

Vicinity Map  
no scale

**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

**NOTE**

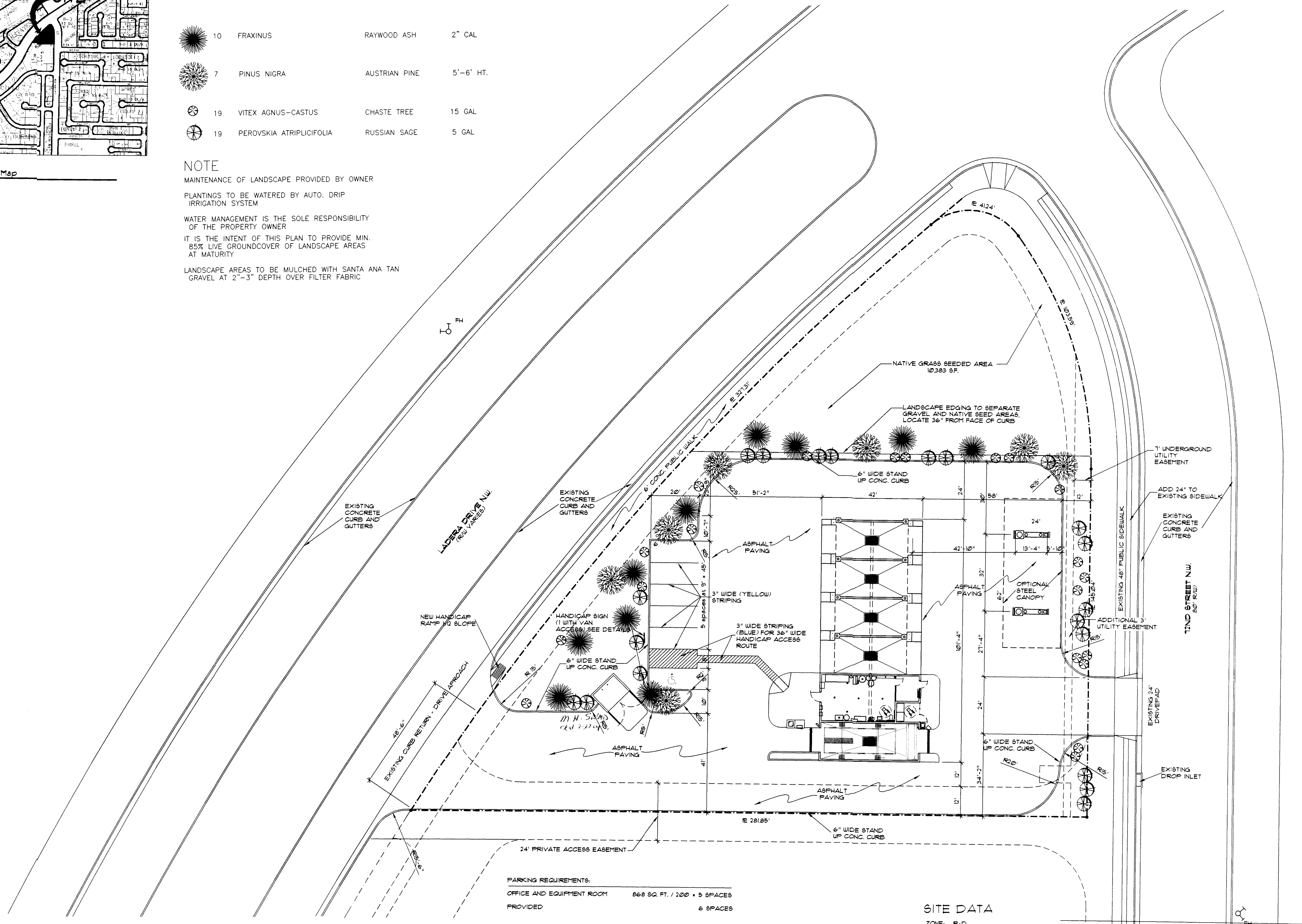
MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

