

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 1, 2022

Mitchell Monnin
Burkhardt Engineer Surveyors
28 North Cherry Street
Germantown, OH 45327

**Re: Champion Xpress Car Wash
9640 Universe Blvd NW
Traffic Circulation Layout
Engineer's Stamp 03-25-2022 (B10-D003J)**

Dear Mr. Monnin,

Based upon the information provided in your submittal received 03-28-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Coordinate/discuss with Zoning.
2. Please provide approved Plat demonstrating the 15 ft Private Access Easement shown on site plan and the modified property boundaries because AGIS demonstrates different boundaries/property lines from proposed Site Plan.
3. Please provide the pavement design for 15 ft and 28 ft Private Access Easement and will there be curbing along these segment? Status of valley gutter at junction of these two Access Easement?
4. **15 ft Private Access Easement (running West-East):**
 - Provide sidewalk connection from property onto adjacent properties (West-East).
 - Proposed parking stalls will not be allowed to back out onto Main drive aisle)15ft Private Access Easement).
 - Provide barricading at end of Easement. Unless there a continuous lane eastbound.
 - Proposed Curbing : Detail will be needed.
 - Provide driveway design to include valley gutter and ramp details.
 - Eastside ramp (end of property): Provide a 6:1 tie in grade back to existing elevation to avoid any safety hazard. Provide the sidewalk width and detail.
 - You have 3 lanes directly off this Easement for the ingress driveway/drivethru lane. Traffic flow concern might be an issue, please explain your strategy versus traffic congestion off the proposed throat depth of 3 lanes.
 - The 14 ft driveway has proposed ramp on eastside but not ramp on westside putting ADA patron in a hazardous situation. Please address this safety concern. Continuity for sidewalk is in question across the frontage for adjacent properties.

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- What is the total width of the Access/drive aisle adjoining the proposed 15 ft Access Easement?
- 5. Minimum concrete pavement is 6 inches. Please provide a concrete pavement calculations to justify on 5 inches.
- 6. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978). **Provide detail for pavement marking text " NO PARKING".**
- 7. ADA curb ramps must be updated to current standards and have truncated domes installed. **Provide details for each type of ramp design.**
- 8. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
- 9. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 10. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 11. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
- 12. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. **Minimum internal radii's will need to be 15 'R's.**
- 13. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details. **You have 6ft pathway that goes no where near the entrance. Explain?**
- 14. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. **You will need a ramp to connect access aisle to pathway to restroom entrance.**
- 15. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
- 16. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
- 17. Parking bumpers: Detail will be needed.
- 18. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the 15 ft Private Access Easement and 28 ft Private Access Easement. This is a

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traffic conflict and will not be allowed. The proposed pathway will interfere where stop condition on the 28 ft Private Access Easement.

19. Fire Department: An approval Fire 1 plan needs to be provided.
20. All one-way drives shall have "One Way" and "Do Not Enter" signage (**provide on both sides of entrance/exit**) and pavement markings. Please show detail and location of posted signs and striping.
21. Pavement Markings: You will need to provide a detail for all proposed striping, stop bar, arrows, etc...

Clear Sight

22. Please provide a sight distance exhibit (**applicable to main access road running North-South**).
23. Show the clear sight triangle and add the following note to the plan: "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."
24. Please specify the City Standard Drawing Number when applicable.
25. Shared Site access (IF APPLICABLE versus approved Plat): driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
26. Please provide a letter of response for all comments given.

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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.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

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C: CO Clerk, File

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