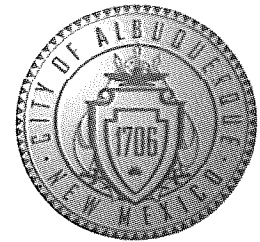


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 12, 2022

Derrick Merchant
VIA Real Estate, LLC
13105 Dover Ave.
Lubbock, TX 79424

Re: Champion Xpress Car Wash
5307 4th St. NW
Traffic Circulation Layout
Engineer's Stamp 05-09-22 (F14-D036A)

Dear Mr. Merchant,

Based upon the information provided in your submittal received 05-09-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

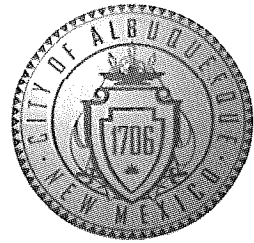
1. Clarify existing property lines and proposed property lines.
2. Provide the access width off 4th St.
3. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

4. Show on site plan all the existing and proposed drive access.
5. Provide design details for the proposed drive accesses and call out COA std dwg.
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)
7. ADA curb ramps must be updated to current standards and have truncated domes installed.
8. All sidewalks along streets should be placed at the property line.
9. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. provide a copy of refuse approval.
10. Provide a copy of Fire Marshal Approval.
11. Please specify the City Standard Drawing Number when applicable.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

12. Shared Site access: 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.
13. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
14. 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.
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.

PO Box 1293

Sincerely,

Albuquerque

NM 87103


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

www.cabq.gov

ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Champion Xpress Car Wash Building Permit #: Hydrology File #:

DRB#: EPC#: Work Order#:

Legal Description: Legal Description: Lot 1, Block 2 Douglas MacArthur Subdivision and Tract 112-A-2 M.R.G.C.D Map 32.

City Address: 5307 4TH Street NW, Albuquerque NM, 87107

Applicant: Mitchell Monnin Contact:

Address: 28 North Cherry Street Germantown, OH 45327

Phone#: 937-388-0060 Fax#: E-mail: mmonnin@burkhardtinc.com

Other Contact: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109

Phone#: 505-267-7686 Fax#: E-mail: rokoye@modulusarchitects.com

TYPE OF DEVELOPMENT: PLAT (# of lots) RESIDENCE DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? Yes X No

DEPARTMENT X 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
FLOODPLAIN DEVELOPMENT PERMIT APPLIC
ELEVATION CERTIFICATE
CLOMR/LOMR
X TRAFFIC CIRCULATION LAYOUT (TCL)
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY)
PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY

PRELIMINARY PLAT APPROVAL
SITE PLAN FOR SUB'D APPROVAL
SITE PLAN FOR BLDG. PERMIT APPROVAL
FINAL PLAT APPROVAL

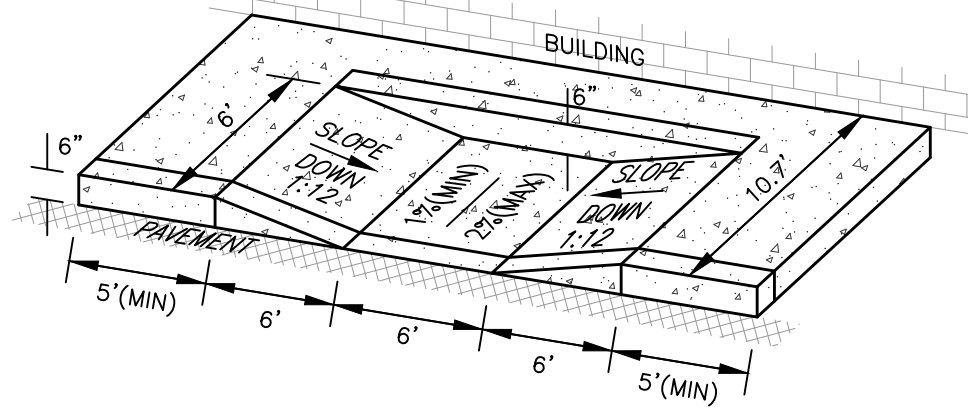
SIA/ RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING/ PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
FLOODPLAIN DEVELOPMENT PERMIT
OTHER (SPECIFY)