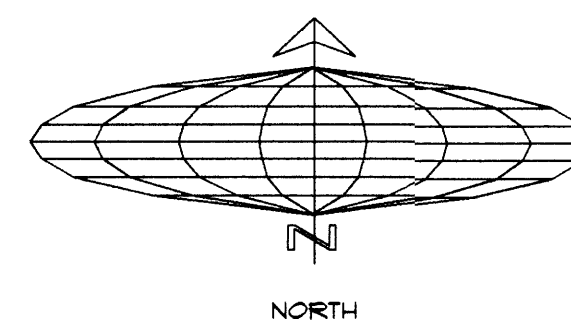
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 85% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

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



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

**SITE PLAN WITH LANDSCAPE**  
SCALE 1" = 20'-0"

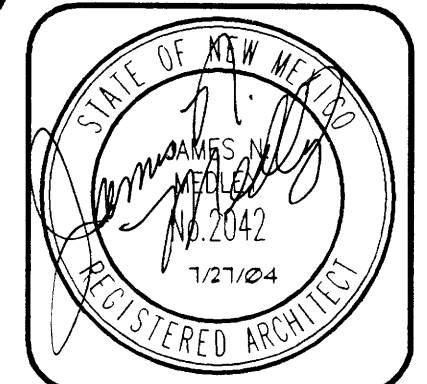


**SITE DATA**

ZONE: R-D  
ZONE ATLAS PAGE: H-10-Z  
PROPOSED USE: CARWASH

LEGAL DESCRIPTION:  
TRACT A-1  
MARIPOSA SQUARE  
ALBUQUERQUE, NEW MEXICO

GROSS LOT AREA	43,303 SF
LESS CARWASH	3,465 SF
NET LOT AREA	40,438 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	6,066 SF
PROVIDED LANDSCAPE 15.4% OF NET LOT AREA	6,221 SF
NATIVE GRASS SEED AREA	10,303 SF
PERCENT OF NET LOT AREA	25.5%



**JIM MEDLEY, Architect**  
NCARB Certificate No. 36,885  
3100 Christine N. E. Albuquerque, NM 87111  
Phone (505) 292-3514  
Fax (505) 294-5593  
email: jmedley@jim-medley-architect.com

