

CITY OF ALBUQUERQUE



July 16, 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 7-15-19 (F20D005)

Dear Mr. Burkhardt

The TCL submittal received 7-8-2019 is approved for Building Permit with. 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.

1. Prior to release of Final CO. Please add ADA ramp on west side of ADA pathway in front of exit stop bar.

When the site construction is completed and a 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 TCL with a completed Drainage and Transportation Information Sheet to front counter personnel 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: 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 Spaces (18'X12')
 EMPLOYEE/STANDARD PARKING PROVIDED: 6 Spaces (18'X9')
 MOTORCYCLE PARKING PROVIDED: 1 Space (18'X9')
 BICYCLE PARKING PROVIDED: 4 Spaces (2 Racks)

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

REQUIRED MOTORCYCLE PARKING = 1 Space

per Table 5-5-4: Motorcycle Parking Requirements

REQUIRED BICYCLE PARKING = 3 Spaces

per Table 5-5-5: Bicycle Parking Requirements

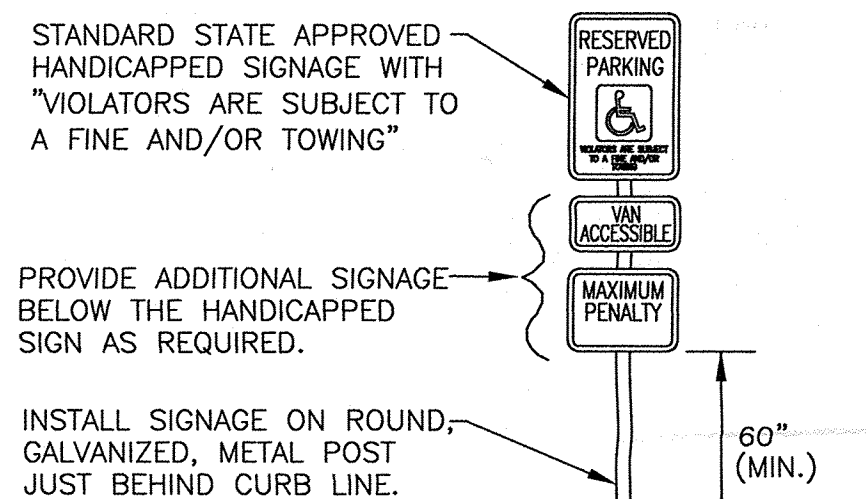
REMAINING BUILDING TO SOUTH

BUILDING AREA = 5,200 sq-ft +/-
 NO PARKING PROVIDED

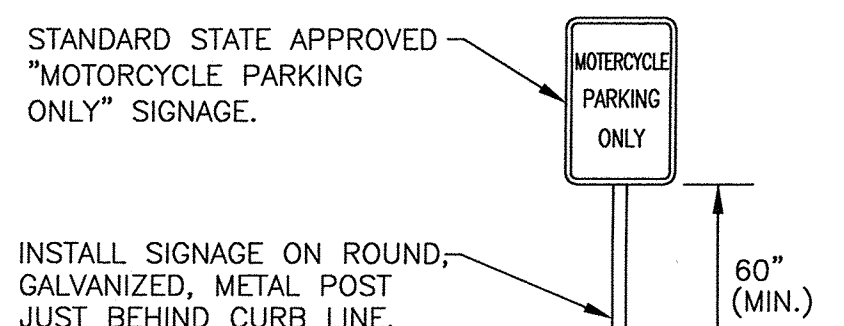
per Table 5-5-1: Off-street Parking Requirements

Use = Warehousing
 NO PARKING REQUIRED

ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY
 MUST BE INCLUDED ON THE WORK ORDER.



ADA PARKING SIGNAGE
 NOT TO SCALE

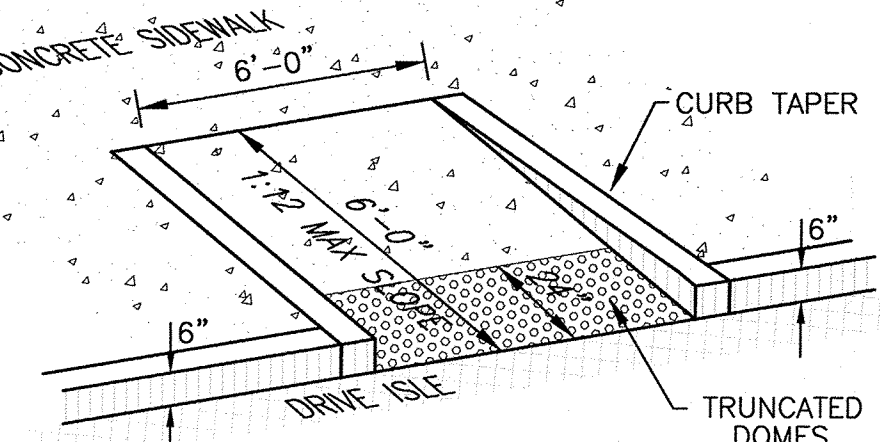
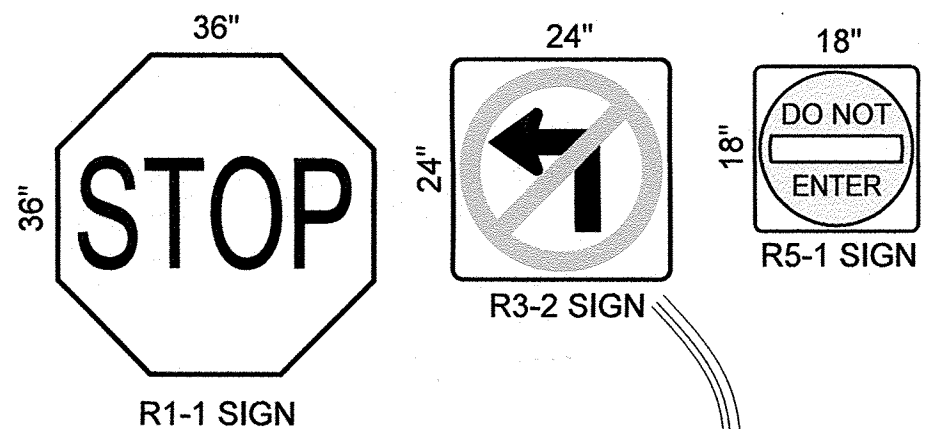


MOTORCYCLE PARKING SIGNAGE
 NOT TO SCALE

NOTES:
 1. FLANGE MOUNT TO PAVEMENT.
 2. ASTM A53 SCH.40 STEEL PIPE (2.375" O.D. x 0.154" WALL)
 3. 2 BIKE CAPACITY.

