

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 6, 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 04-05-23 (A11-D017C)

Dear Mrs. Myers,

The TCL submittal received 04-05-2023 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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Tidal Wave Auto Spa **Building Permit #** 01601 **Hydrology File #** _____
DRB# _____ **EPC#** _____
Legal Description: Lot 2 Block 0000 **City Address OR Parcel** 10601 Unser Blvd NW
Subdivision Unser and McMahon Center
Applicant/Agent: Brittney Myers, ARIA **Contact:** _____
Address: 100 Gold Ave Suite 250, 87102 **Phone:** 910.988.7972
Email: brittney@ariascinc.com

Applicant/Owner: Tidal Wave Auto Spa **Contact:** Jason Skarsgard, Representative
Address: _____ **Phone:** _____
Email: _____

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☐ XDRB SITE ☐ ADMIN SITE: _____
RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G&D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☒ X TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ADMINISTRATIVE
☐ TRAFFIC CIRCULATION LAYOUT FOR DRB
APPROVAL
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☒ X CONCEPTUAL TCL DRB APPROVAL
☐ 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
☐ FLOOD PLAN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 03/20/2023

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. EMPLOYEE ENTRANCE TO SITE
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 SPACES
16. NEW ACCESSIBLE SIDEWALK CONNECTION TO PUBLIC ROW
17. SMOOTH SURFACE SLOPE TO MEET 1/2" / 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
29. ONE WAY PAVEMENT MARKINGS
30. UNOBSTRUCTED SIGHT TRIANGLE FOR SIGHT DISTANCE, LEFT HAND TURN, TWO LANES WITH MEDIAN. SITE TRIANGLE DRAWN TO INTERSECTION OF UNSER AND BANDELIER ~250' IN LENGTH. 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

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

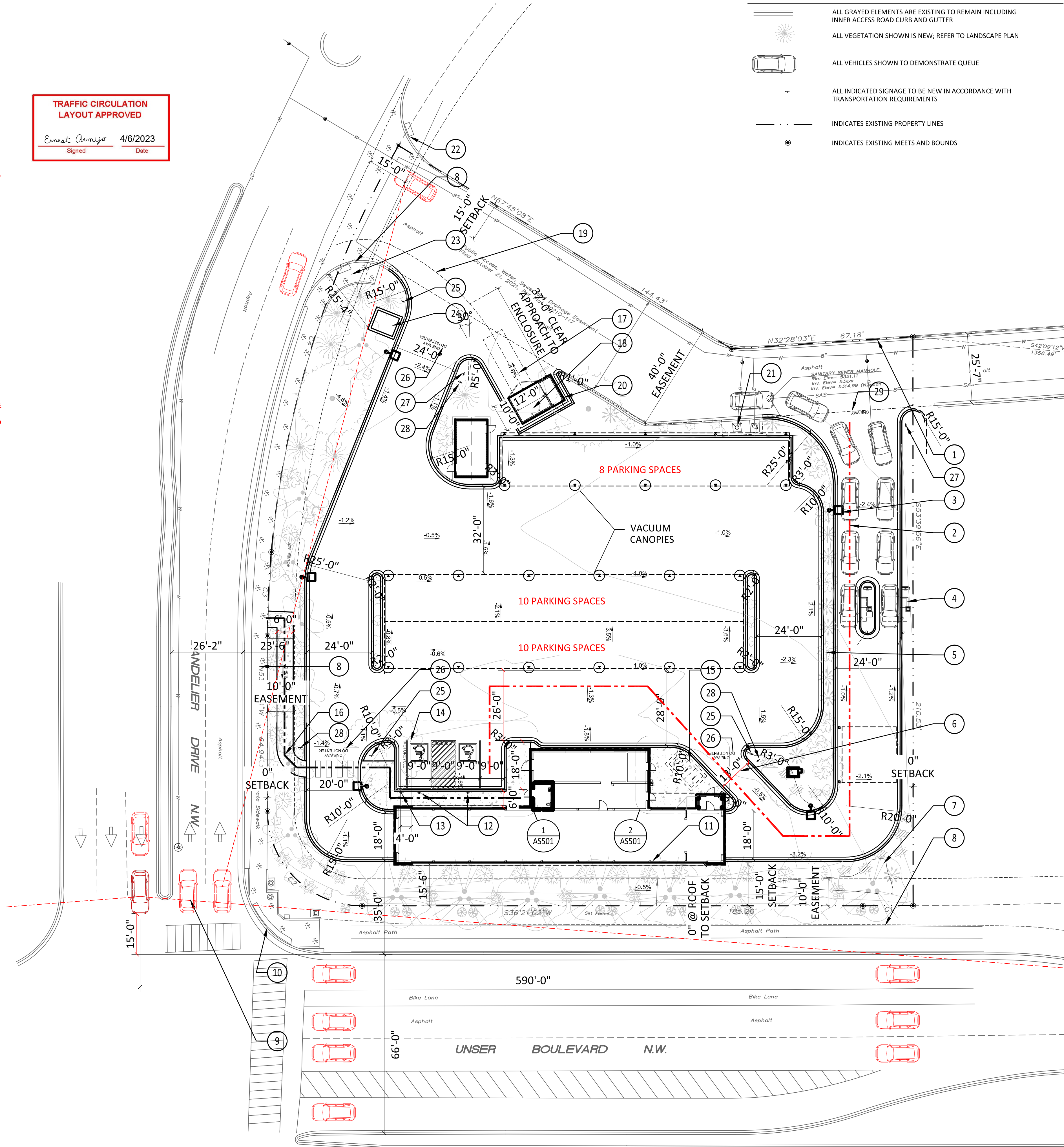
Parking Requirements: IDO TABLE 5-5-1
2 spaces/1,000 sqft GFA of Retail, Office & Waiting Area
2 handicap accessible spaces provided
Motorcycle Parking: IDO TABLE 5-5-4, 1 space required per 1-25 vehicle
Bicycle Parking: IDO TABLE 5-5-5, 3 spaces required for non-residential

