

LEGAL DESCRIPTION:
ALBUQUERQUE WEST SUBDIVISION, BLOCK E, LOT 1-C
ADDRESS: 9210 EAGLE RANCH ROAD NW

ZONING INFORMATION:
SU-1 TO INCLUDE C-3 USES
ZONE ATLAS PAGE C-13-Z

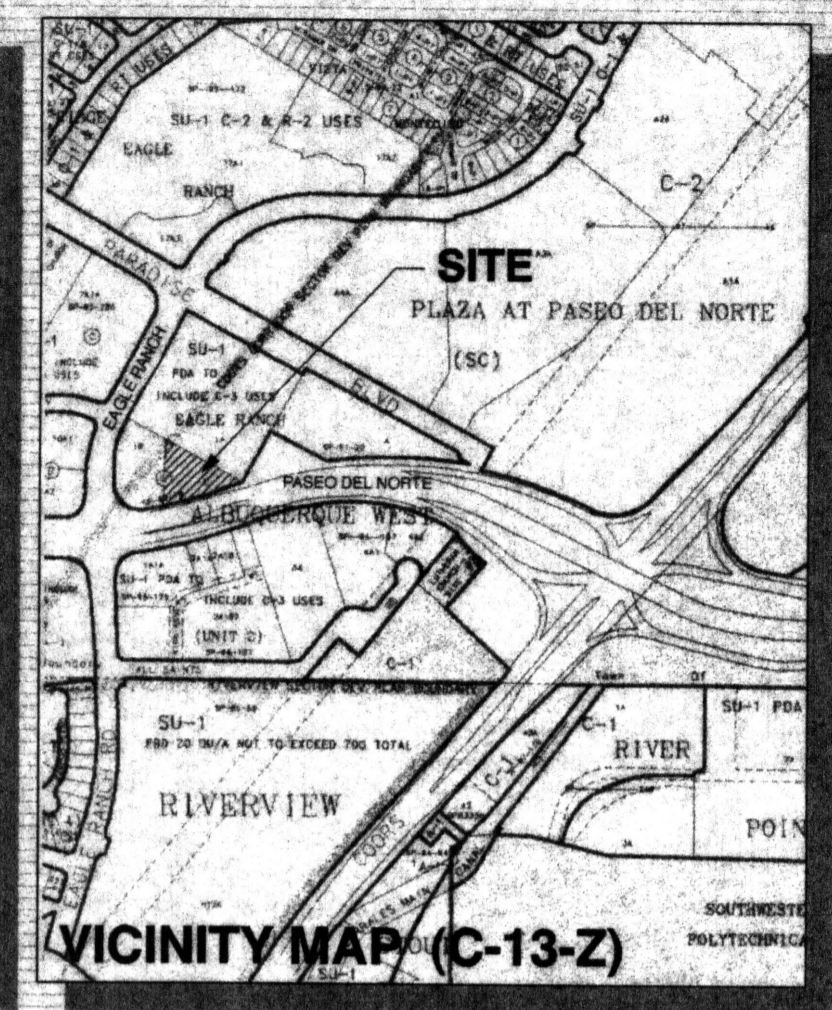
SITE AREA: 0.8980 AC (39116 SF)

BUILDING AREAS:
BUILDING ONE
ENCLOSED = 2333 SF
COVERED = 2586 SF
BUILDING TWO
COVERED = 2000 SF
TOTAL = 6919 SF

PARKING:
CAR WASH BAY 6@1 EACH = 6
VACUUM SPACE 6@1 EACH = 6
EMISSIONS 448/200 = 2.24
TOTAL 14.24 SPACES REQUIRED
15 SPACES PROVIDED

BICYCLE:
A BICYCLE RACK WITH ONE SPACE (MIN.) IS PROVIDED

SITE LIGHTING: 20' HIGH (MAX) 400 W METAL HALIDE SHARP CUTOFF FIXTURES



EAGLE RANCH ROAD N.W.
ROW VARIES

PASEO DEL NORTE
ROW 156

SHEET INDEX

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CONCEPTUAL LANDSCAPE PLAN....	SDF-2
CONCEPTUAL GRADING PLAN.....	SDF-3
BUILDING ELEVATIONS.....	SDF-4

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE
3/8/02

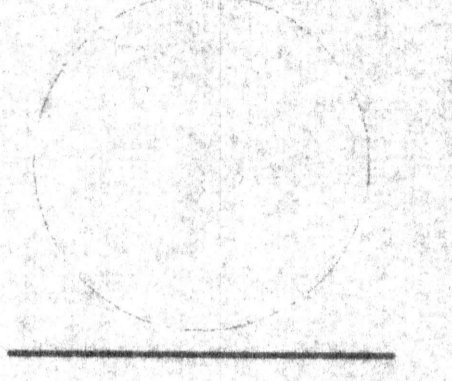
PROJECT NO. 1001721
CASE NO. 02400-00151

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

<i>[Signature]</i>	3/13/02	Date
Traffic Engineer, Transportation Division		
<i>[Signature]</i>	3/15/02	Date
Adrienne E. Condeelis		
Parks & Recreation Department		
<i>[Signature]</i>	2/27/02	Date
Roger J. Sloan		
Public Works/Water Utilities Division		
<i>[Signature]</i>	3/14/02	Date
Bradley J. Birkner		
City Engineer, Engineering DIV/AMAFCA		
<i>[Signature]</i>		
Solid Waste Department		
<i>[Signature]</i>	3/21/02	Date
James J. [Signature]		
APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Development Process Manual.		
James J. [Signature]	3/21/02	Date
James J. [Signature]		
ALBUQUERQUE PLANNING DEPARTMENT		



ENGINEER



Schlegel Lewis Architects
1620 Central Ave. SE
Albuquerque, NM 87106
(505) 247-8229
FAX (505) 243-6701
gdl@slaw.com

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SITE DEVELOPMENT PLAN
Ultimate Car Wash
Paseo del Norte & Eagle Ranch Rd
Albuquerque, New Mexico 87114

ISSUE DATE:
24 JAN 02

REVISIONS:
05 MAR 02

SITE PLAN

PROJECT 0315
SHEET SDP-1
OF 4

PROS 101721

EAGLE RANCH ROAD N.W.
ROW VARIES

PASEO DEL NORTE
ROW 136'

