

CITY OF ALBUQUERQUE



June 20, 2019

Burkhardt Engineers & Surveyors
Jonathan D. Burkhardt.P.E.
28 North Cherry Street
Germantown, OH 45327

Re: Champion Xpress Car wash
4516 Wyoming Blvd NE, 87111
Traffic Circulation Layout
Engineer's/Architect's Stamp 5-10-19 (F20D005)

Dear Mr. Burkhardt

Based upon the information provided in your submittal received 6-13-19, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces **including bicycle and motorcycle parking**.
2. Motorcycle parking spaces should be its own individual spaces. (Please remove hatch pavement marking)
3. 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)
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
5. Per the IDO, 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. (Please design to also connect to building to south)
6. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
7. 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."
8. Please include a copy of your shared Parking agreement with the adjacent property owner.
9. Please move No Left Turn Sign closer to sidewalk.

PO Box 1293

Albuquerque

NM 87103

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CITY OF ALBUQUERQUE



10. Please use pork chop style concrete mountable median curb island to force right turn only.
11. Minimum lane widths are 12 feet minimum. (Drive thru pay station aisles)
12. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
13. Please provide a copy of refuse approval.
14. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs. (Exit of wash bay & Entrance leading to pay stations)
15. Please use decimal points when indicating slopes. (2%, 4% & 6% should indicate 2.0 %, 4.0 %, & 6.0%, some were missing)
16. Please include one copy of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Ernie Gomez at (505) 924-3981 or at epgomez@cabq.gov

PO Box 1293

Sincerely,

Albuquerque

Ernie Gomez
Plan Checker, Transportation & Hydrology
Development Review Services

NM 87103

www.cabq.gov

EG via: email
C: CO Clerk, File

PARKING AND STACKING SUMMARY

CHAMPION XPRESS CAR WASH

BUILDING AREA = 4,522 sq-ft (303 sq-ft non-wash bay/mechanical room)
WASH BAY STACKING PROVIDED: 30 Vehicles
VACUUM PARKING PROVIDED: 20 Stalls (18'X12')
EMPLOYEE/STANDARD PARKING PROVIDED: 6 Stalls (20'X9')

