

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 11, 2023

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

Re: Take 5 Express Car Wash
NEC of 98TH St. and Sage Rd.
Traffic Circulation Layout
Engineer's Stamp 05-09-23 (M09-D035)

Dear Mr. Macias,

The TCL submittal received 04-28-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

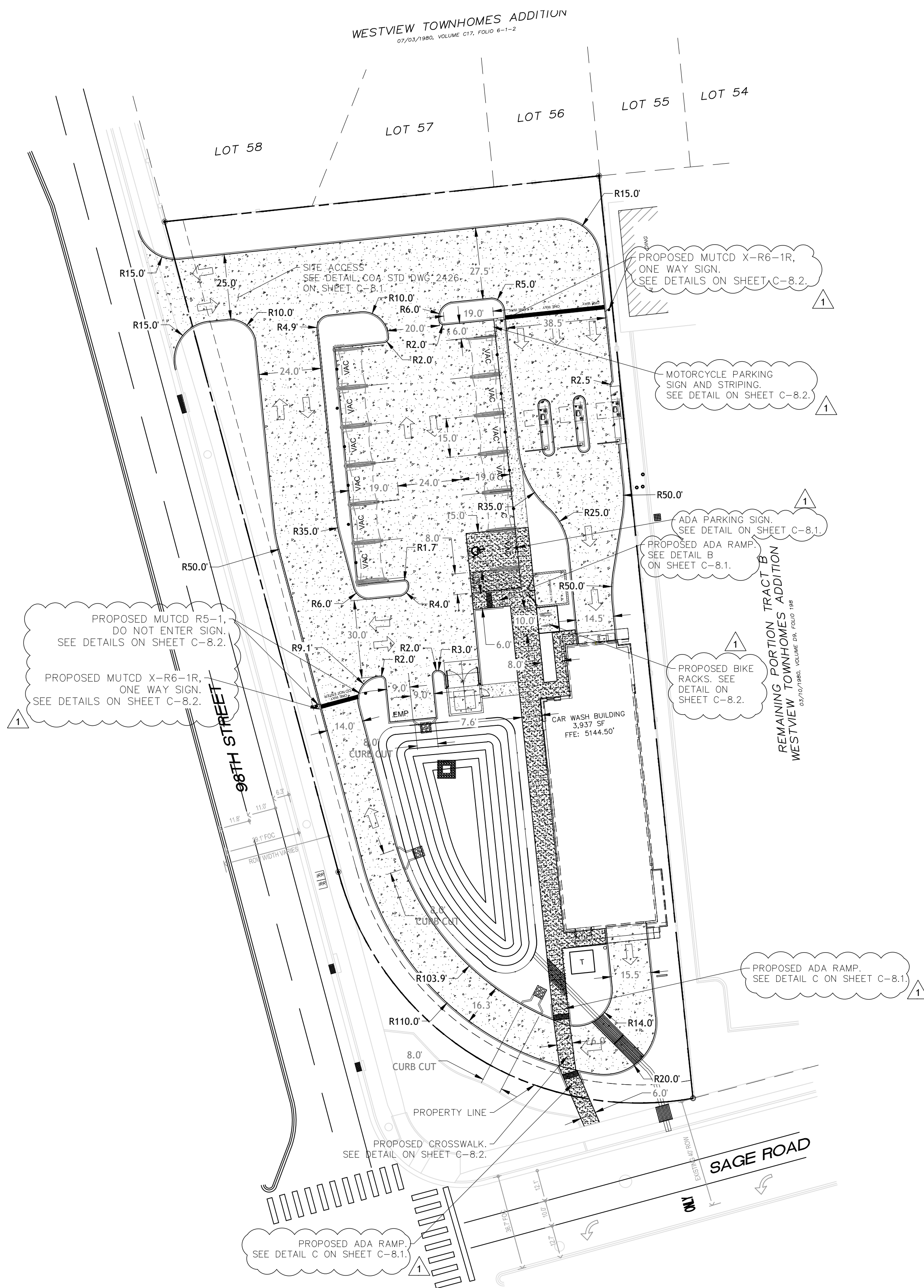
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 the PLNDRS@cabq.gov 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



CODE DATA

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

BUILDING ADDRESS:
ALBUQUERQUE, NEW MEXICO 87121

LEGAL DESCRIPTION:
FOR A TIE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33. T.10N., R.2E., THENCE. N. 89 DEG. 27'22" E., 1392.96 FEET ALONG THE NORTH LINE OF SAID SECTION 33, T.10N., R.2E., TO A POINT; THENCE. S. 06'37" E., 581.12 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEGIN A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAGE RD. SW; THENCE, S. 74 DEG. 47'25"W., 84.63 FEET TO THE POINT OF A CURVE TO THE RIGHT TO A POINT OF TANGENT ON THE EASTERLY RIGHT-OF-WAY LINE OF SNOW VISTA BLVD. SW; THENCE, N. 15 DEG. 13' 00" W., 354.87 FEET ALONG THE NEW EASTERLY RIGHT-OF-WAY LINE OF SNOW VISTA BLVD, SW TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N. 83 DEG. 46' 01" E., 168.37 FEET TO THE POINT OF BEGINNING.