DATE SUBMITTED: May 09, 2022 By: Mitchell Monnin

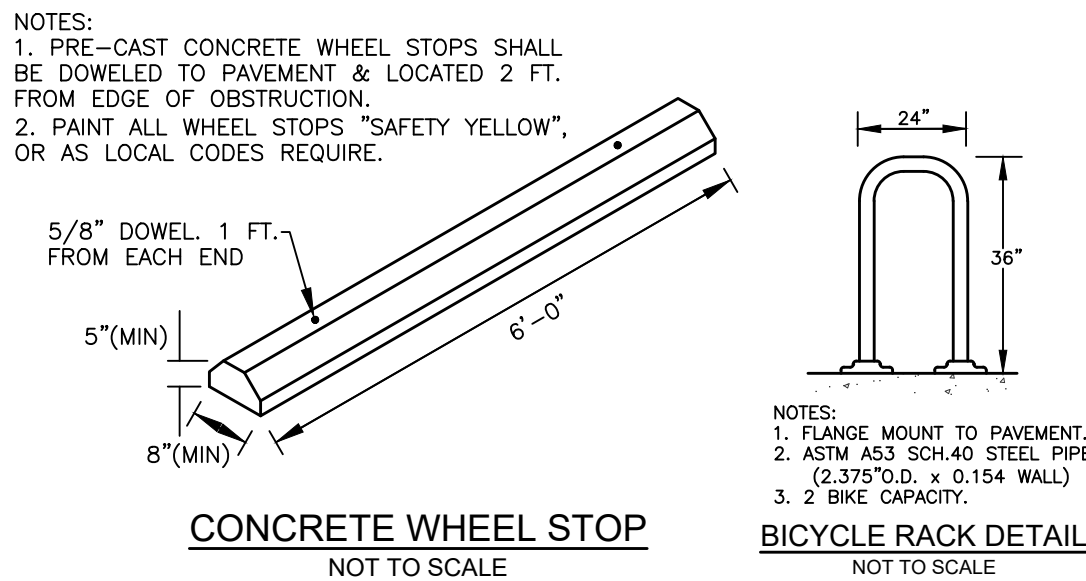
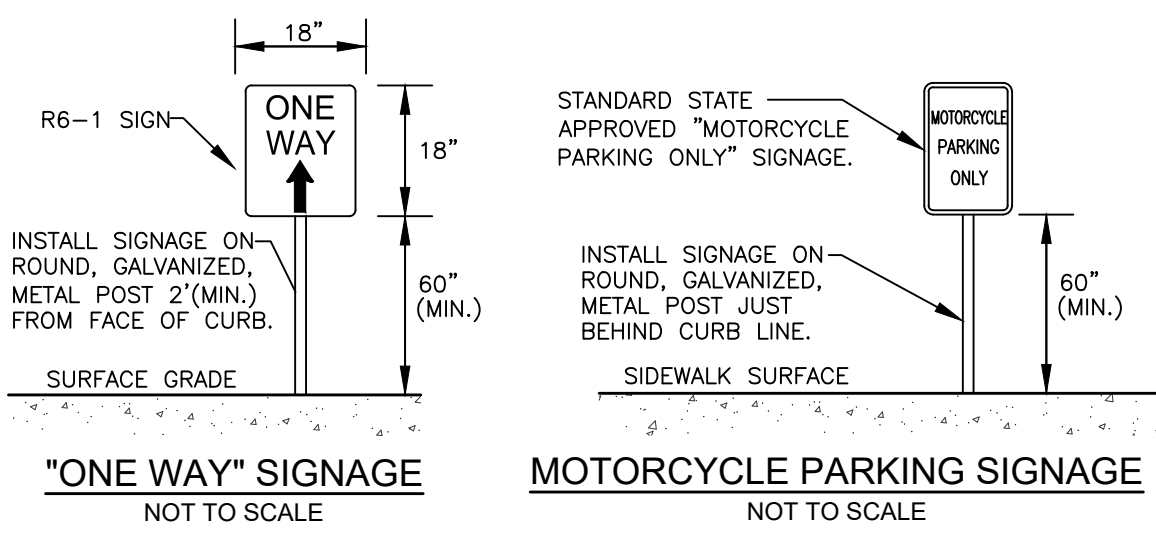
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



