





PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	10	FRAXINUS	RAYWOOD ASH	2" CAL
	7	PINUS NIGRA	AUSTRIAN PINE	5'-6" HT.
	19	VITEX AGNUS-CASTUS	CHASTE TREE	15 GAL
	19	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL

LANDSCAPE NOTES:

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.
 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
 PLANT BEDS SHALL ACHIEVE 75% GROUND COVER AT MATURITY.
 5PS GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED.

IRRIGATION NOTES:

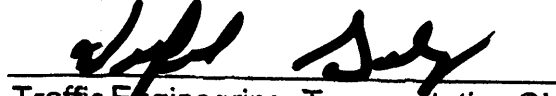






IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1/2 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1/2 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
 RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
 IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 IRRIGATION SYSTEM WILL BE OPERATED BY AUTOMATIC CONTROLLER TO BE LOCATED AT TIME OF INSTALLATION CONNECTED TO POWER SOURCE AT SITE.

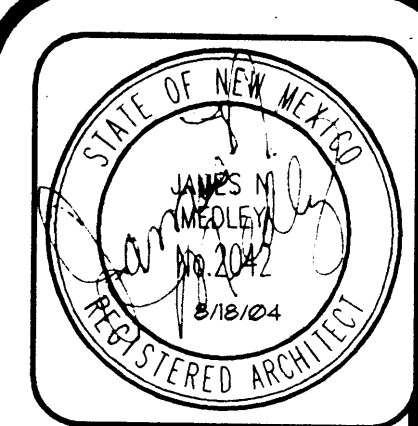
PROJECT NUMBER: 1003548

Application Number: 04DRB-01090

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

	<u>9-1-04</u>
Traffic Engineering, Transportation Division	Date
	<u>9-1-04</u>
Utilities Development	Date
	<u>9/1/04</u>
Parks and Recreation Department	Date
	<u>9/1/04</u>
City Engineer	Date
	<u>9/1/04</u>
* Environmental Health Department (conditional)	Date
	<u>8-26-04</u>
Solid Waste Management	Date
	<u>9/1/04</u>
DRB Chairperson, Planning Department	Date



JIM MEDLEY, Architect
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Plan No. 0302	Date: August 04	Drawn by: JMT	Checked by: JMT
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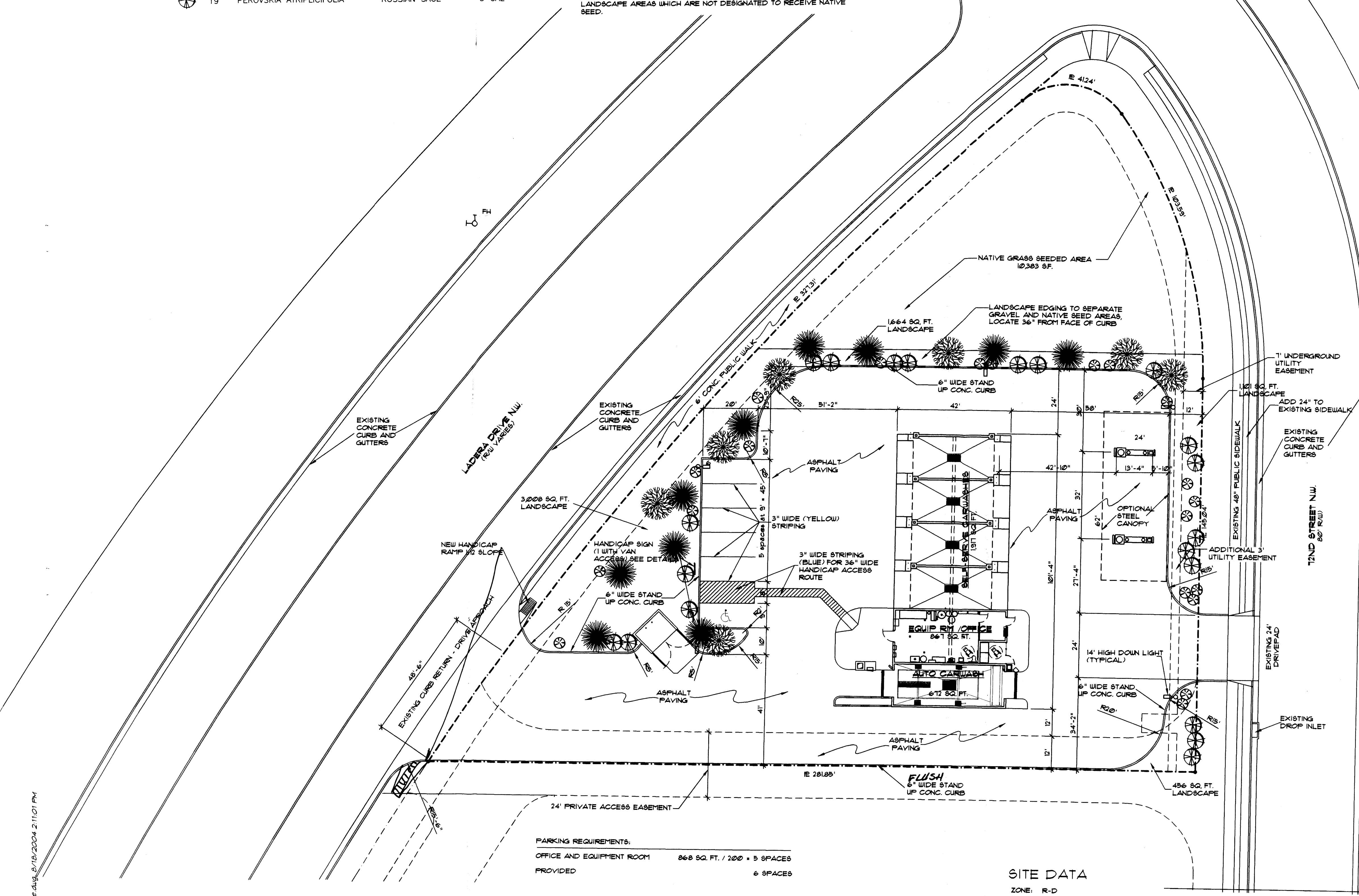
Project: Car Wash for Terry Ulbarri
 Albuquerque, New Mexico

No.	Revision / Issue	Date:

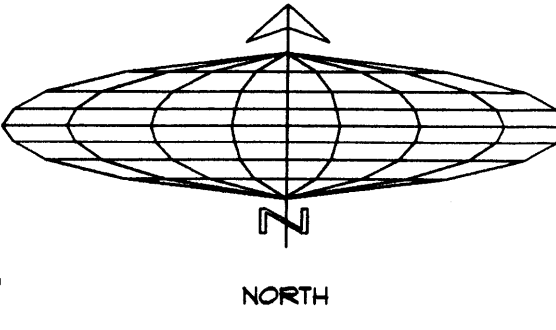
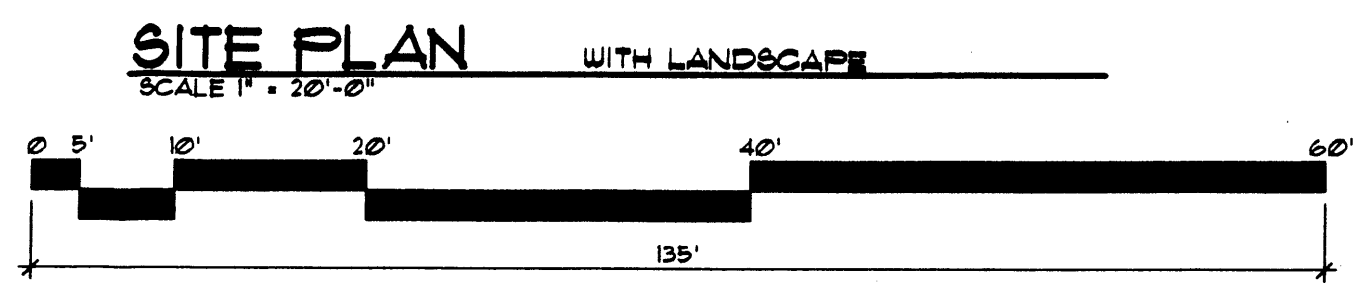
Sheet Description: **SITE PLAN AND LANDSCAPE PLAN**

