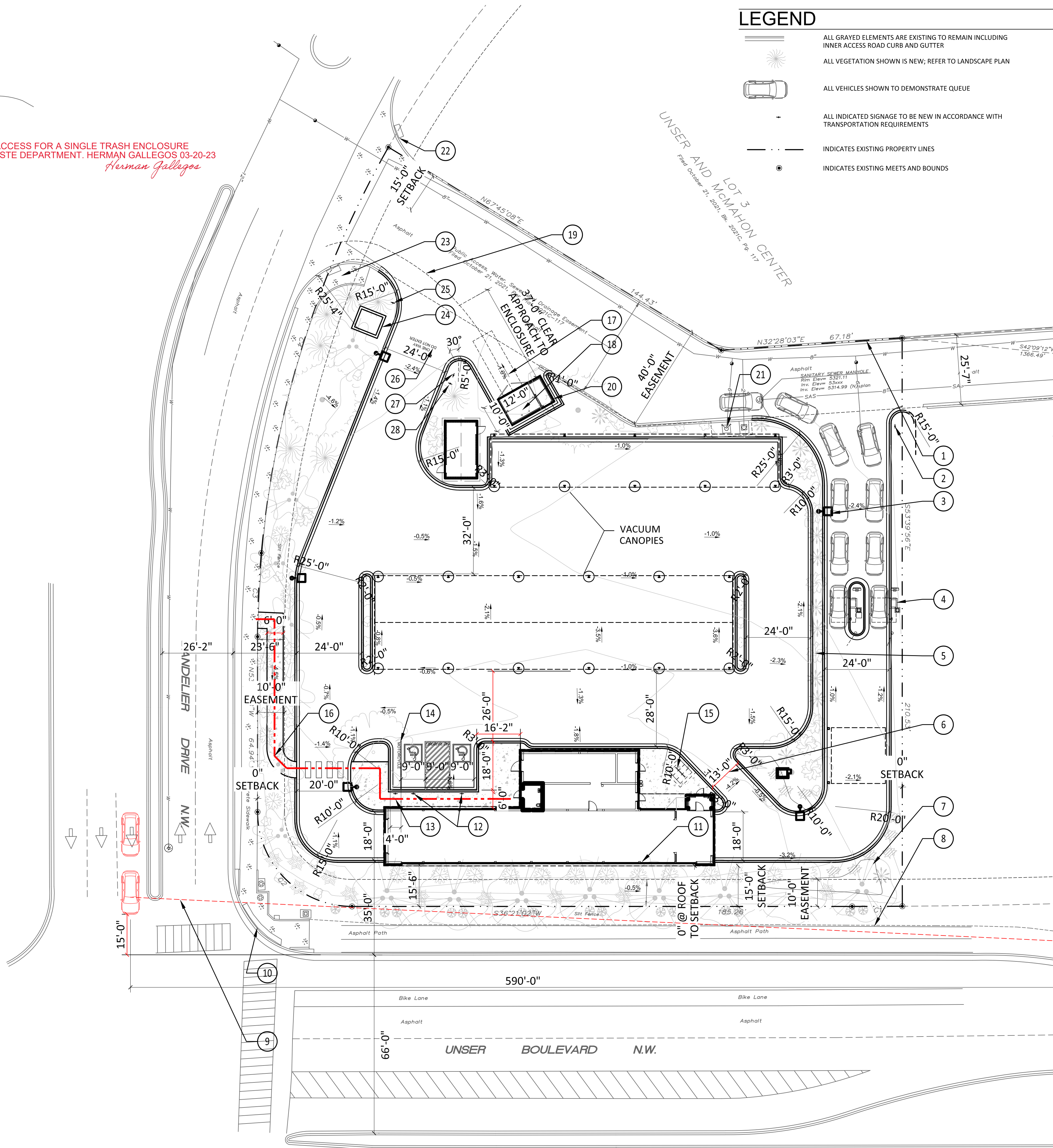
Size of Development:  
Lot Area: 1.2513 Acres  
Auto Carwash Tunnel Area: 3,450sf

Parking Requirements: IDO TABLE 5-5-1  
2 spaces/1,000 sqft GFA of Retail, Office & Waiting Area  
2 handicap accessible spaces provided  
Motorcycle Parking: IDO TABLE 5-5-4, 1 space required per 1-25 vehicle  
Bicycle Parking: IDO TABLE 5-5-5, 3 spaces required for non-residential