Executive Summary:

- General Project Location: Corner SE lot of the Unser and McMahon Center Subdivision at the Intersection of Unser and Banderier
- 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

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Amigo 4/6/2023
Signed Date



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



CONTRACTOR

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

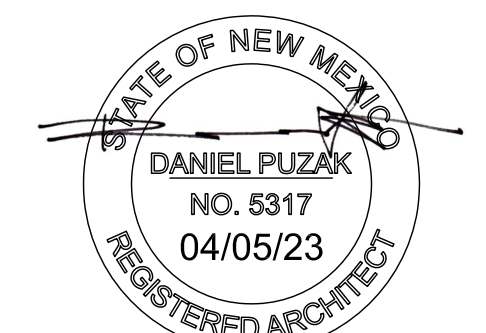
TIDAL WAVE AUTO SPA 120 LEFT ENTRY STD

Unser & McMahon
Albuquerque, NM 87114
OWNER

4/05/23 COA COMMENTS

3/24/23 COA COMMENTS

MARK DATE DESCRIPTION



Architect/Engineer Stamp

PROJECT DATE: 01/13/23

PROJECT NUMBER: 2213

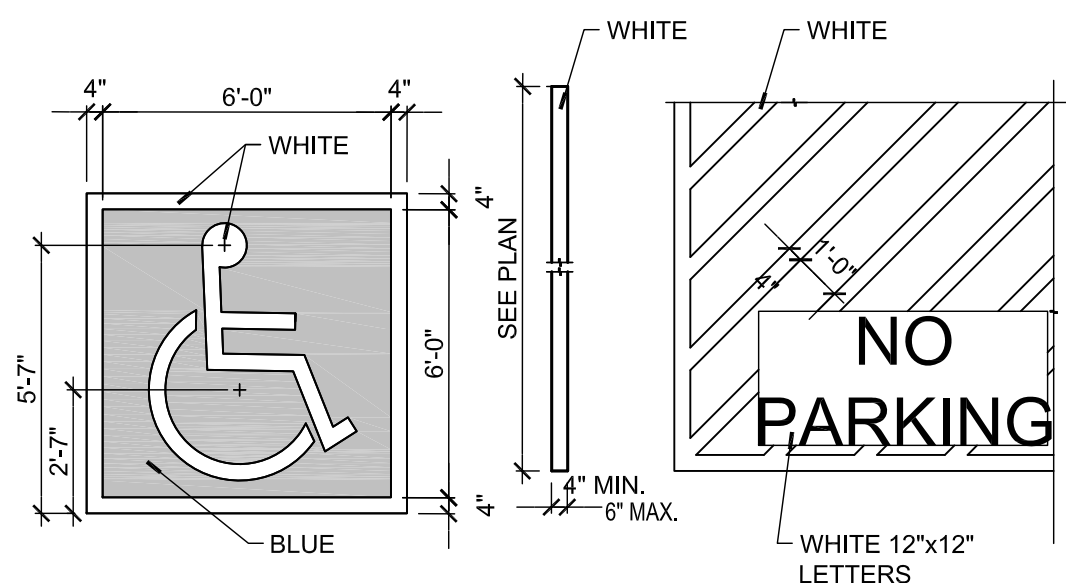
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Architectural Site Plan
Traffic Control Layout

AS101

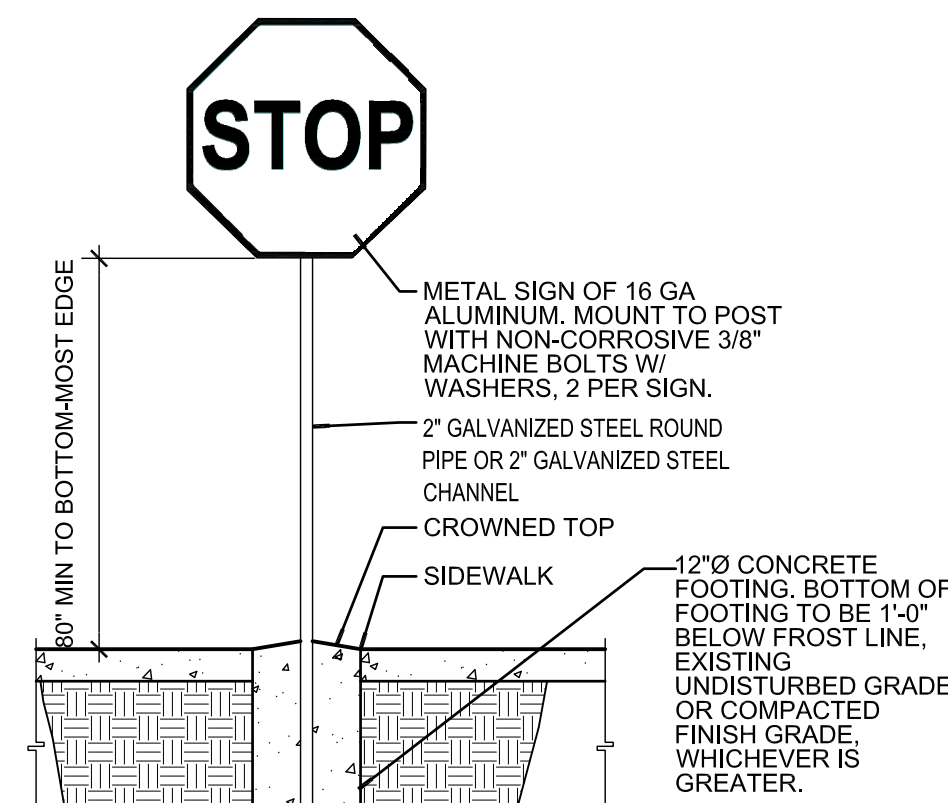
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 4/6/2023
Signed Date