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
FN	5	FORESTIERA NEOMEXICANA	N.M. OLIVE	15 GAL
CL	3	CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL
PE	4	PINUS EDULIS	PINON PINE	5'-6'
+	15	M ELAEAGNUS FUNGENS	SILVERBERRY	5 GAL
L	14	M CHRYSOTHAMINUS NAUSEOSUS	CHAMISA	
M	7	M COTONEASTER GLAUCOPHYLLUS	GRAY COTONEASTER	
M	11	M JUNIPERUS SABINA	BUFFALO JUNIPER	
M	9	M SPARTIUM JUNCEUM	SPANISH BROOM	
M	9	M CORNUS STOLONIFERA	RED TWIG DOGWOOD	
M	16	M PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	1 GAL
M	26	M CARYOPTERIS X CLADONENSIS	BLUE MIST	
M	6	M ROSMARINUS OFFICINALIS	ROSEMARY	
M	14	M MISCANTHUS SINENSIS	MAIDEN GRASS	
M	9	M HESPERALOE PARVIFLORA	RED YUCCA	
M	9	M LAVANDULA ANGSTIFOLIA	LAVENDER	



LANDSCAPE DATA	
GROSS LOT AREA	39,116 SF
LESS BUILDING	6,910 SF
NET LOT AREA	32,196 SF
REQUIRED LANDSCAPING (15% OF NET LOT AREA)	4,830 SF
PROPOSED LANDSCAPE	15,490 SF
PERCENT OF NET LOT AREA	48%

NOTES

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MINIMUM 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA ANA TAN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

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LANDSCAPE PLAN

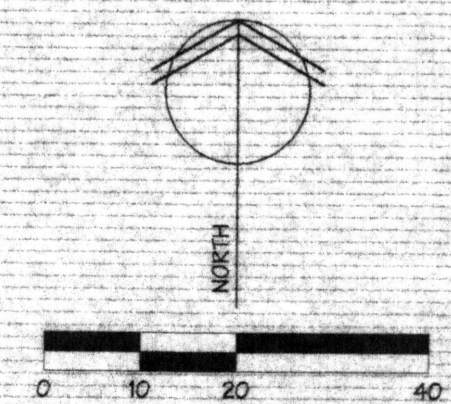
SHEET
SDP-2
OF 4

Heads Up
LANDSCAPE ARCHITECTURE
1000 UNIVERSITY BLVD
ALBUQUERQUE, NM 87106
505-247-1529
505-247-1529

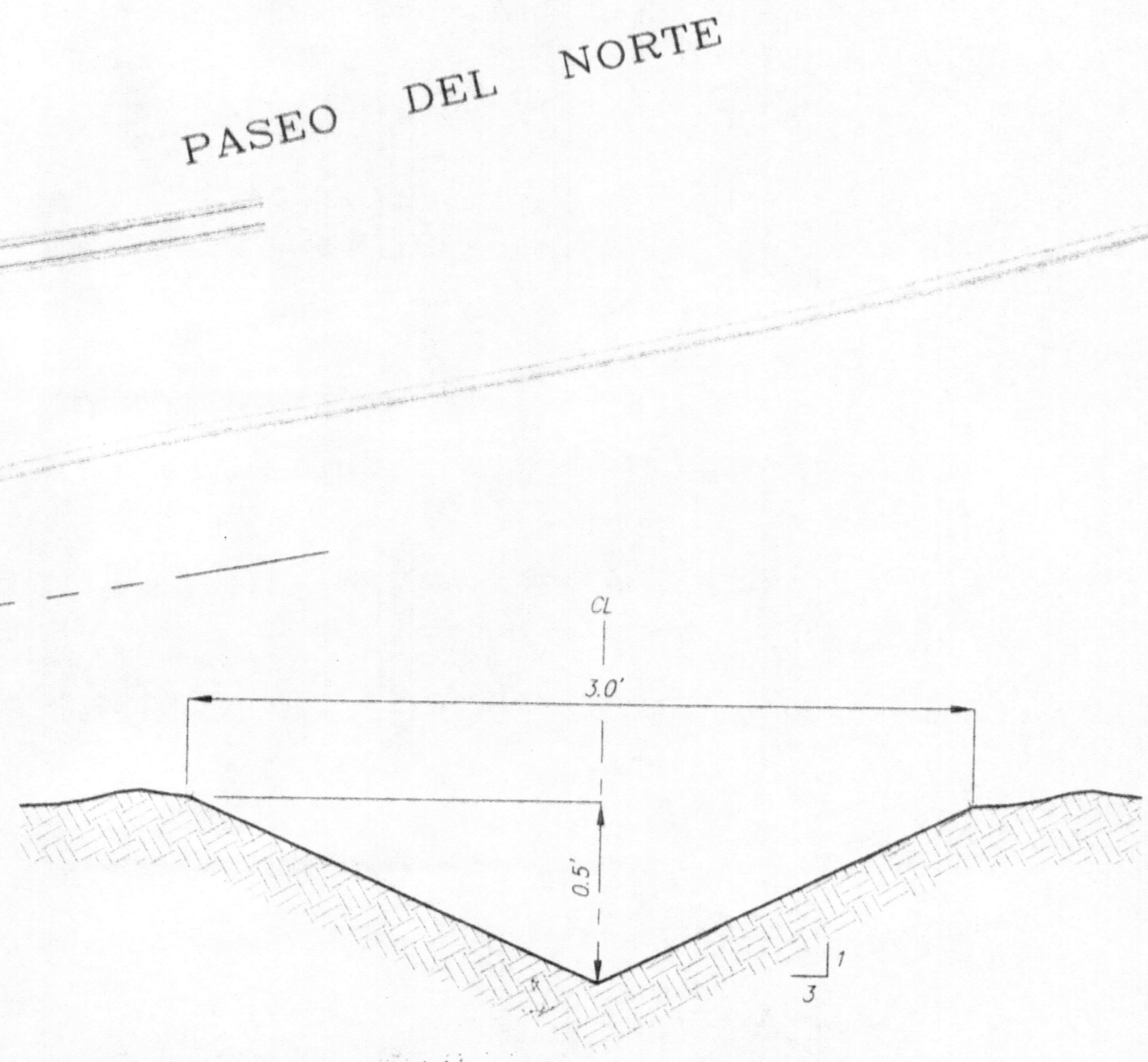
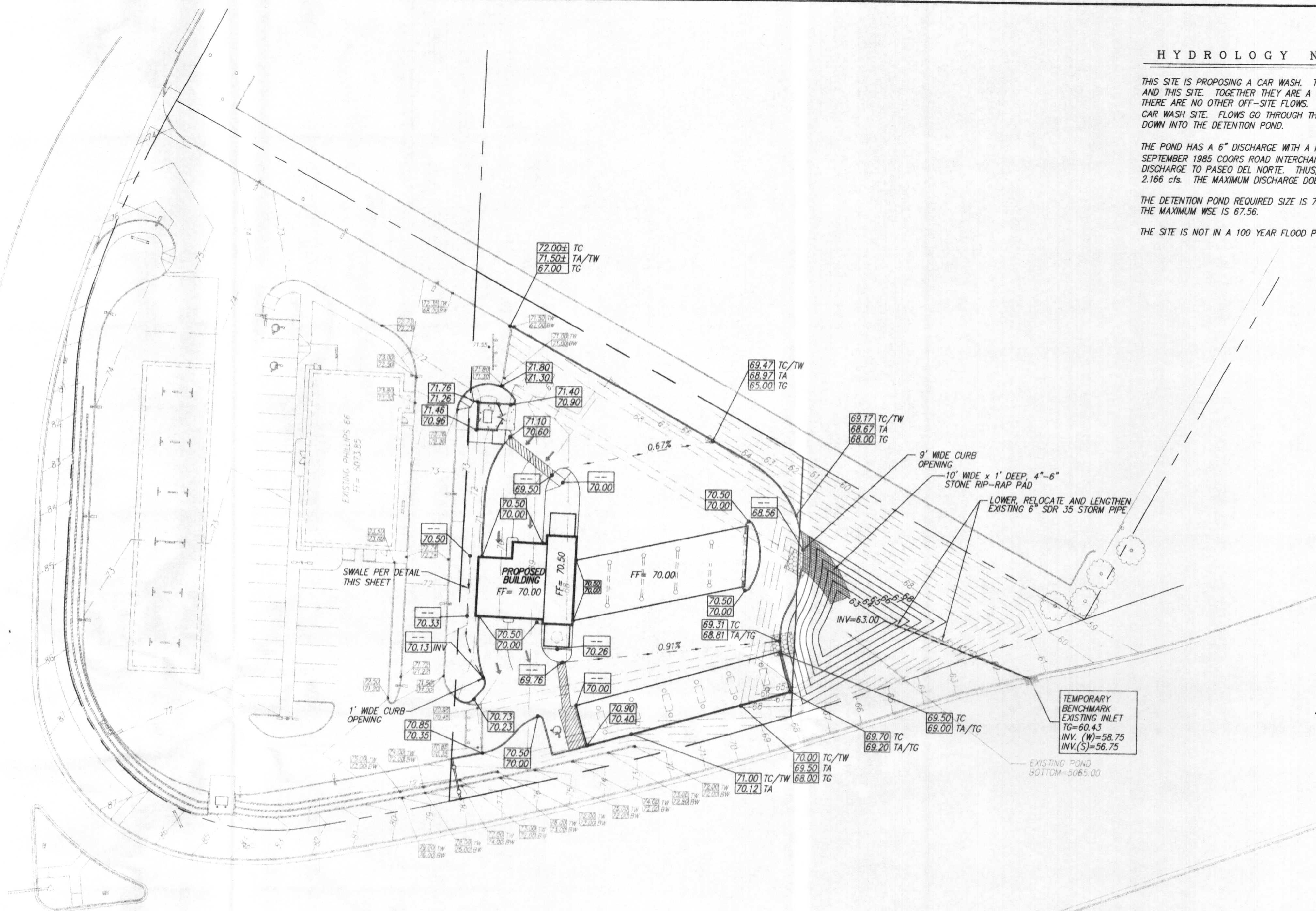
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EAGLE RANCH ROAD N.W.



