

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 23, 2021

Andrew Doerfler, P.E.
Burkhardt Engineers, Surveyors
28 North Cherry St.
Germantown, OH 45327

Re: Champion Xpress Car Wash
1520 Juan Tabo Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 11-03-21 (J20071) (J22_D031)

Dear Mr. Doerfler,

Based upon the information provided in your submittal received 11-19-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Juan Tabo Proposed Entrance:

- The proposed entrance Island: why you are not allowing left turn exit?
- Southern leg driveway: Since Juan Tabo was classified as a Principal Arterial a Curb Return design is recommended.

2. Please provide the width for the ADA aisle that adjacent to the building.

3. 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. This is Required.

4. 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. Provide this path dimension on site plan.

5. Provide pathway dimension from bicycle racks to the building entrance.

6. Please see attached for Sight Distance. Use Intersection Sight Distance for Juan Tabo Entrance, and use Mini Clear Sight Triangle for Princess Jeanne Ave. Entrance.

7. Exit radius from car wash need to be 15' on both side.

8. Provide COA std dwg Reference for ADA Ramp, and label the slope on the landing area (which is max. 2%)

9. Provide a copy of Refuse and Fire Marshal Approval.

10. Provide details for all pavement markings and striping.

11. 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)

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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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.

Sincerely,

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

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\xxx via: email
C: CO Clerk, File