

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

March 17, 2022

Andrew Doerfler  
28 North Cherry Street  
Germantown, OH 45327

**Re: Champion Xpress Car Wash  
2020 Buena Vista Drive SE  
Traffic Circulation Layout  
Engineer's Stamp 03-15-2022 (L15-D056)**

Dear Mr. Doerfler,

The TCL submittal received 03-17-2022 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.

When the site construction is completed and an inspection for 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, the TCL, and 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,

  
Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**PARKING AND STACKING SUMMARY**

**CHAMPION XPRESS CAR WASH**  
 Building Area = 2,927 sq-ft (683 sq-ft of non-wash bay/mechanical room)  
 Wash Bay Stacking Provided: 30 vehicles  
 Vacuum Parking Provided: 17 spaces (18'x12')  
 Employee/Standard Parking Provided: 7 spaces (18'x8.5')  
 Motorcycle Parking Provided: 1 Space (18'x9')  
 Bicycle Parking Provided: 4 Spaces (2 Racks)  
 ADA Parking Provided: 1 Space (18'x8.5')  
 ADA Vacuum Parking Provided: 1 Space (18'x12')

REQUIRED STANDARD PARKING = 2 Stalls  
 Use = Car Wash  
 2 spaces / 1,000 sq-ft GFA of retail, office, and waiting area (693 sq-ft / 1000)  
 per IDO Table 5-5-1: Off-street Parking Requirements

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

REQUIRED MOTORCYCLE PARKING = 1 Space  
 per IDO Table 5-5-4: Motorcycle Parking Requirements

REQUIRED BICYCLE PARKING = 3 Spaces  
 per IDO Table 5-5-5: Bicycle Parking Requirements

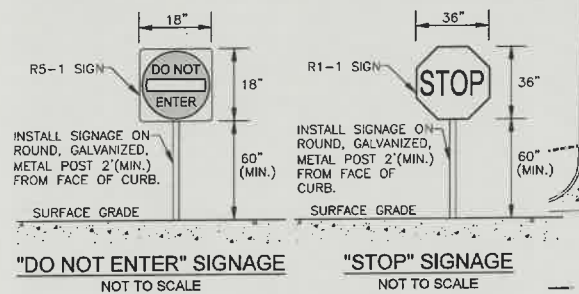
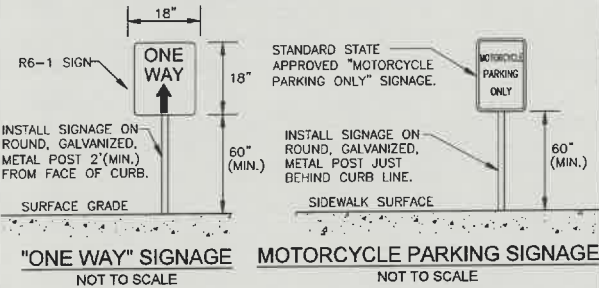
REQUIRED ADA PARKING = 1 Space  
 per ADA Table 208.2: Minimum Number of Accessible Parking Spaces

STANDARD STATE APPROVED HANDICAPPED SIGNAGE WITH "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"

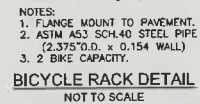
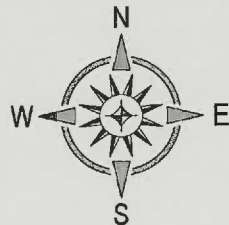
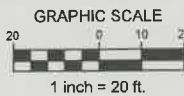
PROVIDE ADDITIONAL SIGNAGE BELOW THE HANDICAPPED SIGN AS REQUIRED.

INSTALL SIGNAGE ON ROUND GALVANIZED METAL POST JUST BEHIND CURB LINE.

**ADA PARKING SIGNAGE**  
 NOT TO SCALE



- 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



**ACCESSIBLE PARKING SYMBOL & MARKING NOTES**  
 A paved accessible parking space must include:  
 - The International Symbol of Accessibility conspicuously on the surface in a color that contrasts the pavement.  
 - The words "NO PARKING" painted on any access aisle adjacent to the parking space.  
 Words must be painted in all capital letters with a letter height of at least twelve inches, a stroke width of at least two inches, and centered within each access aisle adjacent to the parking space.