BICYCLE RACK DETAIL
 NOT TO SCALE

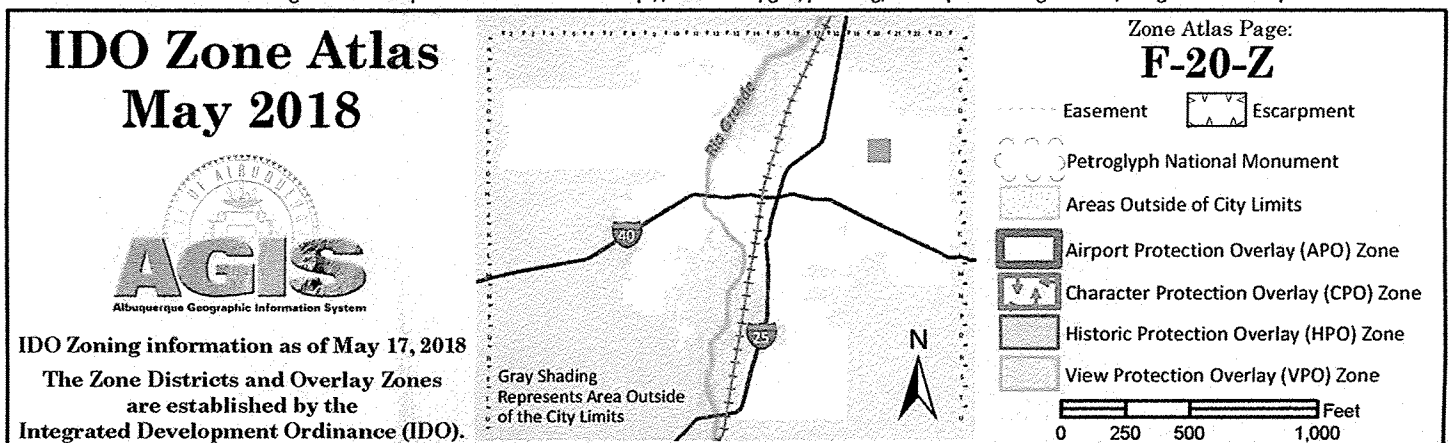
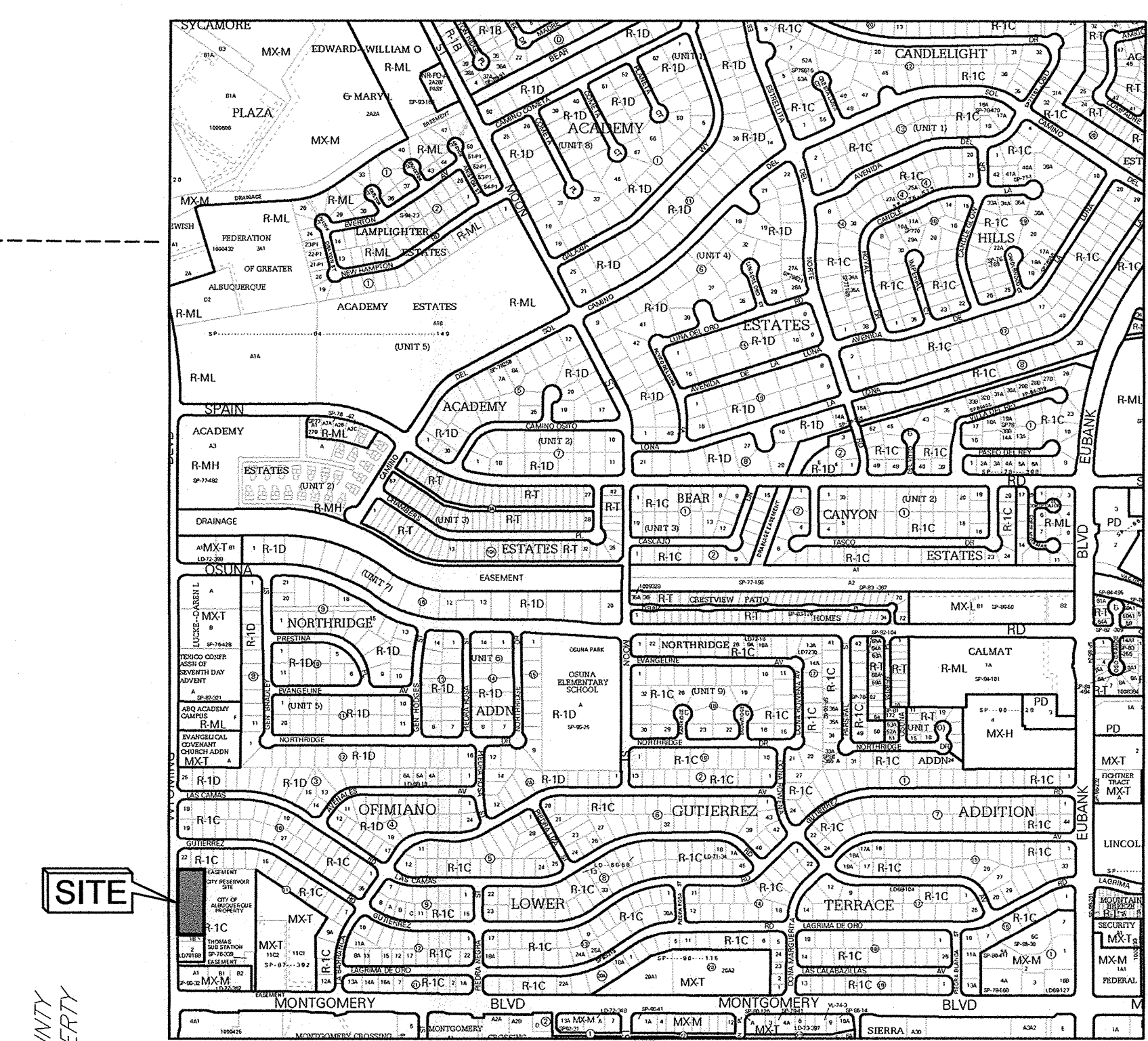
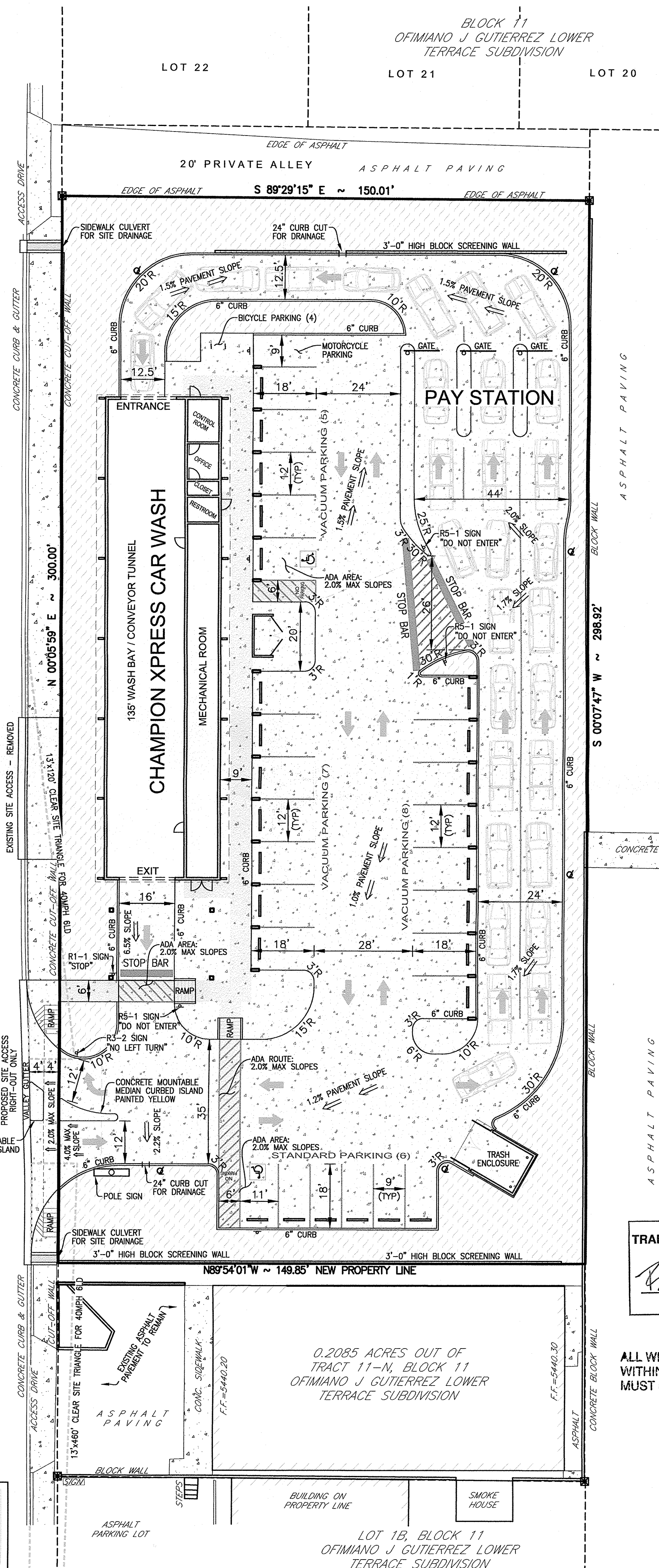
SITE TRAFFIC CIRCULATION SIGNAGE:
 INSTALL SIGNAGE MOUNTED ON ROUND GALVANIZED METAL POST A MINIMUM OF 60" ABOVE GRADE.



