

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 28, 2023

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 03-17-22, 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. Define the property line.
3. Details sheet is missing. Please provide details for driveway access, proposed signs, and proposed interior ADA ramps.
4. Site plan showing 7' wide curb cut off 98th St. Please clarify, is this a curb cut or it is a storm drain inlet?
5. 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.
6. Please show Motorcycle and Bicycle parking spaces on the site plan, and provide details.
7. Please provide Motorcycle parking space sign posted upright, either free-standing or wall mounted per the zoning code.
8. 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.
9. Provide a copy of Fire Marshal approval.
10. Please provide "One Way" signage and pavement markings at the entrance of the drive-thru lanes on the north east side of the building. Please show detail and location of posted signs and striping.
11. Please specify the City Standard Drawing Number when applicable.
12. 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).

13. 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,

PO Box 1293

Marwa Al-najjar

Albuquerque

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

NM 87103

\ma via: email
C: CO Clerk, File

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Take 5 Express Car Wash **Building Permit #** 2022-17374 **Hydrology File #** _____

DRB# NA **EPC#** NA

Legal Description: _____ **City Address OR Parcel** NEC 98th St SW and Sage SW
100905513946322028

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: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply:

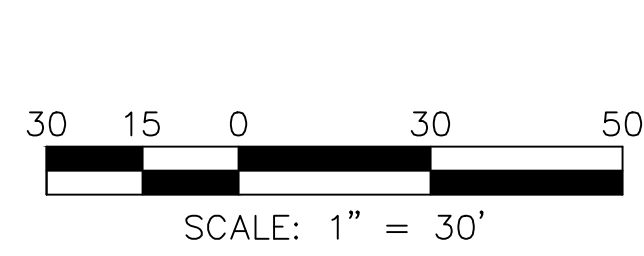
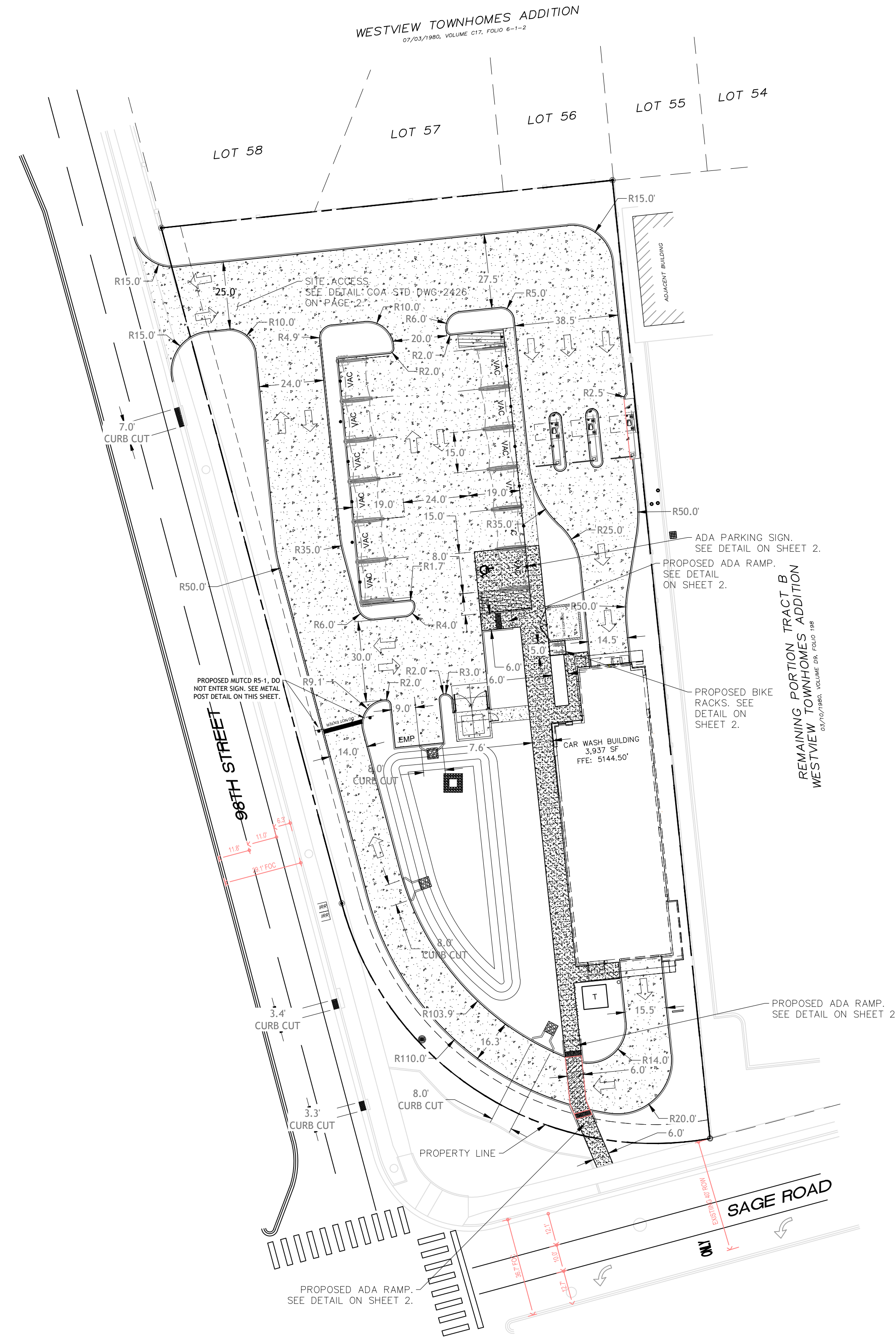
TYPE OF SUBMITTAL:

- 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
- 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:

- 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
- 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: 03-16-23



LEGEND

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

NOTES

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

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.)

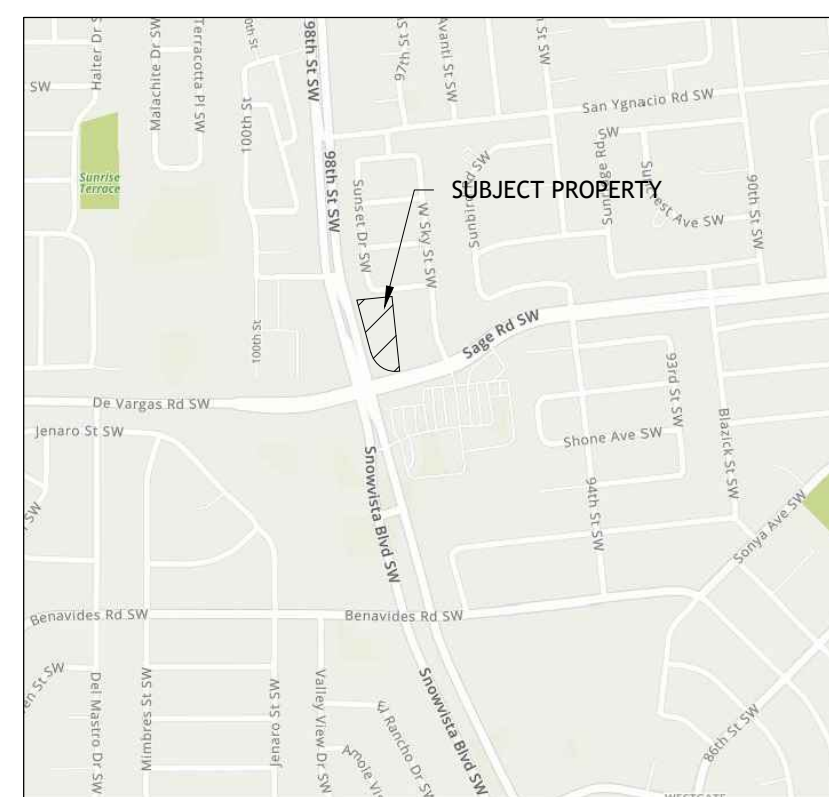
BUILDING GROSS SQUARE FOOTAGE:
1 STORY BUILDING - 3,937 GROSS SF

PARKING:
REQUIRED PARKING: PER JURISDICTIONAL REQUIREMENTS
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)

