

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 31, 2022

Lauren Nuffer, PE
Kimley-Horn
13455 Noel Rd, Two Galleria Office, Suite 700
Dallas, TX 75240

Re: Mister Car Wash
2161 Gibson Blvd. SE
Traffic Circulation Layout
Engineer's Stamp 07-25-22 (M15-D021B)

Dear Mr. Nuffer,

Based upon the information provided in your submittal received 10-18-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Bicycle parking spaces required by the IDO.
2. According to NM Accessible parking spaces requirement, 2 ADA parking spaces need to be provided, if there are more than 25 parking space. See attached.
3. Please provide design details (width, radii, reference COA std dwg, and ect...)for both accesses off Gibson Blvd. and Miles Rd.
4. Shared access agreement needs to be provided between Lot A and Lot B.
5. Sidewalk need to be built from property line to property line off Miles Rd.
6. Please clarify if there is an existing sidewalk off Gibson Blvd. or, are going to build one? Provide the existing sidewalk width.
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)
9. ADA curb ramps must be updated to current standards and have truncated domes installed.
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.

PO Box 1293

Albuquerque

NM 87103

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- 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. 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.
19. Provide a copy of Fire Marshall approval.
20. 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.
21. Show the 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.
22. Please specify the City Standard Drawing Number when applicable.
23. Provide notes showing what work is included and on the work order and the private work on site.
24. Work within the public right of way requires a work order with DRC approved plans.
25. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
26. 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.
27. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

1. The Traffic Circulation Layout

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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
Associate Engineer, Planning Dept.
Development Review Services

Albuquerque \ma via: email
C: CO Clerk, File

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Mister Car Wash #1394 **Building Permit #** BP-2022-32972 **Hydrology File #** SI-2022-01406
DRB# **EPC#** PR-2021-005482
Legal Description: Lot B Lovelace Heights Addition 2022C-57 **City Address OR Parcel** 101505541251311601

Applicant/Agent: Kimley-Horn & Associates, Inc. **Contact:** Lauren Nuffer, P.E.
Address: 100 Sun Avenue NE, Suite 600 **Phone:** 214-387-3847
Email: lauren.nuffer@kimley-horn.com

Applicant/Owner: Mister Car Wash **Contact:** Prabhs Matharoo
Address: 222 E 5th Street, Tucson, AZ **Phone:** 520-955-1244
Email: pmatharoo@mistercarwash.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X
RE-SUBMITTAL: YES X NO

DEPARTMENT: X TRANSPORTATION HYDROLOGY/DRAINAGE
Check all that apply:

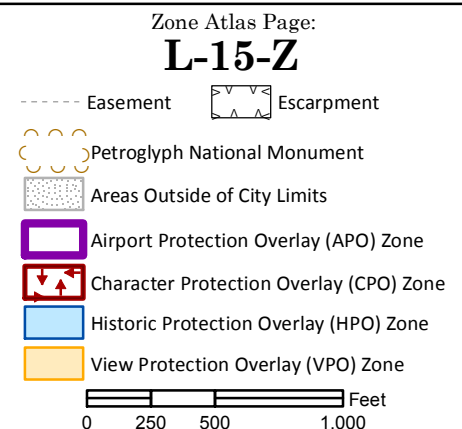
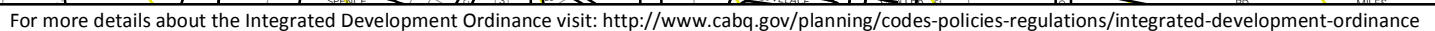
TYPE OF SUBMITTAL:

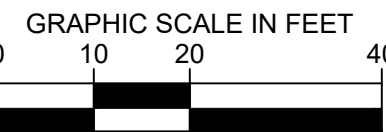
ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
FLOOD PLAN DEVELOPMENT PERMIT APP.
ELEVATION CERTIFICATE
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
X TRAFFIC CIRCULATION LAYOUT FOR DRB
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY)
PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DRB APPROVAL
PRELIMINARY PLAT APPROVAL
SITE PLAN FOR SUB'D APPROVAL
X 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: 9/12/2022





	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER (REFERENCE PLAN FOR TYPE)
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED RETAINING WALL

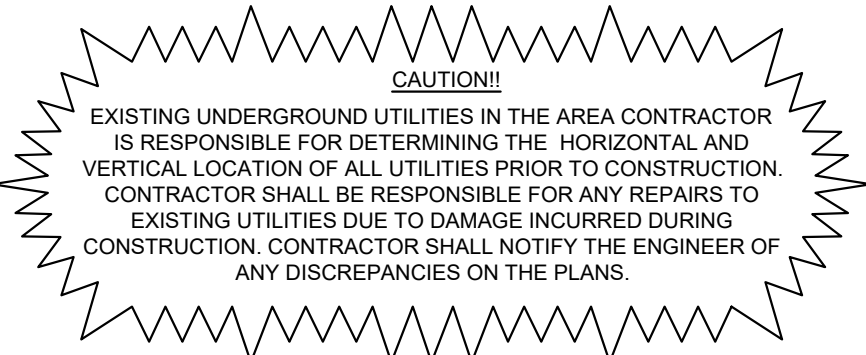
PARKING / SITE DATA		
LOT B		
LOVELACE HEIGHTS ADDITION		
EXISTING ZONING	NR-C	
PROPOSED USE	CAR WASH	
LOT AREA	1.01 AC	
BUILDING AREA	15,400 SF	
FINISHED FLOOR ELEVATION	5168.75	
PAVEMENT AREA	0.78 AC	
	REQUIRED	PROVIDED
TOTAL PARKING	11 SPACES	29 SPACES
MOTORCICLE	1 SPACE	1 SPACE
MOTORCYCLE	1 SPACE	1 SPACE
DRIVE-THRU STACKING	3 SPACES	24 SPACES
LOT COVERAGE	NO MAX	12%
OPEN SPACE	15%	23%
PARKING REQUIRED FOR A CAR WASH IS 12 SPACES PER 1000 SF OF GENERAL FLOOR AREA OF RETAIL, OFFICE AND WAITING AREA		

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK BACK ACCESS, DRIVEWAYS, DRIVEWAY DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADI ARE TO BE 2' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE SPECIFIC SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PRECISION SURVEYS, INC.
8. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH OF A FOOT.

NOTE:
1. ELEVATION DATUM IS BASED ON NAVD
1988 FROM AGRS MONUMENT
"19 L16", PUBLISHED ELEVATION
(FEET) = 5297.506

- **BM#1**
SET CP-PK NAIL
N=1,476,629.73
E=1,527,961.73
EL.=5163.52

- **BM#2**
SET CP-PK NAIL
N=1,476,678.00
E=1,528,300.57
EL.=5169.79



<p>MCW - ALBUQUERQUE NEW MEXICO</p> <p>PREPARED FOR MISTER CAR WASH</p> <p>ALBUQUERQUE NEW MEXICO</p>	<p>SHEET NUMBER C400</p>	<p>SITE, DIMENSION CONTROL AND PAVING PLAN</p>	<p>KHA PROJECT 068918301</p> <p>DATE JULY 2022</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY JCG</p> <p>DRAWN BY JCG</p> <p>CHECKED BY LAN</p>		<p>Kimley»»Horn</p> <p>13465 NOEL ROAD, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-289-3820 WWW.KIMLEY-HORN.COM</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC.</p>	No.	REVISIONS	DATE	BY