### Executive Summary:

- General Project Location: Corner SE lot of the Unser and McMahon Center Subdivision at the Intersection of Unser and Banderlier
- Development Concept: Project scope to include construction of a new car wash tunnel, accessory vacuum building, (1) prep canopy, (2) accessory canopies with vacuuming stalls for vehicles and associated site and landscape work for new site development.
- Traffic Circulation Concept: Customers will enter the northwest of the site from the inner access road and be queued to pay at the kiosk station. If circumstances disallow them use of the wash tunnel, vehicles exit prior to the tunnel from the "can't wash lane" and exit the site from the southeast along with freshly washed vehicles.
- Impact on adjacent sites: The unpaid queue for cars allows for 8 vehicles to be queued within the property lot. Excess of 8 unpaid vehicles will queue at the inner road as shown on the site plan.
- TIS or previously approved plans: N/A
- Variances: N/A

APPROVED FOR ACCESS FOR A SINGLE TRASH ENCLOSURE  
BY THE SOLID WASTE DEPARTMENT. HERMAN GALLEGOS 03-20-23  
*Herman Gallegos*



## A1 TRAFFIC CONTROL LAYOUT

1" = 20'

## LEGEND

- ALL GRAYED ELEMENTS ARE EXISTING TO REMAIN INCLUDING INNER ACCESS ROAD CURB AND GUTTER
- ALL VEGETATION SHOWN IS NEW; REFER TO LANDSCAPE PLAN
- ALL VEHICLES SHOWN TO DEMONSTRATE QUEUE
- ALL INDICATED SIGNAGE TO BE NEW IN ACCORDANCE WITH TRANSPORTATION REQUIREMENTS
- INDICATES EXISTING PROPERTY LINES
- INDICATES EXISTING MEETS AND BOUNDS



STUDIO CONSULTANTS, INC  
100 Gold Ave. SW, Suite 205,  
Albuquerque, NM 87102  
Daniel@ariasinc.com  
(505) 506-2314  
ARCHITECT



Civil:  
RESPEC  
7770 Jefferson St NE  
Suite #200  
Albuquerque, NM 87109

Landscape:  
The Hilltop  
Landscape Architects  
and Contractors  
7909 Edith Blvd NE,  
Albuquerque, NM 87113

Structural:  
Walla Engineering, LTD  
6501 Americas Pkwy #301,  
Albuquerque, NM 87110

MEP:  
BG Buildingworks  
7007 Wyoming Blvd NE # F2,  
Albuquerque, NM 87109

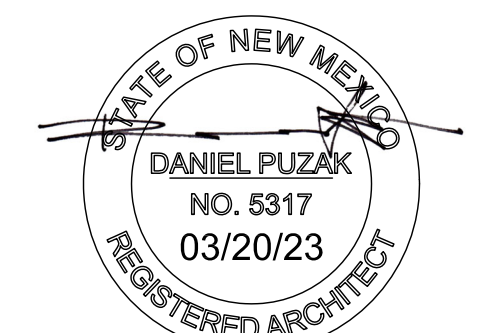
CONSULTANTS

## TIDAL WAVE AUTO SPA 120 LEFT ENTRY STD

Unser & McMahon  
Albuquerque, NM 87114  
OWNER

3/20/23 COA COMMENTS

MARK DATE DESCRIPTION



Architect/Engineer Stamp

PROJECT DATE: 01/13/23

PROJECT NUMBER: 2213

DRAWN BY: BEM

## TRAFFIC CONTROL LAYOUT

AS101





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CONSULTANTS

**TIDAL WAVE  
AUTO SPA  
120 LEFT ENTRY  
STD**

Unser & McMahon  
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MARK DATE DESCRIPTION