NOTES:
 1. HANDICAP RAMP TO BE INSTALLED PER ADA REQUIREMENTS.
 2. TRUNCATED DOMES TO BE CAST IN PLACE PER MANUFACTURER'S SPECIFICATIONS. ADA SOLUTIONS, ARMOR-TILE, OR EQUIVALENT.

ADA ACCESSIBLE RAMP DETAIL
 NOT TO SCALE

CLEAR SITE TRIANGLE NOTE:
 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 gutter pan) will not be acceptable in the clear sign triangle.



PROPERTY INFORMATION

Address: 4516 Wyoming Blvd. N.E., Albuquerque, NM 87111
 Legal Description: Portion of Tract 11-N, Block 11 of Ofimiano 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'

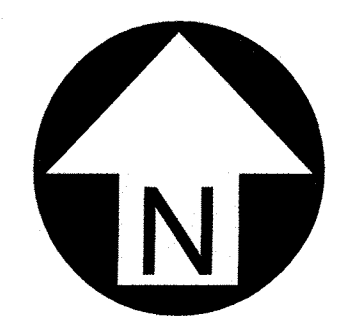
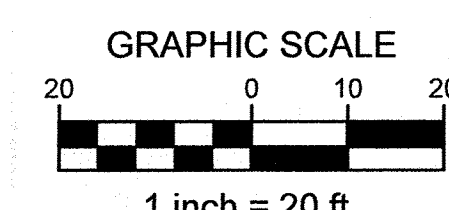
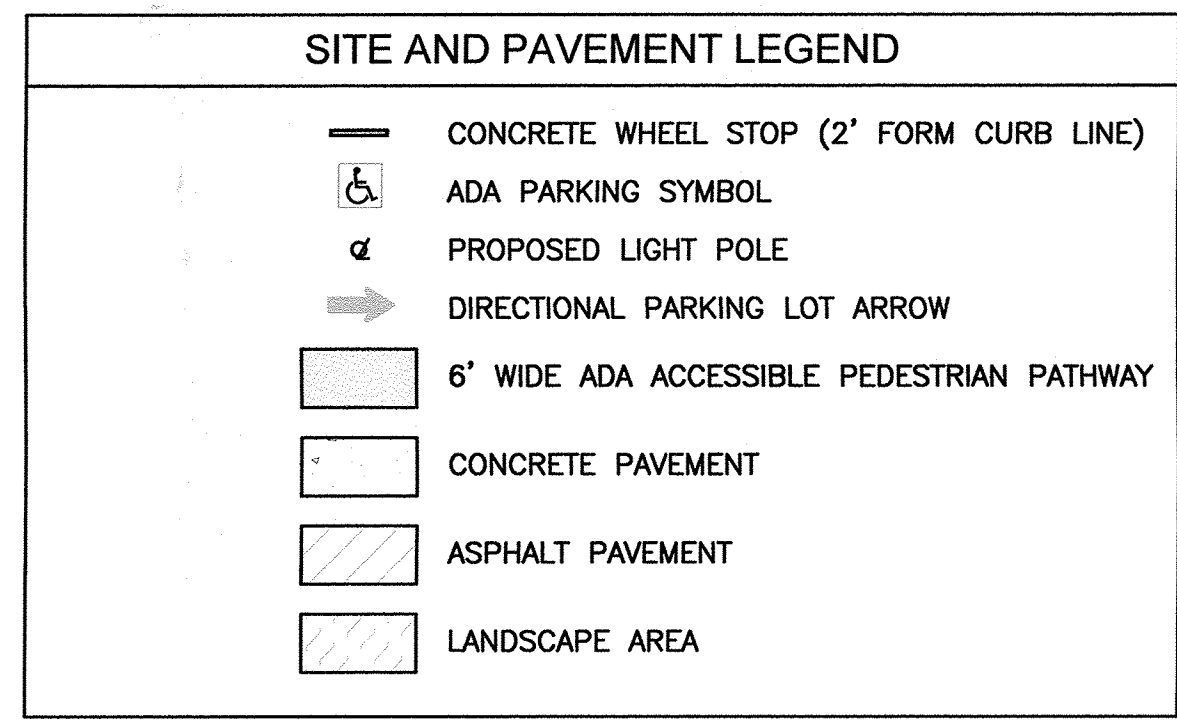
PROJECT SUMMARY

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.

- 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

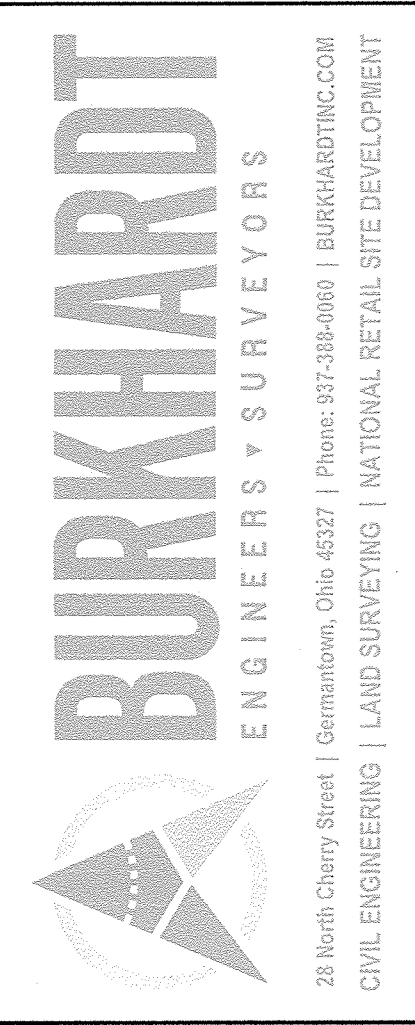
TRAFFIC CIRCULATION LAYOUT
 APPROVED
 Signed: [Signature] Date: 7/10/19

ALL WHEELCHAIR RAMPS LOCATED
 WITHIN THE PUBLIC RIGHT OF WAY
 MUST HAVE TRUNCATED DOMES.