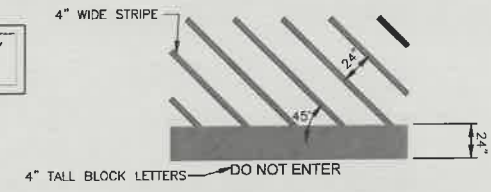
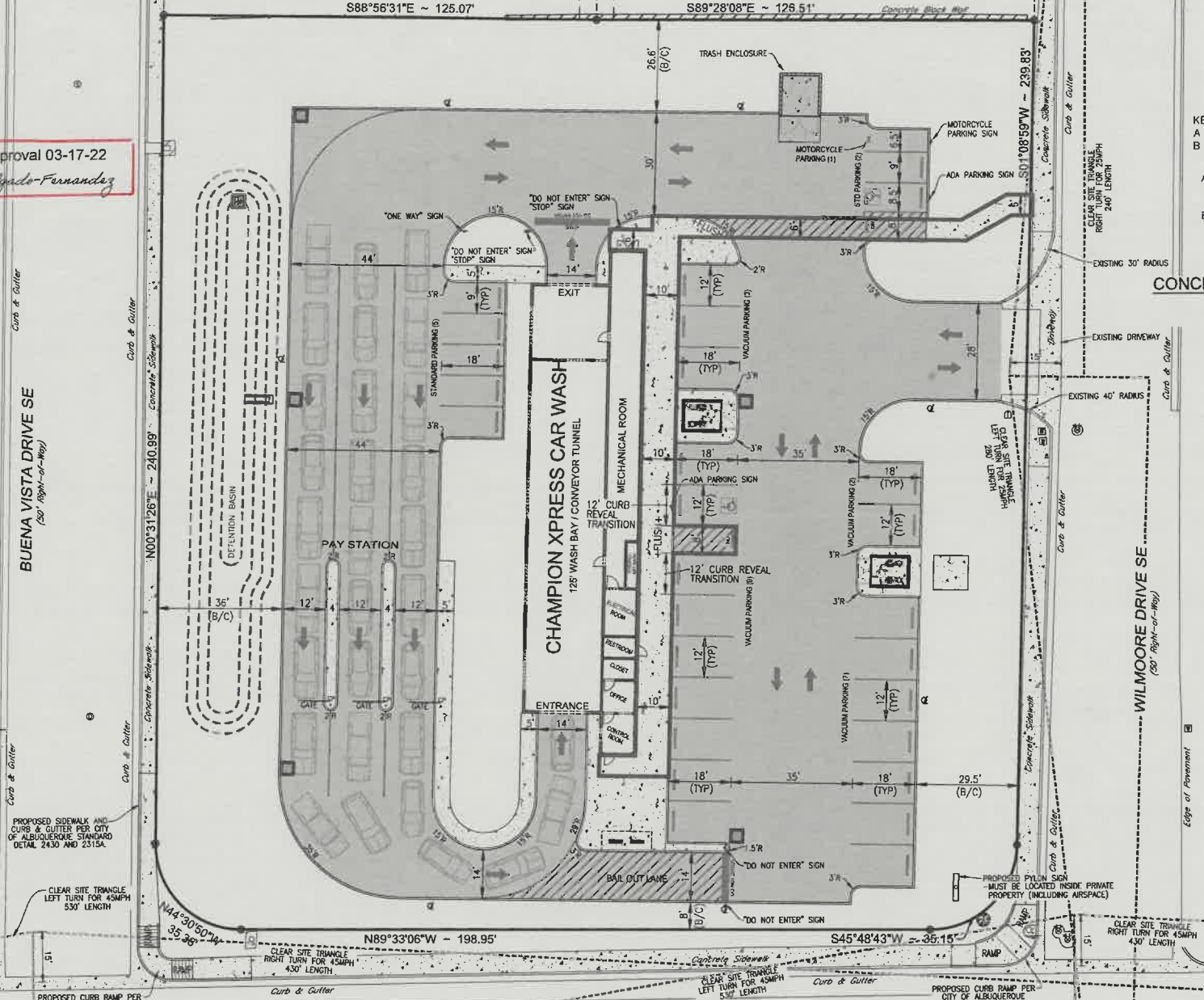
**TAKE CAUTION DURING EXCAVATION:**  
 THERE ARE UNDERGROUND UTILITY LINES IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR/UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

