

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

March 6, 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/Architect's Stamp 02-25-2022 (L15-D056)**

Dear Mr. Doerfler,

Based upon the information provided in your submittal received 03-02-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.  
**Coordinate/discuss with Zoning.**
  2. **Gibson/Buena Vista Corner and Gibson/Wilmoore corner Ramps:** It appears that the corner might not be update/current ADA accessible design and have truncated domes. Please verify this corner.
  3. **Gibson frontage (IF APPLICABLE):** Please provide a removal for existing sidewalk connection from public sidewalk frontage and removal of Pylon signage at corner of Gibson/Wilmoore (which is encroaching onto public ROW-airspace).
  4. **Proposed 6 ft pathway across drive aisle:** You shown flush for the curbing but not transition of curbing back to full height. Please provide curbing transitions.
  5. All proposed signage (2) on site **SHALL BE** provided on both sides of entrance/exit access points.
  6. **Vacuum ADA parking stall:** How will you provide a 6 ft pedestrian pathway to restroom when you have only 5 ft access aisle to accommodate this pathway and without a ramp to service this pathway? Explain?
  7. Please explain how proposed parking maneuver out of stall when drive thru queue is blocking this vehicle movement in/out of stalls? Any conflict with Standard parking stalls (5)?
  8. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide;** all others should be 5ft wide.
  9. **Wilmoore Drive existing entrance Ramps:** Verify the existing curb ramps are updated to current standards.
  10. Motorcycle parking space: **Label pavement MC.**
- BICYCLE INFRASTRUCTURE (IF APPLICABLE-ONLY)**
11. All bicycle racks shall be designed according to the following guidelines:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

- a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.
  - e. The user is not required to lift the bicycle onto the bicycle rack.
  - f. Each bicycle parking space is accessible without moving another bicycle.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
  13. A 1-foot clear zone around the bicycle parking stall shall be provided.
  14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
  15. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger **(Existing Entrance)**.
  16. Provide a copy of refuse approval.
  17. Fire Department: An approval Fire 1 plan needs to be provided.
  18. It is not apparent what type of pavement surface is being proposed/**EXISTING**. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
  19. **“Do Not Enter” and “STOP” pavement markings:** Provide pavement detail for text and bar.
  20. The minimum drive through lane width is **12 feet with a 25 foot minimum radius (inside edge) for all turns.** (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
  21. Please provide a sight distance for Intersection Sight Distance (Per DPM- Minimum Intersection Sight Distance Table).
  22. Please specify the City Standard Drawing Number when applicable.
  23. Add a note stating “All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter.” A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
  24. Please provide a letter of response for all comments given.
  25. 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

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

- 1. The Traffic Circulation Layout**
- 2. A Drainage Transportation Information Sheet (DTIS)**
- 3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto: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) 924-3630.

Sincerely,

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

PO Box 1293

Albuquerque

C: CO Clerk, File

NM 87103

[www.cabq.gov](http://www.cabq.gov)