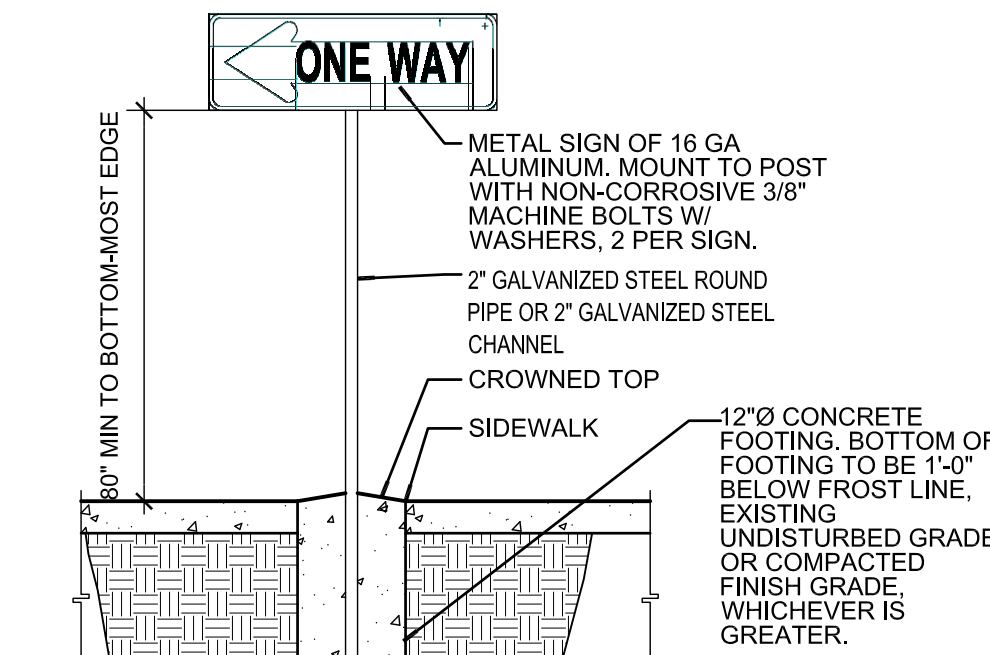


NOTE:
USE NON-REFLECTIVE WHITE PAINT ON ASPHALT PAVEMENT. USE
YELLOW PAINT ON CONCRETE OR OTHER SURFACES WHERE WHITE
PAINT DOES NOT PROVIDE SUFFICIENT CONTRAST.

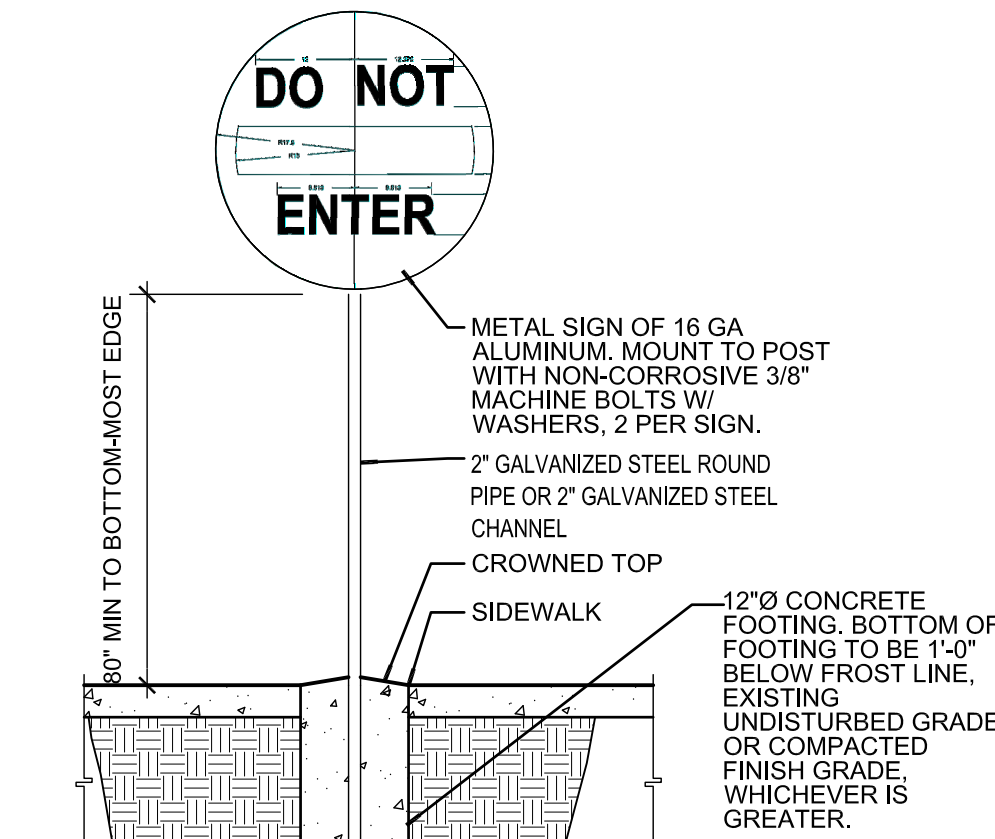
10 PARKING LOT STRIPING
1/4" = 1'-0"