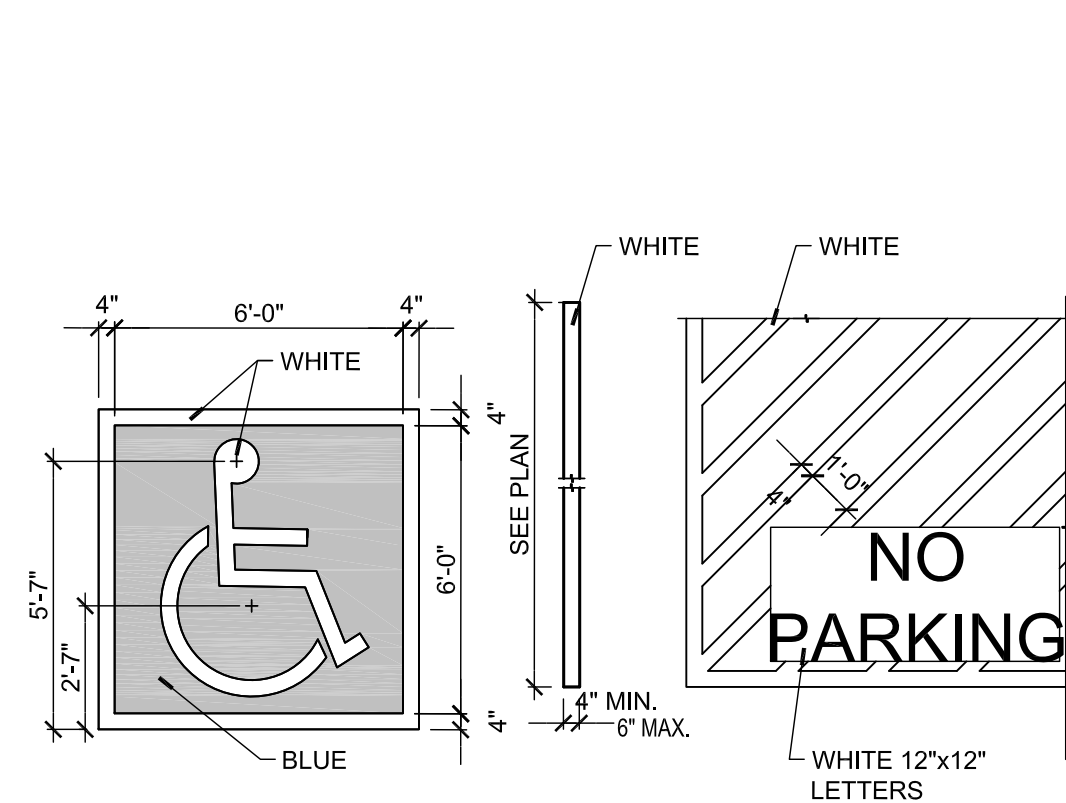
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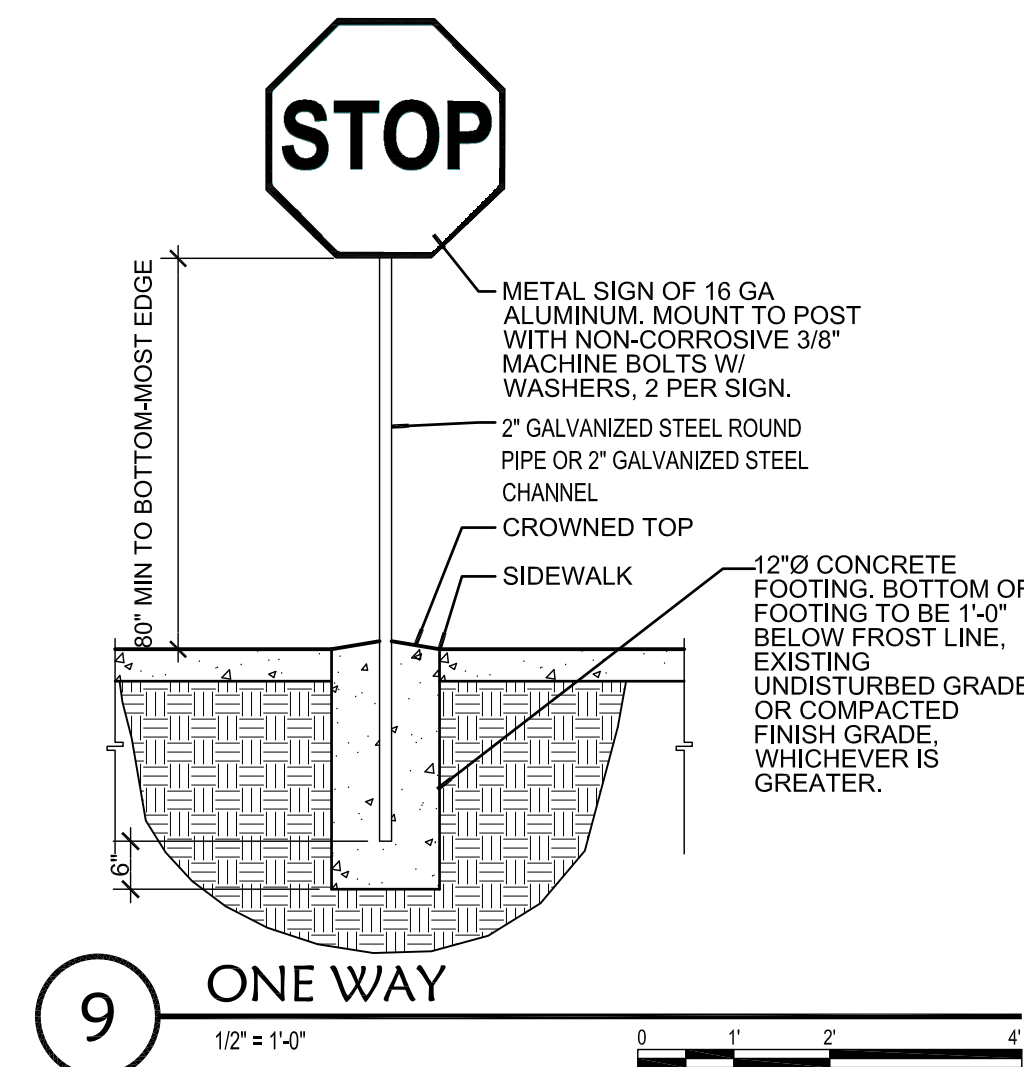
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TRAFFIC CONTROL  
LAYOUT