ADA ACCESSIBLE RAMP DETAILS
NOT TO SCALE



PARKING AND STACKING SUMMARY

CHAMPION XPRESS CAR WASH
Building Area = 2,450 sq-ft (1,090 sq-ft of non-wash bay/mechanical room)
Wash Bay Stacking Provided: 23 vehicles
Vacuum Parking Provided: 16 spaces (18'x12')
Employee/Standard Parking Provided: 7 spaces (18'x9')
Motorcycle Parking Provided: 1 Space (18'x6.5')
Bicycle Parking Provided: 4 Spaces (2 Racks)
ADA Parking Provided: 1 Space (18'x11')
ADA Vacuum Parking Provided: 1 Space (18'x12')

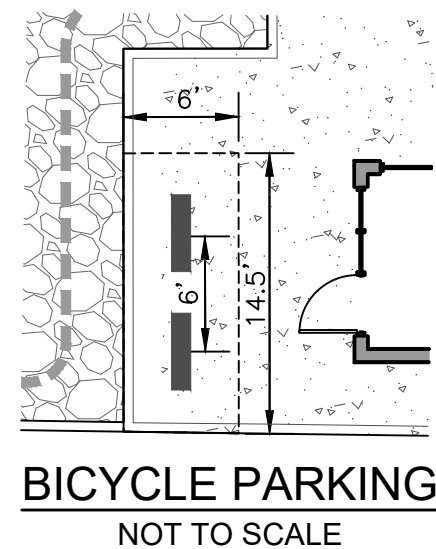
REQUIRED STANDARD PARKING = 2 Stalls
Use = Car Wash
2 spaces / 1,000 sq-ft GFA of retail, office, and waiting area (1090 sq-ft / 1000)
per IDO Table 5-5-1: Off-street Parking Requirements

REQUIRED STACKING SPACES = 3 (three) 20' spaces from end of washing bay
Activity = Car Wash
per IDO Table 5-5-8: Required Stacking Spaces

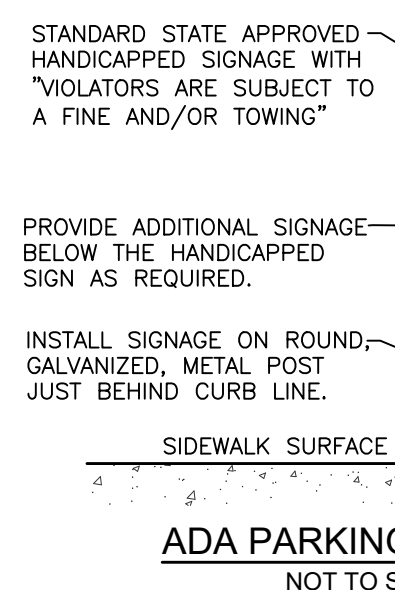
REQUIRED MOTORCYCLE PARKING = 1 Space
per IDO Table 5-5-4: Motorcycle Parking Requirements

REQUIRED BICYCLE PARKING = 3 Spaces
per IDO Table 5-5-5: Bicycle Parking Requirements

REQUIRED ADA PARKING = 1 Space
per ADA Table 208.2: Minimum Number of Accessible Parking Spaces

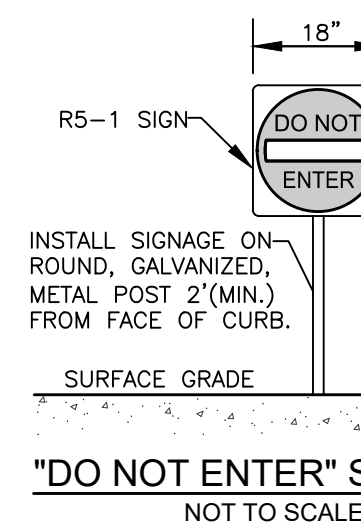


BICYCLE PARKING
NOT TO SCALE

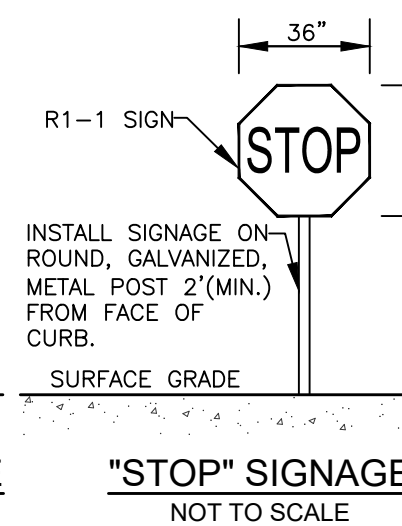


ADA PARKING SIGNAGE
NOT TO SCALE

See Fire 1 Plan, sheet C-2.1 for Fire Marshal's Office Hydrant and fire Access approval.
See Site Plan, sheet C-2.2 for detailed site installations.
See Grading and Drainage Plan, sheet C-3.0 for pavement slope details.
*Access Drive area slope range = 1.0% minimum to 6.0% maximum
*Parking area slope range = 1.0% minimum to 8.0% maximum
*Handicap Parking area slope range = 1.0% minimum to 2.0% maximum