Plan No. 0502  
Date: July 2004  
Drawn by: JNH  
Checked by: JNH

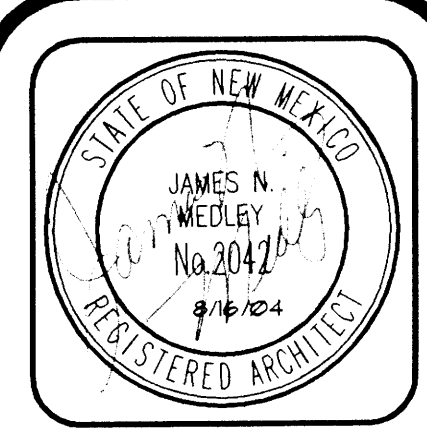
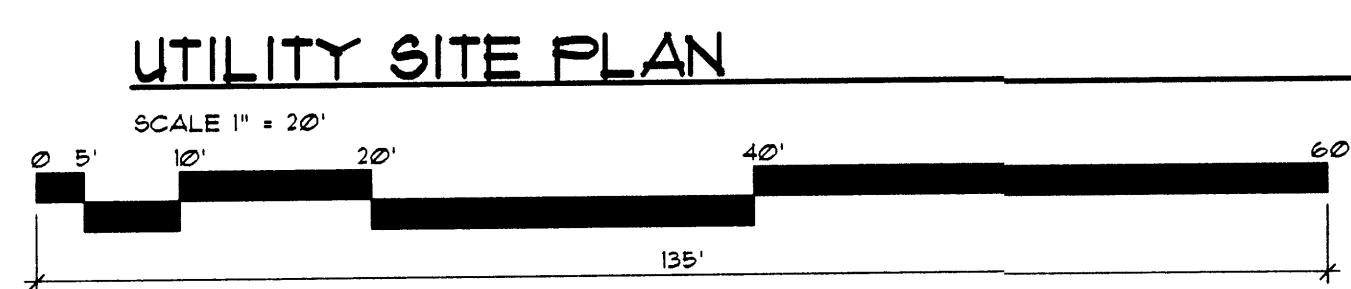
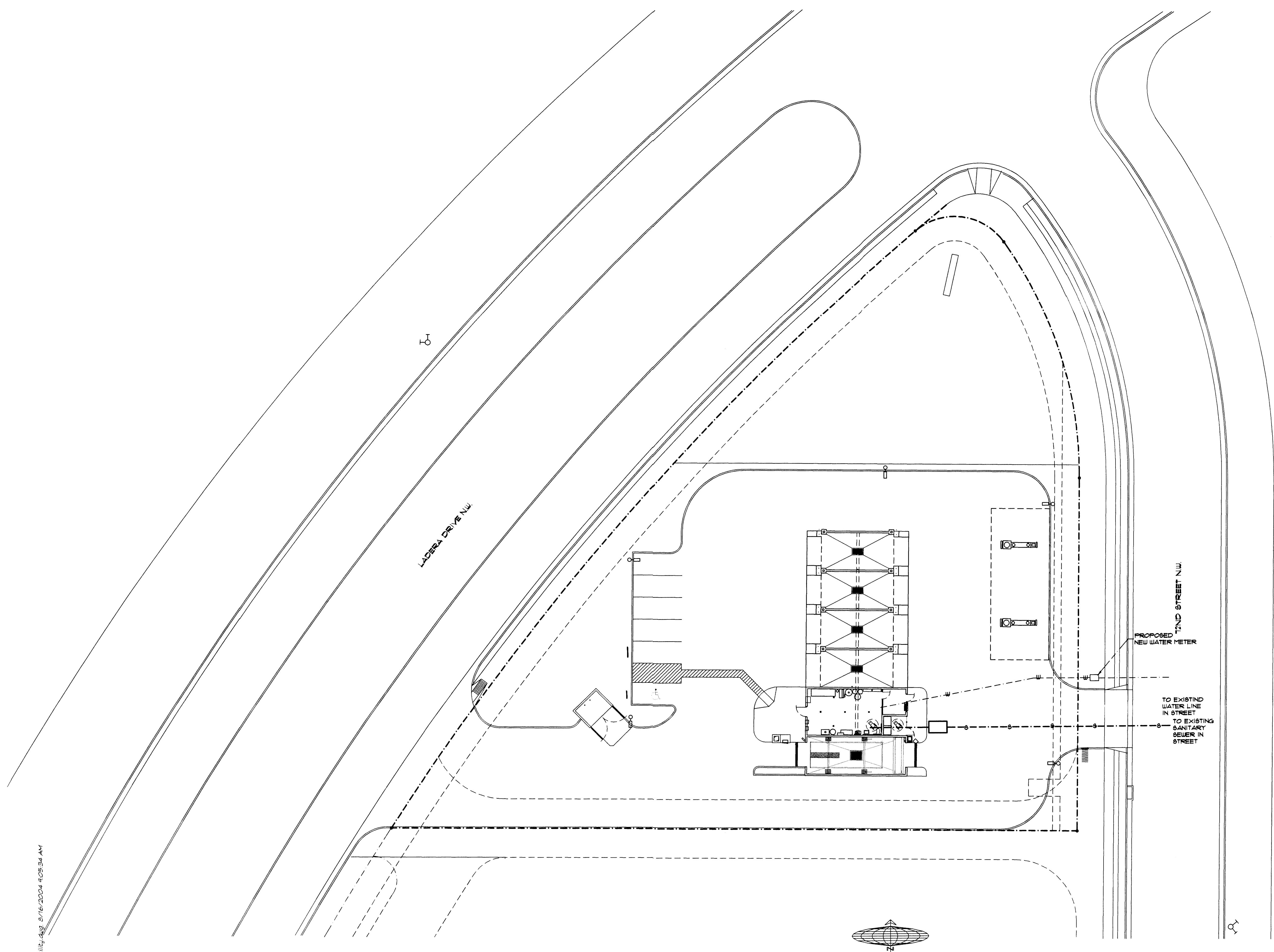
Project: Car Wash for Terry Ulibarr  
Albuquerque, New Mexico