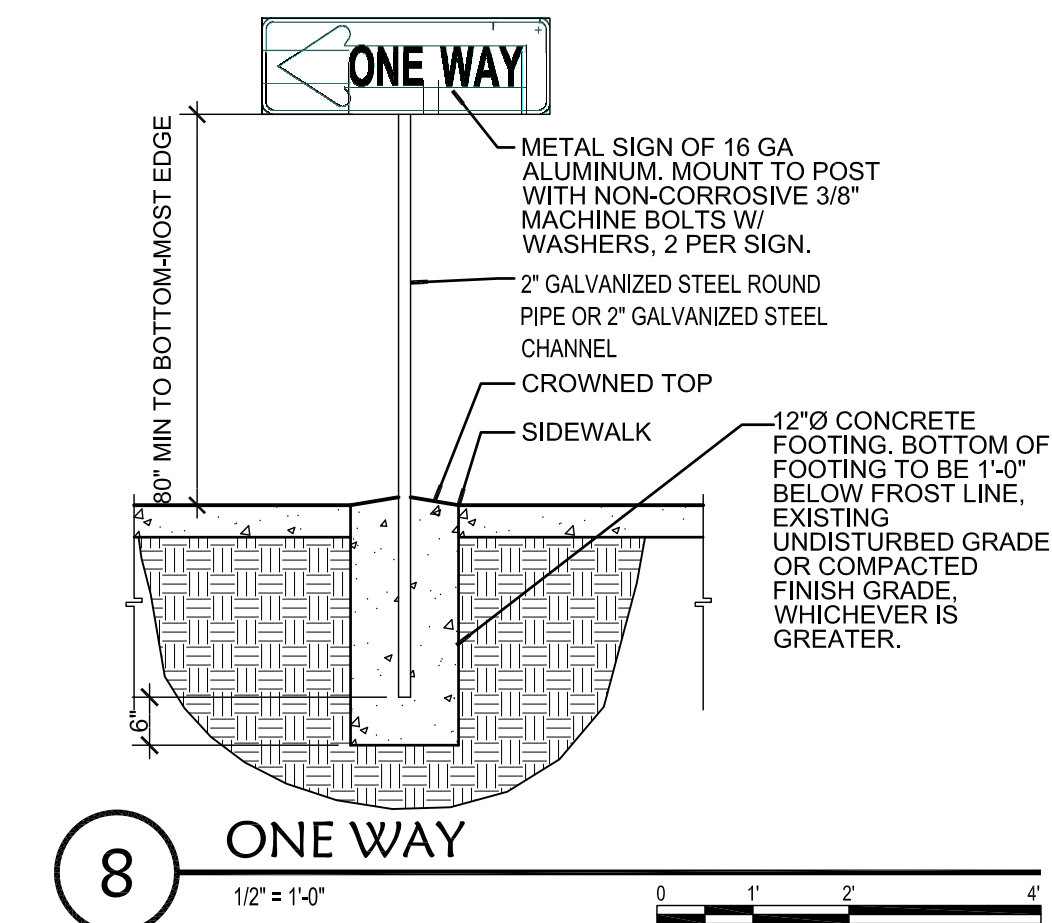


NOTE:  
USE NON-REFLECTIVE WHITE PAINT ON ASPHALT PAVEMENT. USE  
YELLOW PAINT ON CONCRETE OR OTHER SURFACES WHERE WHITE  
PAINT DOES NOT PROVIDE SUFFICIENT CONTRAST.