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

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

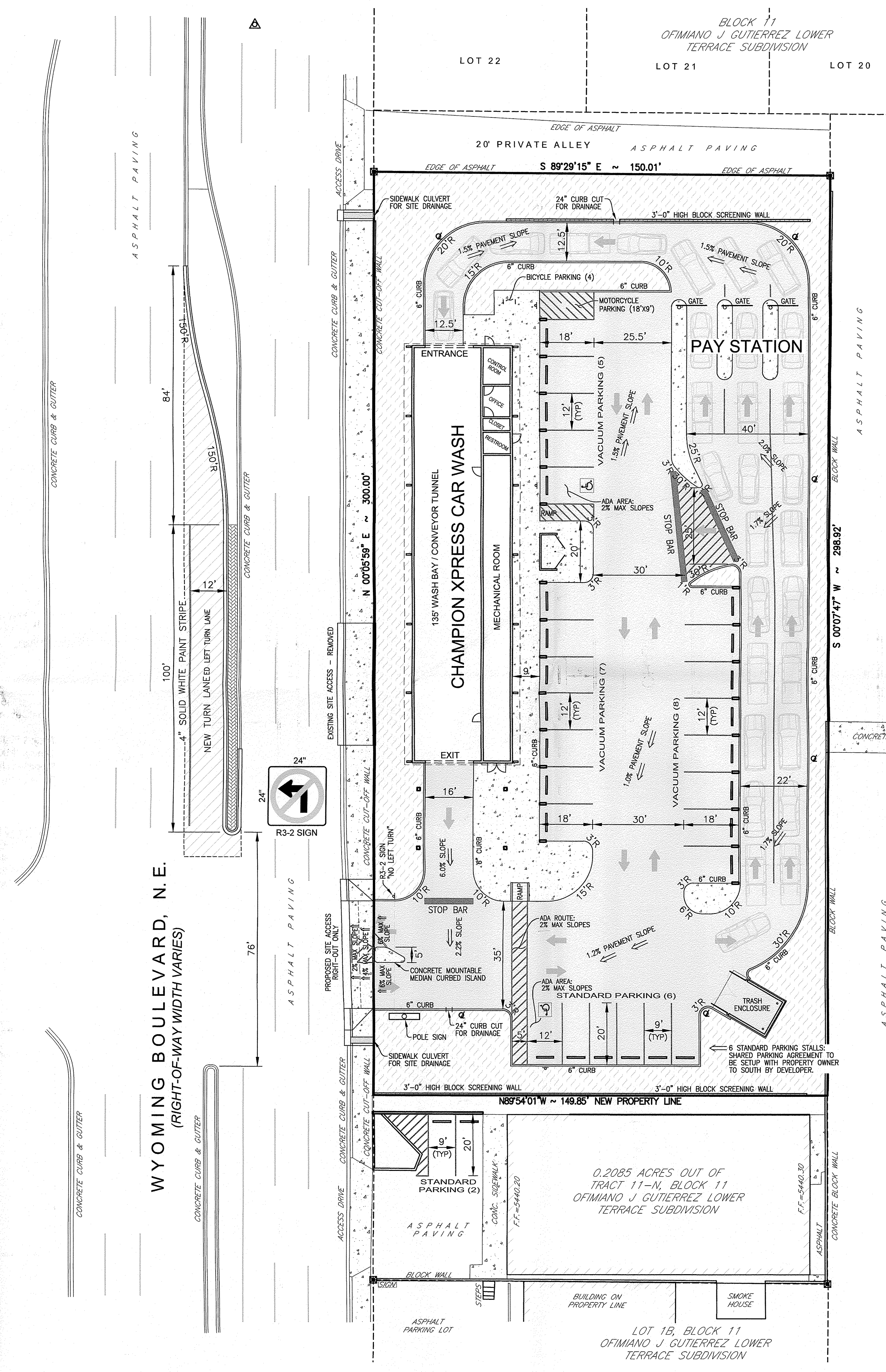
REMAINING BUILDING TO SOUTH

BUILDING AREA = 5,200 sq-ft +/-
STANDARD PARKING PROVIDED: 2 Stalls (20'X9')

REQUIRED STANDARD PARKING = 3 Stalls
per Table 5-5-1: Off-street Parking Requirements
Use = Storage; Warehousing, possible distribution center
1 space / 2,000 sq-ft GFA