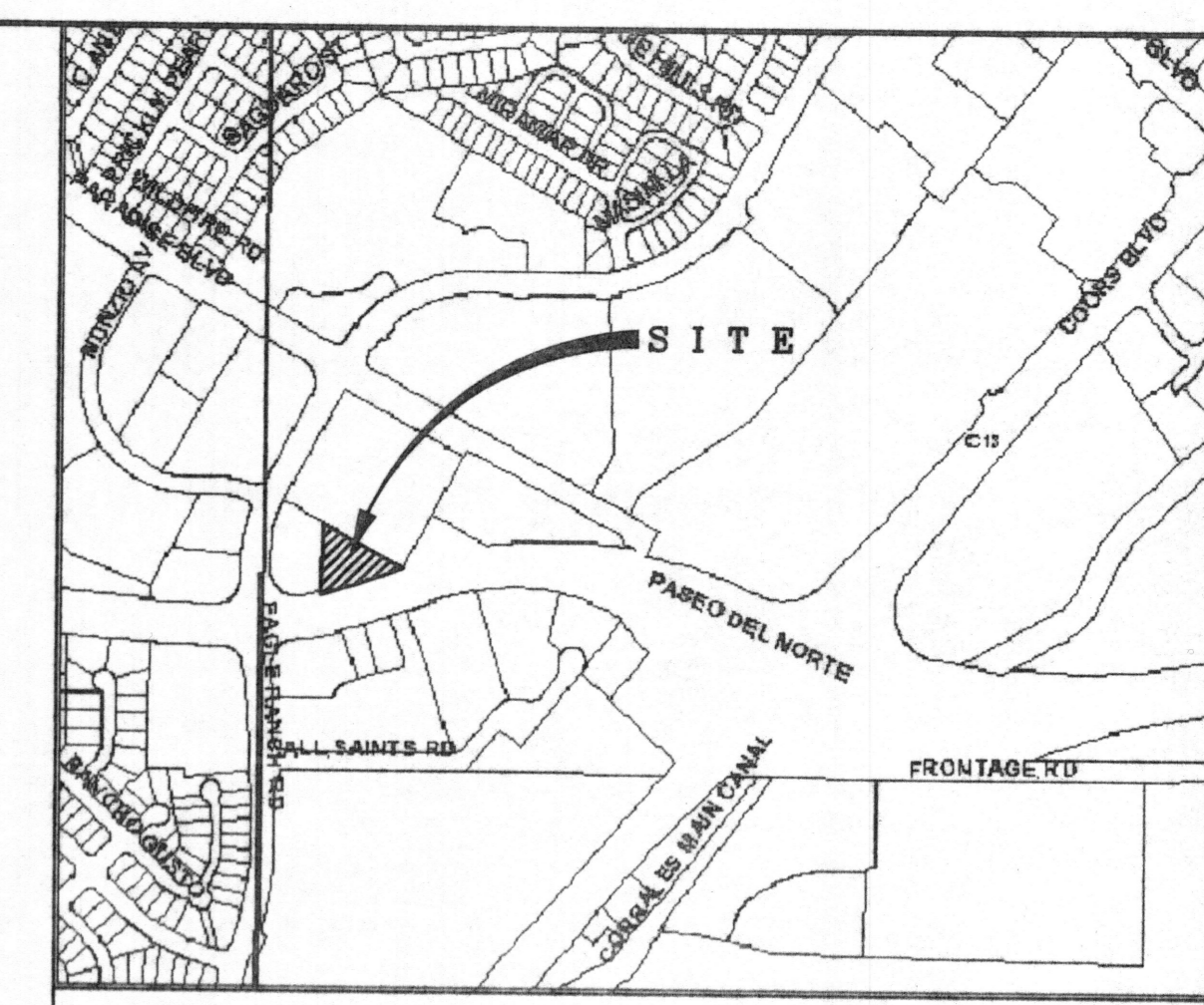
HYDROLOGY NOTES

THIS SITE IS PROPOSING A CAR WASH. THE DRAINAGE BASIN IS THE PHILLIPS 66 AND THIS SITE. TOGETHER THEY ARE A TOTAL OF 2.28 AC AND 9.17 cfs. THERE ARE NO OTHER OFF-SITE FLOWS. THE PHILLIPS 66 DRAINS THROUGH THE CAR WASH SITE. FLOWS GO THROUGH THE 9" WIDE OPENING IN THE CURB AND DOWN INTO THE DETENTION POND.