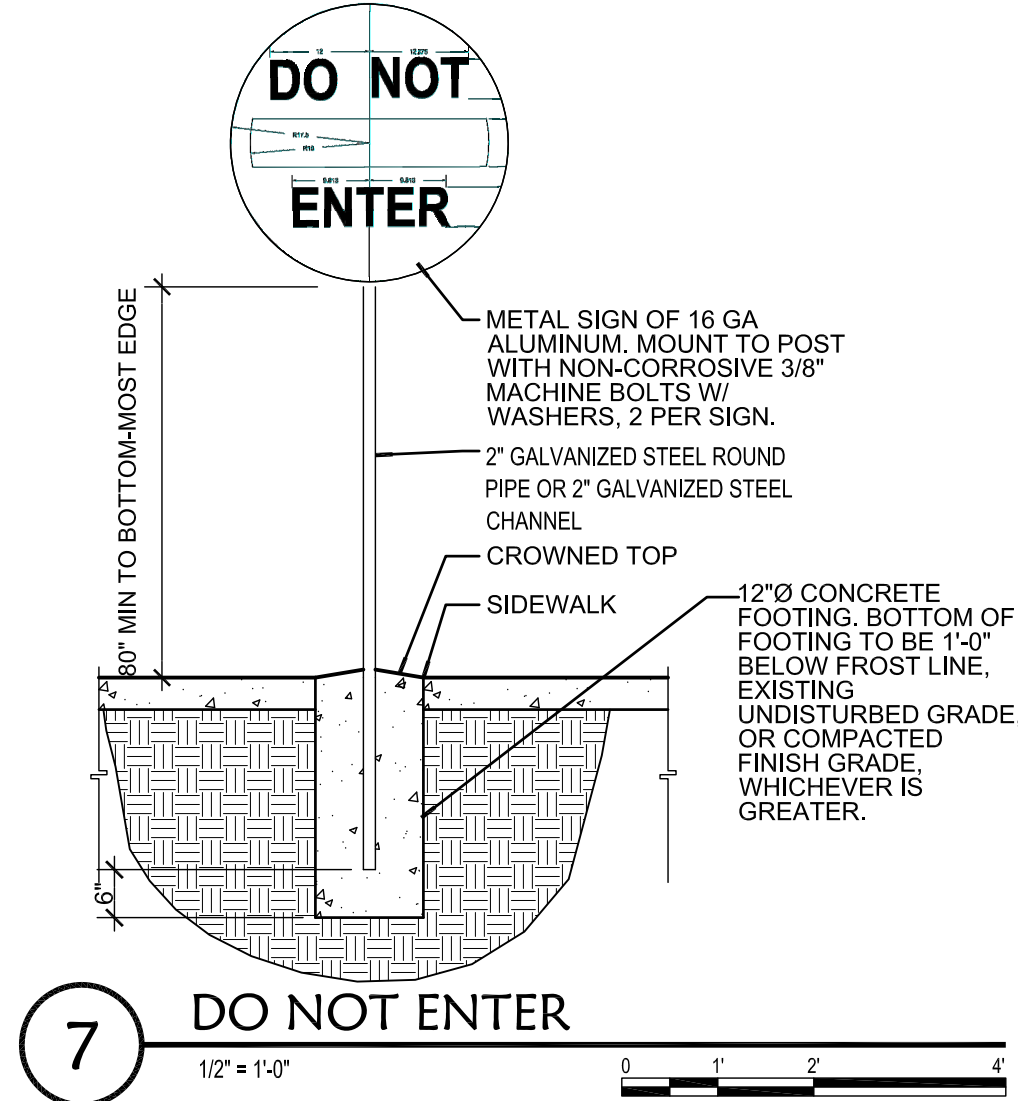
10 PARKING LOT STRIPING  
1/4" = 1'-0"



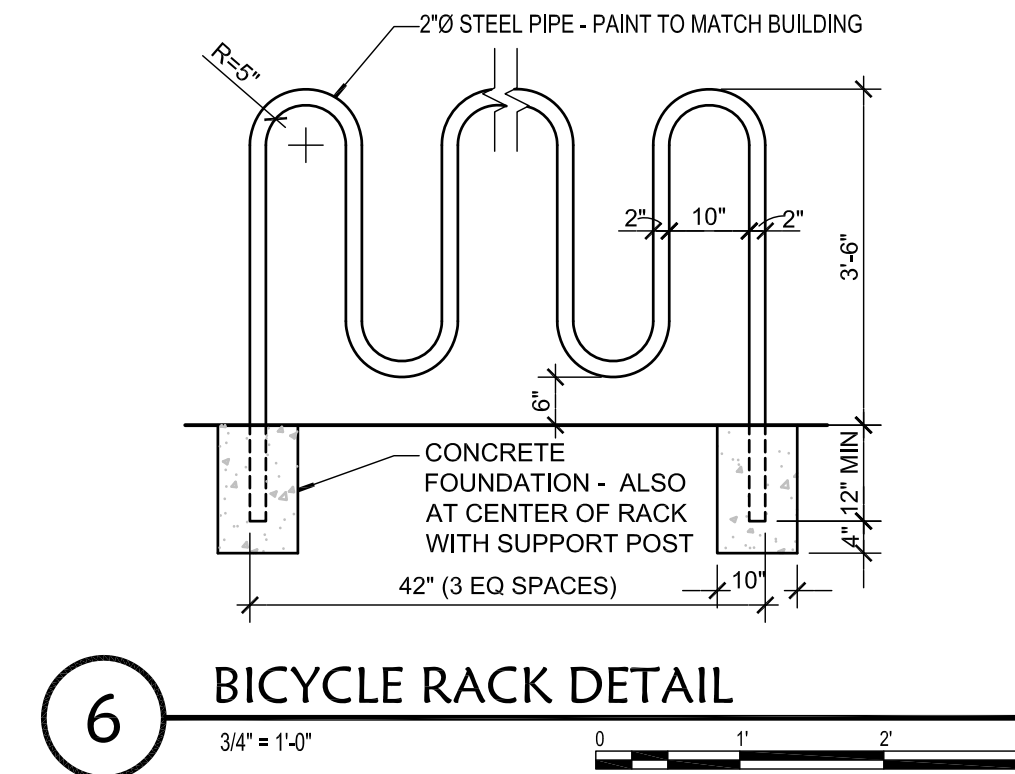
9 ONE WAY  
1/2" = 1'-0"