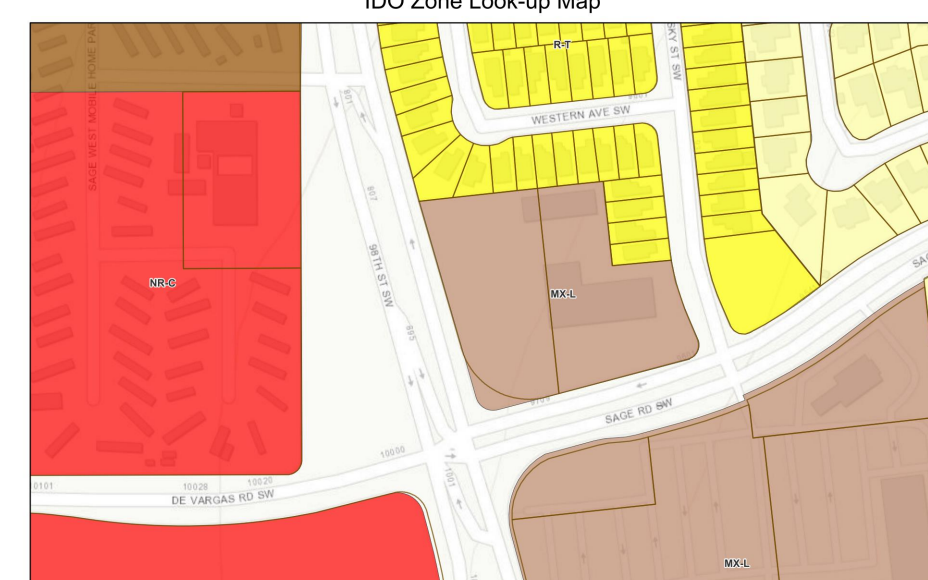
- SITE SLOPES:
- PARKING LOT SLOPE SHALL BE BETWEEN 1% AND 5%
 - PARKING LOT AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR MAJOR ENTRANCES SHALL BE BETWEEN 1% (MIN.) AND 5% (MAX.)
 - ADA PARKING SHALL BE BETWEEN 1% (MIN.) & 2% (MAX.)

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

VICINITY MAP

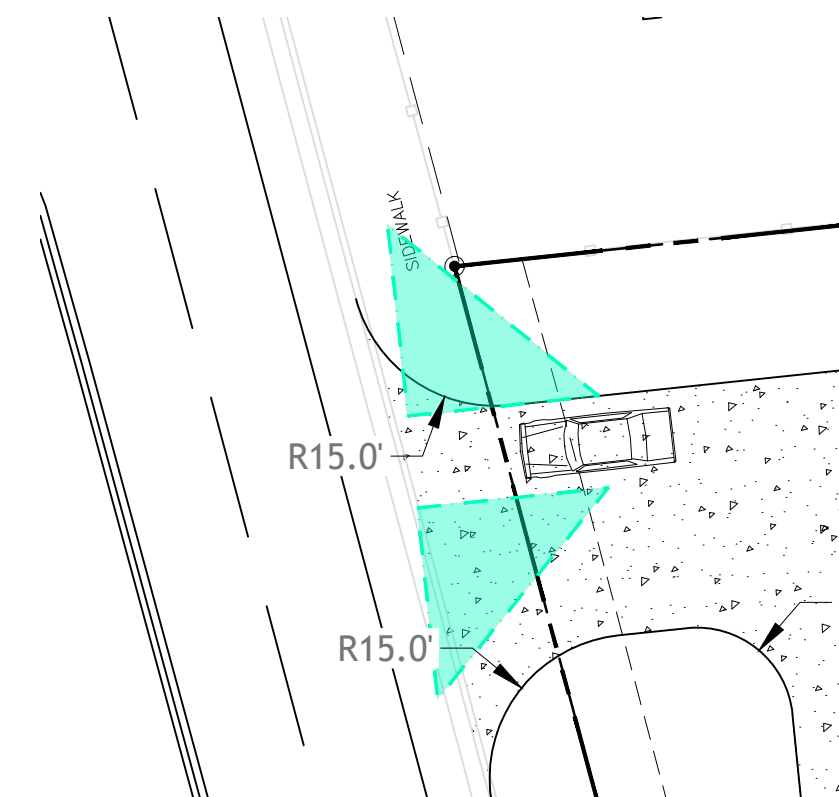


ZONING MAP

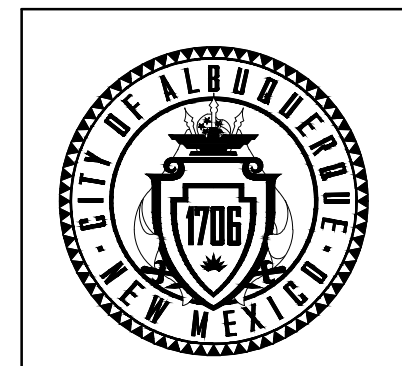


October 7, 2022
Serrano County Assessor's Office
IDO Zoning
R-1A

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. 1

CONSULTANTS
BEACON CHALLENGING
LAND DEVELOPMENT ENGINEERS
3800 W. WASHINGTON AVE.
TAMPA, FL 33626

BENCHMARKS
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 MIDDLE OF THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3.14 INCH ALUMINUM DISC STAMPED "17-J14 1963" SET FLUSH WITH THE TOP OF THE CONCRETE.

SEAL
AILEY A. HANNA, P.E. #27436

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

DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: AAH
DATE: 1/2022