"DO NOT ENTER" SIGNAGE
NOT TO SCALE



"STOP" SIGNAGE
NOT TO SCALE

CITY STANDARD DETAILS

STANDARD DETAIL	DRAWING NUMBER
ROLL CURB	2415A
6" STANDARD C & G	2415A
DRIVEWAY APPROACH	2426

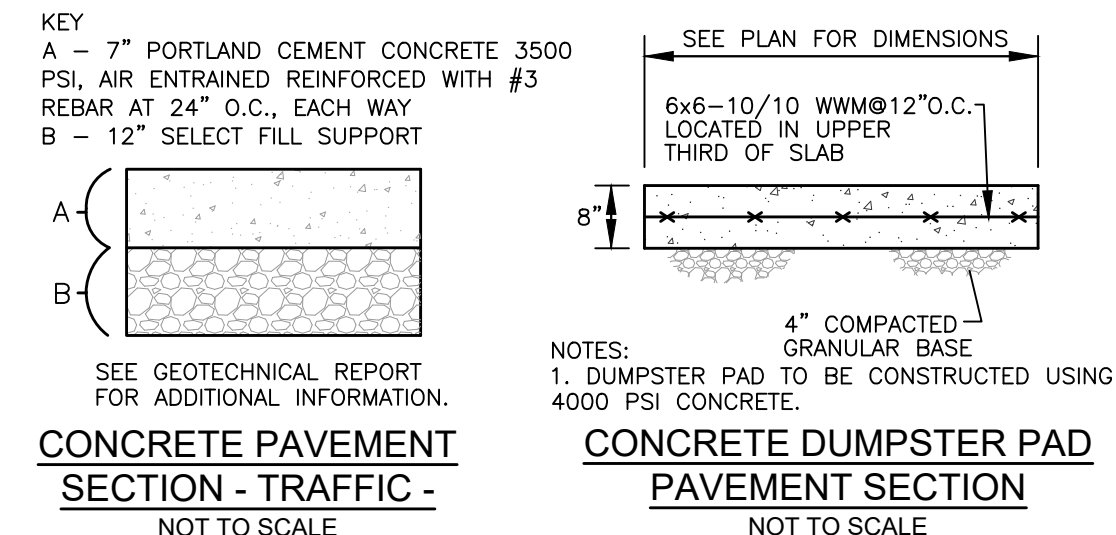
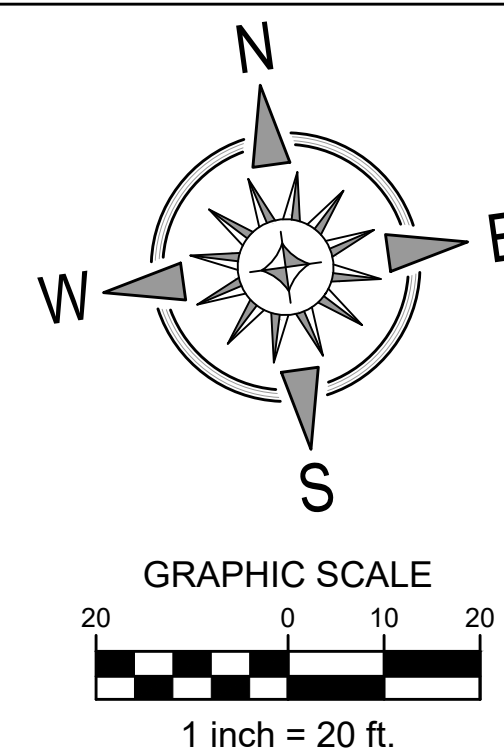
All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter per the City of Albuquerque Standard Drawing No. 2415 and No. 2430.

VERTICAL & HORIZONTAL CONTROL:

Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesian Surveys, Inc., dated, October 29, 2021.