No.	Revision / Issue	Date:

Sheet Description  
**SITE PLAN AND LANDSCAPE PLAN**  
**SOLID WASTE**

Sheet:  
**C1**

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**JIM MEDLEY, Architect**  
 NCARB Certificate No. 86,886  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jim-medley-architect.com  
 Phone (505) 292-3514 Fax (505) 294-5593

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

Project: Car Wash for Terry Ulbarri Albuquerque, New Mexico

No.	Revision / Issue	Date:

Sheet Description: **PRELIMINARY UTILITY PLAN**  
**PLANNING**

Sheet: **C3**

**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.  
 SFB GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED.

**IRRIGATION NOTES:**

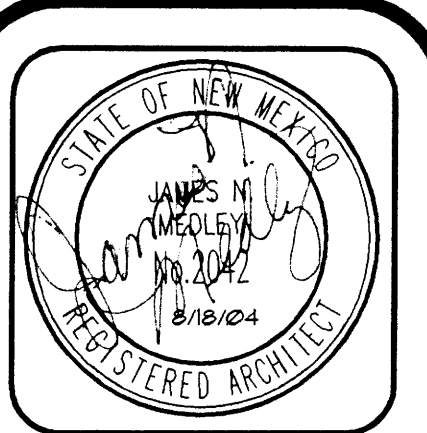
IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1/2 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1/2 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.  
 RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, 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: \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes ( ) 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:**

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



**JIM MEDLEY, Architect**  
 NCARB Certificate No. 96896  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jim-medley-architect.com  
 Phone (505) 292-3514 Fax (505) 294-5593

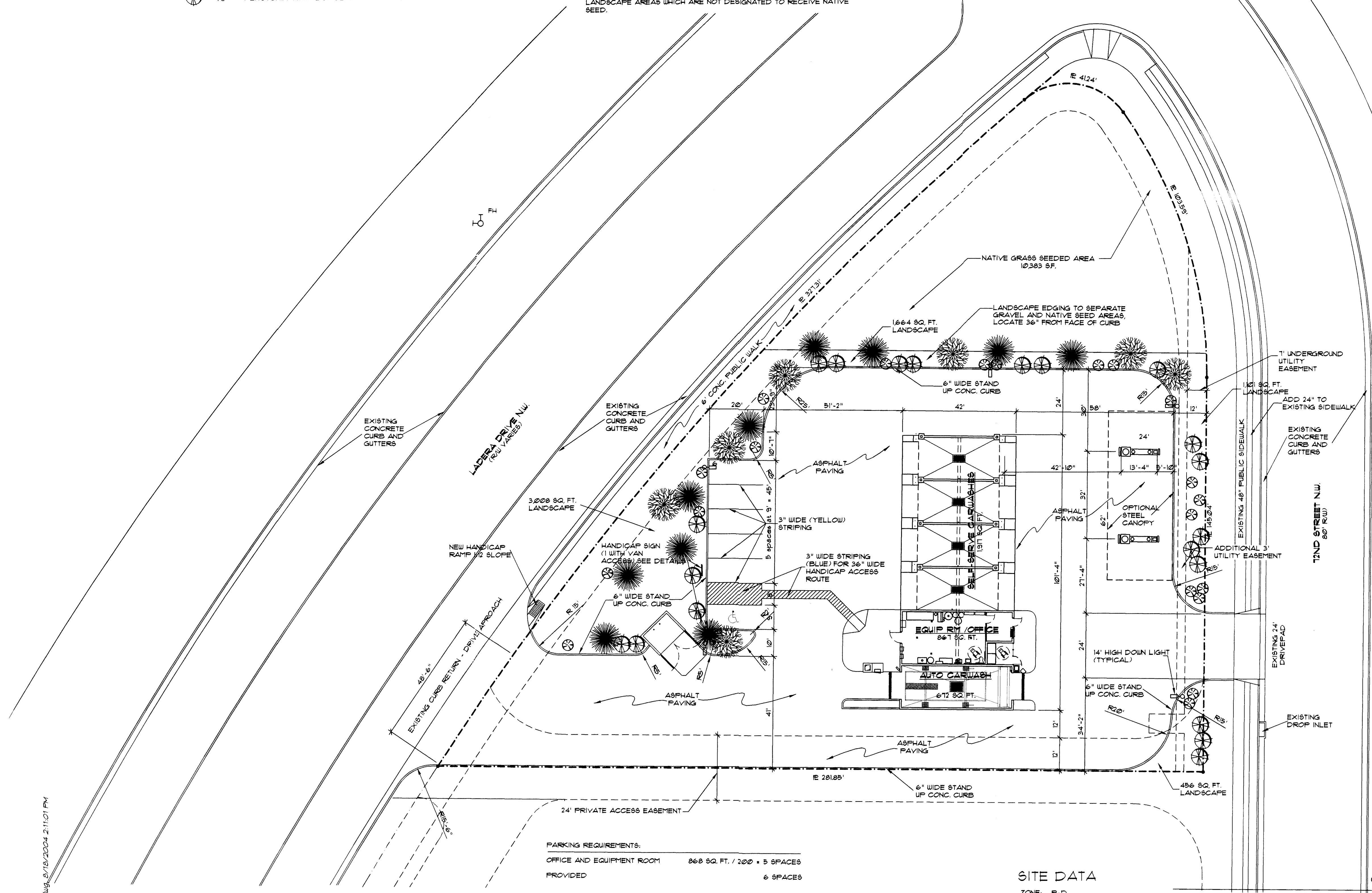
Plan No. 0202	Date: August 04	Drawn By: JMT	Checked By: JMT
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Project: Car Wash for Terry Ulbarri  
 Albuquerque, New Mexico