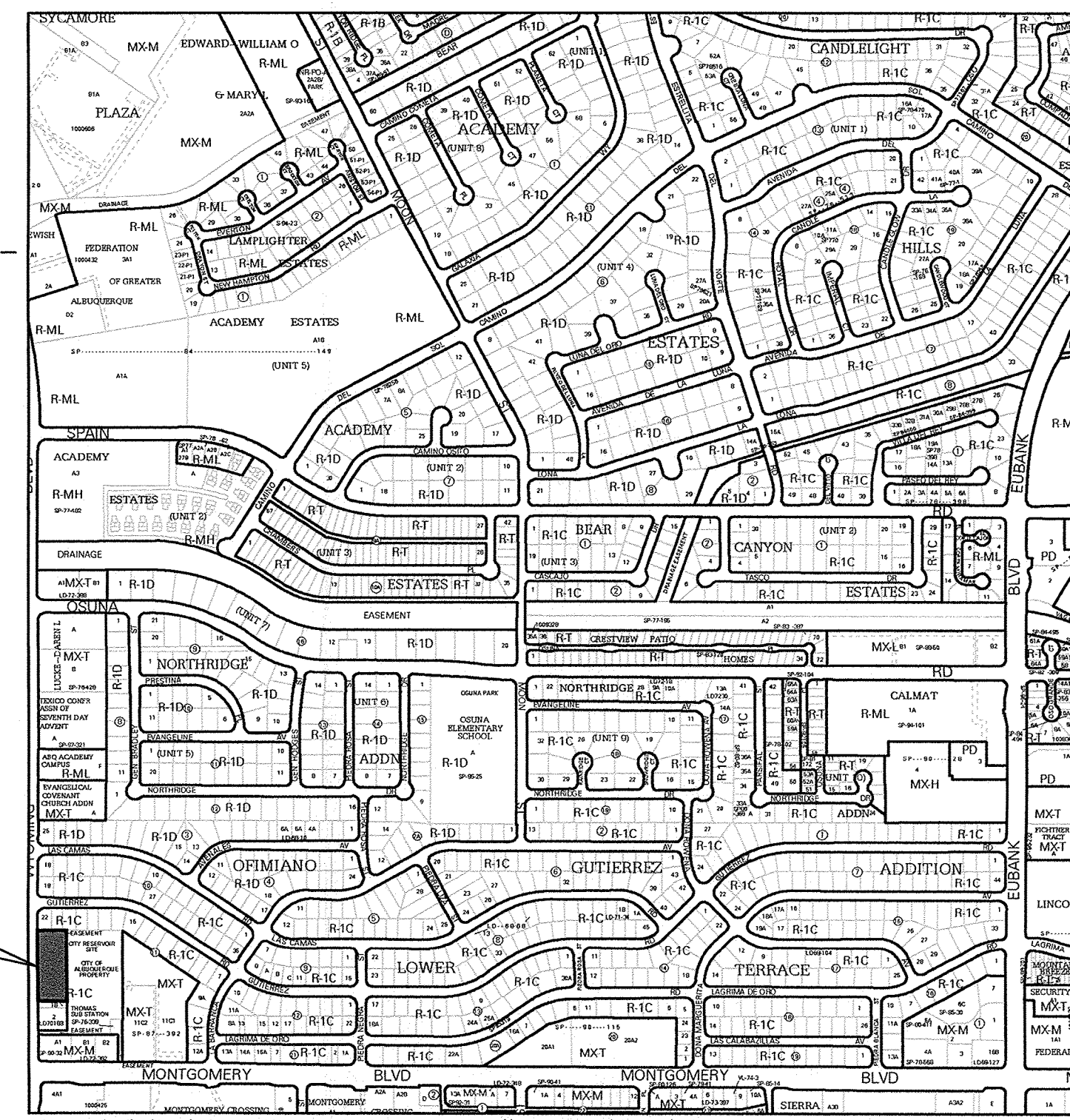
*SHARED PARKING AND STACKING PROVIDED EXCEEDS MINIMUM REQUIREMENTS FOR BOTH THE CHAMPION XPRESS CAR WASH AND THE REMAINING BUILDING TO THE SOUTH.

- 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%minimum to 6%maximum
*Parking area slope range = 1%minimum to 8%maximum
*Handicap Parking area slope range = 1%minimum to 2%maximum

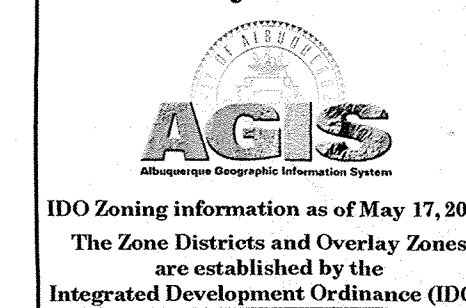


SITE

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY PROPERTY
(UNPLANNED LAND)