SITE ACREAGE:
1.09 AC (47,480± SQ. FT.)

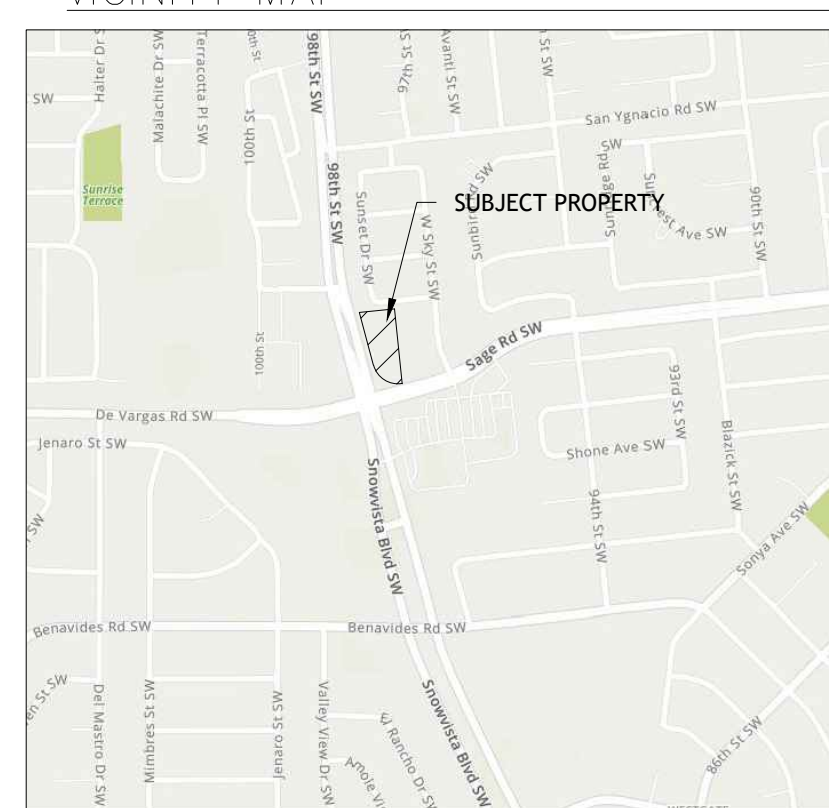
BUILDING GROSS SQUARE FOOTAGE:
1 STORY BUILDING - 3,937 GROSS SF

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

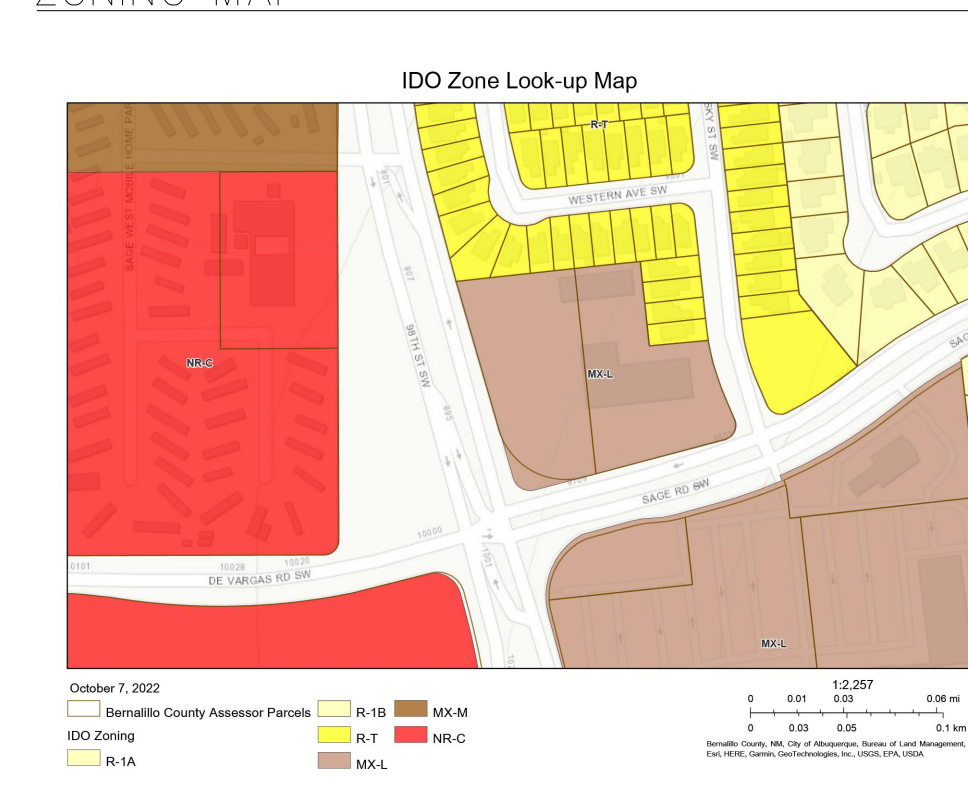
SITE SLOPES:
• PARKING LOT SLOPE SHALL BE BETWEEN 1% AND 5%
• PARKING LOT AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR MAJOR ENTRANCES SHALL BE BETWEEN 1% (MIN.) AND 5% (MAX.)
• ADA PARKING SHALL BE BETWEEN 1% (MIN.) & 2% (MAX.)