Sheet: **C1**

PROJECT 1003548



PARKING REQUIREMENTS:
 OFFICE AND EQUIPMENT ROOM 868 SQ. FT. / 200 = 5 SPACES PROVIDED
 6 SPACES

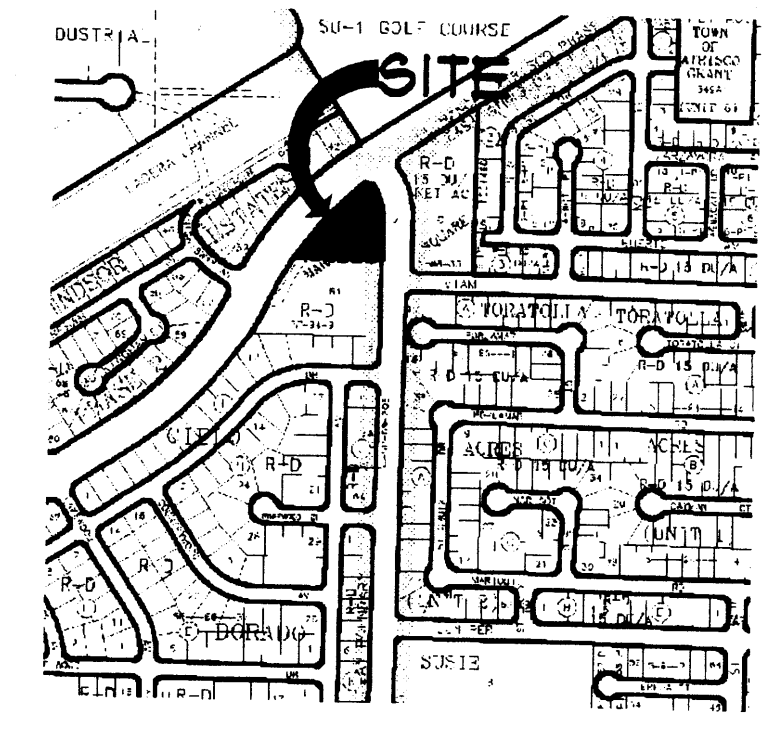


SITE DATA

ZONE: R-D
 ZONE ATLAS PAGE: H-10-Z
 PROPOSED USE: CARWASH
 LEGAL DESCRIPTION:
 TRACT A-1
 MARIFOSA SQUARE
 ALBUQUERQUE, NEW MEXICO
 GROSS LOT AREA appx. 43,923 SF
 LESS CARWASH appx. 3,465 SF
 NET LOT AREA appx. 40,458 SF
 REQUIRED LANDSCAPE 6,266 SF
 PROVIDED LANDSCAPE 6,229 SF PLUS NATIVE SEED AREA
 15% OF NET LOT AREA
 NATIVE GRASS SEED AREA 10,303 SF
 PERCENT OF NET LOT AREA 25.5%

