

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 14, 2023

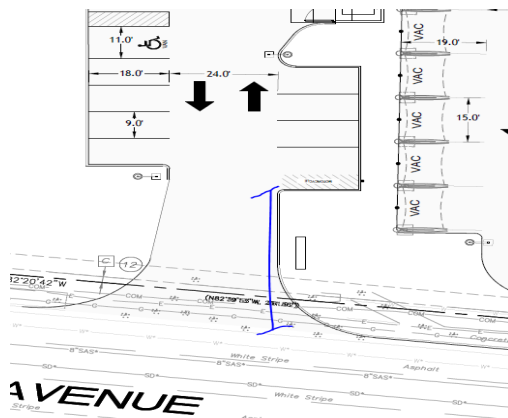
Jesse Macias
M3 Design
2008 N 7TH Ave.
Phoenix, AZ 85007

Re: Take 5 Car Wash
10415 Central Ave. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (L21-D059B)

Dear Ms. Jesse,

Based upon the information provided in your submittal received 03-10-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on Central Ave.
4. Site access's throat length should be minimum 50 ft. please show this dimension on the site plan.



5. Please provide the width for the existing driveway access off Central.
6. ADA curb ramps at the driveway access must be updated to current standards and have truncated domes installed.
7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.

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8. 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)
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
10. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
11. All bicycle racks shall be designed according to the following guidelines:
 - 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.
16. Per the IDO, 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.
17. 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.
18. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
19. 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.
20. Provide a copy of Fire Marshal approval.
21. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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22. 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.
23. Clear Sight Triangle should start from the back of the sidewalk.
24. Please specify the City Standard Drawing Number when applicable.
25. 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.
26. Please provide a letter of response for all comments given.
27. 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**).

PO Box 1293

Once corrections are complete resubmit

Albuquerque

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.

