

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 7, 2022

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

Re: Take 5 Express Car Wash
98th St. and Sage Rd. SW
Traffic Circulation Layout
Engineer's Stamp XX-XX-XX (M09-D035)

Dear Mr. Jesse,

Based upon the information provided in your submittal received 11-14-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be 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 98th St. and on Sage Rd.
4. Clarify existing property lines and proposed property lines, and show the property line around the whole site.
5. Please show site access width and provide access design details (reference COA std dwg 2426).
6. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

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.
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)

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9. ADA curb ramps must be updated to current standards and have truncated domes installed.
10. Please show Motorcycle and Bicycle parking spaces on the site plan, and provide details.
11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
12. The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space.
13. 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. Show all drive aisle widths and radii. Some dimensions are not shown.
18. The minimum drive aisle dimensions are shown below

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

19. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
20. 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.
21. 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.

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22. 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.
23. 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.
24. Provide a copy of Fire Marshal approval.
25. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
26. 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.
27. 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.
28. Please show clear sight Triangle (11 X 11) on the site plan.
29. Please specify the City Standard Drawing Number when applicable.
30. 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.
31. 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).
32. Please provide a letter of response for all comments given.

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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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Marwa Al-najjar', with a long, sweeping horizontal line extending to the right.

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

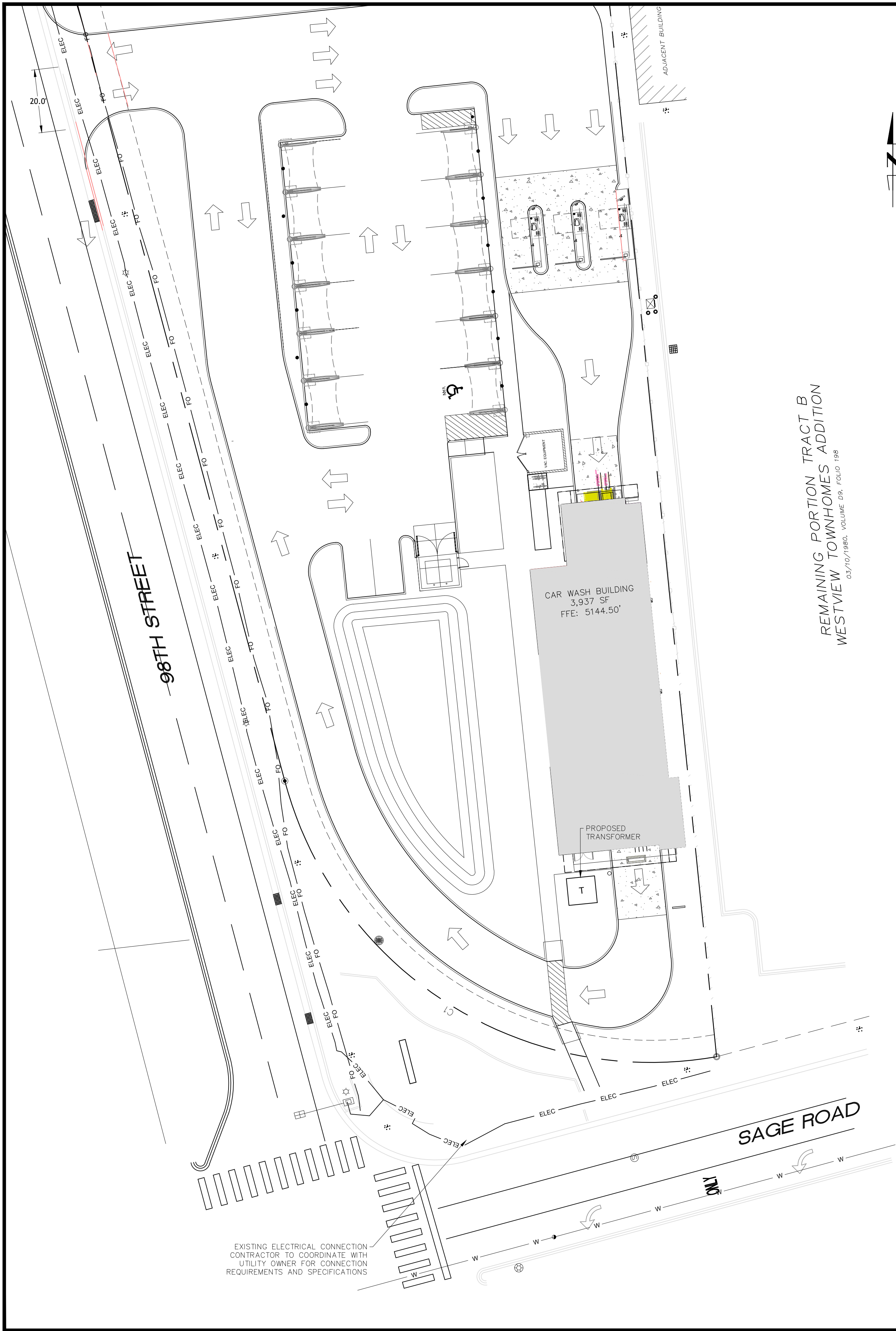
\ma via: email
C: CO Clerk, File

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REMAINING PORTION, TRACT B
WESTVIEW TOWNHOMES ADDITION
03/10/2022, VOLUME 08, FOLIO 196

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.)

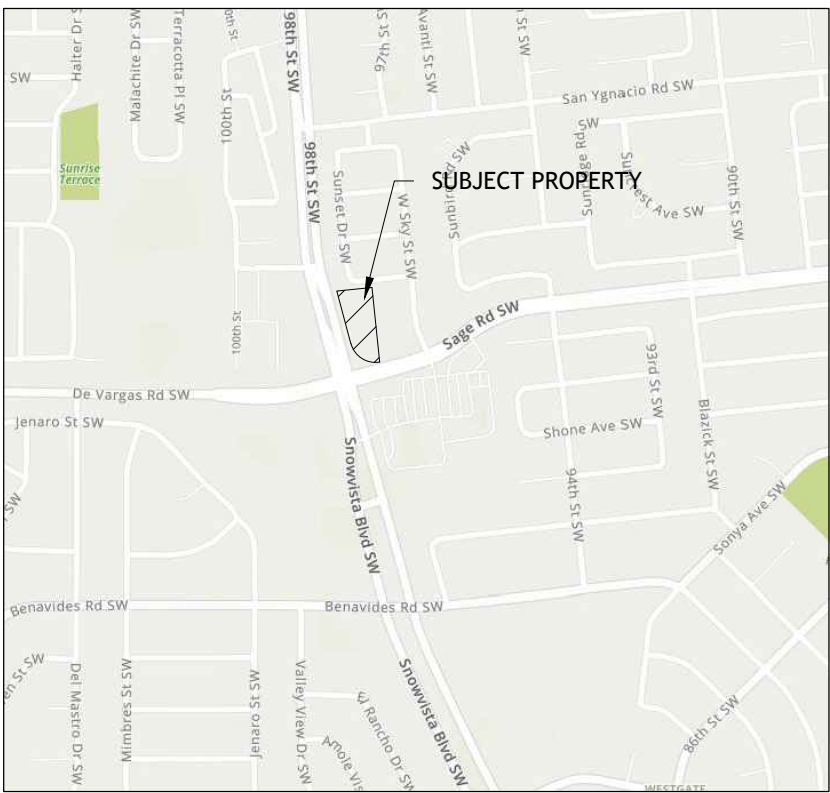
BUILDING GROSS SQUARE FOOTAGE:
1 STORY BUILDING – 3,937 GROSS SF

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)