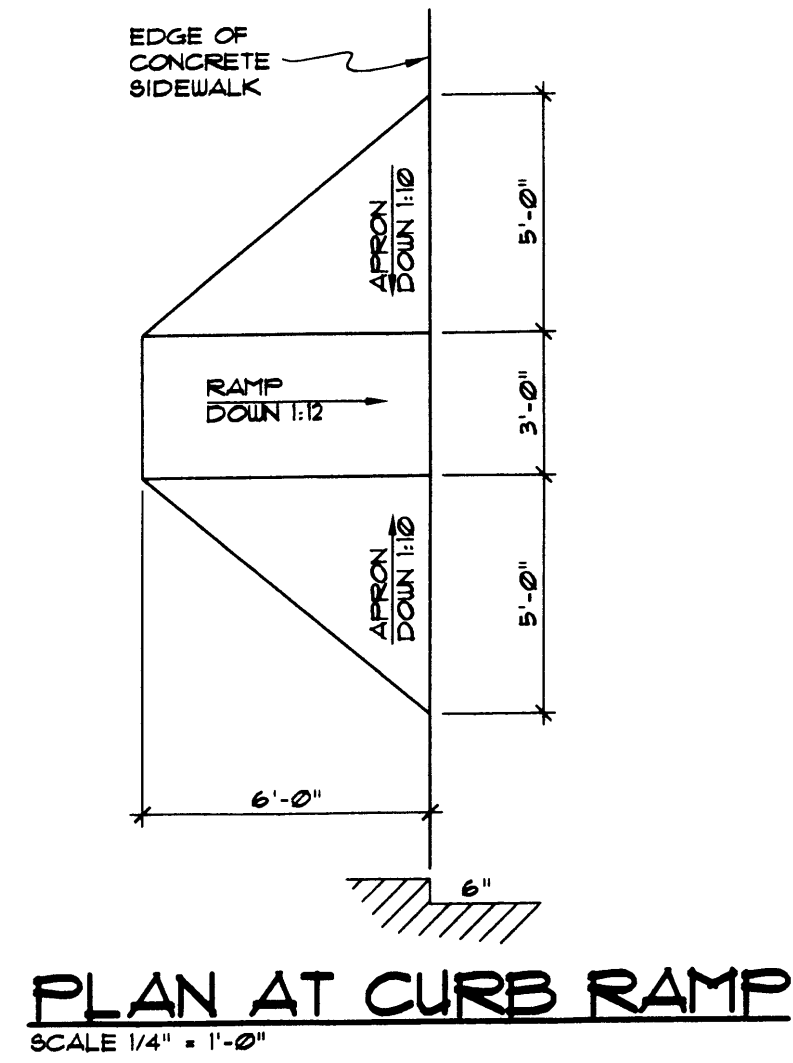
*Environmental Health, if necessary

12-16-03

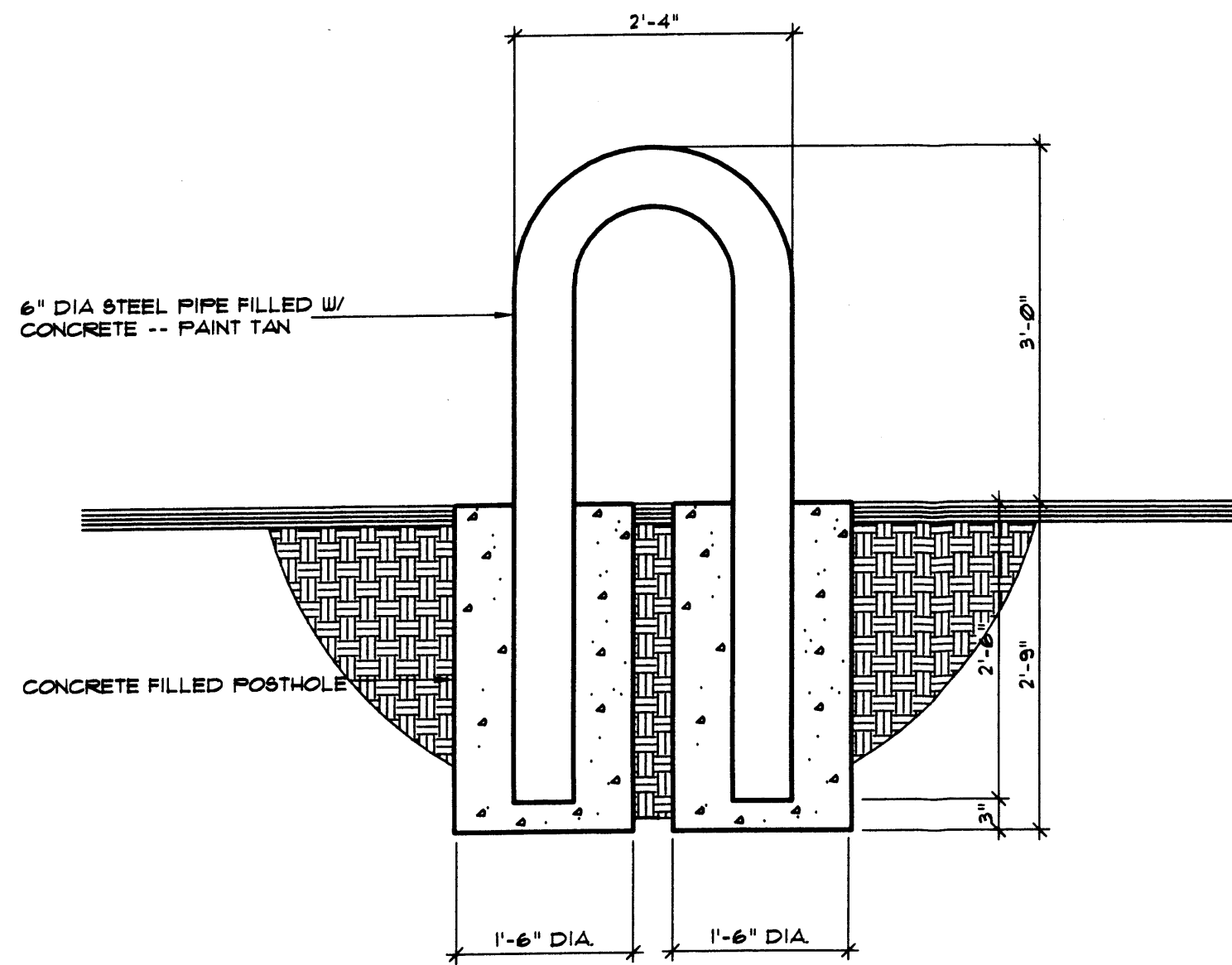


Vicinity Map
 no scale

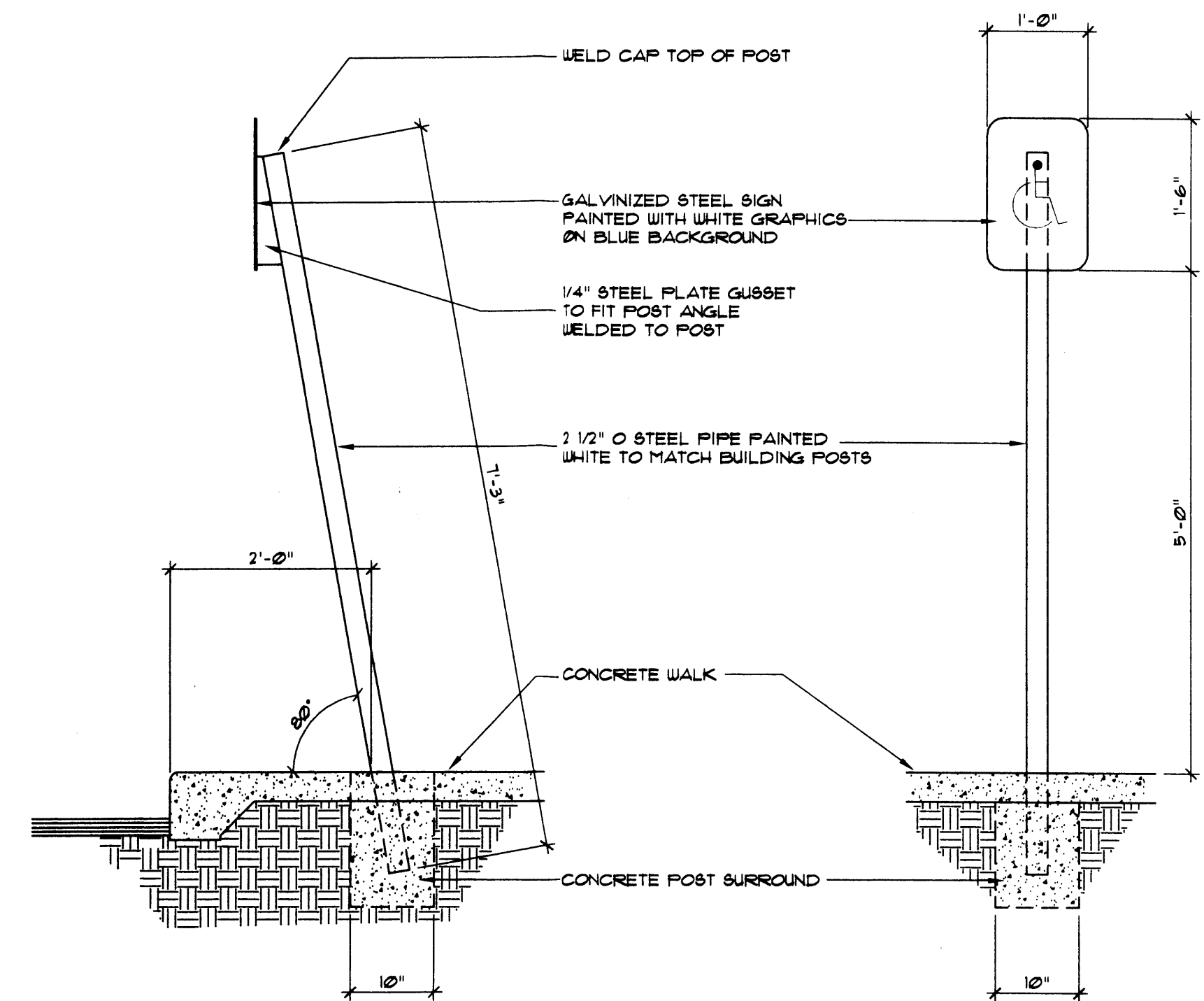
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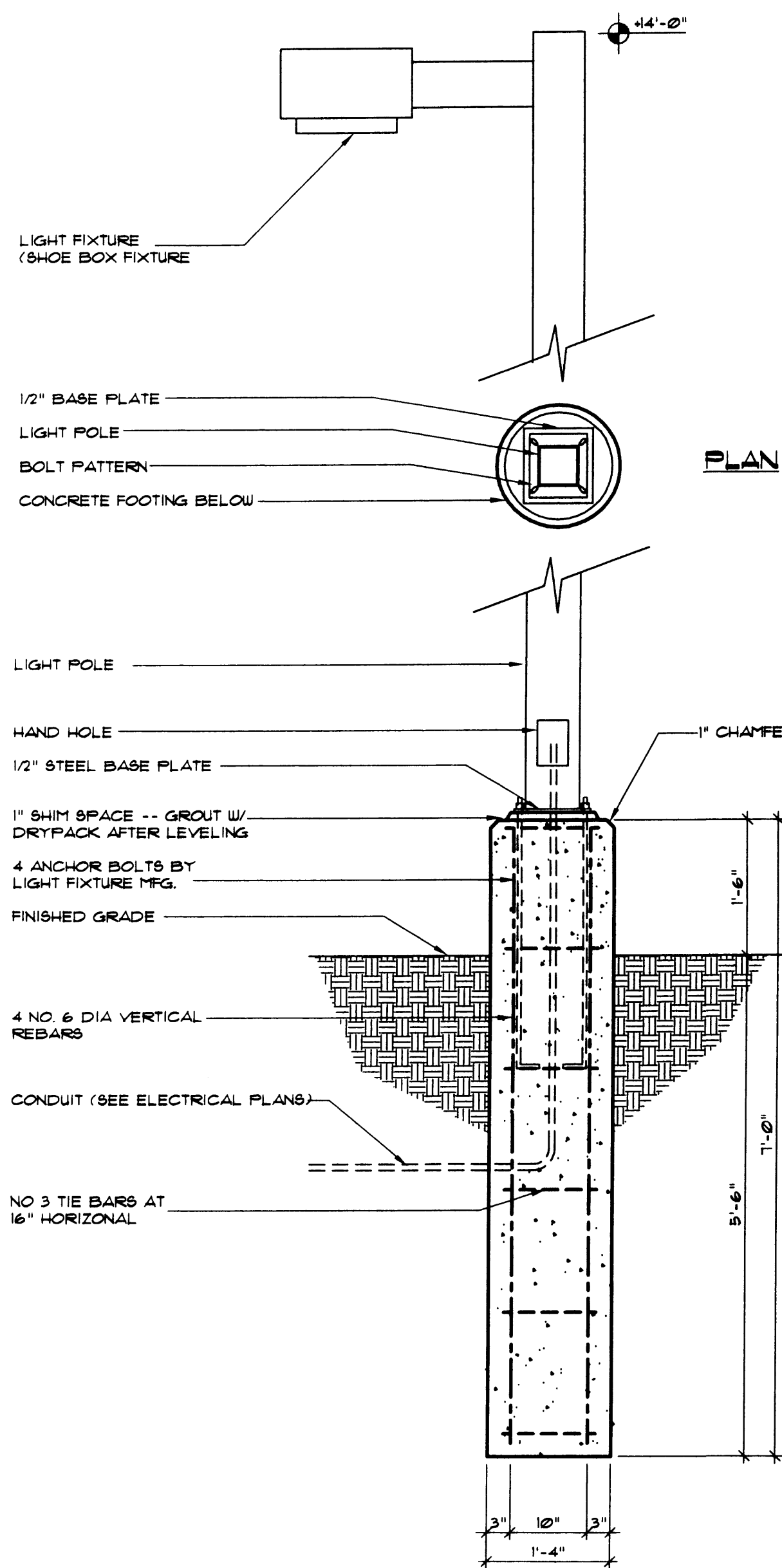
PLAN AT CURB RAMP
SCALE 1/4" = 1'-0"