Lot 21, Block 13  
 Clayton Heights Subdivision  
 (10/13/1947, C-73)  
 Owner: Buddington, Gillian and Ralph Mims

Lot 8, Block 13  
 Clayton Heights Subdivision  
 (10/13/1947, C-73)  
 Owner: Clayton Heights Properties, LLC

**WORK WITHIN PUBLIC RIGHT-OF-WAY REQUIRES DRC-APPROVED PLANS.**

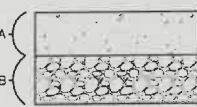
TCL Approval 03-17-22  
 Nilo Salgado-Fernandez



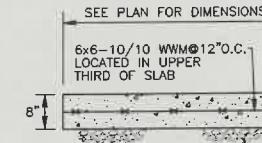
**PARKING STRIPE / HATCH DETAIL**  
 NOT TO SCALE

- 4" WIDE PAINTED STRIPES / 24" FOR STOP BAR.
- HATCHING TO BE AT 45 DEGREE AND 2'-0" O.C.
- 4" TALL BLOCK LETTERS
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.

KEY  
 A - 6" PORTLAND CEMENT CONCRETE  
 B - 4" NMDOT AGGREGATE BASE

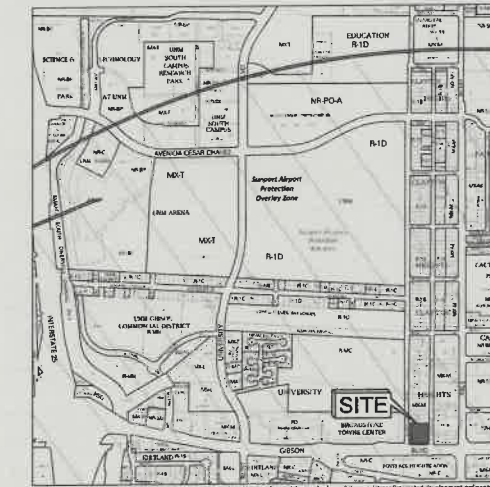


**CONCRETE PAVEMENT SECTION - TRAFFIC -**  
 NOT TO SCALE



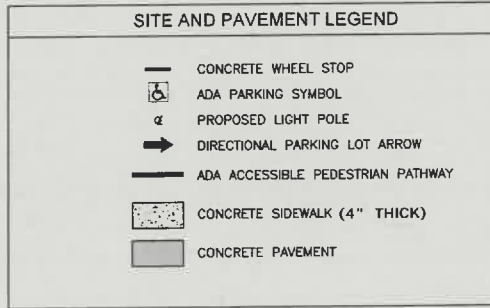
**CONCRETE DUMPSTER PAD PAVEMENT SECTION**  
 NOT TO SCALE

NOTES:  
 1. DUMPSTER PAD TO BE CONSTRUCTED USING 4000 PSI CONCRETE.



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

**PROPERTY INFORMATION**  
 Address: 2020 Buena Vista Drive SE, Albuquerque, NM 87112  
 Legal Description: Lot 20-A, Block 13, Clayton Heights  
 City of Albuquerque, Bernalillo County, New Mexico.  
 Area: 1.52 Acres  
 Zoning: MX-M, Mixed-Use-Moderate Intensity Zone District  
 Flood Zone Designation: FIRM # 35001C0361G, effective date: September 26, 2008  
 Zone "X": Areas determined to be outside the 0.2% annual chance floodplain



Date	Description	Item

**SITE DEVELOPMENT PLANS FOR CHAMPION XPRESS CAR WASH**  
 2020 BUENA VISTA DRIVE SE  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO



Design: AFD	Proj: 21.215
Draw: AFD	Dwg: 21.215.dwg
Check: RJM	Tab: C2.0-SP
Scale: 1" = 20'	
Date: 03/15/2022	
Sheet: TRAFFIC CIRCULATION LAYOUT PLAN	
Sheet No: C-2.0	

