

April 13, 2023

Planning Department

2008 N 7TH Ave., Phoenix, AZ 85007

Phone: (505) 924-3860

RE: Response Letter to Comments

Project Name: Take 5 Car Wash

Dear City of Albuquerque Reviewers,

We received the comments for the ICWG Central and Eubanks project; Please see below for our responses to the received comments.

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.

Response: The traffic circulation layout has been dated and signed.

2. Identify all existing easements and rights of way width dimensions.

Response: All easements and rights of way width dimensions have been identified on Sheet C-2.0 Existing Conditions & Demolition Plan.

3. Identify the right of way width, medians, curb cuts, and street widths on Central Ave.

Response: All rights of way width, medians, curb cuts, and street widths on Central Ave. have been identified on Sheet C-2.0 Existing Conditions & Demolition Plan.

4. Site access's throat length should be minimum 50 ft. please show this dimension on the site plan.

Response: The site access's throat length is more than 50 ft. The dimension has been provided on Sheet C-8.0 Circulation Plan.

5. Please provide the width for the existing driveway access off Central.

Response: The width for the existing driveway access of Central has been provided. The dimension has been provided on Sheet C-2.0 Existing Conditions & Demolition Plan.

6. ADA curb ramps at the driveway access must be updated to current standards and have truncated domes installed.

Response: ADA curb ramps with truncated domes at the driveway access have been updated to current standards. Sheet C-8.0 Circulation Plan. Ramp details can be found on Sheet C-8.1 Site Details.

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.

Response: The ADA accessible parking sign detail has been placed on Sheet C-8.1 Site Details.

8. The ADA accessible aisle 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)

Response: The ADA accessible aisles have been updated so as to show the words “NO PARKING” at the rear of the parking spaces. Sheet C-8.0 Circulation Plan.

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.

Response: Motorcycle parking has been provided and a sign location and “MC” pavement parking have been proposed. Sheet C-8.0 Circulation Plan.

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.

Response: The bike rack location has been provided. See Sheet C-8.0 Circulation Plan for the location and Sheet C-8.2 Site Details for the bike rack detail.

12. Bicycle racks shall be sturdy and anchored to a concrete pad.

Response: Bicycle racks have been proposed to be anchored to a concrete pad. See Sheet C-7.0 Pavement Plan for concrete location.

13. A 1-foot clear zone around the bicycle parking stall shall be provided.

Response: A 1-foot clear zone around the bicycle parking stall has been provided. See Sheet C-8.0 Circulation Plan for bike pad dimensions.

14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

Response: Bicycle parking spaces meet the length and width requirements. See Sheet C-8.0 Circulation Plan for bike pad dimensions.

15. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.

Response: All radii dimensions have been provided on Sheet C-8.0 Circulation Plan.

16. Per the IDO, a 6ft wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

Response: A 6ft wide ADA accessible pedestrian pathway has been proposed from the public sidewalk to the building entrances. Sheet C-8.0 Circulation Plan.

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.

Response: A 6ft wide ADA accessible pedestrian pathway has been proposed from the public sidewalk to the building entrances. Sheet C-8.0 Circulation Plan.

18. ADA accessible pedestrian pathway should not be placed behind parking spaces or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.

Response: ADA accessible pedestrian pathway should not be placed behind parking spaces or adjacent to a vehicular way. Sheet C-8.0 Circulation Plan.

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.

Response: Refuse vehicle maneuvering will be contained on-site. Sheet C-8.0 Circulation Plan. A copy of the refuse approval shall be submitted.

20. Provide a copy of Fire Marshal approval.

Response: A copy of the Fire Marshal approval shall be submitted.

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.

Response: All one-way drives have signage and pavement markings indicating one way drives. Signage detail can be found on Sheet C-8.1 Site Details.

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.

Response: The site meets the required radii requirements.

23. Clear Sight Triangle should start from the back of the sidewalk.

Response: The Sight Triangles have been updated on Sheet C-8.0 Circulation Plan.

24. Please specify the City Standard Drawing Number when applicable.

Response: Acknowledged.

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.

Response: A note has been added to Sheet C-7.0 Pavement Plan.

26. Please provide a letter of response for all comments given.

Response: A letter of response has been provided.

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).

Response: The traffic scoping form and plans have been sent to Matt for a determination.

Once corrections are completed 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.

Response: A letter of response has been submitted along with the aforementioned documents and fees.