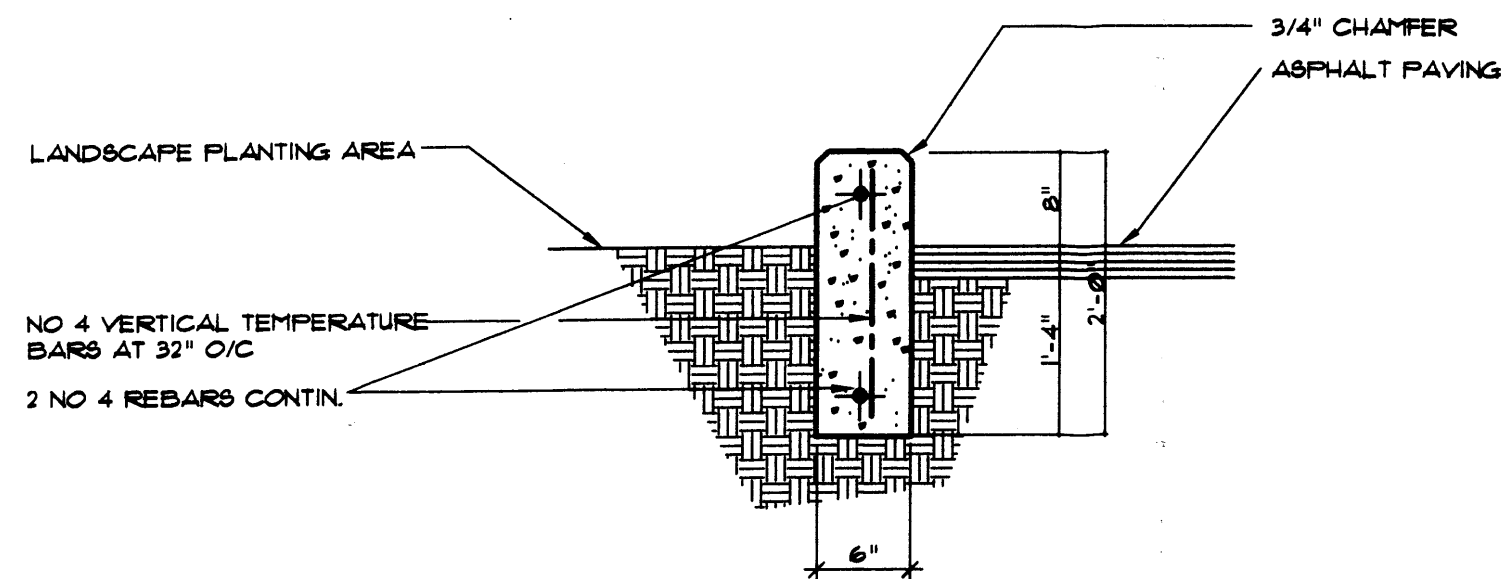
6" DIA. STEEL PIPE BOLLARD DETAIL
SCALE 3/4" = 1'-0"



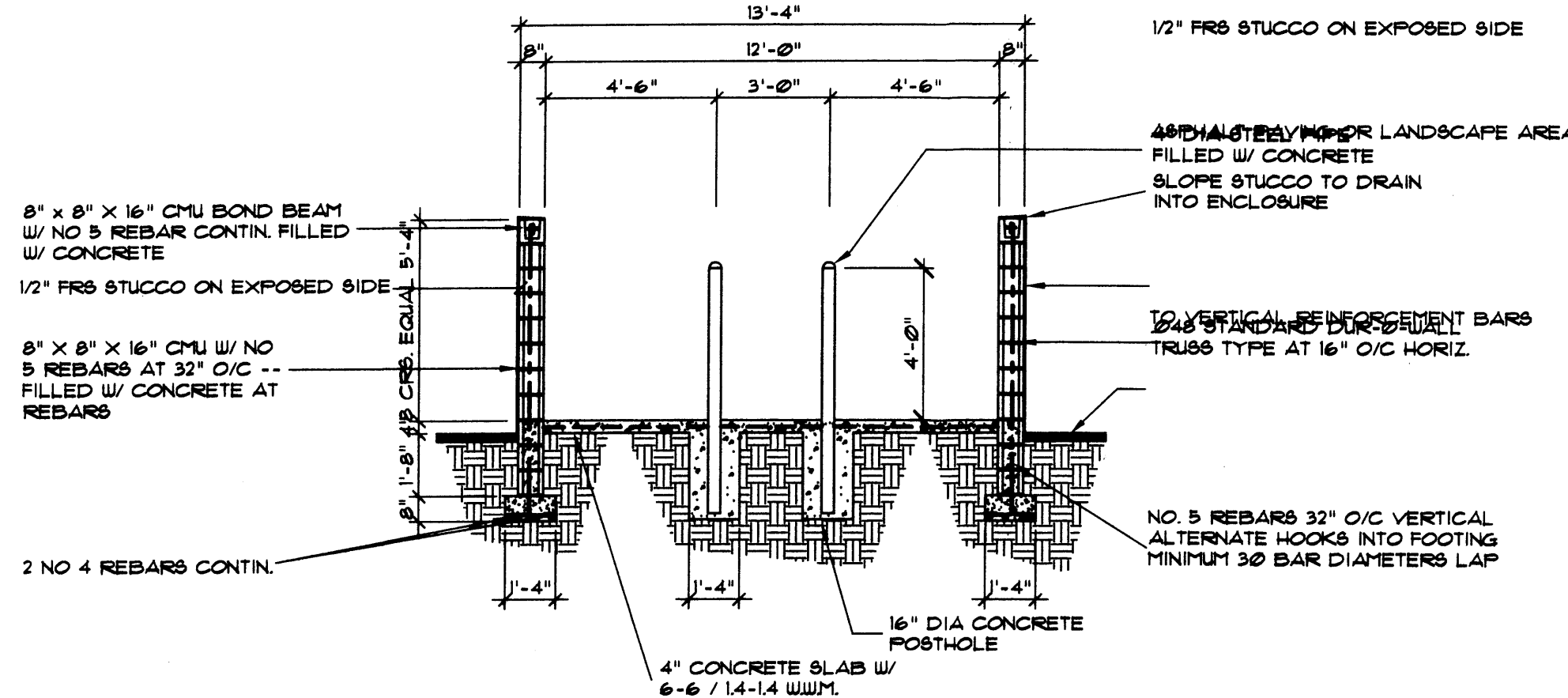
HANDICAP PARKING SIGN
SCALE 3/4" = 1'-0"