No.	Revision / Issue	Date:

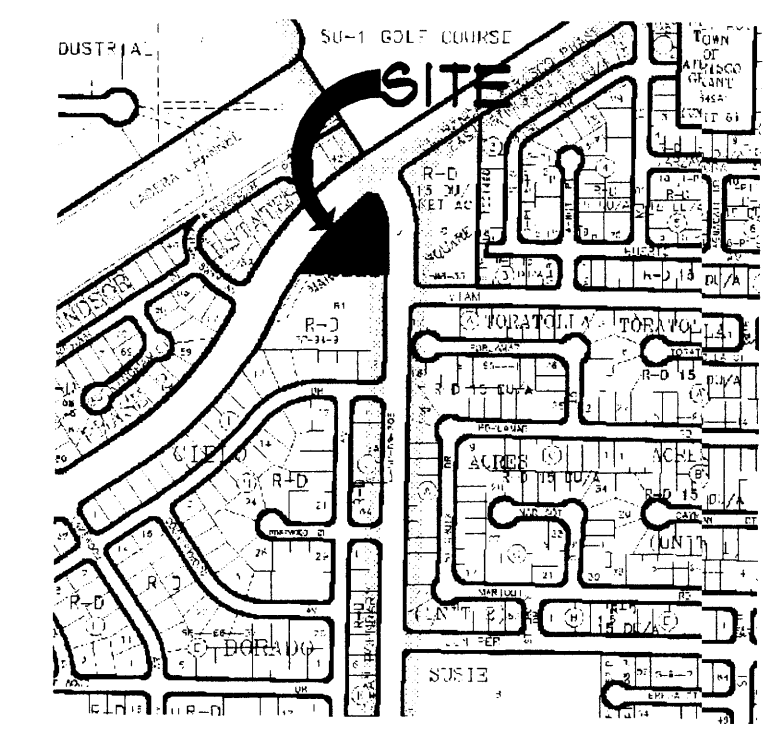
Sheet Description: **SITE PLAN AND LANDSCAPE PLAN**