THE POND HAS A 6" DISCHARGE WITH A MAXIMUM FLOW OF 2.01 cfs. THE SEPTEMBER 1985 COORS ROAD INTERCHANGE REPORT ALLOWS A 0.95 cfs/AC DISCHARGE TO PASEO DEL NORTE. THUS, THIS SITE OF 2.28 AC IS ALLOWED 2.166 cfs. THE MAXIMUM DISCHARGE DOES NOT EXCEED 2.166 cfs.

THE DETENTION POND REQUIRED SIZE IS 7823 cf AND IT IS ACTUALLY 9261 cf. THE MAXIMUM WSE IS 67.56.

THE SITE IS NOT IN A 100 YEAR FLOOD PLAIN.



T B M (TEMPORARY BENCHMARK)

TOP OF GRATE ON NORTH SIDE OF PASEO DEL NORTE TG=60.43

ACS BENCHMARK

STATION IS LOCATED 6.5 MILES. NW FROM DOWNTOWN ALBUQUERQUE, ON THE NW SIDE OF STATE HWY. 448 (COORS ROAD) IN THE PLAINS CO-OP R/W.

STATION IS 0.4 MILES. SW FROM THE INTERSECTION OF PARADISE BLVD. AND COORS ROAD, 187 FT. SW FROM THE 2nd. POWER POLE FROM THE EAST, AND 20 FT. EAST FROM THE CENTERLINE OF THE CO-OP R/W. SIGN POST GUARD 1.0 FT. EAST OF MONUMENT.

STATION IS A STANDARD CORPUS OF ENGINEERS METAL TABLET SET IN A CONCRETE POST, 0.75 FT. ABOVE THE GROUND, STAMPED "ALAMEDA B NO.2, ALBUQUERQUE DISTRICT, 1950.

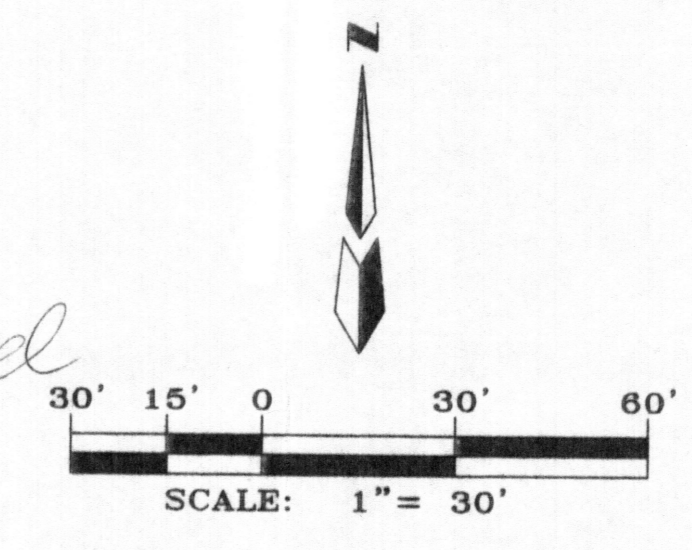
X = 373,513.20 Y = 1520,142.81 Z = 5058.25

LEGAL DESCRIPTION

LOT 1-C, BLOCK E, ALBUQUERQUE WEST SUBDIVISION SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

LEGEND

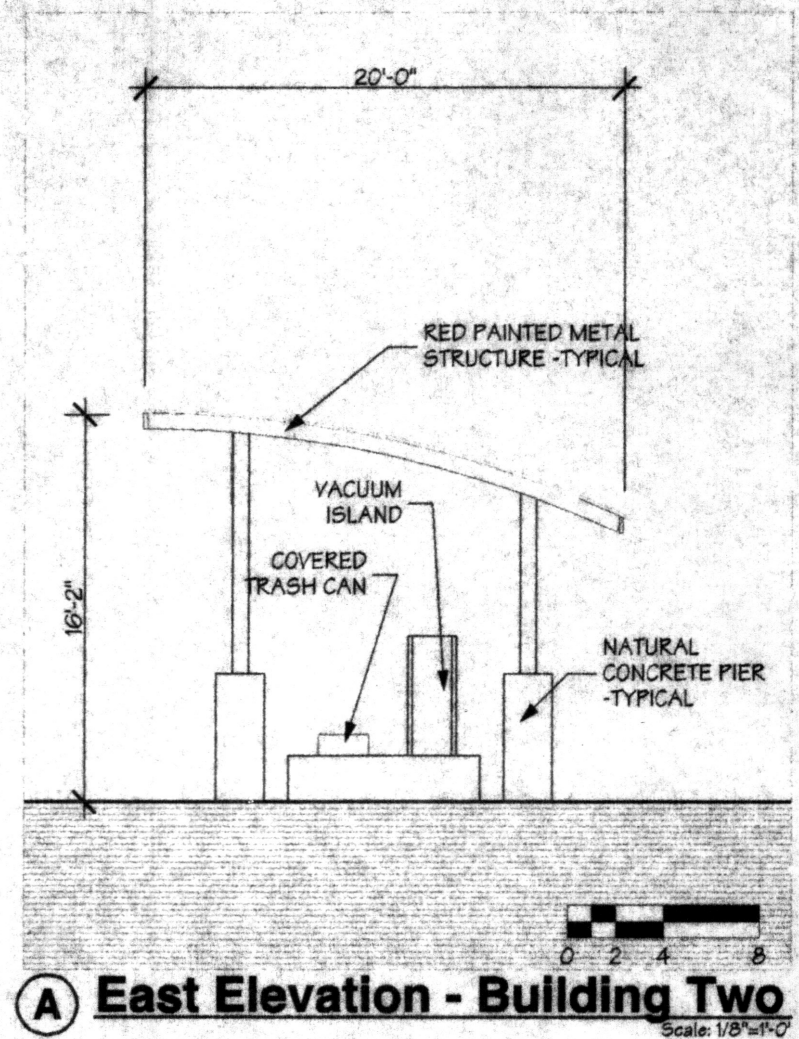
- 59 --- EXISTING CONTOUR MINOR
- 70 --- EXISTING CONTOUR MAJOR
- --- EXISTING CURB & GUTTER
- --- EXISTING HEADER CURB
- --- EXISTING WALL
- --- EXISTING TOP CURB ELEVATION
- --- EXISTING FLOW LINE ELEVATION
- --- EXISTING TOP WALL ELEVATION
- --- EXISTING BOTTOM WALL ELEVATION
- --- EXISTING STORM DRAIN INLET
- --- EXISTING STORM DRAIN PIPE
- 69 --- PROPOSED CONTOUR
- --- PROPOSED HEADER CURB
- --- PROPOSED WALL
- 70.50 --- PROPOSED TOP CURB ELEVATION
- 70.00 --- PROPOSED FLOW LINE ELEVATION
- 69.70 TW --- PROPOSED TOP WALL ELEVATION
- 69.20 TC --- PROPOSED TOP CURB ELEVATION
- 66.00 TG --- PROPOSED TOP GROUND ELEVATION
- 66.00 TA --- PROPOSED TOP ASPHALT ELEVATION