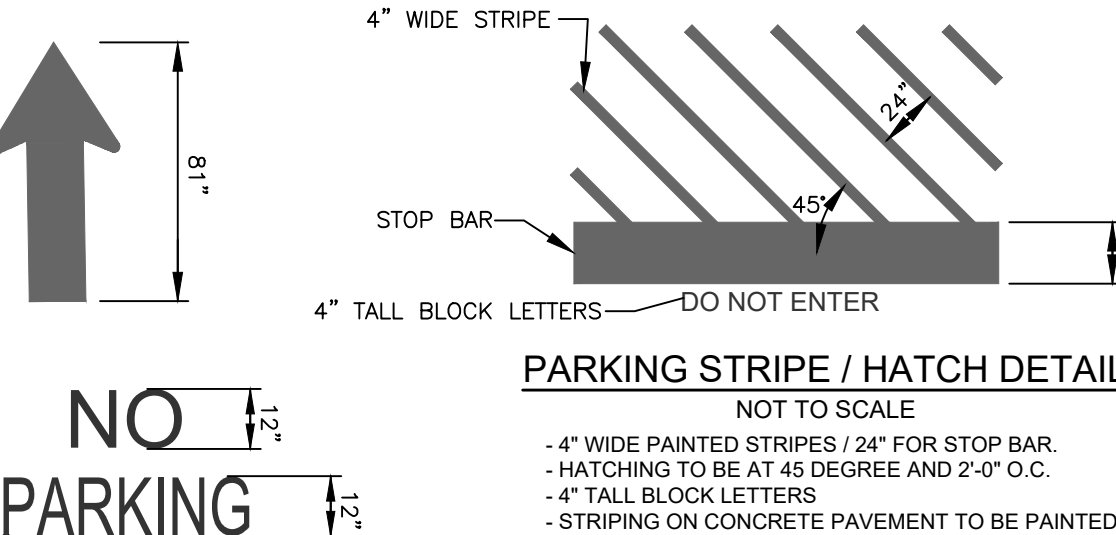
ACCESSIBLE PARKING SYMBOL & MARKING NOTES

A paved accessible parking space must include:
- The International Symbol of Accessibility conspicuously on the surface in a color that contrasts the pavement.
- The words "NO PARKING" painted on any access aisle adjacent to the parking space.
Words must be painted in all capital letters with a letter height of at least twelve inches, a stroke width of at least two inches, and centered within each access aisle adjacent to the parking space.