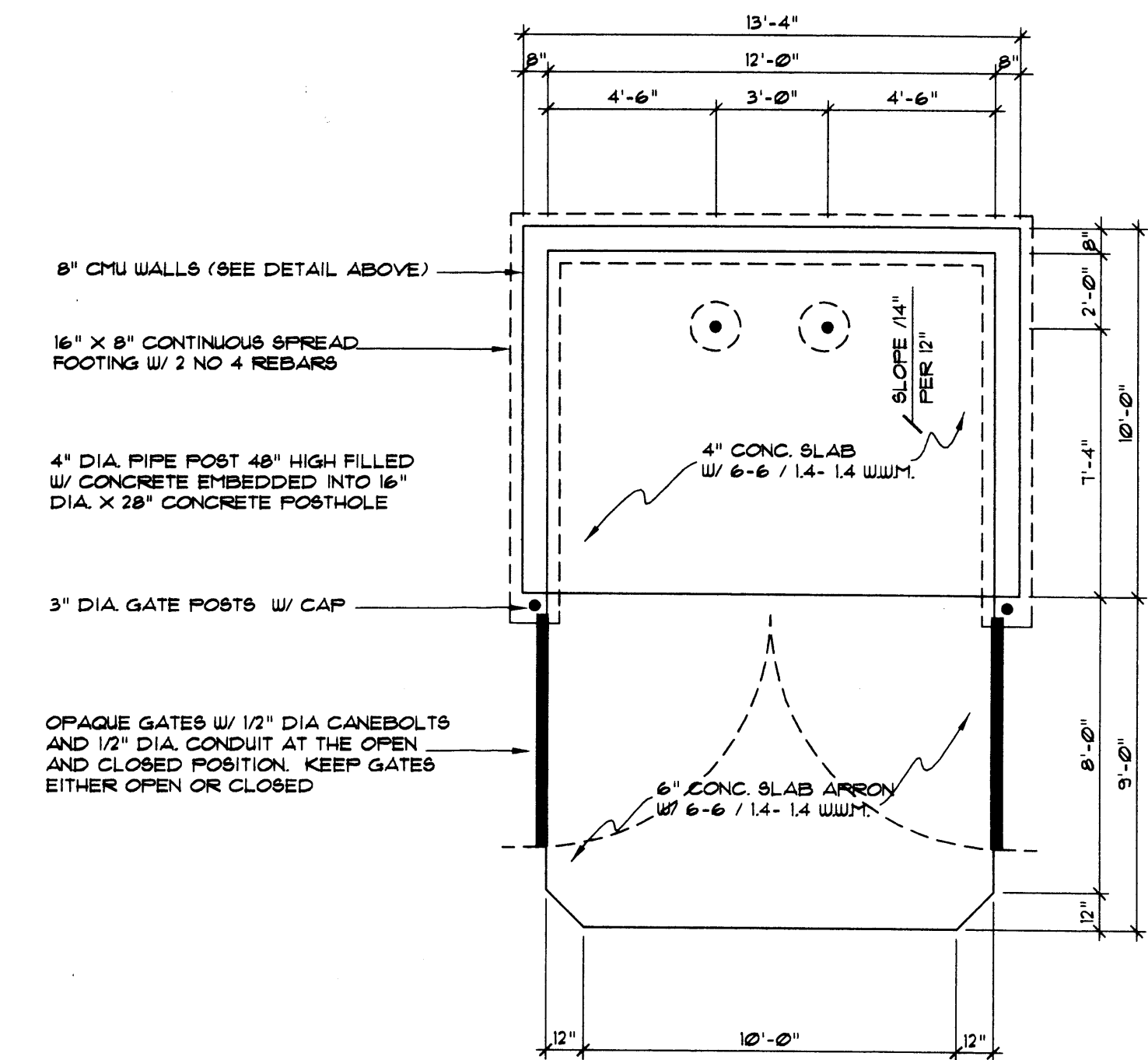
LIGHT FIXTURE COLUMN
SCALE 1/4" = 1'-0"



STAND-UP CURB DETAIL
SCALE 1" = 1'-0"

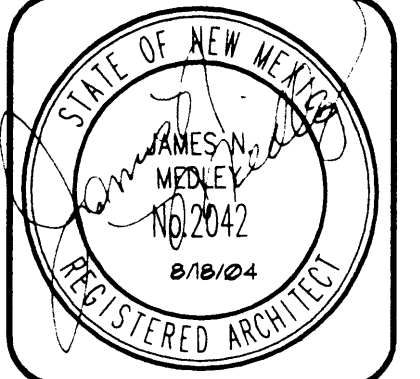


REFUSE ENCLOSURE SECTION
SCALE 1/4" = 1'-0"



REFUSE ENCLOSURE PLAN
SCALE 1/4" = 1'-0"

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Plan No.	0302
Date:	August 04
Drawn By:	JMT
Checked by:	JMT

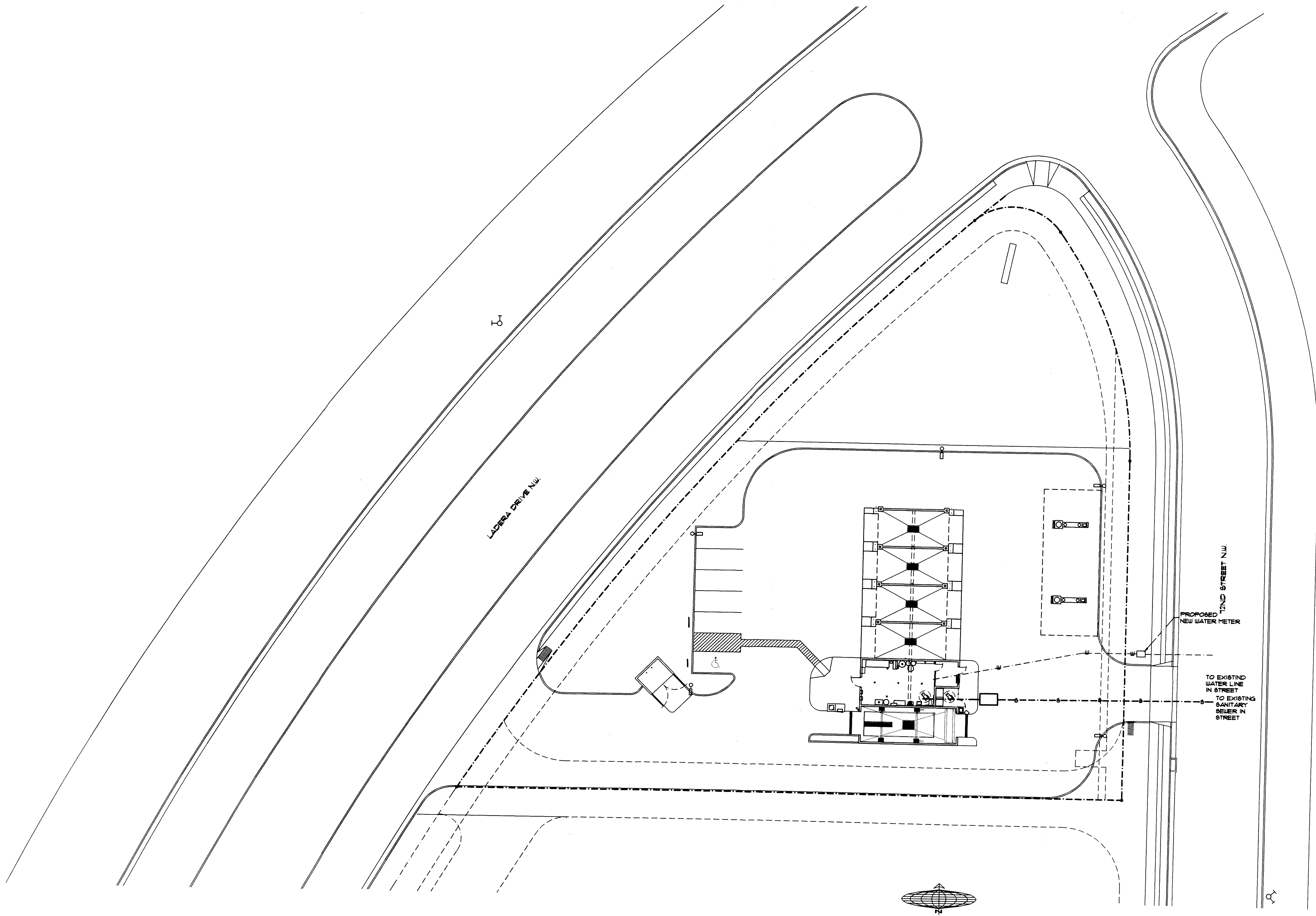
Project: Car Wash for Terry Ujibarrí Albuquerque, New Mexico

No.	Revision / Issue	Date:

Sheet Description
DEVELOPMENT REVIEW BOARD SITE ELEMENTS

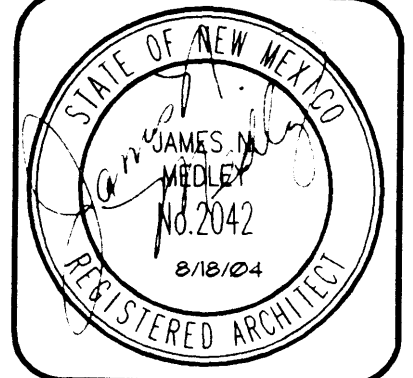
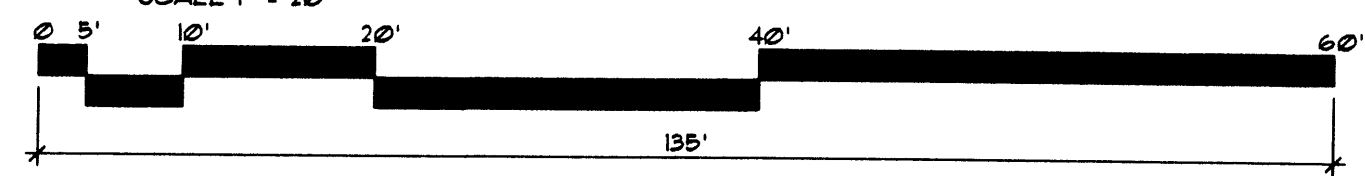
Sheet:
C2

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UTILITY SITE PLAN

SCALE 1" = 20'



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Plan No.	0202
Date:	August 04
Drawn by:	JEM
Checked by:	JEM

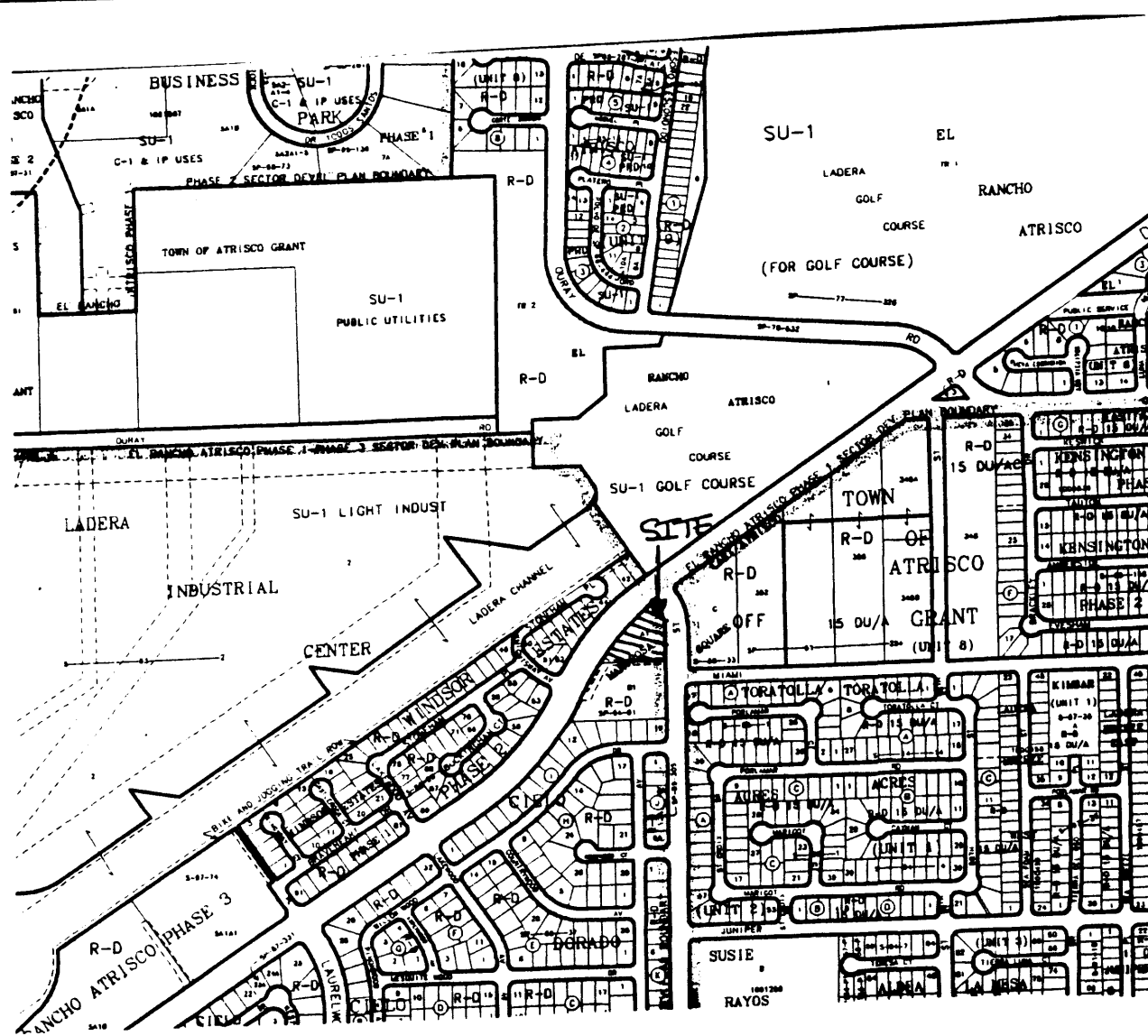
Project: **Car Wash for Terry Ulibarr**
 Albuquerque, New Mexico

No.	Revision / Issue	Date:

Sheet Description: **UTILITY PLAN**

Sheet: **C3**

VICINITY MAP (H-10-Z)



LEGEND

- 4958- EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- 4958- EXISTING CONTOURS @ 1 FT. INTERVALS
- 56- PROPOSED CONTOURS @ 1.0' INTERVALS
- *58.0 EXISTING SPOT ELEVATION
- 58.0 PROPOSED SPOT ELEVATION
- FLOW LINE
- FLOW RETAINER
- TC TOP OF CONCRETE
- FL FLOW LINE
- TSW TOP OF SIDEWALK
- RIM RIM OF MANHOLE

BENCH MARK

BENCH MARK IS ACS MONUMENT "3-H10" LOCATED NORTH OF LADERA DR. NW 386 ± AND EAST OF UNSER BOULEVARD, NW 308 ± ON THE CONCRETE SPILLWAY OF A WATER DETENTION AREA. NGVD 1929 ELEVATION: 5193.38

OFFSITE FLOW INFORMATION

NO OFFSITE FLOWS EXIST.

DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PARKING LOTS VIA GUTTER AND DOWNSPOUT. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