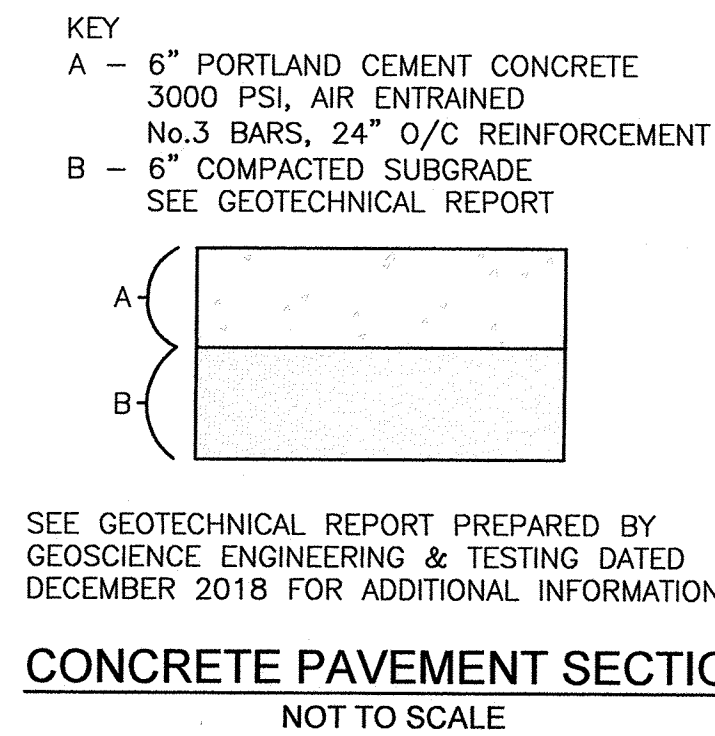
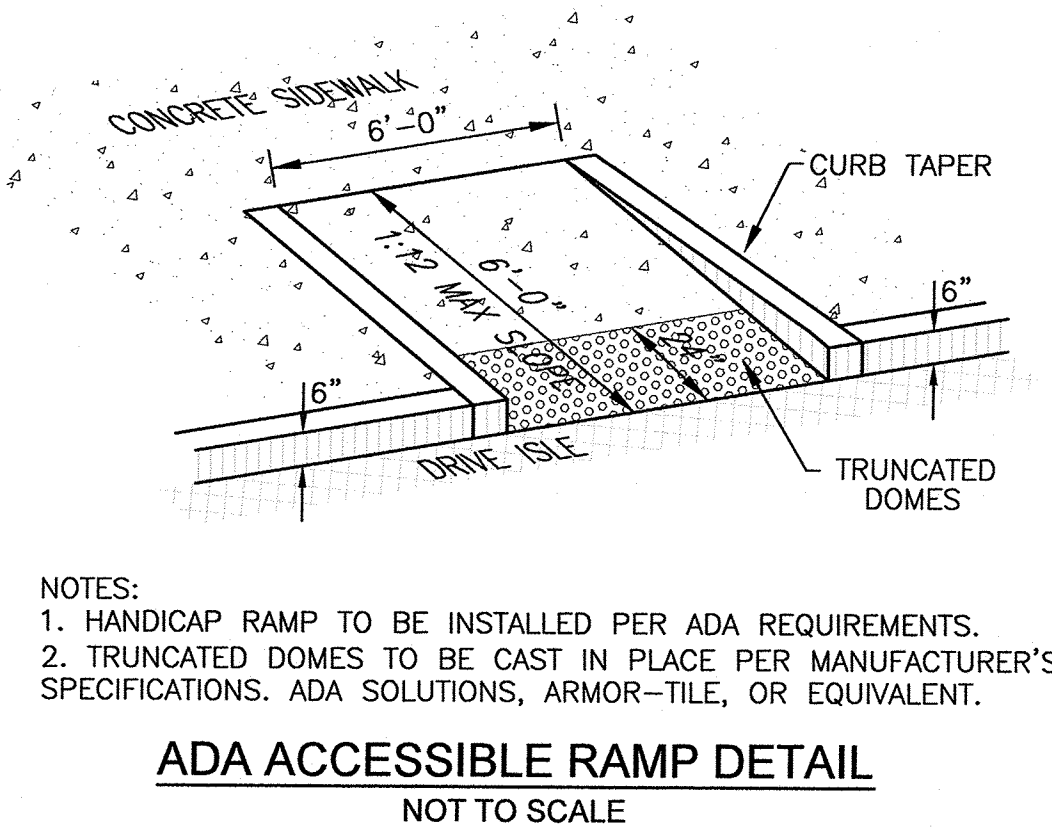
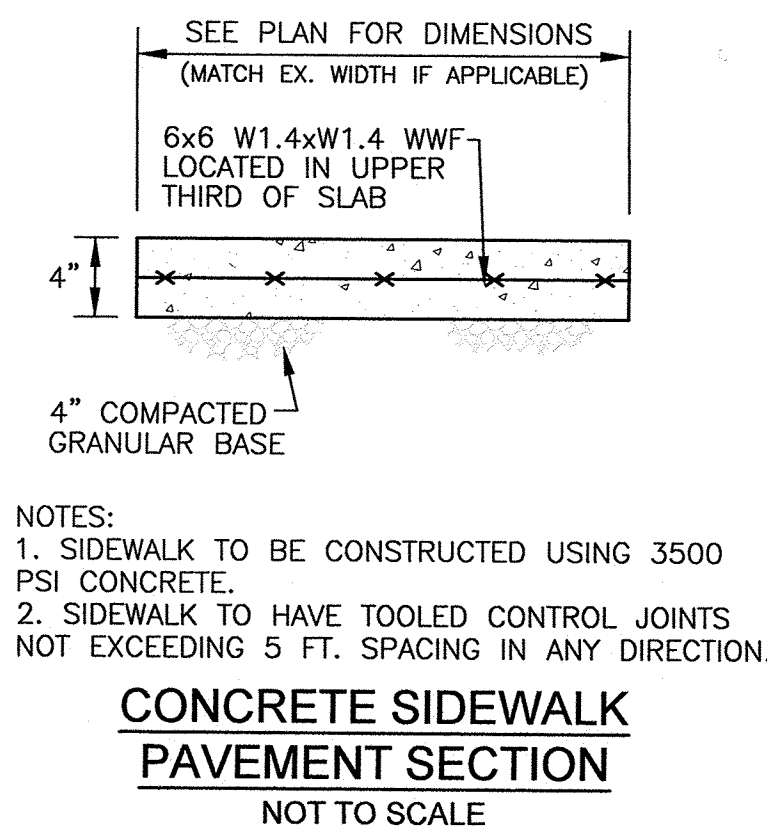
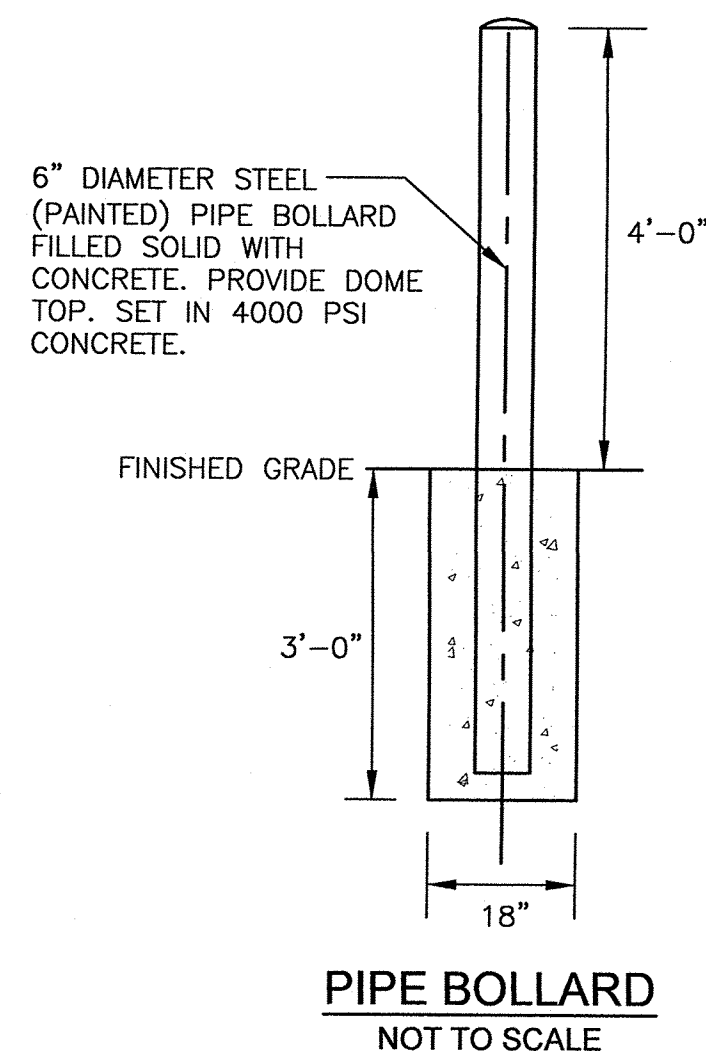
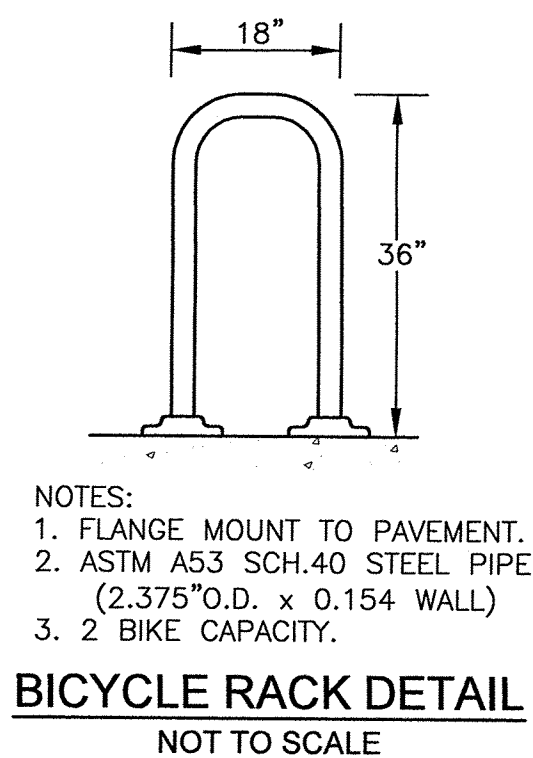
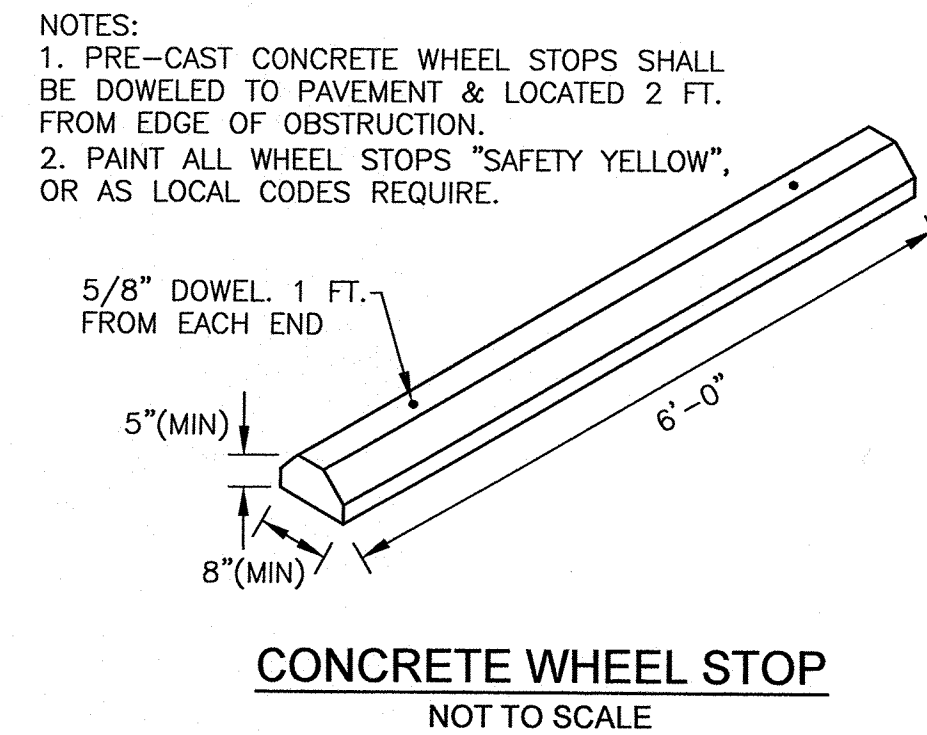