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

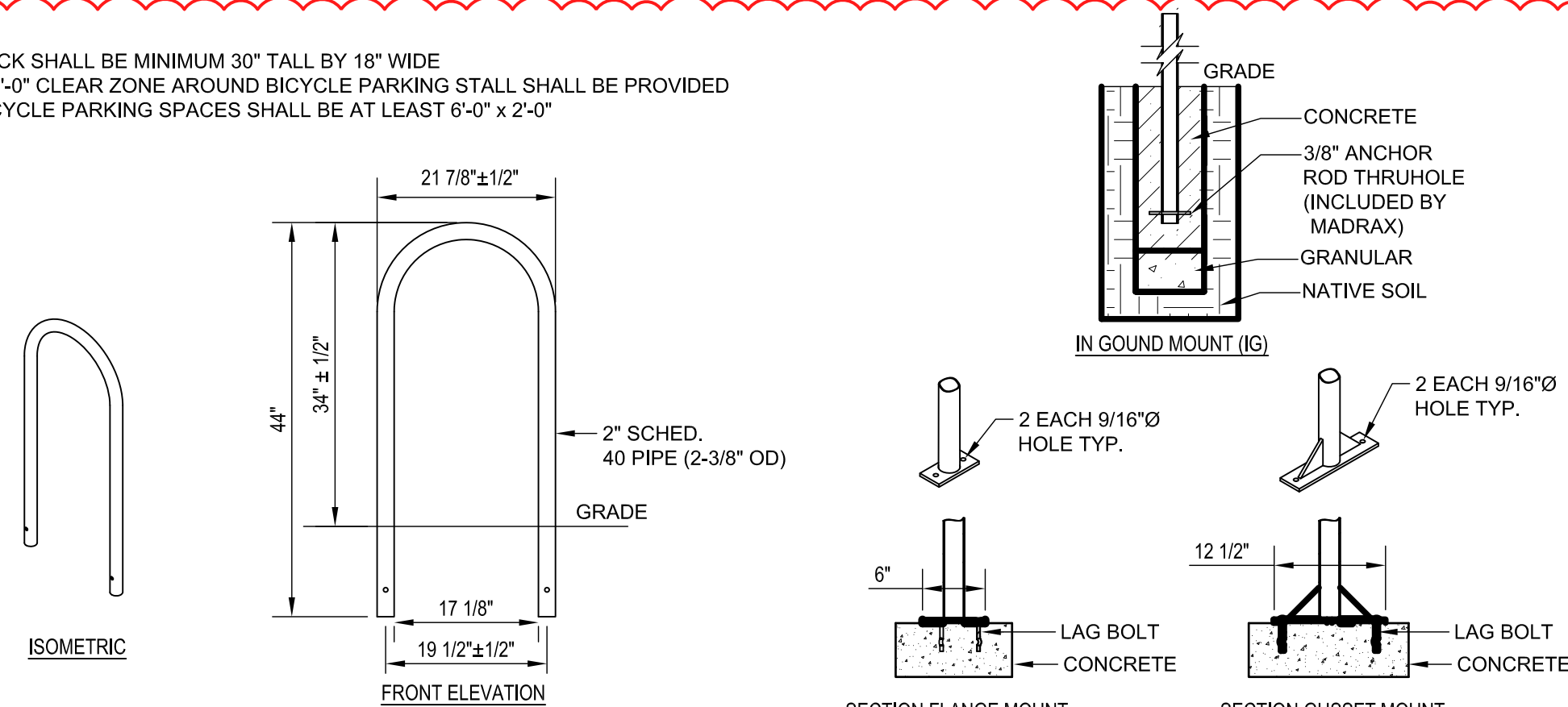


8 ONE WAY
1/2" = 1'-0"

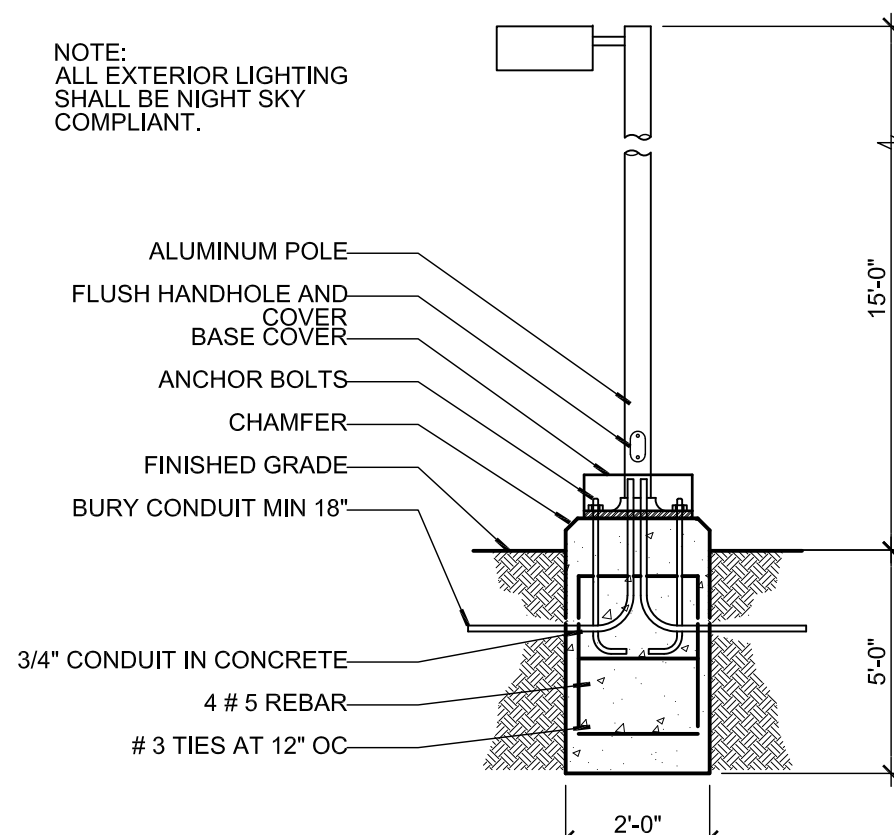


