

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.

PO Box 1293

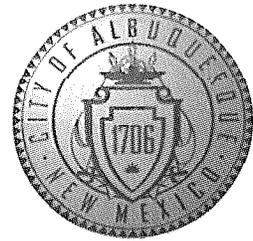
Albuquerque

NM 87103

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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 ADMIN SITE

IS THIS A RESUBMITTAL? _____ 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
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- 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: _____



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

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

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. 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.