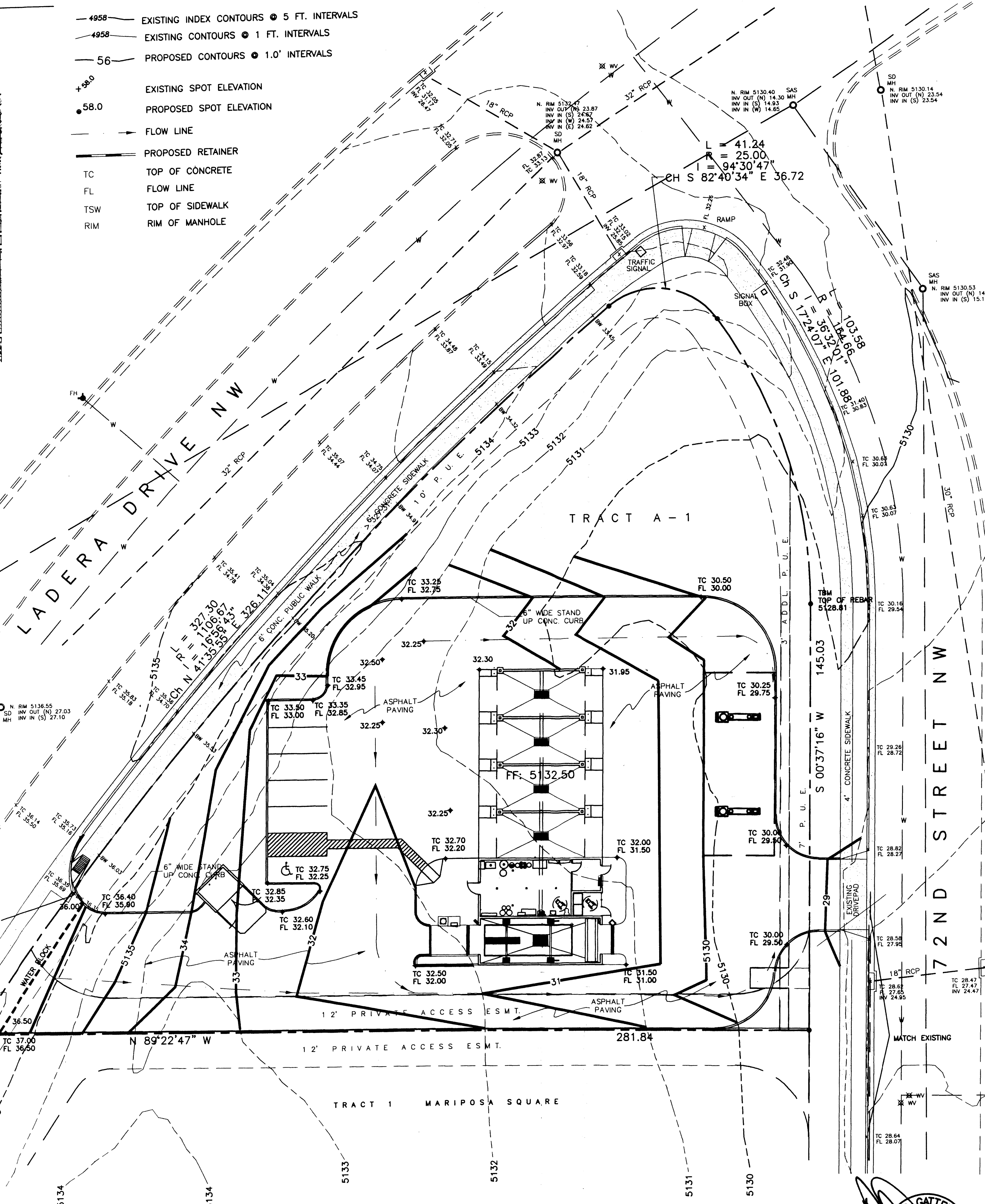
NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN EPA NPDES, PHASE 2 PERMIT.



LEGAL DESCRIPTION / FLOOD NOTE

Tract A-1, Mariposa Square as the same is shown and designated on the plat entitled "PLAT OF TRACTS A-1, & B-1, MARIPOSA SQUARE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 18, 1994, in Volume 94C, Folio 160.

The above described property is located within Zone x (no hazard), Community Panel No. 350002 0359 F, dated Nov. 19, 2003, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

CURRENT SITE CONDITIONS/PROPOSED DRAINAGE CONCEPT:

CURRENTLY, THE SITE CONSISTS OF UNDISTURBED EARTH (TREATMENT 'A'). NO OFFSITE DRAINAGE ENTERS THE SITE.

THIS SITE CURRENTLY FREE DISCHARGES TO 72ND ST. THE PROPOSED DISCHARGE CONDITIONS ARE TO CONVEY STORMWATER RUNOFF THRU THE EXISTING EAST DRIVEWAY ENTRANCE TO 72ND ST. A 0.5 FT. HIGH WATER BLOCK WILL BE INSTALLED AT THE ENTRANCE OFF LADERA TO PREVENT RUNOFF FROM LADERA FROM ENTERING THE SITE.

HYDROLOGY CALCULATIONS

THIS SITE LIES WITHIN PRECIPITATION ZONE 1

Condition	Return Period Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. Table A-8 (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. Ft.)	Rate (cfs)
EXISTING	100	A	44,889	0.44	1.29	1,645.9	1.33
		B	0	0.67	2.03	0.0	0.00
		C	0	0.99	2.87	0.0	0.00
		D	0	1.97	4.37	0.0	0.00
EXISTING	10	A	44,889	0.08	0.24	299.3	0.25
		B	0	0.22	0.76	0.0	0.00
		C	0	0.44	1.49	0.0	0.00
		D	0	1.24	2.89	0.0	0.00
DEVELOPED	100	A	0	0.44	1.29	0.0	0.00
		B	16,604	0.67	2.03	927.1	0.77
		C	0	0.99	2.87	0.0	0.00
		D	28,285	1.97	4.37	4,643.5	2.84
DEVELOPED	10	A	0	0.08	0.24	0.0	0.00
		B	16,604	0.22	0.76	304.4	0.29
		C	0	0.44	1.49	0.0	0.00
		D	28,285	1.24	2.89	2,922.8	1.88
TOTAL (EXT)	100					1,645.9	1.3
	10					299.3	0.2
TOTAL (DEV)	100					5,570.5	3.6
	10					3,227.2	2.2

FLOW RATE INCREASES (100-YR) = 2.3 CFS
 FLOW RATE INCREASES (10-YR) = 1.9 CFS
 6-HOUR RUNOFF INCREASE (100-YR) = 3,924.6 CU. FT.
 6-HOUR RUNOFF INCREASE (10-YR) = 2,927.9 CU. FT.

FLOW RATE INCREASES OF 0.9 CFS AND 0.8 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 1,727. CUBIC FEET FOR THE 100-YEAR STORM & 1314.6 CUBIC FEET FOR THE 10-YEAR STORM.

I, DAVID GATTERMAN, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 14920, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON JUNE 25, 2004, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

DRAINAGE AND GRADING PLAN

LADERA AND 72nd STREET, NW
 TRACT A-1, MARIPOSA SQUARE
 FOR: TERRI ULIBARRI

TGS ENGINEERING INC. (505)266-7256 Fax: (505) 255-2887
 330 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM 87108

STATE OF NEW MEXICO
 JIM MEDLEY, Architect
 No. 13,004 REGISTERED ARCHITECT

Project: Car Wash for Terry Ulibarrri
 Albuquerque, New Mexico

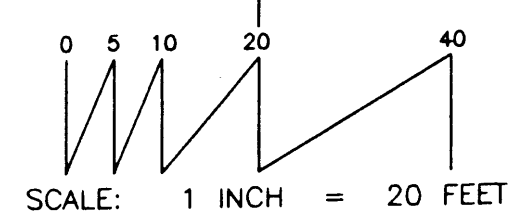
Date: July '04
 Drawn by: JMM
 Checked by: JMM

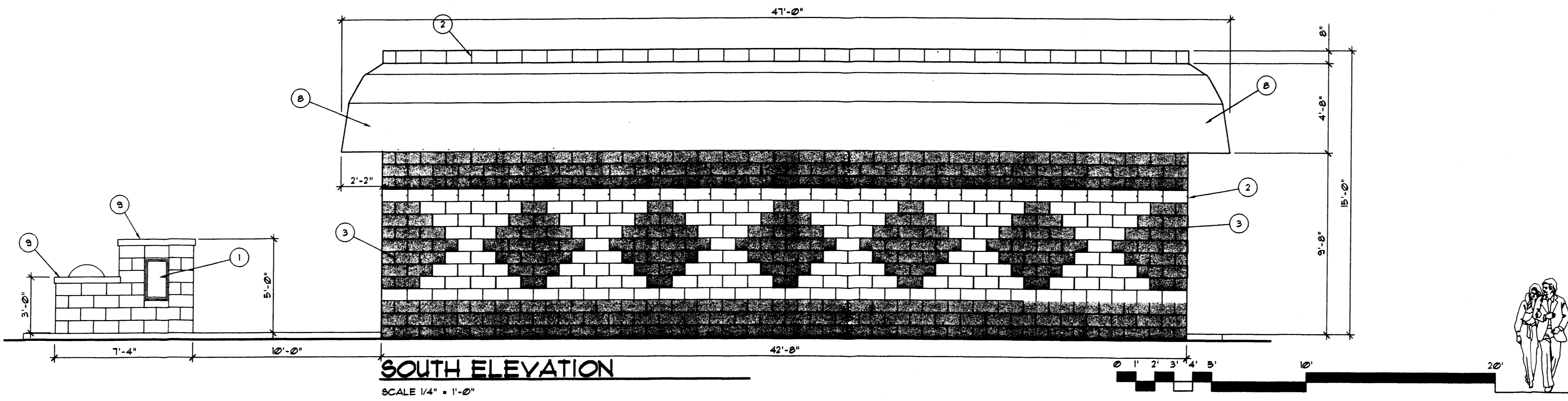
Revision / Issue

No.