7 DO NOT ENTER
1/2" = 1'-0"

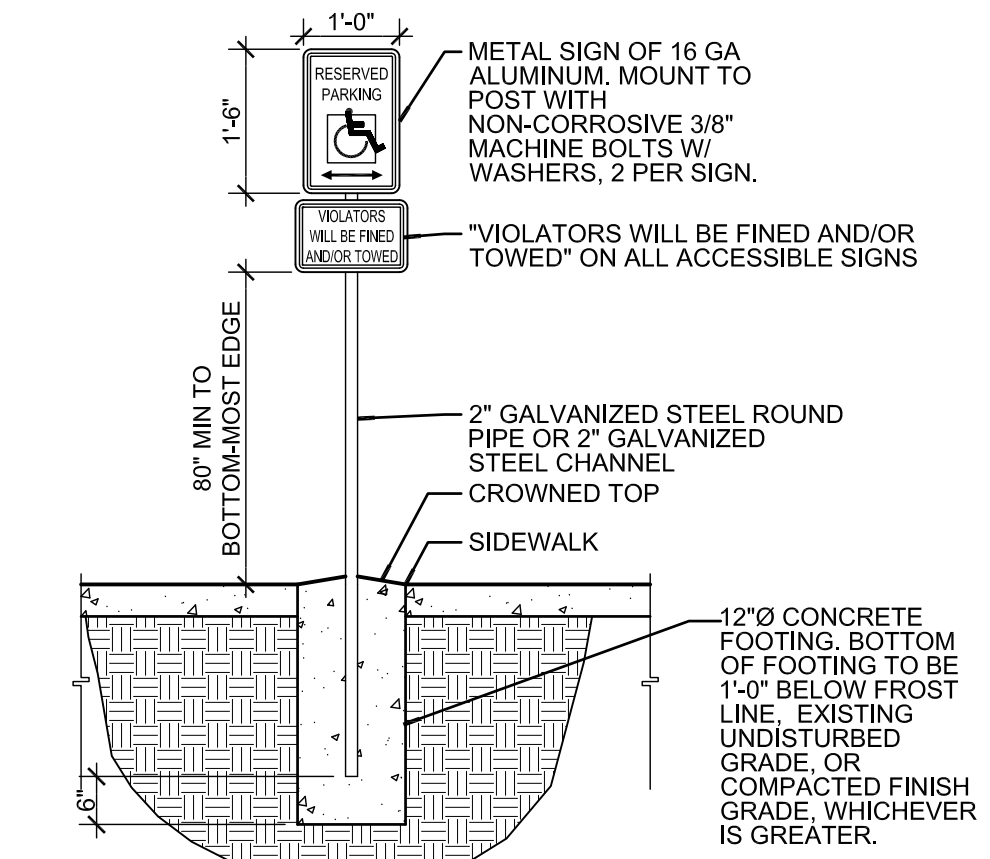
- NOTES:
- RACK SHALL BE MINIMUM 30" TALL BY 18" WIDE
 - A 1'-0" CLEAR ZONE AROUND BICYCLE PARKING