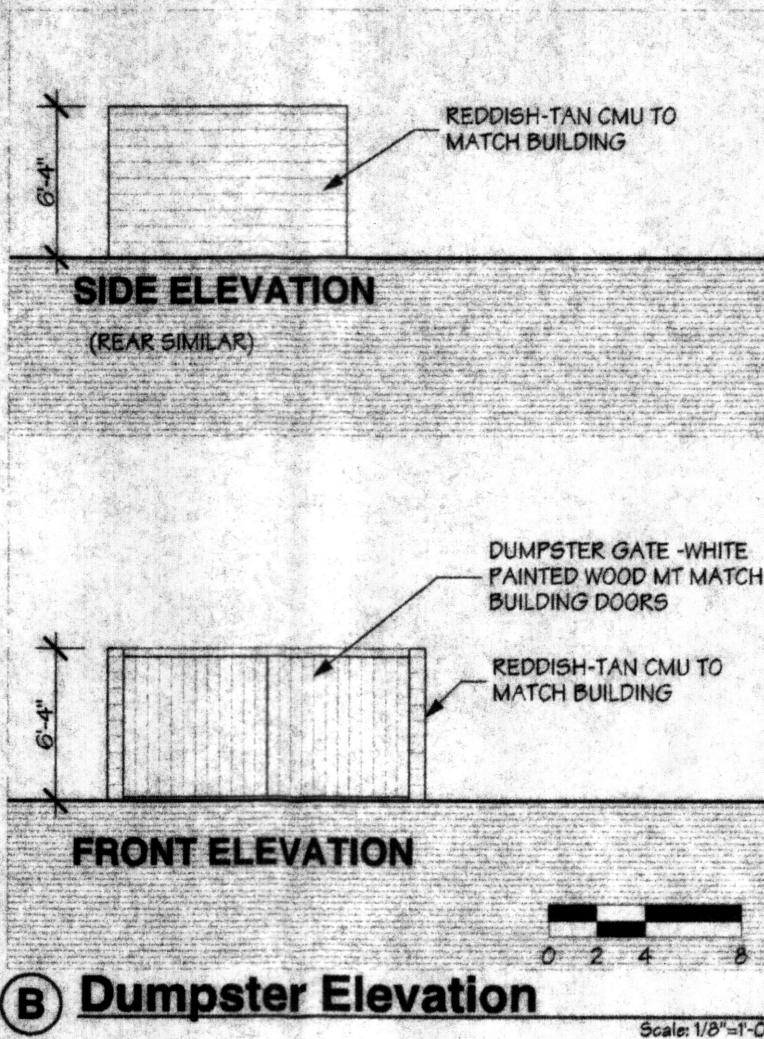
SUDS N MORE CAR WASH
CONCEPTUAL GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD Drawn: DER Checked: DMG Sheet 1 of 1
Scale: 1" = 30' Date: 01/16/02 Job: A01156



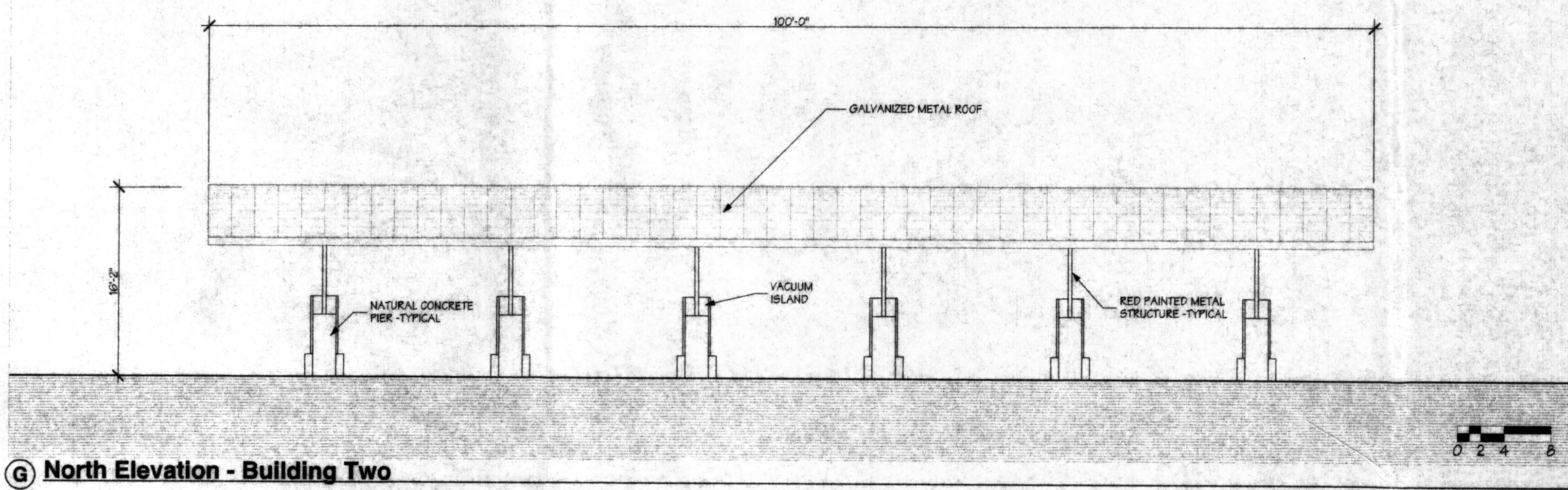
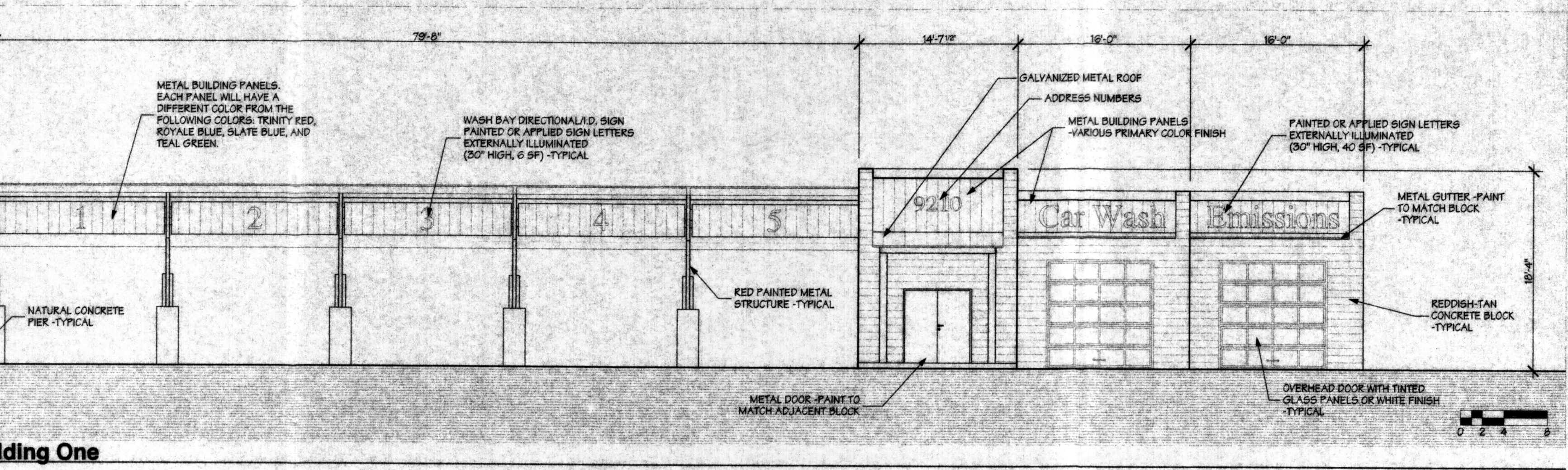
A East Elevation - Building Two
Scale: 1/8"=1'-0"