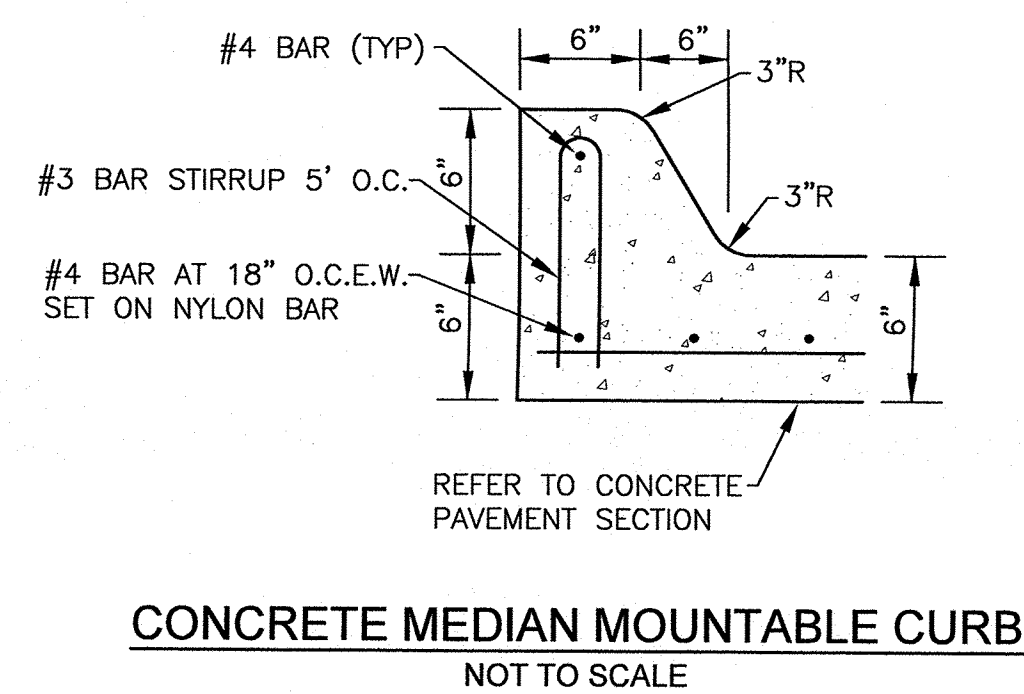
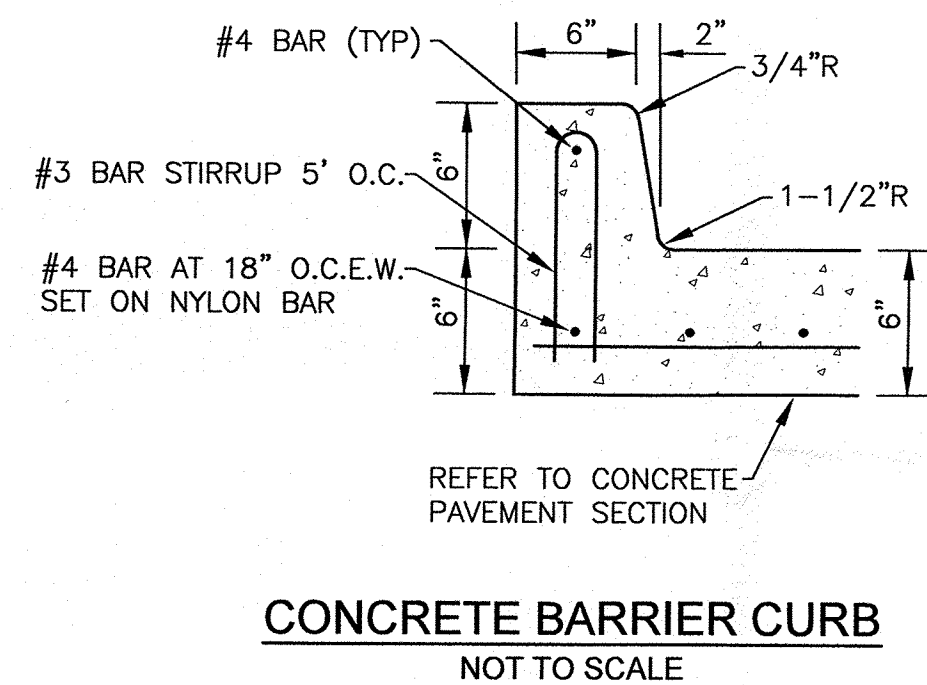
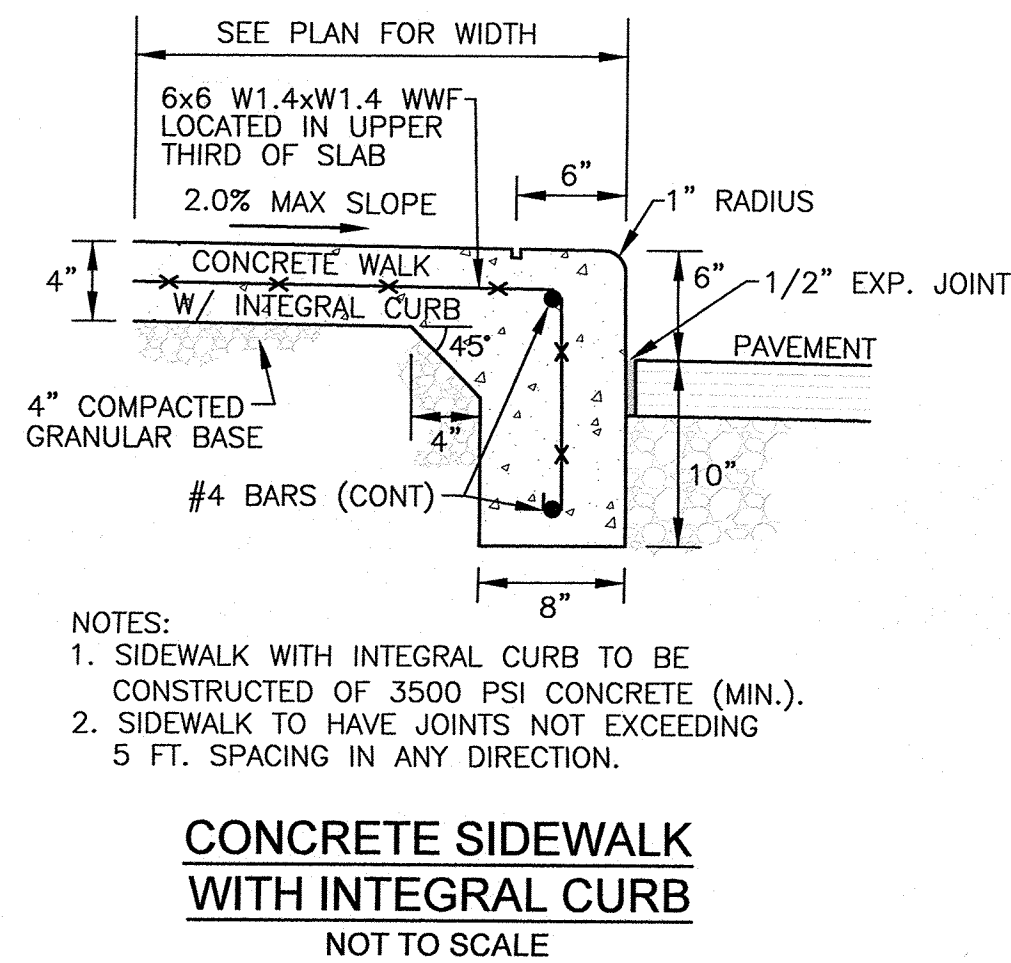
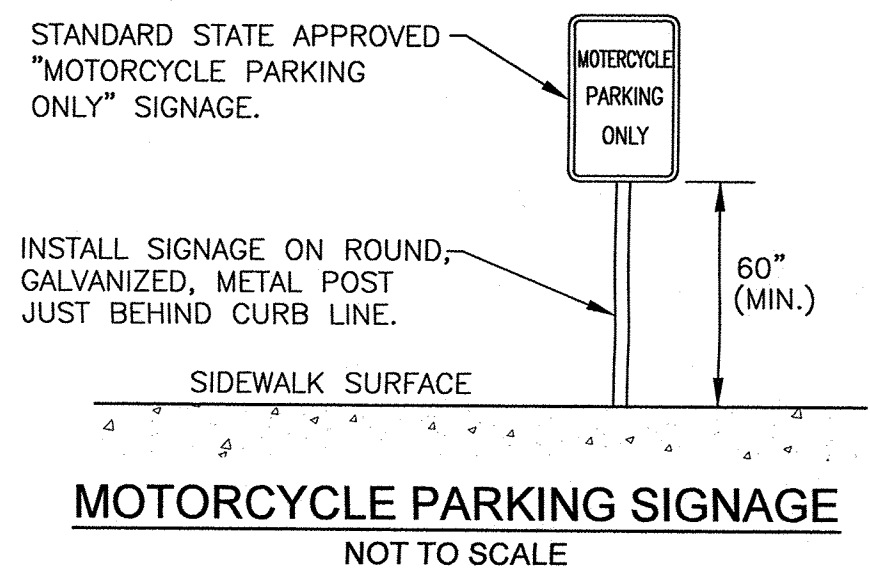
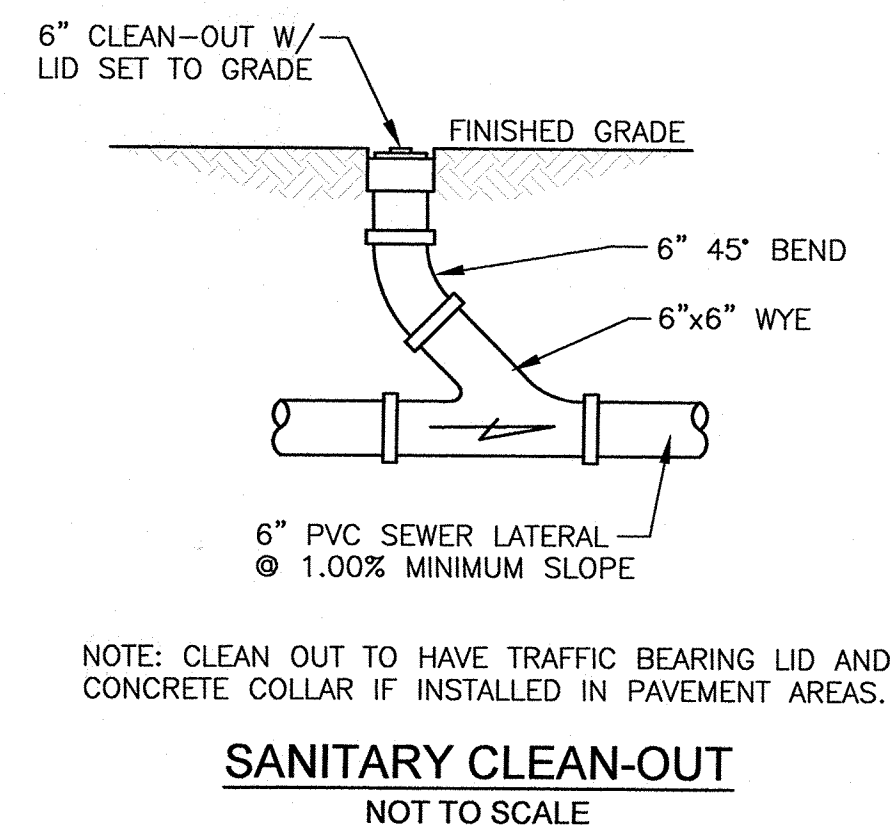
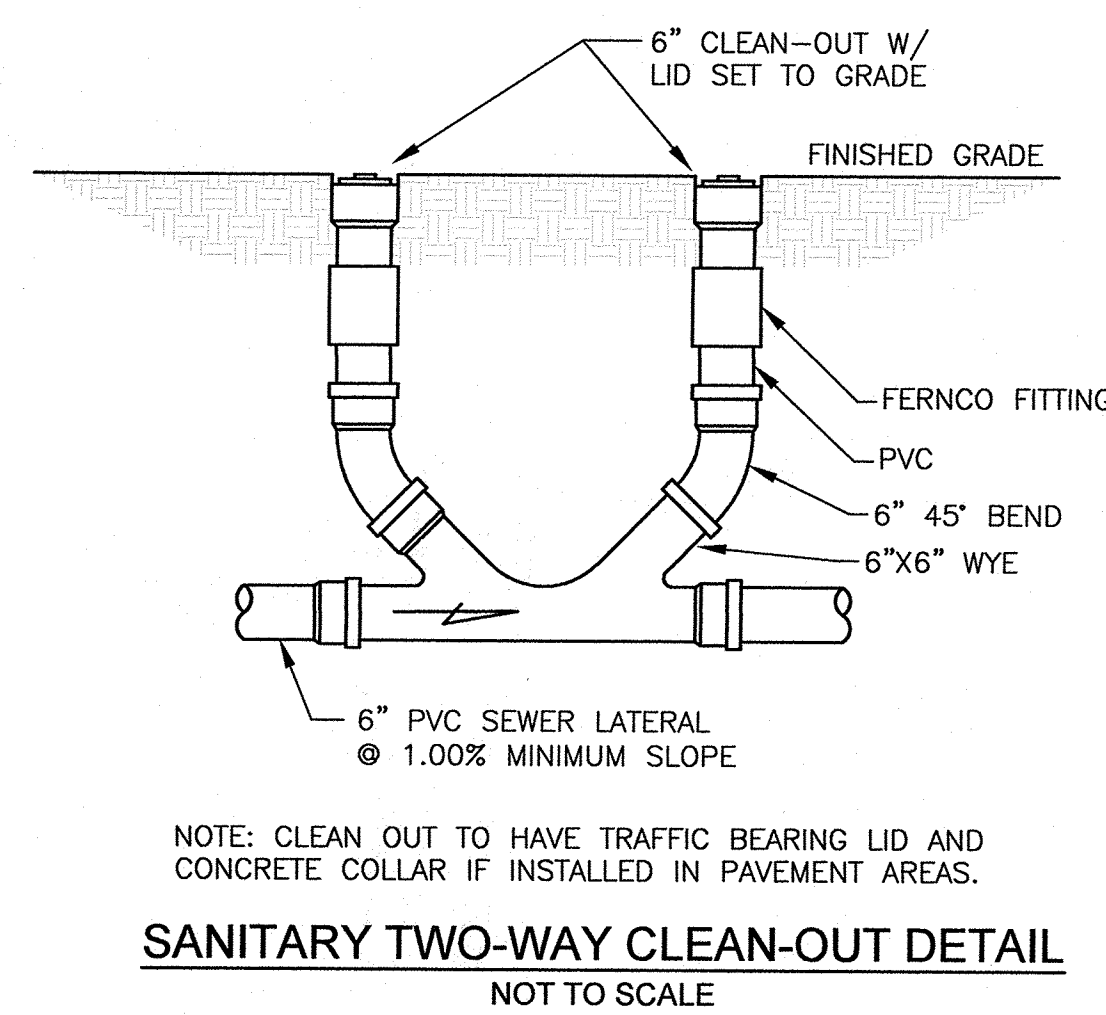