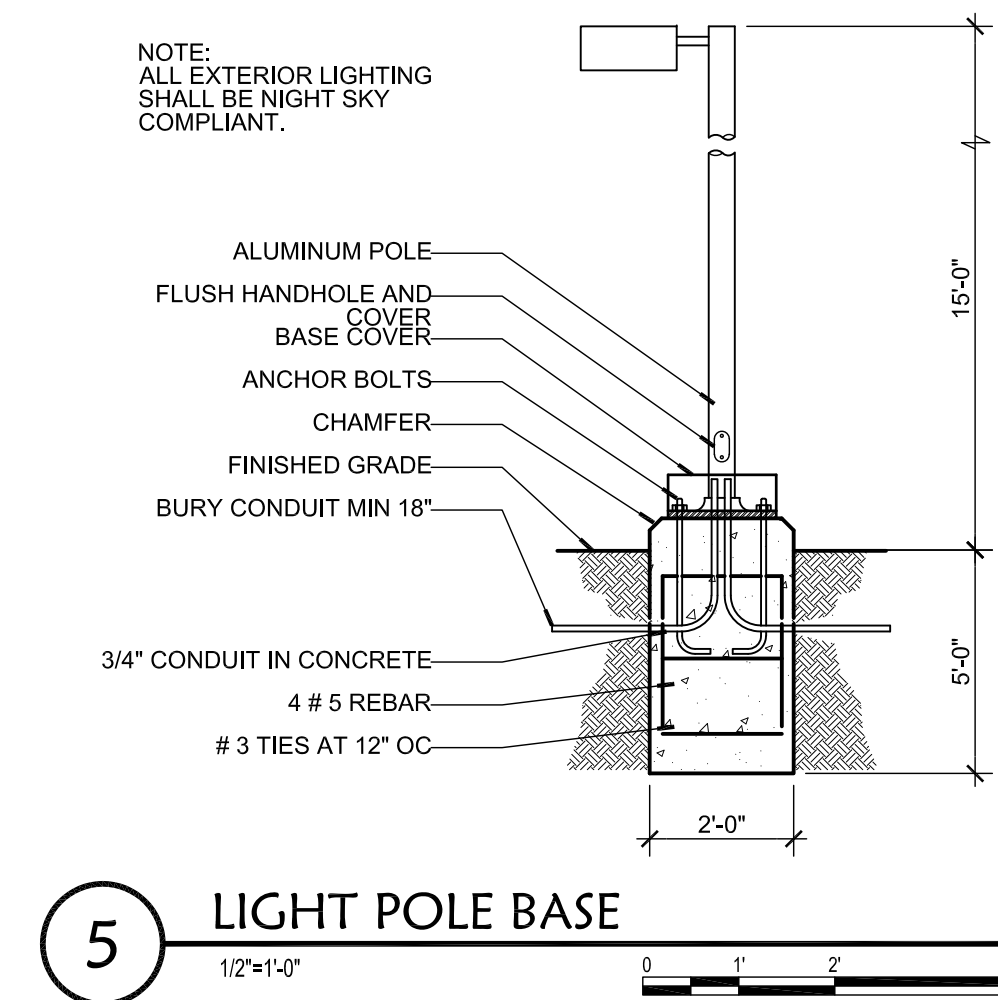
8 ONE WAY  
1/2" = 1'-0"



