January 5, 2023

Ryan Joseph Morrissey, PE

Burkhardt Engineers/ Surveyors

28 North Cherry St.

Germantown, Ohio 45327

**Re**: **Champion Xpress Car Wash**

 **211 Unser Blvd. SW**

 **Traffic Circulation Layout**

 Engineer’s Stamp 12-20-22 (K10-D064)

Dear Mr. Morrissey,

Based upon the information provided in your submittal received 12-22-22, 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 approved plat of Unser Crossing.
3. Provide “ONE WAY” pavement marking.
4. The pavement marking “MC” should be shown in the opposite direction for motorcycles entering the parking space.
5. 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).
6. The pavement marking “MC” should be shown in the opposite direction for motorcycles entering the parking space.
7. 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.
8. 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.
9. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination **(Contact Matt Grush:** **mgrush@cabq.gov****).**

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.



Marwa Al-najjar

Associate Engineer, Planning Dept.

Development Review Services

\ma via: email

C: CO Clerk, File