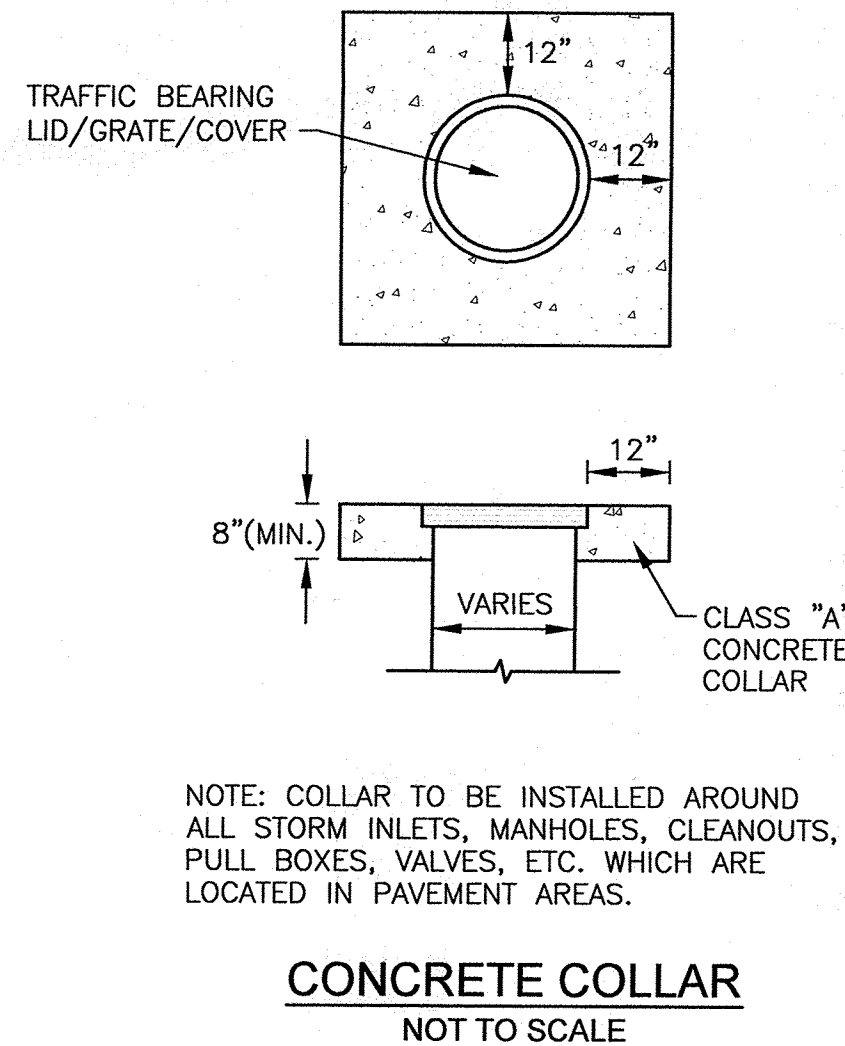
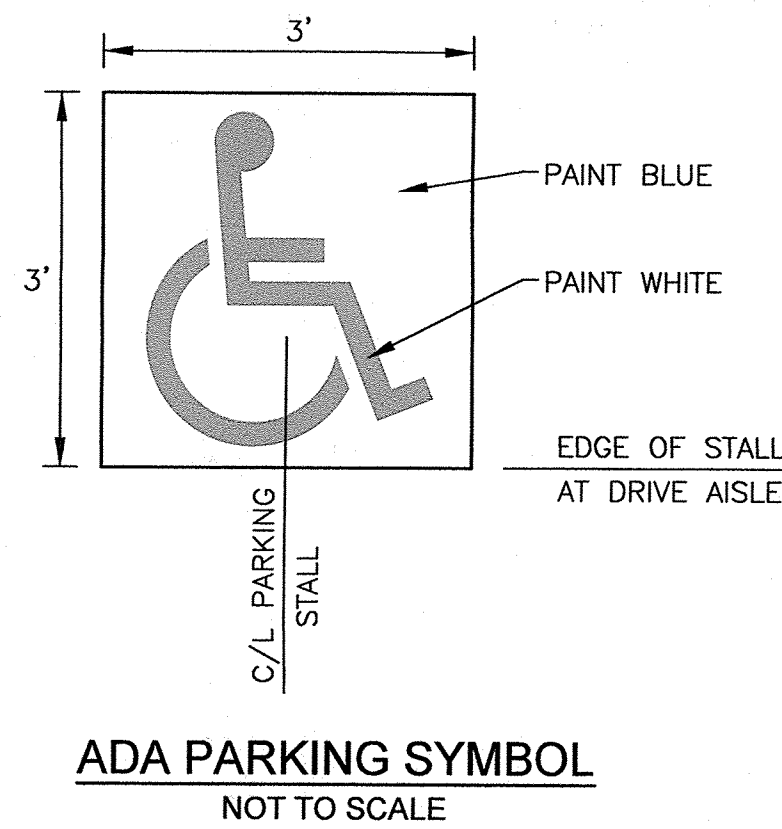
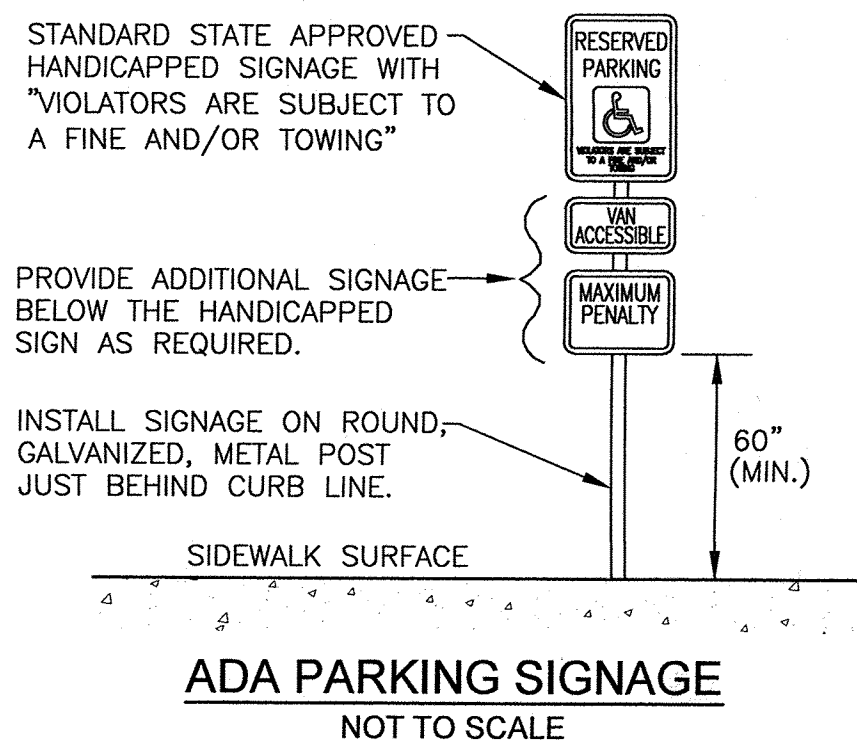
Item	Description	Date
1	Rev 2 - Revised per City Comments.	03/18/19
2	Rev 3 - Revised per City Comments.	03/22/19
3	Rev 4 - Revised per City Comments.	04/03/19
4	Rev 5 - Revised per City Comments.	06/10/19
5	Rev 6 - Revised per City Comments.	07/03/19
6	Rev 7 - Revised per City Comments.	07/11/19
7	Rev 8 - Revised per City Comments.	07/15/19