Sheet: **C1**



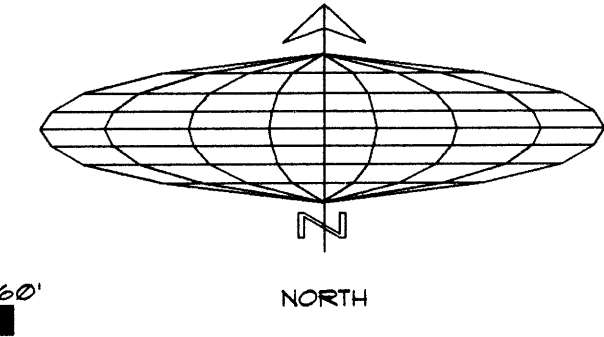
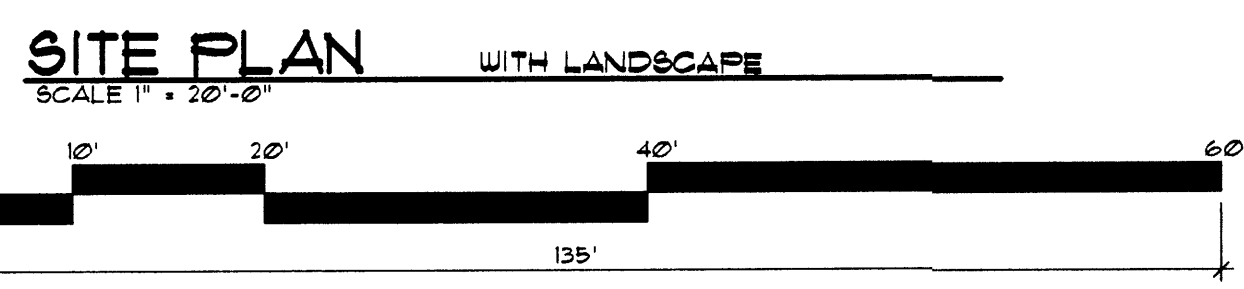
\*Environmental Health, if necessary  
 12-16-03