STALL SHALL BE PROVIDED
 - BICYCLE PARKING SPACES SHALL BE AT LEAST 6'-0" x 2'-0"



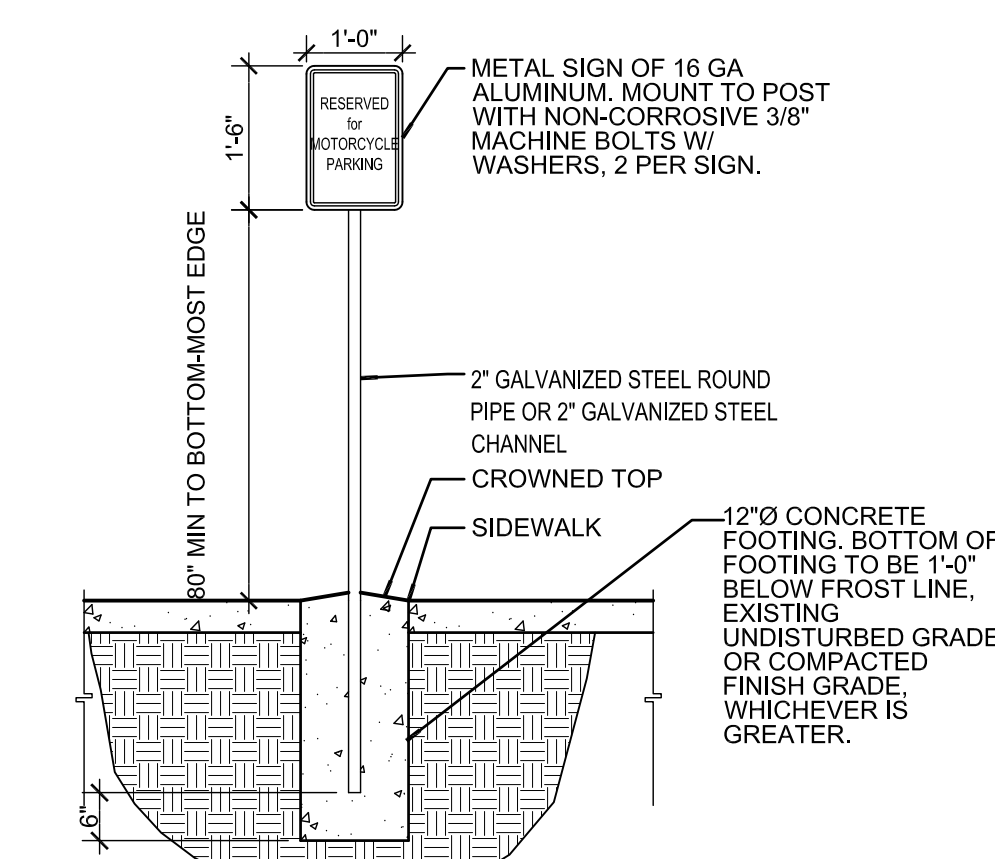
6 BICYCLE RACK DETAIL
3/4" = 1'-0"