NM 87103

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

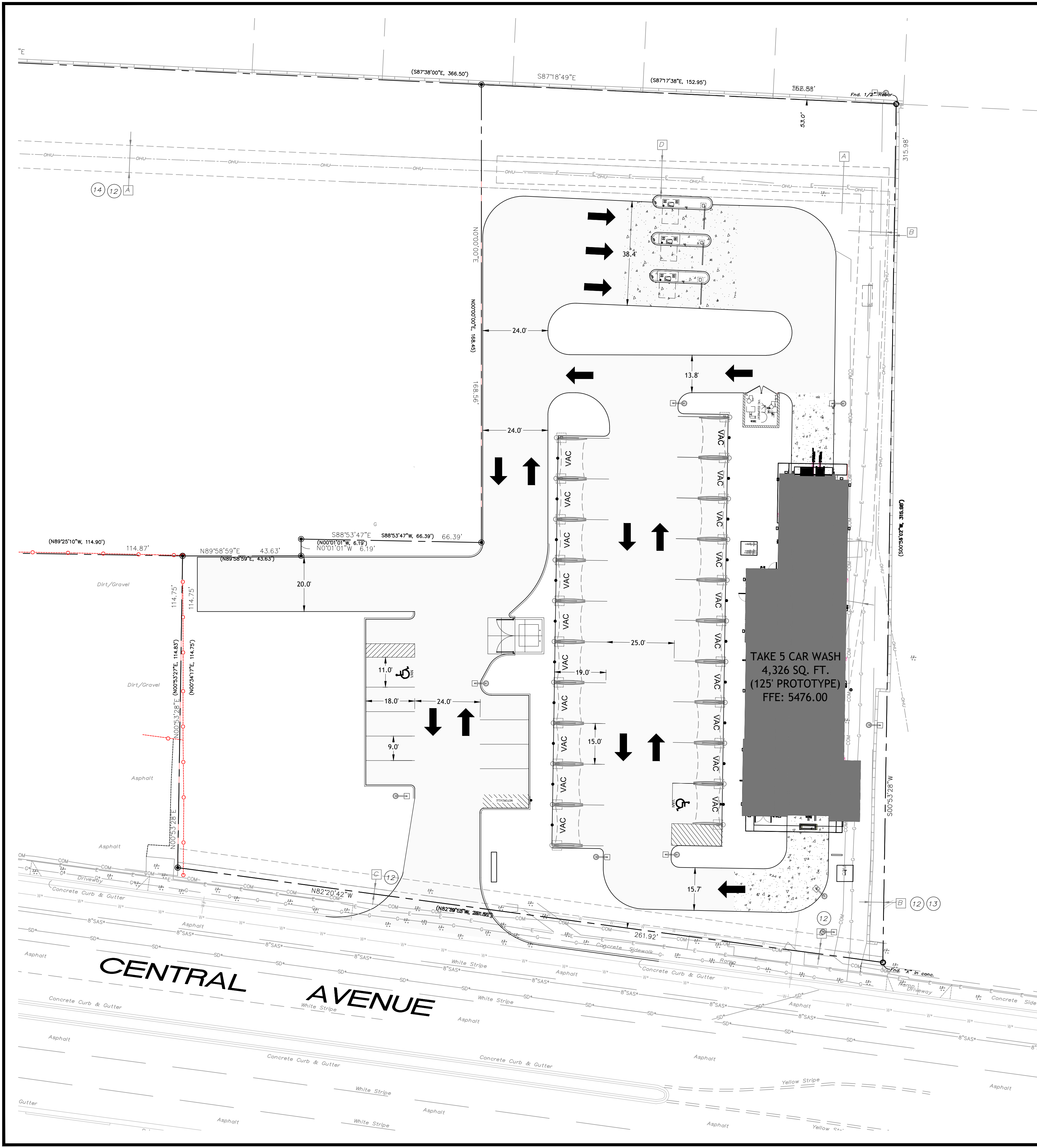
www.cabq.gov

Sincerely,

Marwa Al-najjar

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

\ma via: email
C: CO Clerk, File



CODE DATA

PROJECT DESCRIPTION:
THE PROJECT IS A NEW 1-STORY CAR WASH

BUILDING ADDRESS:
10415 CENTRAL AVENUE NE
ALBUQUERQUE, NEW MEXICO 87123

LEGAL DESCRIPTION:
TR A-1-B PLAT FOR TRACTS A-1-A AND A-1-B BELLAMAH'S CENTRAL

SITE ACREAGE:
LOT A-1-B: 1.3885 AC (60,483± SQ. FT.)

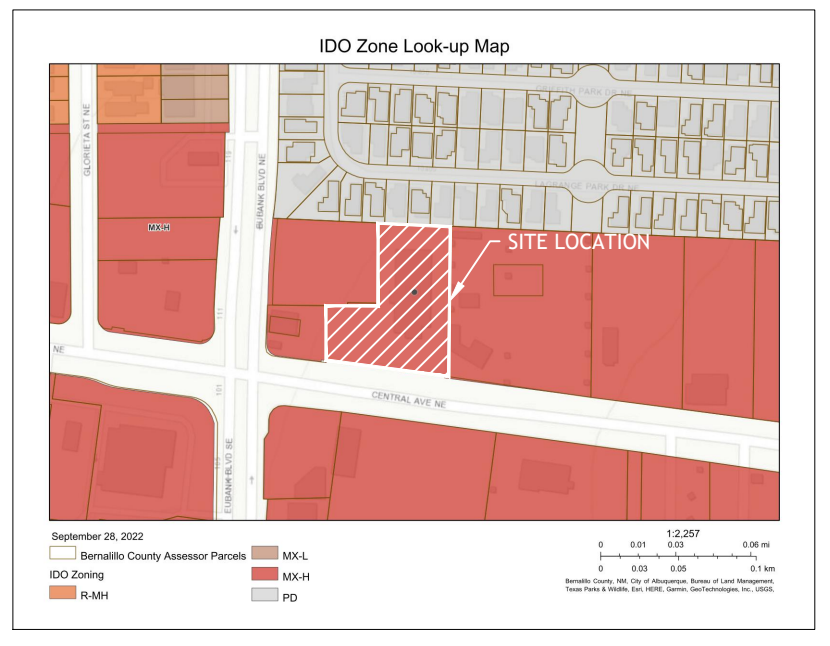
BUILDING GROSS SQUARE FOOTAGE:
1 STORY BUILDING - 4,326 GROSS SF

PARKING:
REQUIRED PARKING: PER JURISDICTIONAL REQUIRMENTS
BICYCLE PARKING: 2 SPACES
MOTORCYCLE PARKING (5X18)
PROPOSED PARKING:
19 VACUUM STALLS (15X19)
9 STANDARD PARKING (9X18)
1 ADA VACUUM STALL (15X19)
1 ADA STANDARD PARKING (11X18)

SITE SLOPES:
• PARKING LOT SLOPE SHALL BE BETWEEN 1% AND 5%
• PARKING LOT AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR MAJOR ENTRANCES SHALL BE BETWEEN 1% (MIN.) AND 5% (MAX.)
• ADA PARKING SHALL BE BETWEEN 1% (MIN.) & 2% (MAX.)

CLEAR SIGHT TRIANGLE:
LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIRMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL WILL NOT BE ACCEPTABLE WITHIN THE CLEAR SIGHT TRIANGLE.