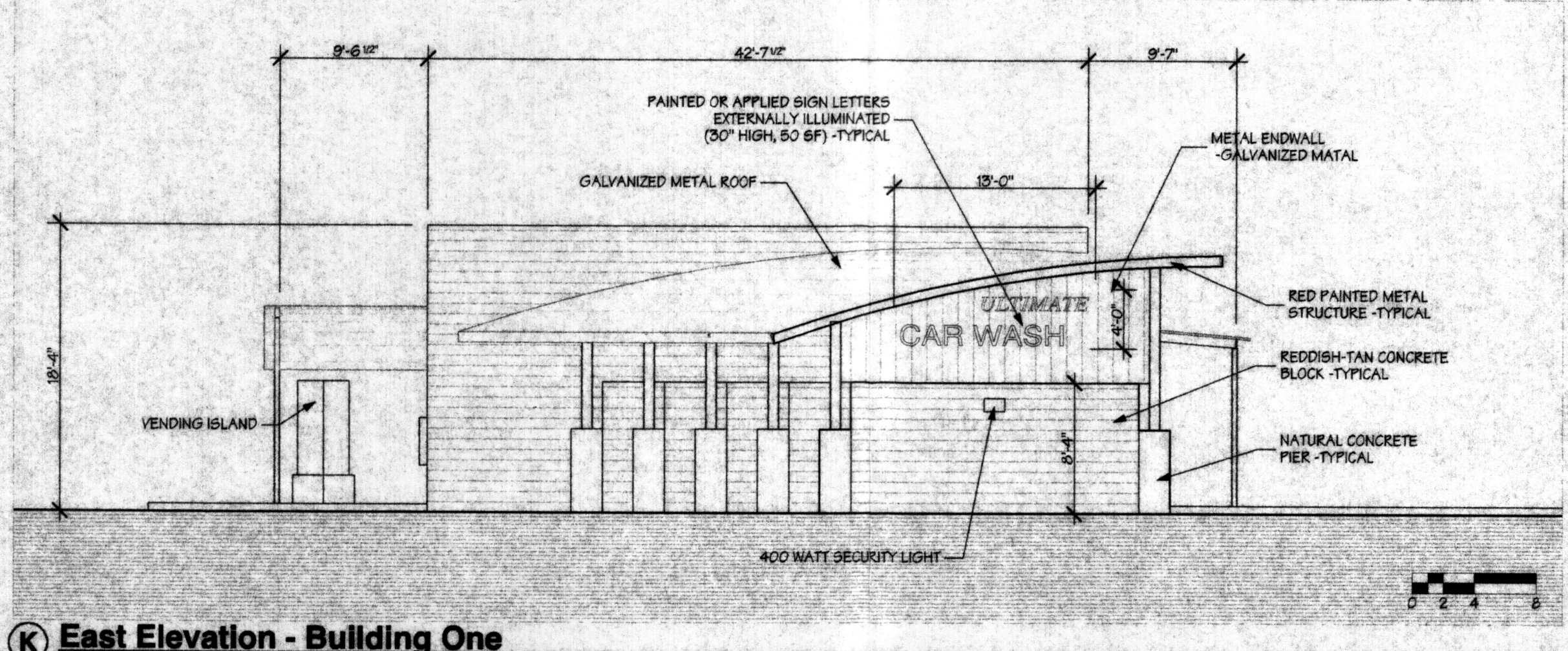
B Dumpster Elevation
Scale: 1/8"=1'-0"

NOTES:
EACH CAR WASH BAY WILL BE EQUIPPED WITH VARIOUS CAR WASHING EQUIPMENT INCLUDING BUT NOT LIMITED TO BRUSHES, APPLICATORS, SPRAYERS, METERS, MAT HOLDERS, AND INSTRUCTION SIGNS. ALL EQUIPMENT WILL BE LOCATED INSIDE THE CAR WASH BAY.
SIGN GRAPHICS ARE SHOWN FOR SIZE AND LOCATION ONLY. TEXT AND GRAPHICS MAY VARY.