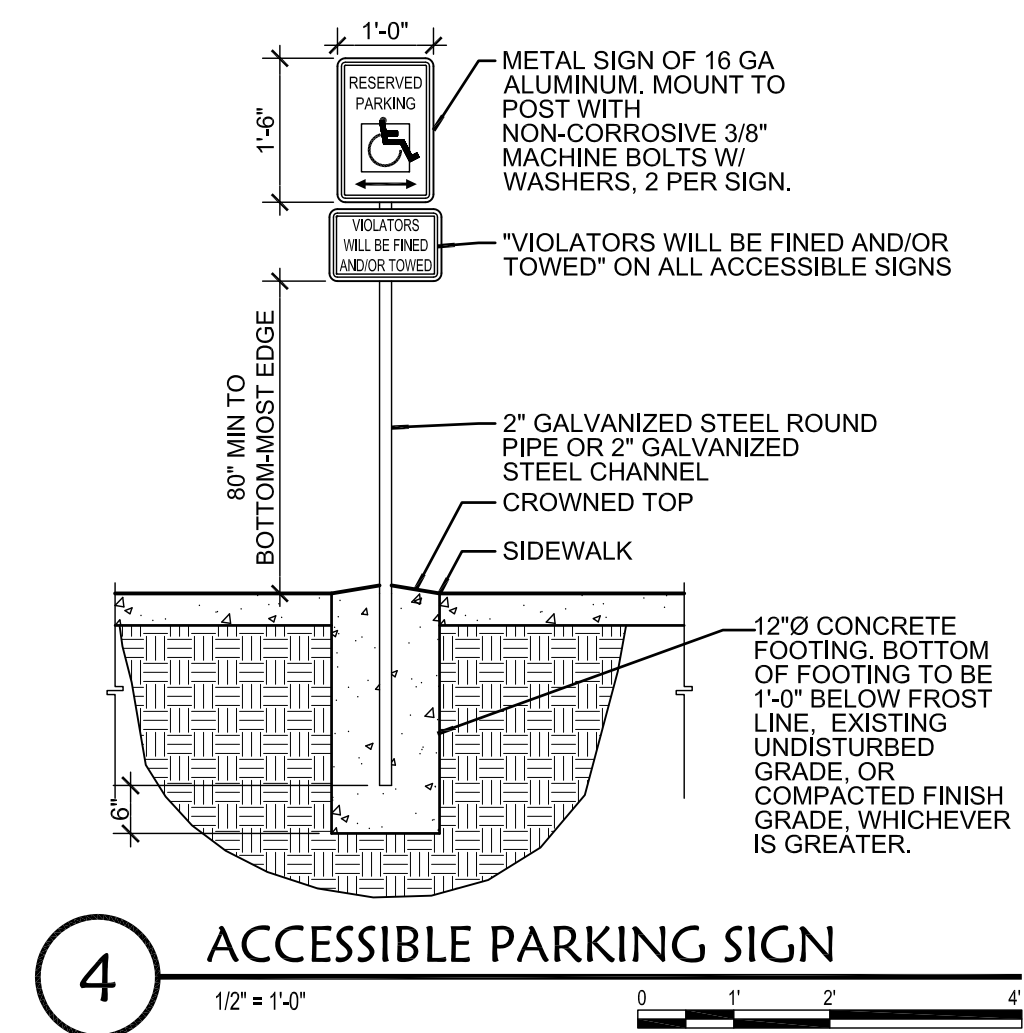
7 DO NOT ENTER  
1/2" = 1'-0"



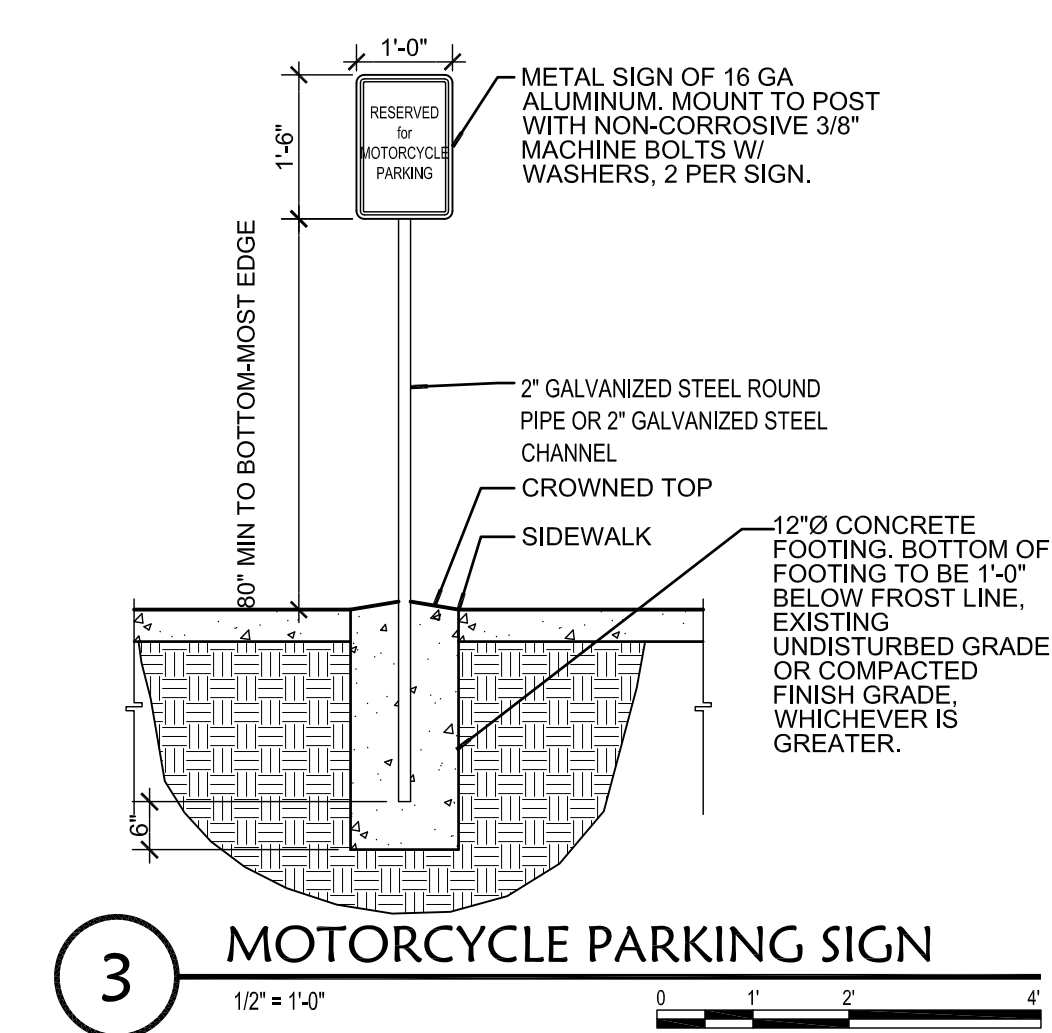
6 BICYCLE RACK DETAIL  
3/4" = 1'-0"