Sheet Description

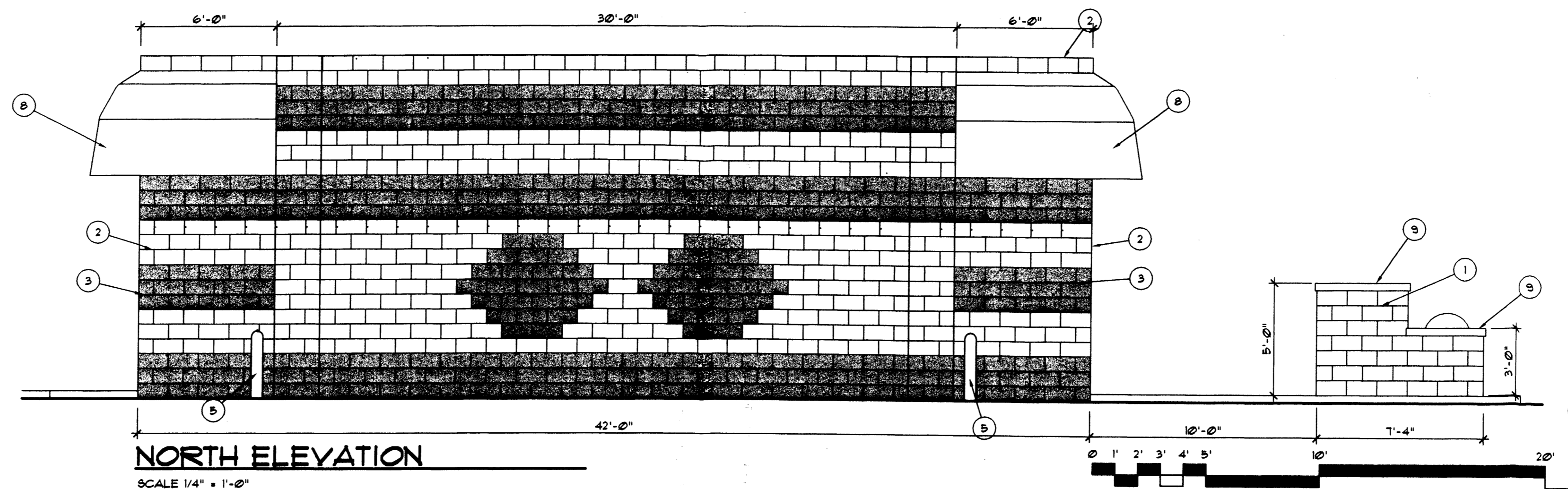
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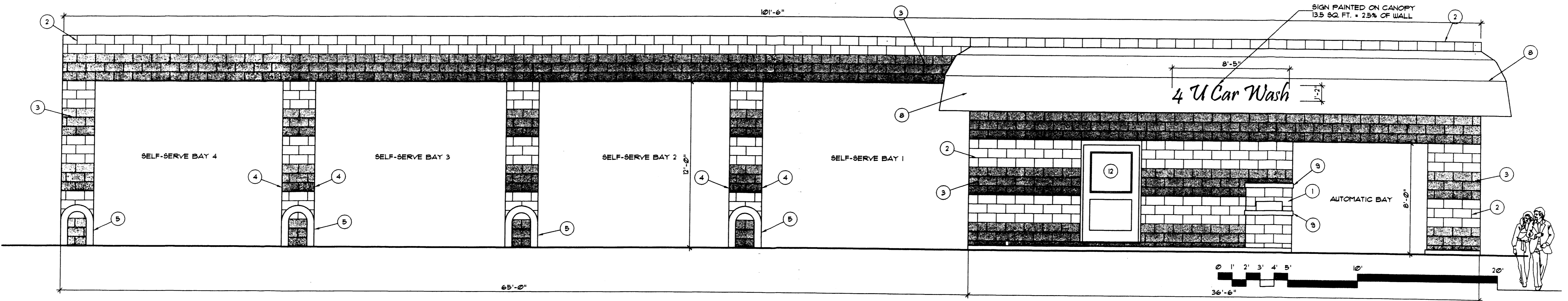
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



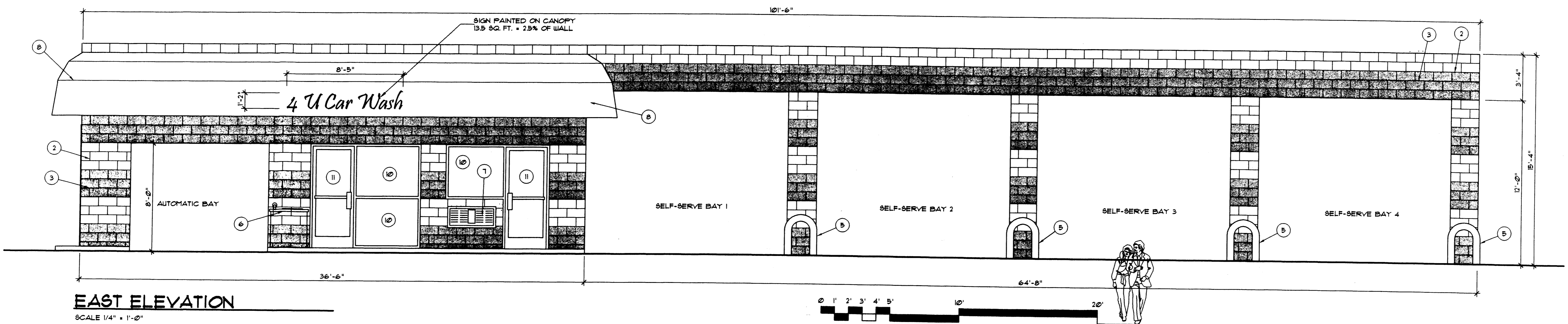
NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

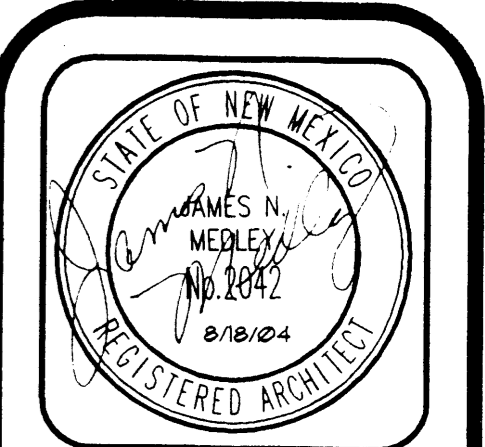


EAST ELEVATION

SCALE 1/4" = 1'-0"

Notes Specific to Sheet

- 1 LINK TO AUTOMATIC WASH AND TRASH RECEPTACLE.
- 2 SPLIT FACE CMU WHERE NOT SHADED. (MEDIUM BROWN -- GALLUP GOLD).
- 3 CONTRASTING LIGHT BROWN-BEIGE (EL PASO BUFF) SPLIT FACE CMU WHERE SHADED.
- 4 METER BOX W/ VAULT.
- 5 U-SHAPED 6" DIAMETER PIPE BOLLARD.
- 6 STAINLESS STEEL SINK W/ CHAMOIS URINGER.
- 7 THRU-WALL HVAC UNIT PAINTED TO MATCH ADJACENT CMU.
- 8 FOREST GREEN FABRIC LINING ON 1" SQUARE TUBE STEEL FRAME AS DESIGNED BY AWING SUPPLIER. (SIGN LETTERING IVORY)
- 9 4" CONCRETE CAP.
- 10 FIXED ALUMINUM STOREFRONT GLAZING, BRONZE ANODIZED FINISH.
- 11 ALUMINUM STOREFRONT DOOR, BRONZE ANODIZED FINISH.
- 12 4" HOLLOW METAL DOOR W/ TEMPERED HALF LITE.



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Plan No. 0302
 Date: August 04
 Drawn by: JMT
 Checked by:

Project: Car Wash for **Terry Ulibarri**
 Albuquerque, New Mexico

No.	Revision / Issue	Date:

Sheet Description: **EXTERIOR ELEVATIONS**

Sheet: **A1**

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