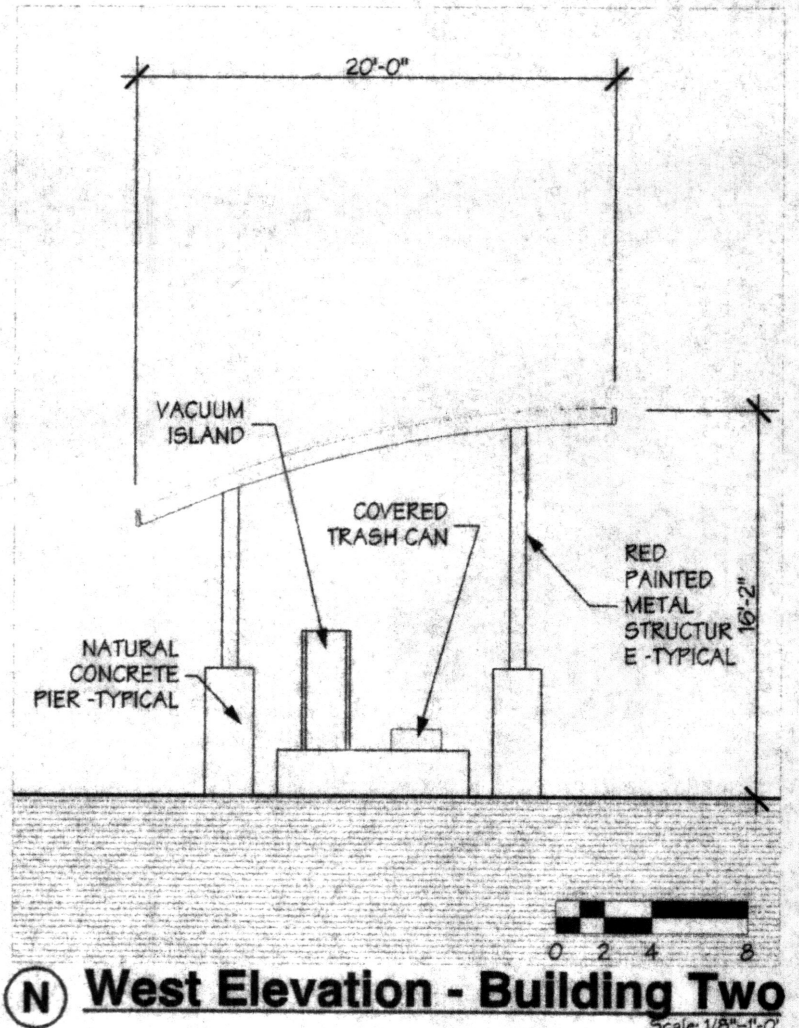
C North Elevation - Building One
Scale: 1/8"=1'-0"



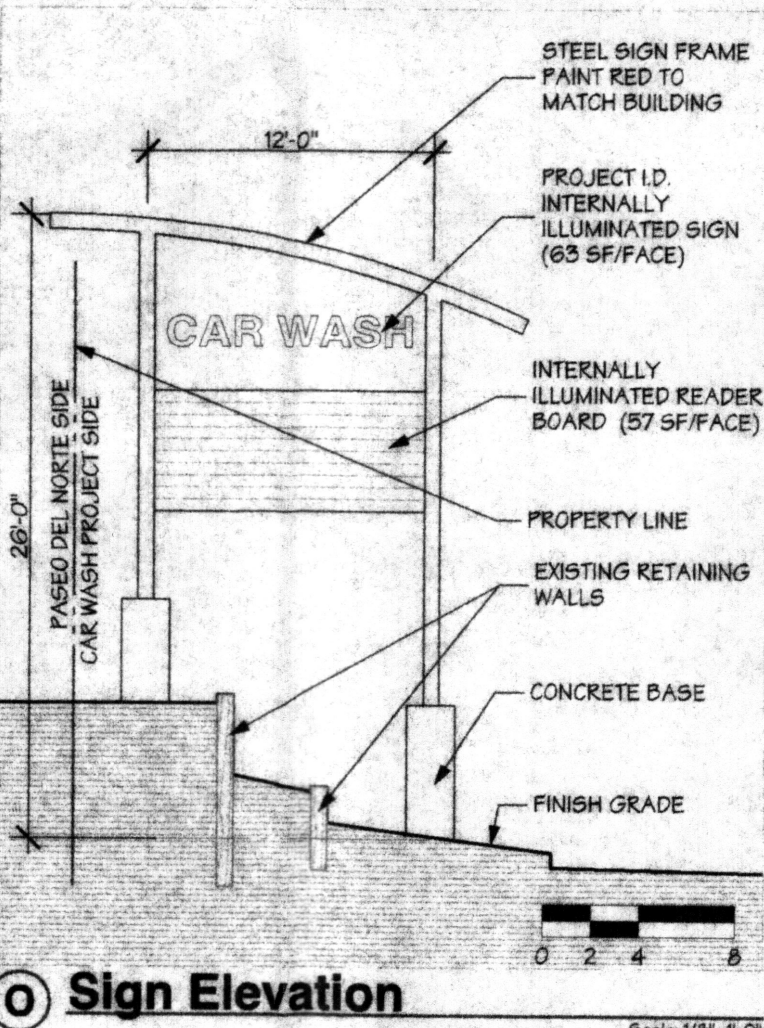
G North Elevation - Building Two
Scale: 1/8"=1'-0"



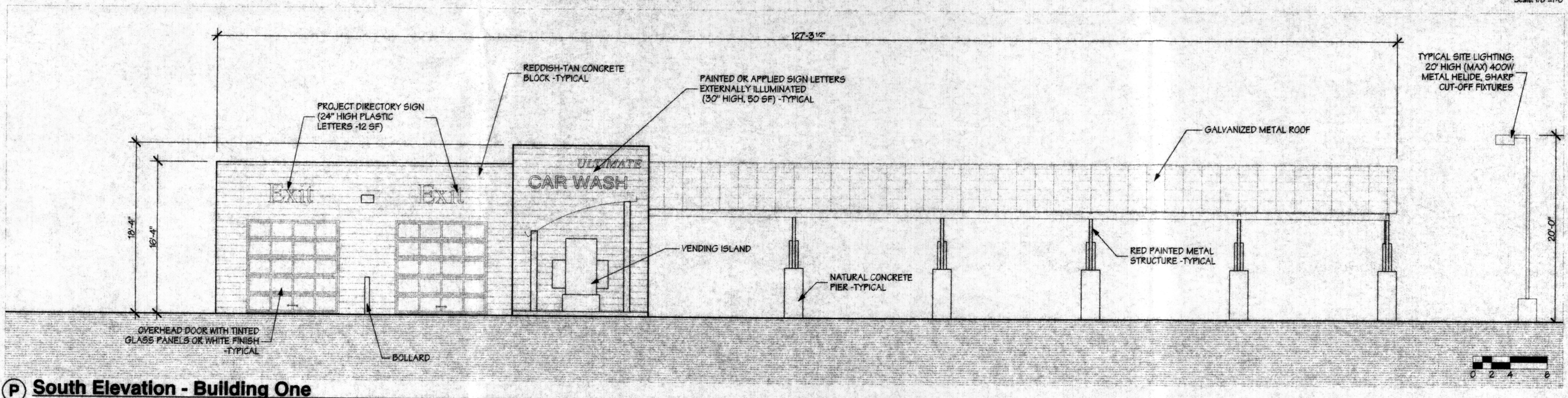
K East Elevation - Building One
Scale: 1/8"=1'-0"