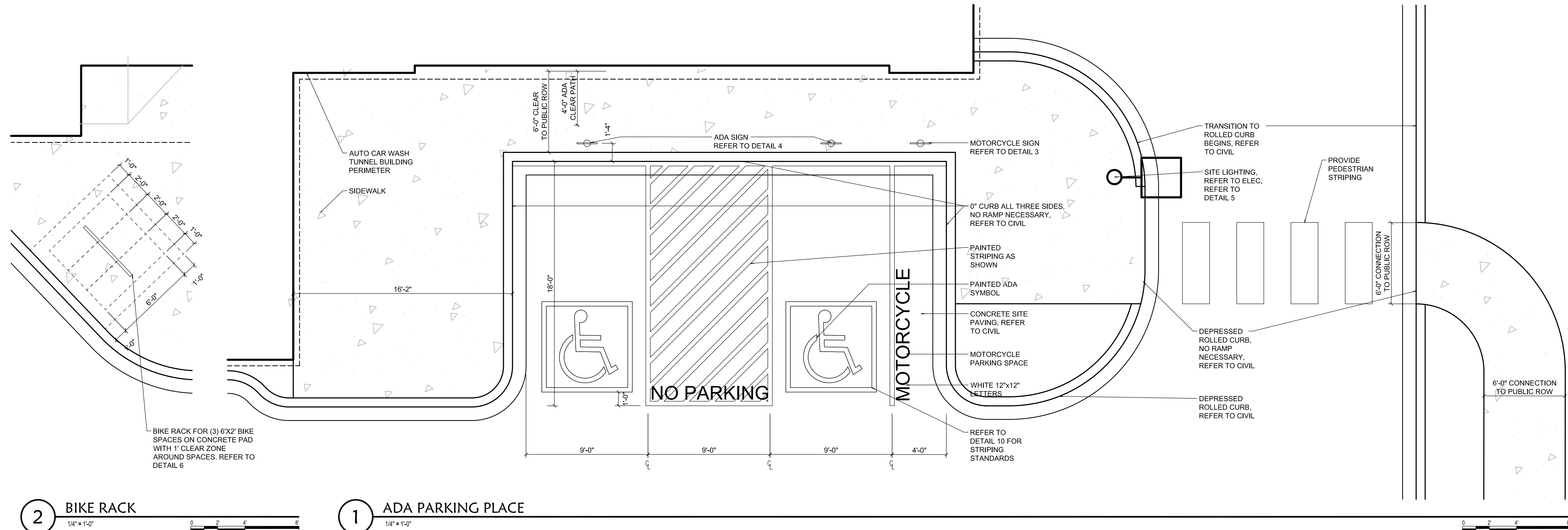
5 LIGHT POLE BASE  
1/2" = 1'-0"



4 ACCESSIBLE PARKING SIGN  
1/2" = 1'-0"



3 MOTORCYCLE PARKING SIGN  
1/2" = 1'-0"



2 BIKE RACK  
1/4" = 1'-0"

1 ADA PARKING PLACE  
1/4" = 1'-0"