

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 19, 2023

Hal P. Grubb, PE
Barghausen Consulting Engineers, Inc.
18215 72nd Ave. S
Kent, WA 98032

Re: Take 5 Oil Change
1125 Snow Vista Blvd. SW
Traffic Circulation Layout
Engineer's Stamp 09-19-23 (M09-D021C)

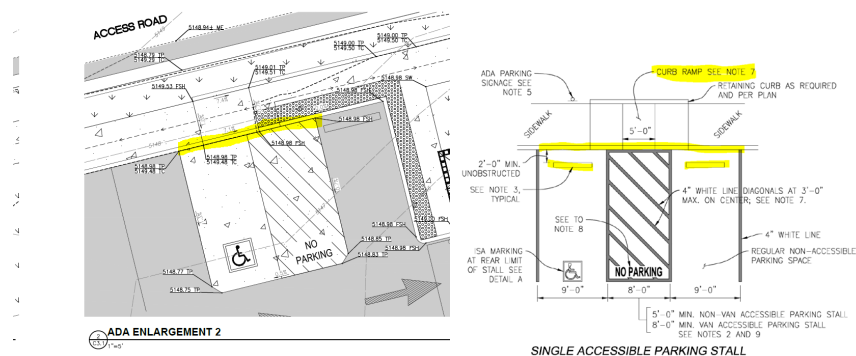
Dear Mr. Grubb,

Based upon the information provided in your submittal received 10-19-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map and the parking calculations table on the site plan sheet C2.0.
2. Provide approved plat showing the shared accesses agreement.
3. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
4. Please show on the site plan the existing site access and sidewalk width.
5. Show all drive aisle widths and radii. Some dimensions are not shown.
6. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

7. The ADA parking space and pathway appear to be drawn differently on the details sheet. Please address this concern.



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8. Please show Transportation details on one sheet.
9. 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.
10. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
 11. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
12. 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.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
14. A 1-foot clear zone around the bicycle parking stall shall be provided.
15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
16. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
17. 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.
18. 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.
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. Please 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.
22. Show the Intersection 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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23. Please specify the City Standard Drawing Number when applicable.
24. 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.
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**).
26. Please provide a letter of response for all comments given.

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.

Sincerely,

Marwa Al-najjar

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

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Project Contact: Brianna Uy, Barghausen Consulting Engineers, Inc. buy@barghausen.com 425-251-6222

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ 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
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