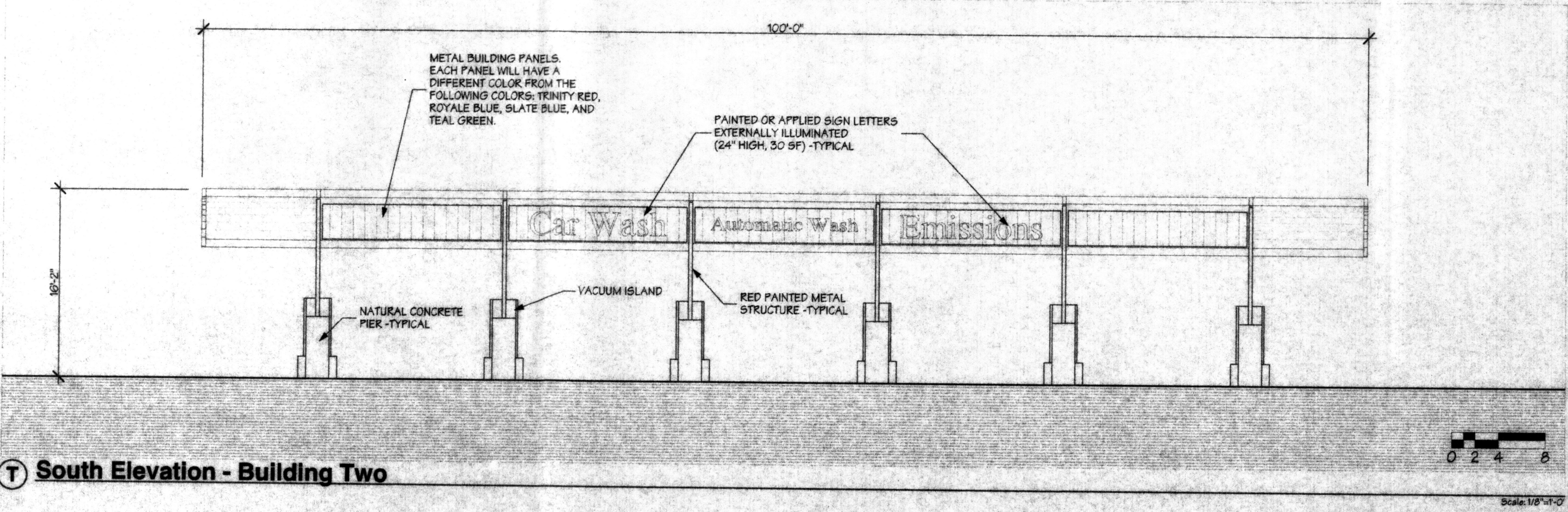
N West Elevation - Building Two
Scale: 1/8"=1'-0"



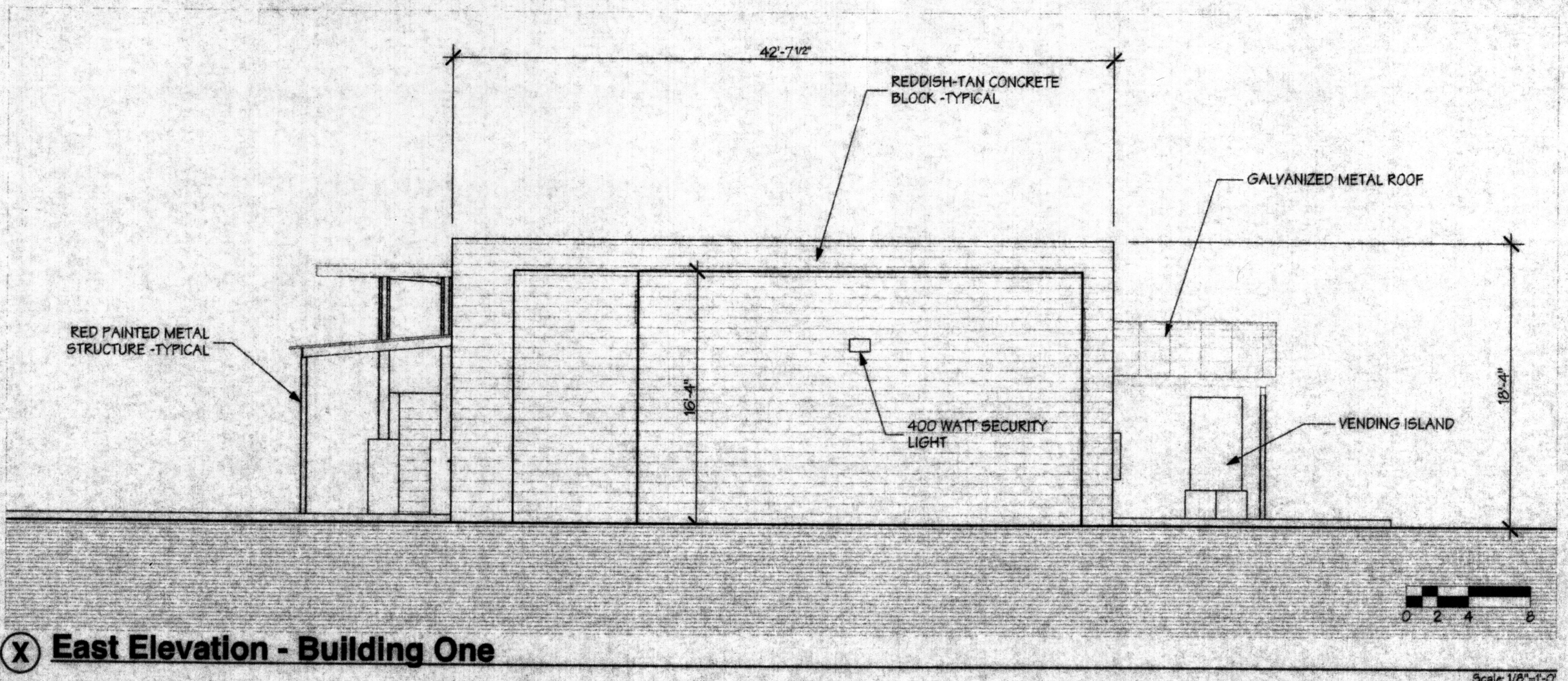
O Sign Elevation
Scale: 1/8"=1'-0"



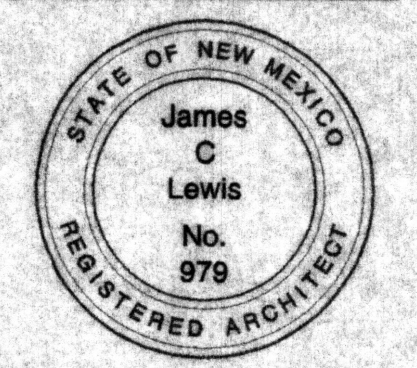
P South Elevation - Building One
Scale: 1/8"=1'-0"



T South Elevation - Building Two
Scale: 1/8"=1'-0"



X East Elevation - Building One
Scale: 1/8"=1'-0"



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ELEVATIONS
PROJECT 0135 SHEET SDP-4 OF 4