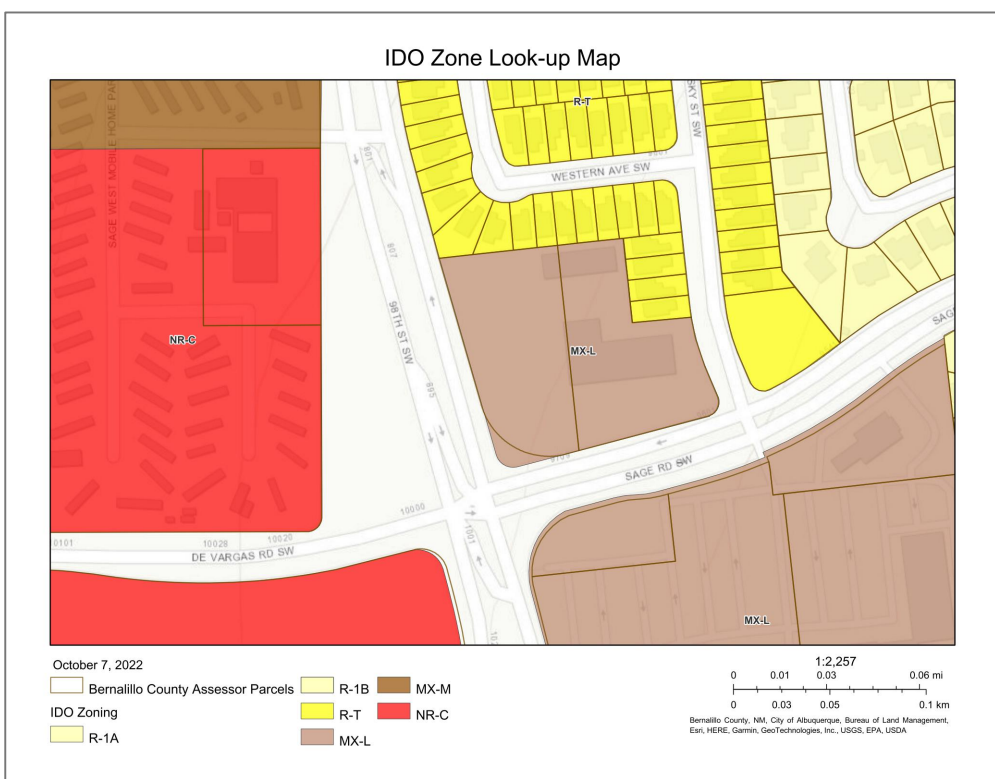
SITE SLOPES:
• PARKING LOT SLOPE SHALL BE BETWEEN 1% AND 5%
• PARKING LOT AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR MAJOR ENTRANCES SHALL BE BETWEEN 1% (MIN.) AND 5% (MAX.)
• ADA PARKING SHALL BE BETWEEN 1% (MIN.) & 2% (MAX.)

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.

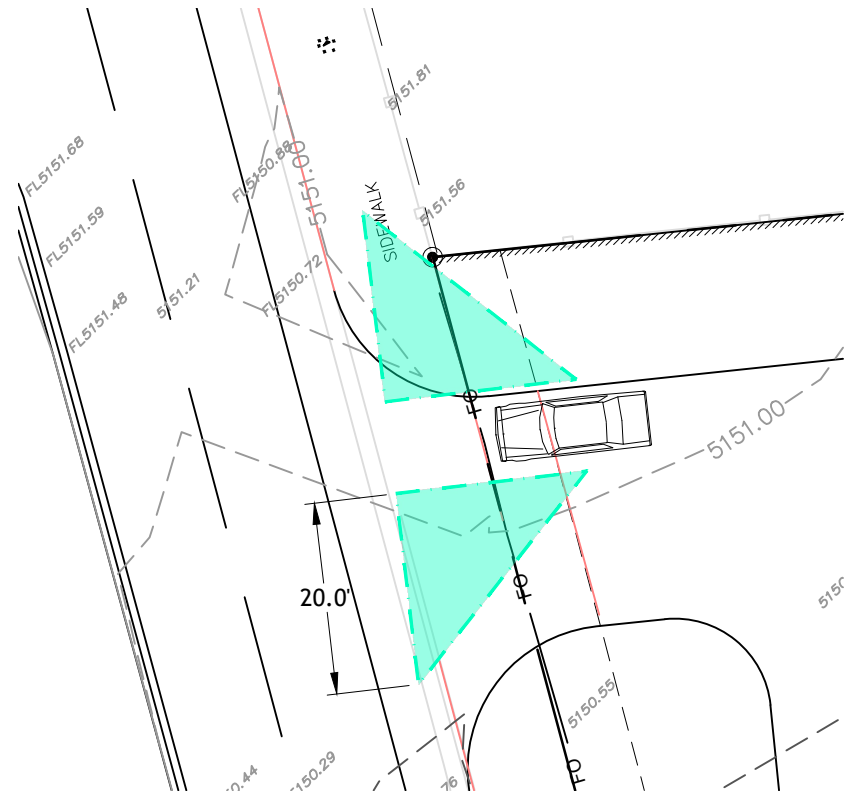
VICINITY MAP



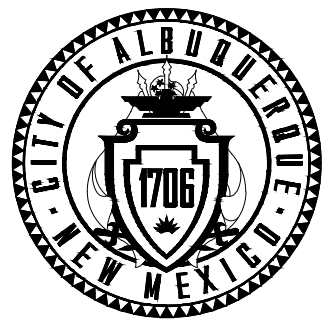
ZONING MAP



CLEAR SITE MAP



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



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

CIRCULATION PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

Z-99

CITY PROJECT NO.

000000

SHEET NO.

SEAL



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 1983" SET FLUSH WITH THE TOP OF THE CONCRETE.

CONSULTANTS

BEACON
ENGINEERING

LAND DEVELOPMENT ENGINEERS
3000 CENTRAL AVENUE, SUITE 200
TAMPA, FL 33606