**3PBP PRELIMINARY PLAT APPROVED BY DRB ON 9/1/04**



Vicinity Map  
 no scale

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

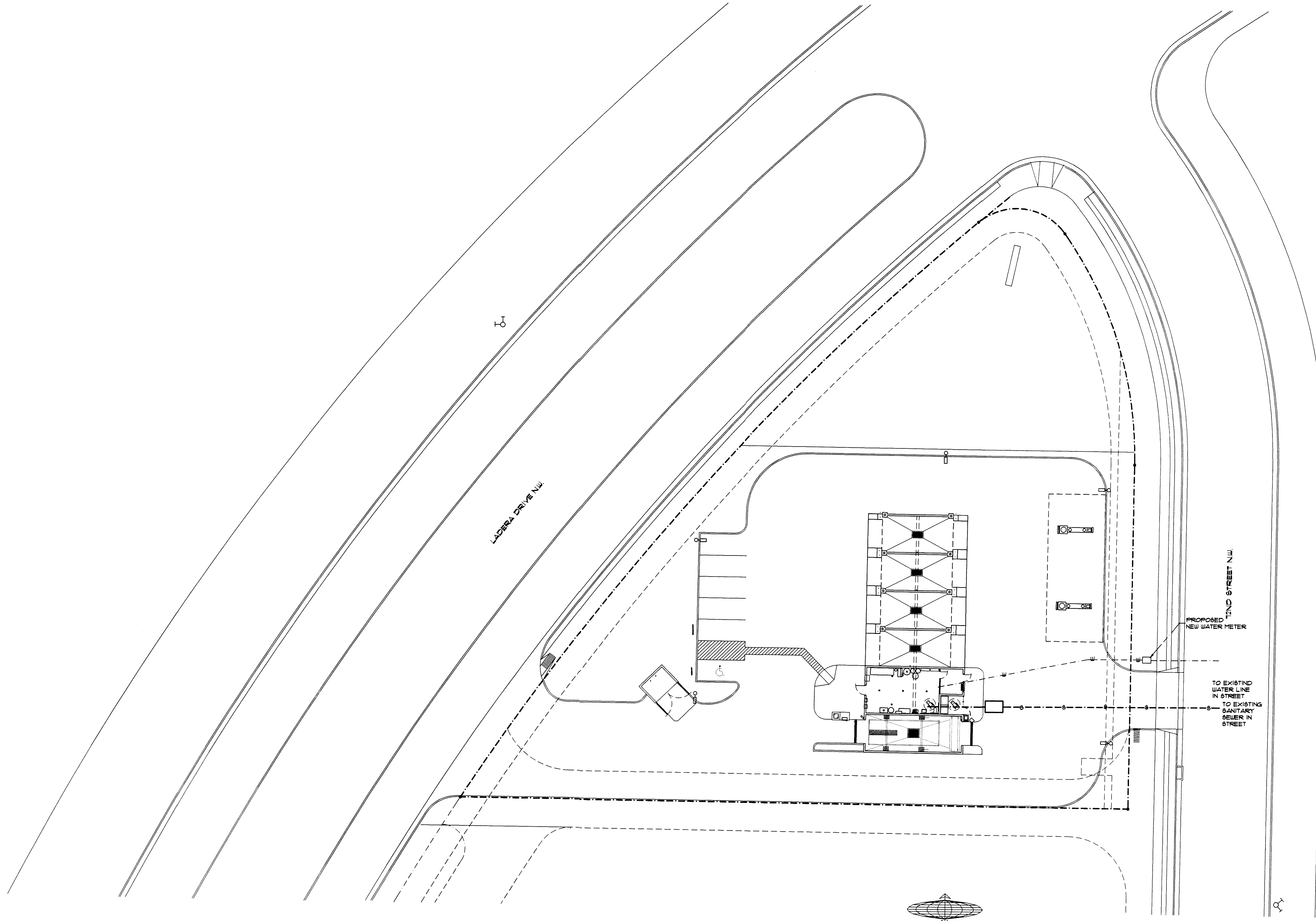


**SITE DATA**

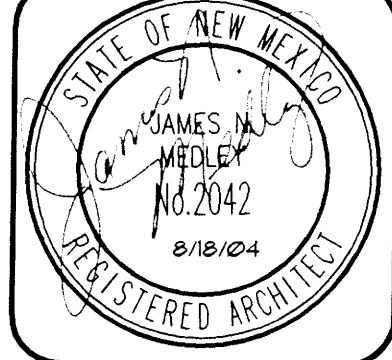
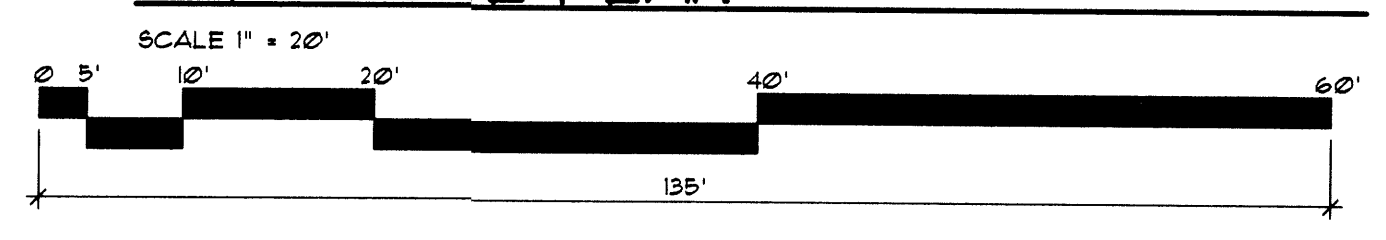
ZONE: R-D  
 ZONE ATLAS PAGE: H-10-Z  
 PROPOSED USE: CARWASH  
 LEGAL DESCRIPTION: TRACT A-1 MARIPOSA SQUARE ALBUQUERQUE, NEW MEXICO  
 GROSS LOT AREA 43,903 SF  
 LESS CARWASH 3,465 SF  
 NET LOT AREA 40,438 SF  
 REQUIRED LANDSCAPE 6,266 SF  
 15% OF NET LOT AREA  
 PROVIDED LANDSCAPE 6,279 SF PLUS NATIVE SEED AREA  
 15.4% OF NET LOT AREA  
 NATIVE GRASS SEED AREA 10,303 SF  
 PERCENT OF NET LOT AREA 25.5%

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### UTILITY SITE PLAN



**JIM MEDLEY, Architect**  
 NCARB Certificate No. 36,886  
 3100 Christine N. E. Albuquerque, NM 87111  
 Phone (505) 292-3514 Fax (505) 294-5593  
 email: jmedley@jim-medley-architect.com