IDO Zone Atlas May 2018



PROPERTY INFORMATION

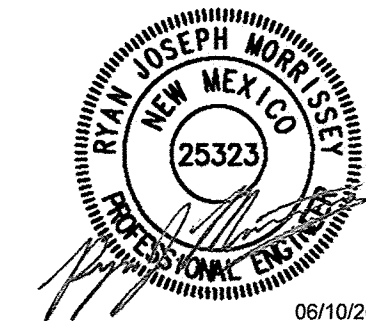
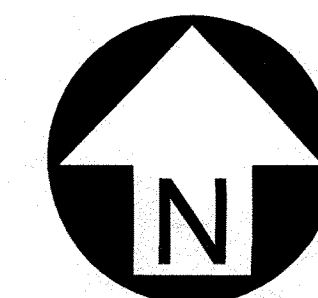
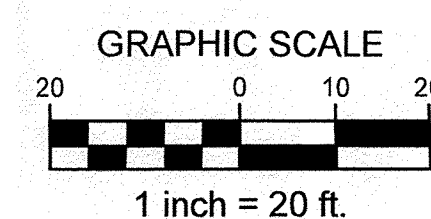
Address: 4516 Wyoming Blvd. N.E., Albuquerque, NM 87111
Legal Description: Portion of Tract 11-N, Block 11 of Ofimano J. Gutierrez Lower Terrace, City of Albuquerque, Bernalillo County, New Mexico.
Area: 1.0307 acres
Zoning: "MX-M" Mixed Use - Moderate Intensity Zone District
Proposed Use: Car Wash with Drive Through
Flood Zone: FIRM # 35001C0143G, effective date: September 26, 2008
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.
Note - Wyoming Boulevard subject to flooding depth of 1'

PROJECT SUMMARY

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

SITE AND PAVEMENT LEGEND

- CONCRETE WHEEL STOP (2' FORM CURB LINE)
- ADA PARKING SYMBOL
- PROPOSED LIGHT POLE
- DIRECTIONAL PARKING LOT ARROW
- CONCRETE SIDEWALK / ACCESS DRIVE PAD
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA



Item	Description	Date
1	Rev 2 - Revised per City Comments	03.18.19
2	Rev 3 - Revised per City Comments	03.22.19
3	Rev 4 - Revised per City Comments	04.03.19
4	Rev 6 - Revised per City Comments	06.10.19

SITE DEVELOPMENT PLANS FOR CHAMPION XPRESS CAR WASH

4516 WYOMING BOULEVARD N.E.
1.0307 ACRES OUT OF TRACT 11-N, BLOCK 11
OFIMANO J. GUTIERREZ LOWER TERRACE SUBDIVISION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM Proj: 18-160
Draw: RJM Dwg: 18-160.dwg
Check: JDB Tab: C2.0-TCLP
Scale: 1" = 20'

Date: 01.04.2019

Sheet: TRAFFIC CIRCULATION LAYOUT PLAN

Sheet No.:

C-2.0



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Champion Xpress Building Permit #: _____ Hydrology File #: F200005

DRB#: PR-2019-001951 EPC#: NA Work Order#: NA

Legal Description: Portion of Tract 11N, Block 11, Ofiriano J. Gutierrez Lower

City Address: 4516 Wyoming Boulevard NE 1.03 acres

Applicant: Consensus Planning, Inc. Contact: Jim Strozier

Address: 302 8th Street NW, ABQ, NM 87102

Phone#: (505) 764-9801 Fax#: (505) 842-5495 E-mail: cpc@consensus

Other Contact: Burkhardt Engineers & Surveyors Contact: Ryan Morrissey

Address: 28 North Cherry Street, Germantown, OH 45327

Phone#: (937) 388-0060 x106 Fax#: NA E-mail: rmorrissey@

TYPE OF DEVELOPMENT: ☒ PLAT (# of lots) 2 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: 6/11/2019 By: Jim Strozier, FAICP

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



February 15, 2019
Traffic Statement
Champion Xpress Car Wash
4516 Wyoming Boulevard NE,
Albuquerque, NM 87111

Prepared For:
7B Building and Development
Contact: Derrick Merchant
Phone: 806-368-7843
Email: derrick@7bdev.com

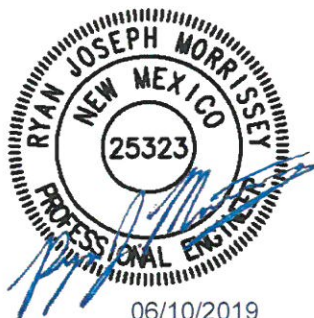
Prepared By:
Burkhardt Engineering
Contact: Ryan Morrissey
Phone: 937-388-0060
Email: rmorrissey@burkhardtinc.com

RE: DRB# PR-2019-001951

The traffic impacts on Wyoming Boulevard NE due to the proposed Champion Xpress Car Wash includes consideration of the traffic at the driveway intersection allowing access from Wyoming Boulevard NE and on-site traffic circulation.