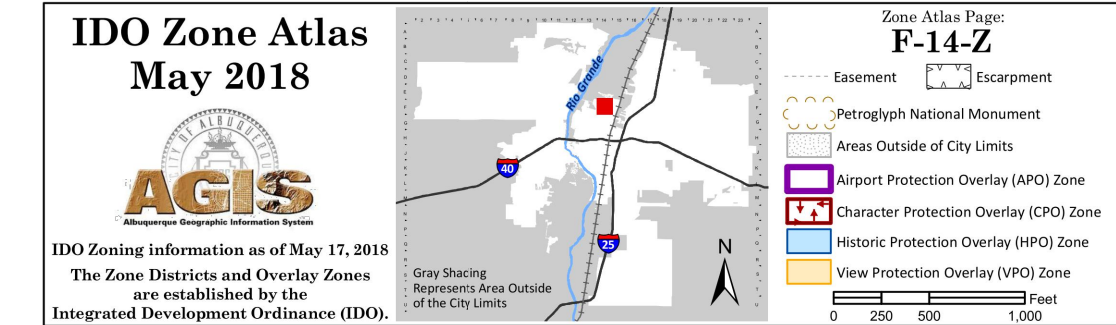
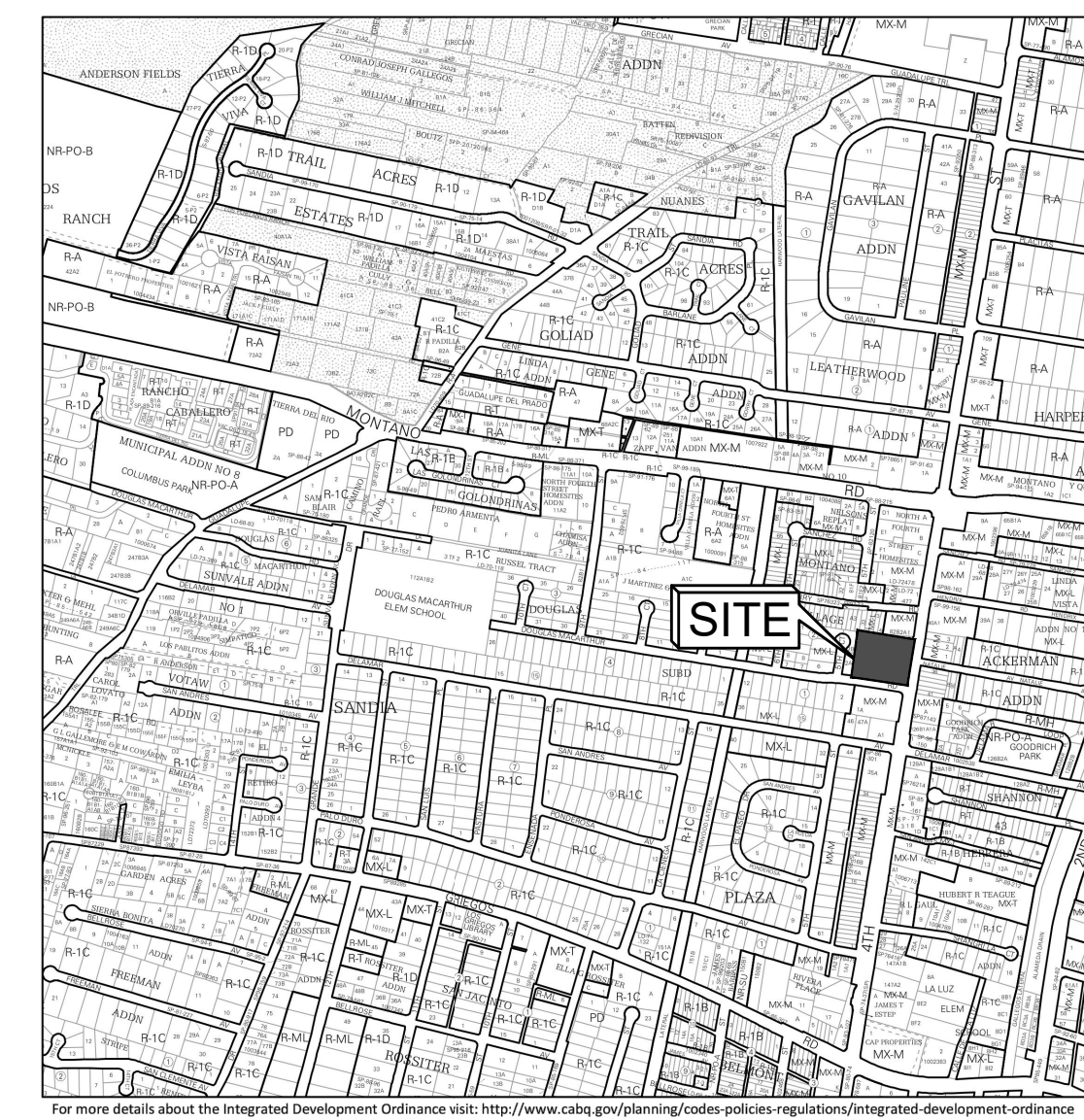