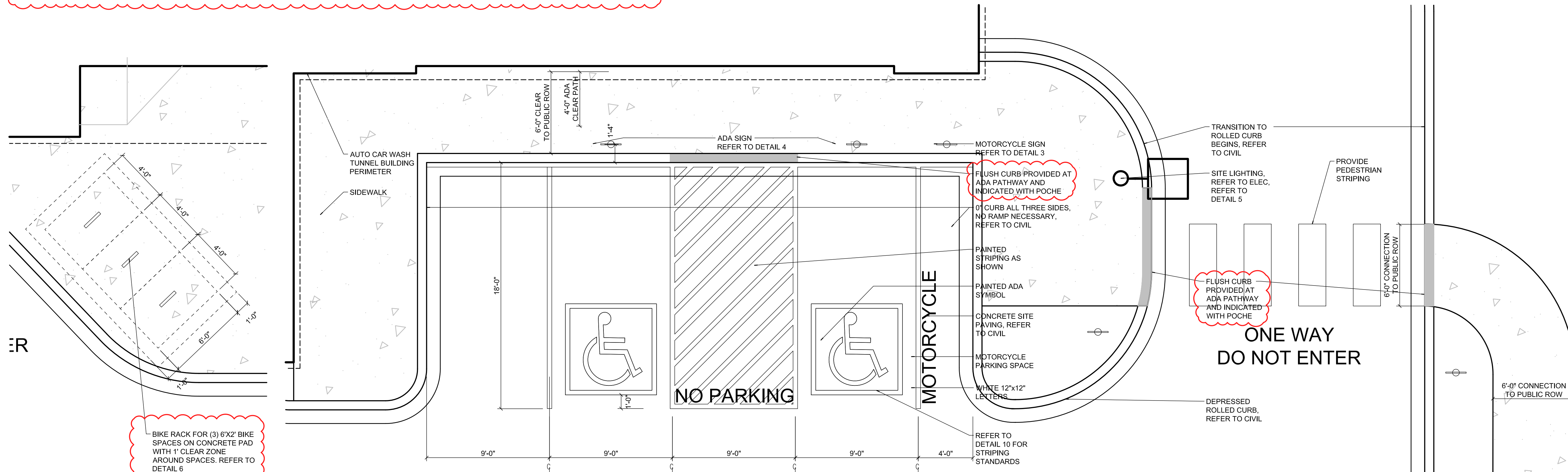
5 LIGHT POLE BASE
1/2" = 1'-0"



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"



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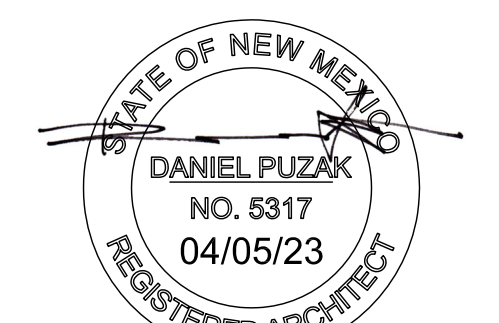
TIDAL WAVE
AUTO SPA
120 LEFT ENTRY
STD

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Albuquerque, NM 87114
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4/05/23 COA COMMENTS

3/24/23 COA COMMENTS

MARK DATE DESCRIPTION



Architect/Engineer Stamp

PROJECT DATE: 01/13/23

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TRAFFIC CONTROL
LAYOUT

AS501