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
 4516 WYOMING BOULEVARD N.E.
 1.0307 ACRES OUT OF TRACT 11-N, BLOCK 11
 OFIMIANO J. GUTIERREZ LOWER TERRACE SUBDIVISION
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



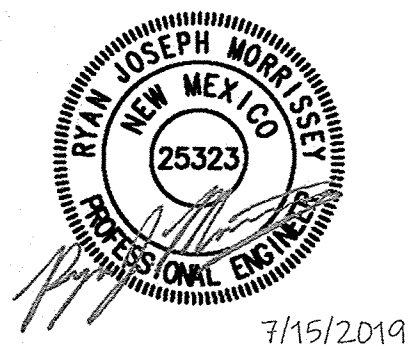
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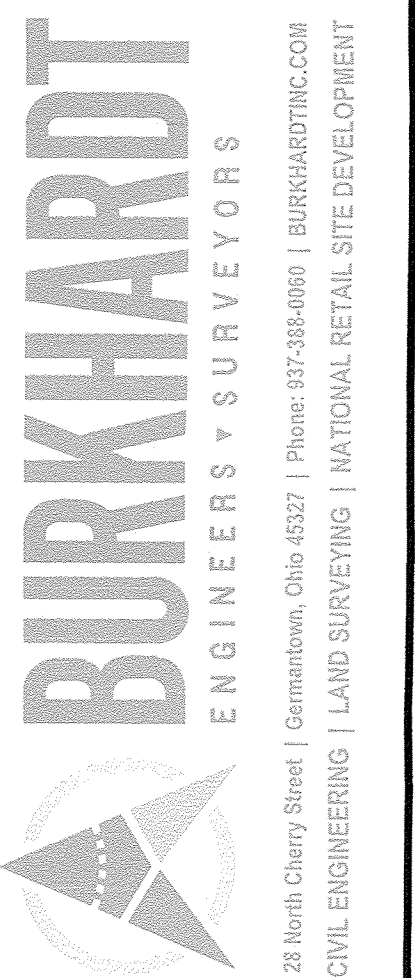
TRAFFIC CIRCULATION LAYOUT APPROVED
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Item	Description	Date
1	Rev 1 - Revised per City Comments.	02.15.19
2	Rev 3 - Revised per City Comments.	03.22.19
3	Rev 7 - Revised per City Comments.	07.03.19

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SITE DETAILS	
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C-5.0



Know what's below.
Call before you dig.