CONCRETE PAVEMENT
SECTION - TRAFFIC -
NOT TO SCALE

CONCRETE DUMPSTER PAD
PAVEMENT SECTION
NOT TO SCALE



PARKING STRIPE / HATCH DETAIL
NOT TO SCALE



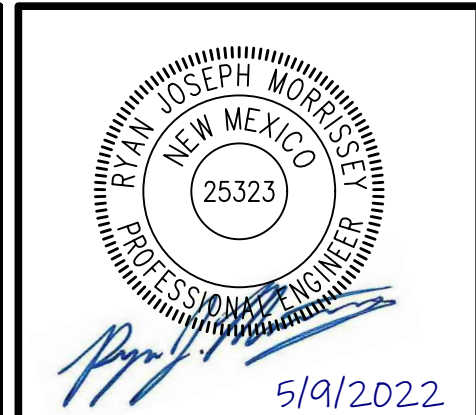
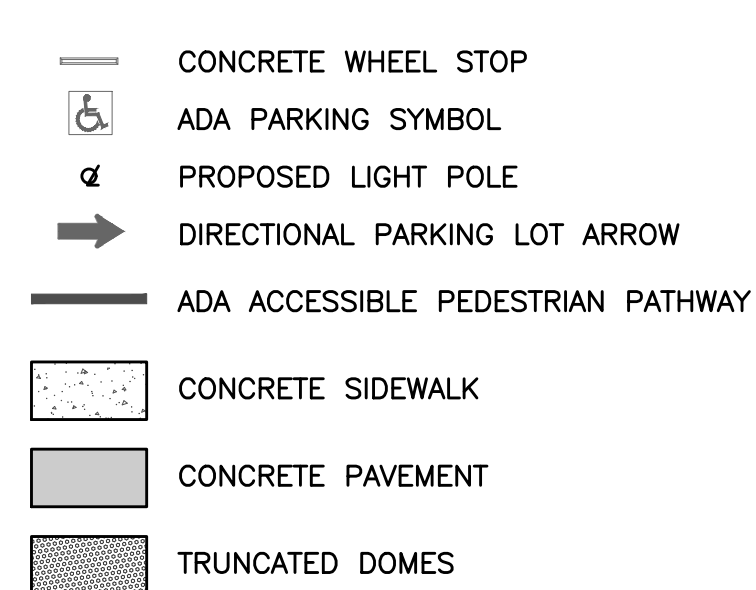
PROJECT SUMMARY

Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Champion Xpress Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

PROPERTY INFORMATION

Address: 5307 4th Street NW, Albuquerque NM, 87107
Legal Description: Lot 1, Block 2 Douglas MacArthur Subdivision and Tract 112-A-2 M.R.G.C.D Map 32
Area: 1.1155 acres
Zoning: Mixed Use - Moderate Intensity Zone District
Overlay District: CPO-9 Overlay & the UC-MS-PT Plan
Flood Zone Designation: FIRM # 35001C0119G., effective date: February 4, 2011
Zone "X": Areas of reduced flood risk due to levee.

SITE AND PAVEMENT LEGEND



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
5307 4TH STREET NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 21.262
Draw: MCM	Dwg: 21-262.dwg
Scale: RJM	Tab: C22-SP

Date: 05.09.2022

Sheet: TRAFFIC CIRCULATION LAYOUT PLAN

Sheet No.: C-2.0





City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Champion Xpress Car Wash Building Permit #: N/A Hydrology File #: N/A

Zone Atlas Page: F-14-Z DRB#: N/A EPC#: N/A Work Order#: N/A

Legal Description: Lot 1, Block 2 Douglas MacArthur Subdivision and Tract 112-A-2 M.R.G.C.D Map 32.

City Address: 5307 4TH Street NW, Albuquerque NM, 87107

Applicant: VIA Real Estate, LLC Contact: Derrick Merchant

Address: 13105 Dover Avenue, Lubbock, Tx 79424

Phone#: 806-368-7843 Fax#: _____ E-mail: derrick@7bdev.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-M

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

Proposed Use (mark all that apply): Residential: ☐ Office: ☐ Retail: ☒ Mixed-Use: ☐

Describe development and Uses:

Automated car wash with vacuum stalls

Days and Hours of Operation (if known): 8AM - 8PM

Facility

Building Size (sq. ft.): ~3,530 sq.ft.

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* +/- 200 vehicles

Expected Number of Employees (if known):* 3-4 working per shift

Expected Number of Delivery Trucks/Buses per Day (if known):* Unknown

Trip Generations during PM/AM Peak Hour (if known):* 50 Trips (PM)

Driveway(s) Located on: Street Name "4th St NW"

Adjacent Roadway(s) Posted Speed: Street Name 4th St NW Posted Speed 35 MPH

Street Name Douglas MacArthur Rd NW Posted Speed 25 MPH

Roadway Information (adjacent to site)

4th St NW - Minor Arterial

Main St. Corridor

Comprehensive Plan Corridor Designation/Functional Classification: Douglas MacArthur NW - Local
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: ~~Urban Center~~
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 4th Street NW - 10,345 Volume-to-Capacity Ratio: 4th Street NW - 0.25-0.5
(if applicable)

Adjacent Transit Service(s): Yes Nearest Transit Stop(s): 550 ft South

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Current bike Lane on Montano Rd
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalks along Property Frontage.

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No ☒ Borderline []

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

Development is within a Main Street Corridor

M. P. E.

5/6/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.