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.

VICINITY MAP



ZONING MAP

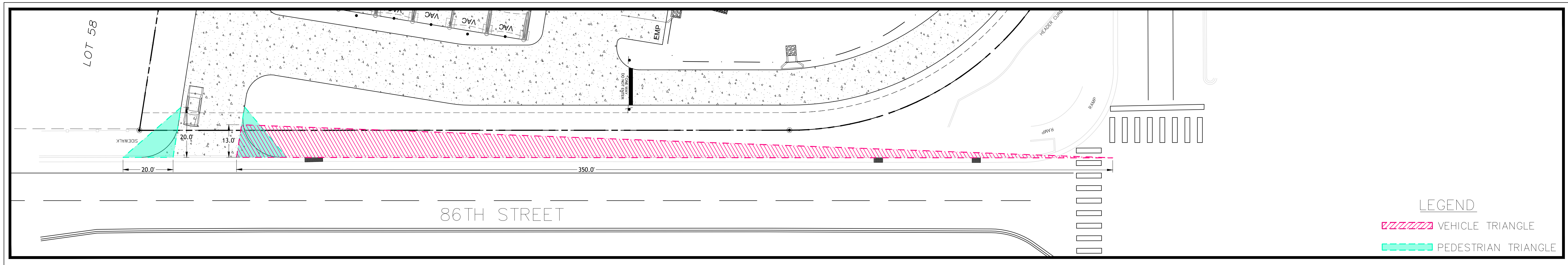
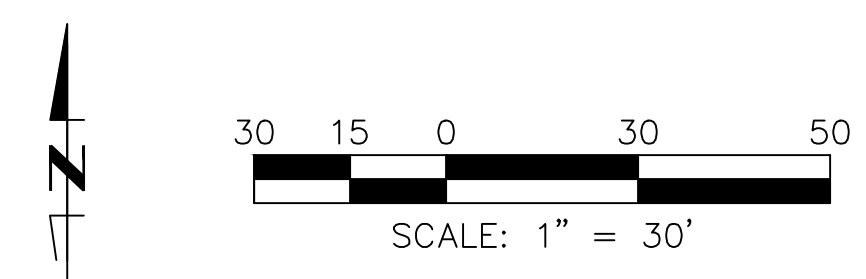


LEGEND

- ADA ACCESSIBLE PATH
2% MAX SLOPES IN ALL DIRECTIONS
- CONCRETE PAVEMENT.
SEE DETAIL ON SHEET C-8.1.
- SIDEWALK CONCRETE
SEE DETAIL ON SHEET C-8.1.

NOTES

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.



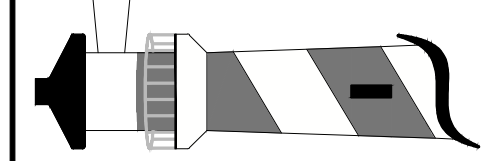
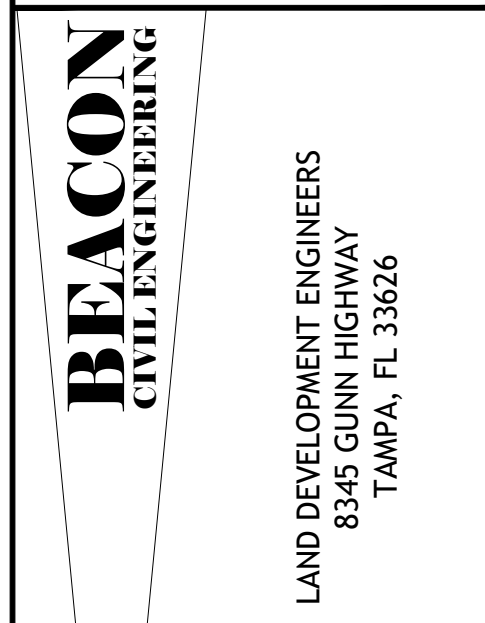
LEGEND

- VEHICLE TRIANGLE
- PEDESTRIAN TRIANGLE

ISSUED FOR PERMITTING				
DESIGNED BY:	CB	ISSUE DATE:	04/2022	
DRAWN BY:	CB	JOB NO.:	21507	
CHECKED BY:	AH	APPROVED BY:	AH	
NO.	1	REVISION DESCRIPTION		
BY	AK	DATE	04/11/2023	
CITY COMMENTS				



ATEF A. HANNA, PE #27436



TAKE 5
CAR
WASH

OF
NEW MEXICO
SNOW VISTA

98TH STREET
ALBUQUERQUE,
NM

SHEET NAME:
CIRCULATION
PLAN

SHEET NUMBER:
C-8.0

[illegible][illegible]