The proposed Champion Xpress Car Wash will require the demolition of an existing drive pad, and the installation of one new drive pad in order to relocate site access to line up with an existing driveway on the west side of Wyoming Boulevard to minimize points of conflict on the roadway. Construction of a new left turn lane on southbound Wyoming Boulevard will allow for vehicles to access the Champion Xpress Car Wash without slowing down or blocking inside lane traffic. Traffic leaving the site will be restricted to right turns by a concrete island and directional signage at the drive pad to further minimize conflict at the access point intersection. A right-in turn lane would be beneficial to northbound Wyoming Boulevard traffic by eliminating slowing cars making right turns from the travel lane, but the close proximity of the right-of-way line to the existing Wyoming Boulevard curb line will not allow for an additional lane. Directional distribution of vehicles entering and exiting the site during the peak hour of traffic generation can be seen in the exhibit titled "Traffic Statement Exhibit". The AWDT (Average Weekday Daily Traffic) on Wyoming Boulevard is very large relative to the expected peak hour trip generation of the car wash, meaning that the impact of the car wash on traffic traveling on Wyoming Boulevard is minimal—i.e. a noticeable increase in traffic is not expected. The total provided stacking of the stacking lanes is 30 vehicles, which is greater than needed when compared to expected traffic demand of 27 vehicles in the peak hour (see below "Proposed Site Traffic Generation Summary"). Traffic within stacking lanes is expected to move at a consistent rate due to the passing of vehicles through the wash bay, which provides a steady flow of the traffic leaving the site.

The Champion Xpress Car Wash site is designed to minimize traffic impacts to Wyoming Boulevard through the installation of a left turn lane for access from Wyoming and restricting the driveway to a right turn exit. Traffic on the site is provided with ample parking and stacking in order to avoid any traffic backups on site and provide customers with comfortable use of the services provided. The proposed left turn lane, drive pad, and on-site parking / stacking area have been designed per City of Albuquerque requirements and will provide the safest access to the Champion Xpress Car Wash given the geometric constraints of this property. For additional parking and site design information, see full Site Development Plans.



PROPOSED SITE TRAFFIC GENERATION SUMMARY

Reference: ITE Trip Generation Manual – 10th Edition

Land Use: 948 – Automated Car Wash

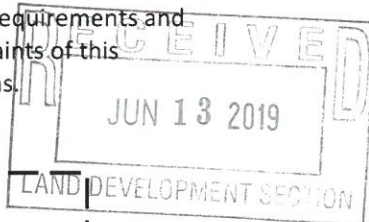
Disclaimer: Traffic information from ITE only includes two studies

Average Rates per 1,000 sq-ft of Building:

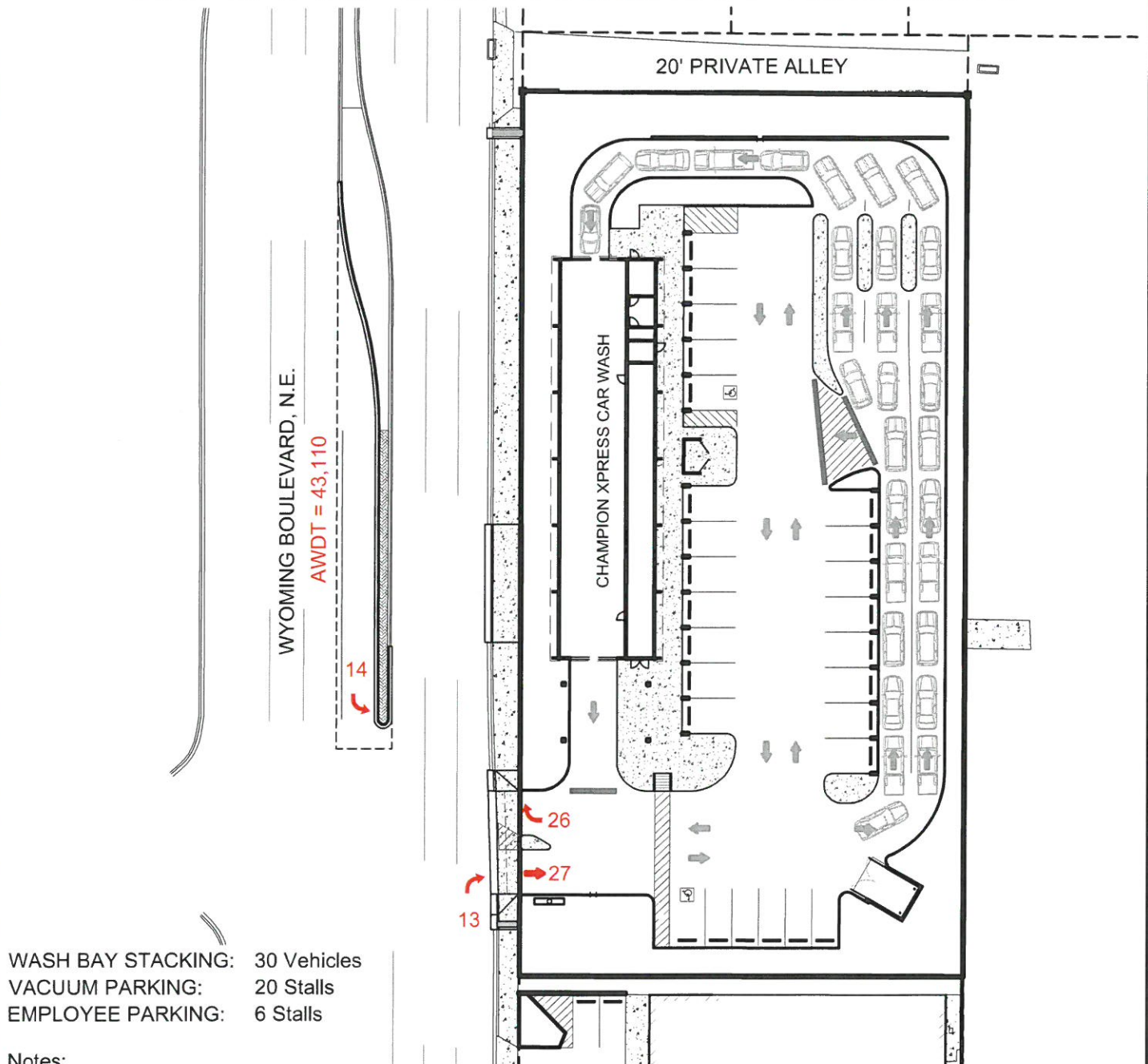
PM Peak – 11.66

4,522 sq-ft Champion Xpress Car Wash Building:

PM Peak – 53 vehicles (50% enter / 50% exit)



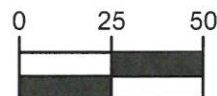
TRAFFIC STATEMENT EXHIBIT



Notes:

- 50% traffic distribution for left turn & right turn vehicles accessing the site was assumed. All vehicles exiting are shown exiting northbound via right turns due to traffic control at the drive pad.
- Traffic data taken from Mid-Regional Council of Governments (MRCOG).
- COGID 21784. Wyoming Boulevard North of Montgomery - South of Osuna. 2016 Count Data.

GRAPHIC SCALE



1 inch = 50 ft.



SCALE: 1"=50'

DATE: 06.10.2019

BY: RJM

CHAMPION XPRESS
CAR WASH

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1.0307 ACRES OUT OF TRACT 11-N, BLOCK 11
OFIMIANO J. GUTIERREZ LOWER TERRACE SUBDIVISION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



BURKHARDT
ENGINEERS • SURVEYORS

22 North Cherry Street | Germantown, Ohio 45327 | Phone: 513-386-2068 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

PROJ. NO. 18.160

BASE DWG. 18-160.dwg

TAB FILE TSE