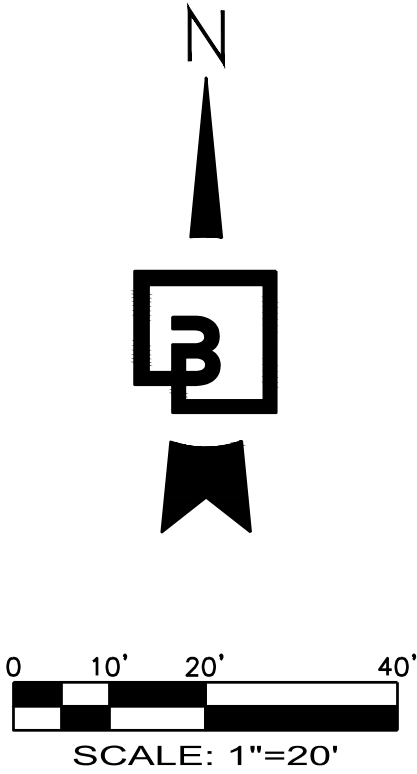
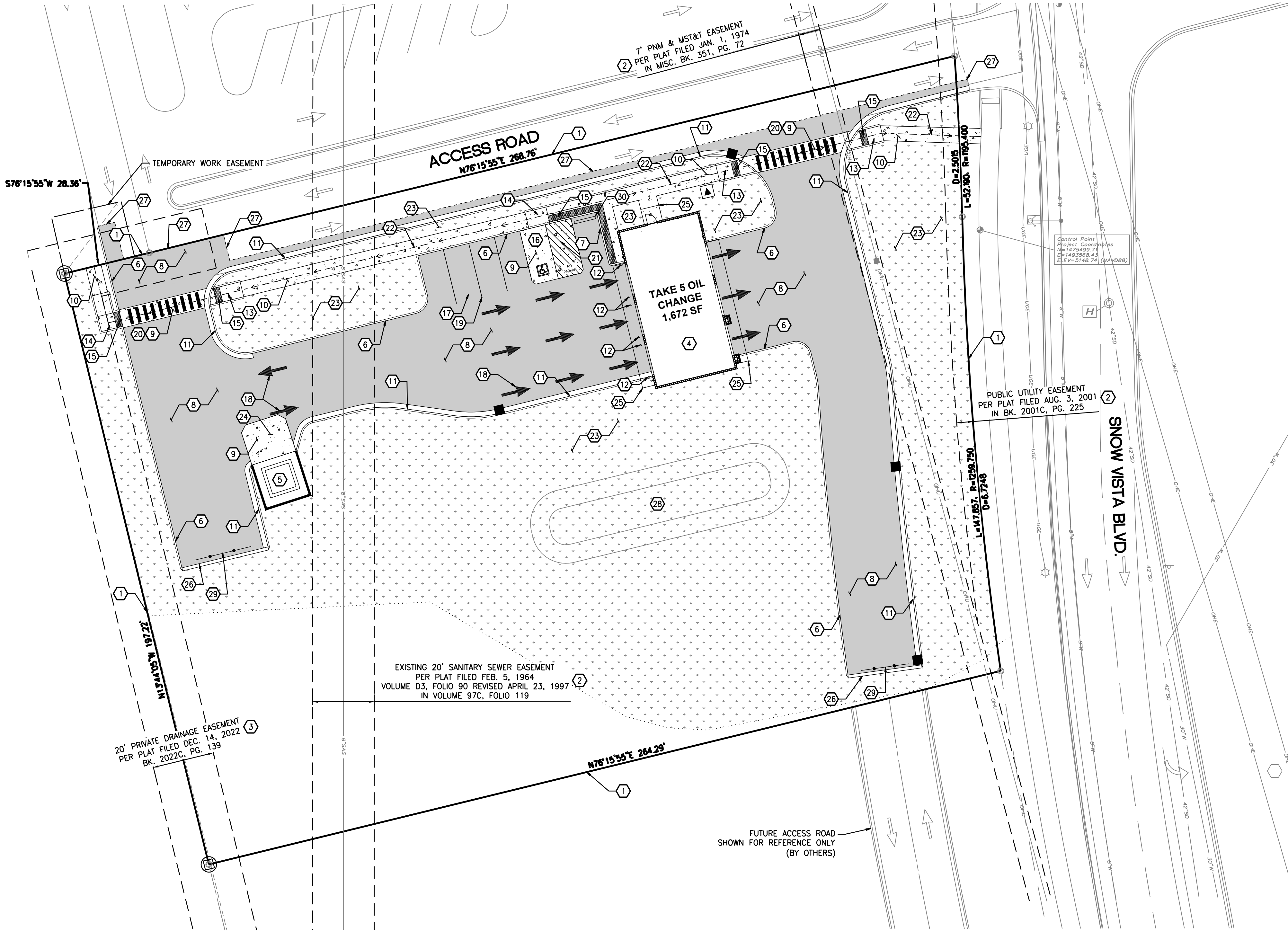
FEE PAID: _____



Know what's below.
Call before you dig.
Dial 811

TAKE 5 OIL CHANGE - ALBUQUERQUE, NM

SITE PLAN



CONSTRUCTION NOTES:

- EXISTING PROPERTY LINE, TYPICAL.
- EXISTING PUBLIC UTILITY EASEMENT, TYPICAL.
- EXISTING PRIVATE UTILITY EASEMENT, TYPICAL.
- LOCATION OF BUILDING AS NOTED; CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD; REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- CONSTRUCT CONCRETE BARRIER CURB PER DETAIL 6/C5.2.
- CONSTRUCT CONCRETE FLUSH CURB.
- CONSTRUCT ASPHALT PAVING, SECTION PER DETAIL 1/C5.2, TYPICAL.
- CONSTRUCT CONCRETE PAVING, SECTION PER DETAIL 2/C5.2, TYPICAL.
- CONSTRUCT CONCRETE SIDEWALK, WIDTH VARIES. SECTION PER DETAIL 3 AND 5/C5.2, TYPICAL.
- CONSTRUCT CONCRETE CURB AND GUTTER, PER DETAIL 7/C5.2, TYPICAL.
- INSTALL GUARD POST. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- CONSTRUCT ACCESSIBILITY-COMPLIANT PERPENDICULAR CURB RAMP PER CITY OF ALBUQUERQUE STANDARD DRAWING NO. 2442/SHEET C6.0.
- CONSTRUCT ACCESSIBILITY-COMPLIANT PARALLEL CURB RAMP PER CITY OF ALBUQUERQUE STANDARD DRAWING NO. 2443/SHEET C6.0.
- INSTALL DETECTABLE WARNING PER CITY OF ALBUQUERQUE STANDARD DRAWING NO. 2446/SHEET C6.0. CONTRACTOR TO FIELD VERIFY SLOPES DO NOT EXCEED 1.5% CROSS SLOPE.
- INSTALL VAN ACCESSIBLE PARKING STALL AND SIGNAGE PER DETAIL 1/C5.0. REFER TO DETAIL FOR 4/C5.0 FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAIL 5/C5.0 FOR SIGN FOOTINGS. ADA SIGNAGE TO INCLUDE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA.
- STANDARD PARKING SPACE, TYPICAL.
- PAINT DIRECTIONAL ARROWS WHERE SHOWN PER DETAIL 3/C5.2, TYPICAL.
- PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL; ALL STRIPING TO CONFORM WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- PAINT CONTINENTAL STYLE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES AT 2 1/2' FEET ON CENTER.
- PAINT 4" WIDE STRIPED AREA AS SHOWN, 24" O.C. SAFETY WHITE, TYPICAL.
- ACCESSIBLE ROUTE. SEE ACCESSIBLE PATH NOTE THIS SHEET.
- LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/ LOCAL REFUSE SERVICE PROVIDER.
- INSTALL CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS. CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONSTRUCT ASPHALT RAISED EDGE CURB PER DETAIL 10/C5.0.
- APPROXIMATE LOCATION OF NEAT SAW CUT LINE. PROVIDE HOT TAR SEAL AT ALL JOINTS.
- LOCATION OF STORMWATER QUALITY POND. REFER TO SHEET C3.0 FOR ADDITIONAL INFORMATION.
- INSTALL TEMPORARY TYPE III BARRICADES PER DETAIL 3/C5.0.
- CONSTRUCT CONCRETE WHEEL STOP PER DETAIL 9/C5.2.

LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

PARKING NOTE

NO CONTRACTOR OR EMPLOYEE MAY STORE, OR PERMIT TO BE STORED, A COMMERCIAL OR CONSTRUCTION VEHICLE/TRUCK; OR PERSONAL VEHICLE, TRUCK, OR OTHER PERSONAL PROPERTY ON PUBLIC-RIGHT-OF-WAY OR OTHER PUBLIC PROPERTY WITHOUT PERMISSION OF THE CITY ENGINEER.

TEMPORARY WORK EASEMENT NOTE:

CLIENT TO OBTAIN TEMPORARY WORK EASEMENT AGREEMENT; COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO CONSTRUCTION OF ANY OFF-SITE WORK.

ACCESSIBLE SITE REQUIREMENTS:

WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 36" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 402) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). RAMPS WHERE PROVIDED SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (SECTION 405) AND BE PROVIDED WITH A MINIMUM 24" WIDE DETECTABLE WARNING STRIP MEETING ACCESSIBILITY REQUIREMENTS (SECTION 406) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ACCESSIBILITY STANDARDS.

Revision	No.	Date	By	Ctd.	Appr.

Title:

SITE PLAN

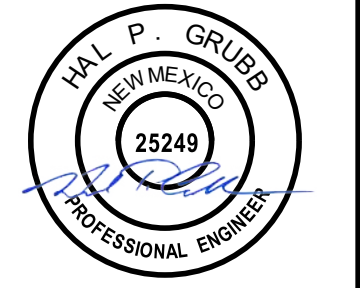
1125 SNOW VISTA BOULEVARD SW

ALBUQUERQUE, NM

For:

TAKE 5 OIL CHANGE

DURBAN DEVELOPMENT



Scale:

Horizontal 1" = 20'

Vertical N/A

Designed	NRN	Drawn	NRN	Checked	MTL	Approved	HFG	Date	9/18/23
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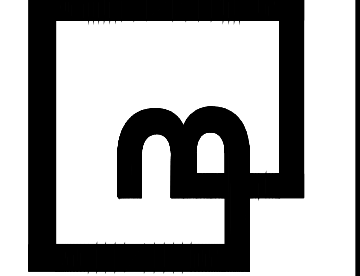
Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South

Kent, WA 98032

425.251.6222

barghausen.com



Job Number

23007

Sheet

C2.0