ZONING MAP



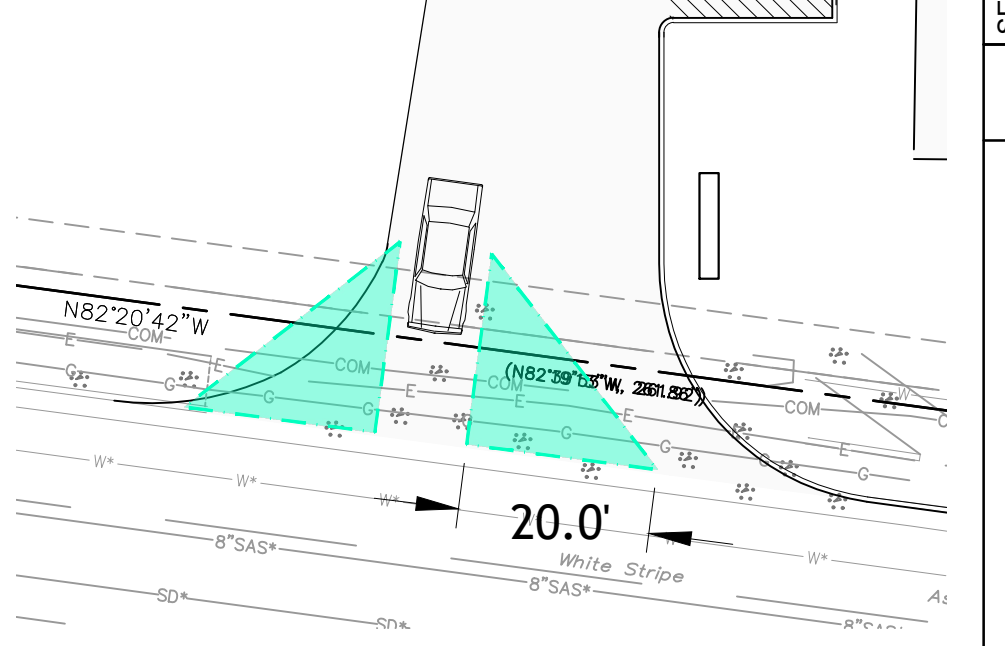
VICINITY MAP



LEGEND

	PARCEL BOUNDARY LINE
	SIGHT VISIBILITY TRIANGLE
	PROPOSED BUILDING FOOTPRINT
	PROPOSED CONCRETE
	PROPOSED ASPHALT

CLEAR SITE MAP



811 CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

SCALE: 1" = 20'



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C8.0



BEACON ENGINEERING
LAND DEVELOPMENT ENGINEERS
3800 W. CENTRAL AVENUE
SUITE 200
TAMPA, FL 33606

CONSULTANTS

BENCH MARKS
TO REACH THE STATION FROM THE INTERSECTION OF BROADWAY BOULEVARD AND CENTRAL AVENUE, TRAVEL NORTH 0.45 MILES ON BROADWAY AVENUE TO LOMAS AVENUE. TURN LEFT ONTO LOMAS AND GO WEST 0.7 MILES TO 8TH STREET AND THE STATION IN THE MEDIAN ON THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3/4 INCH ALUMINUM DISC STAMPED "17-J14 1963" SET FLUSH WITH THE TOP OF THE CONCRETE.

SEAL	NO.	DATE	DESCRIPTION	BY
			CONTRACTOR:	
			AS-BUILT INFORMATION	
			WORK STAKED BY:	
			INSPECTOR'S ACCEPTANCE BY:	
			FIELD VERIFICATION BY:	
			DRAWINGS CORRECTED BY:	

DESIGNED BY: CB
DRAWN BY: CB
CHECKED BY: AAH
DATE: 4/2022



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Take 5 Express Car Wash **Building Permit #** 2022-19563 **Hydrology File #** _____
DRB# NA **EPC#** NA
Legal Description: _____ **City Address OR Parcel** 10415 Central Ave NE

Applicant/Agent: M3 Design **Contact:** Jesse Macias
Address: 2645 N 7th Avenue Phoenix AZ 85007 **Phone:** 480-528-3136
Email: jmacias@m3designllc.com

Applicant/Owner: Same **Contact:** _____
Address: _____ **Phone:** _____
Email: _____

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: _____
RE-SUBMITTAL: YES NO

DEPARTMENT: X TRANSPORTATION _____ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
FLOOD PLAN DEVELOPMENT PERMIT APP.
ELEVATION CERTIFICATE
CLOMR/LOMR
X TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DRB
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY)
PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DRB APPROVAL
PRELIMINARY PLAT APPROVAL
SITE PLAN FOR SUB'D APPROVAL
SITE PLAN FOR BLDG PERMIT APPROVAL
FINAL PLAT APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
X GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
FLOOD PLAN DEVELOPMENT PERMIT
OTHER (SPECIFY) _____

DATE SUBMITTED: 10-28-22