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

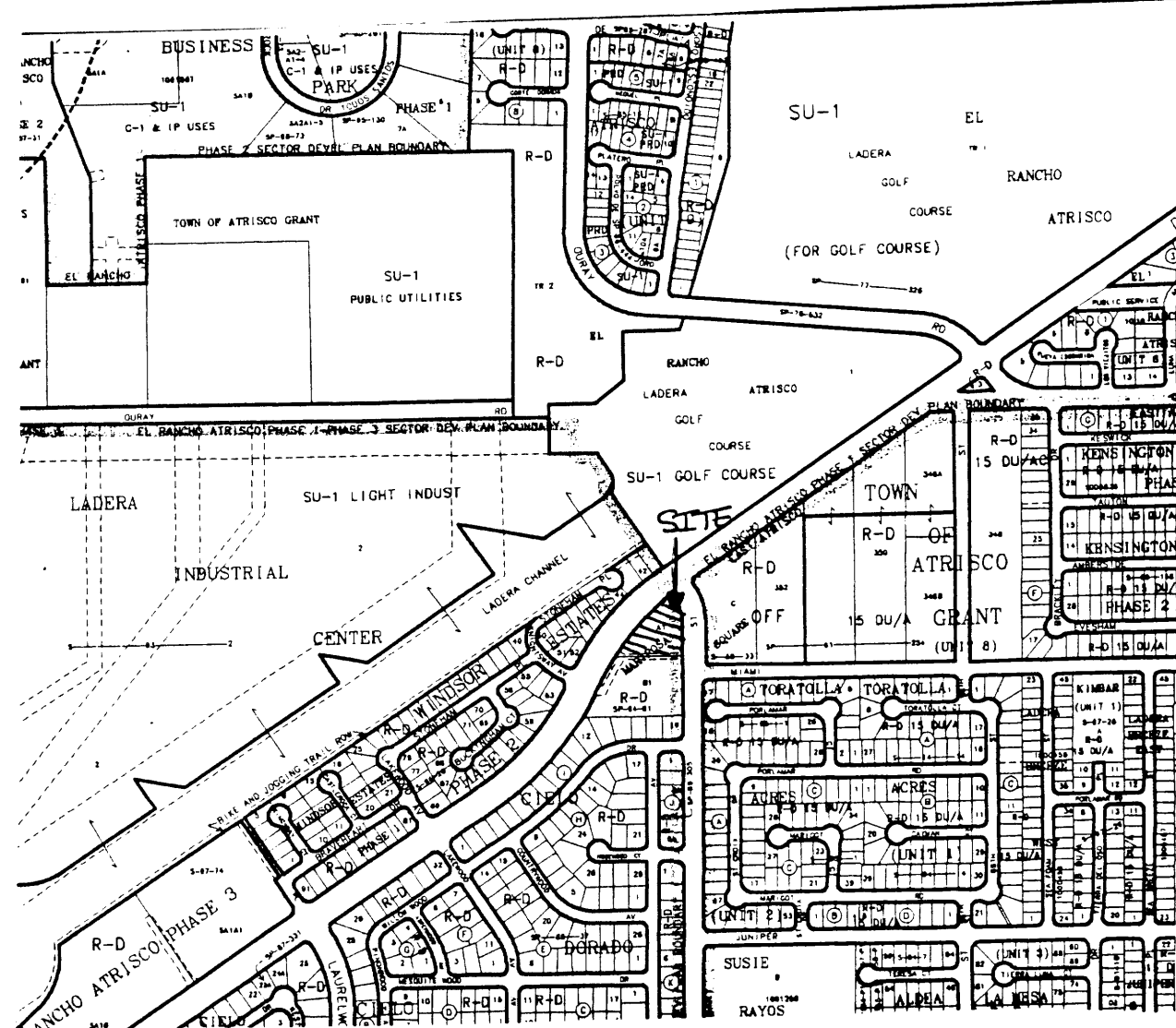
Project: Car Wash for Terry Ulbarri, Albuquerque, New Mexico

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
- PROPOSED 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

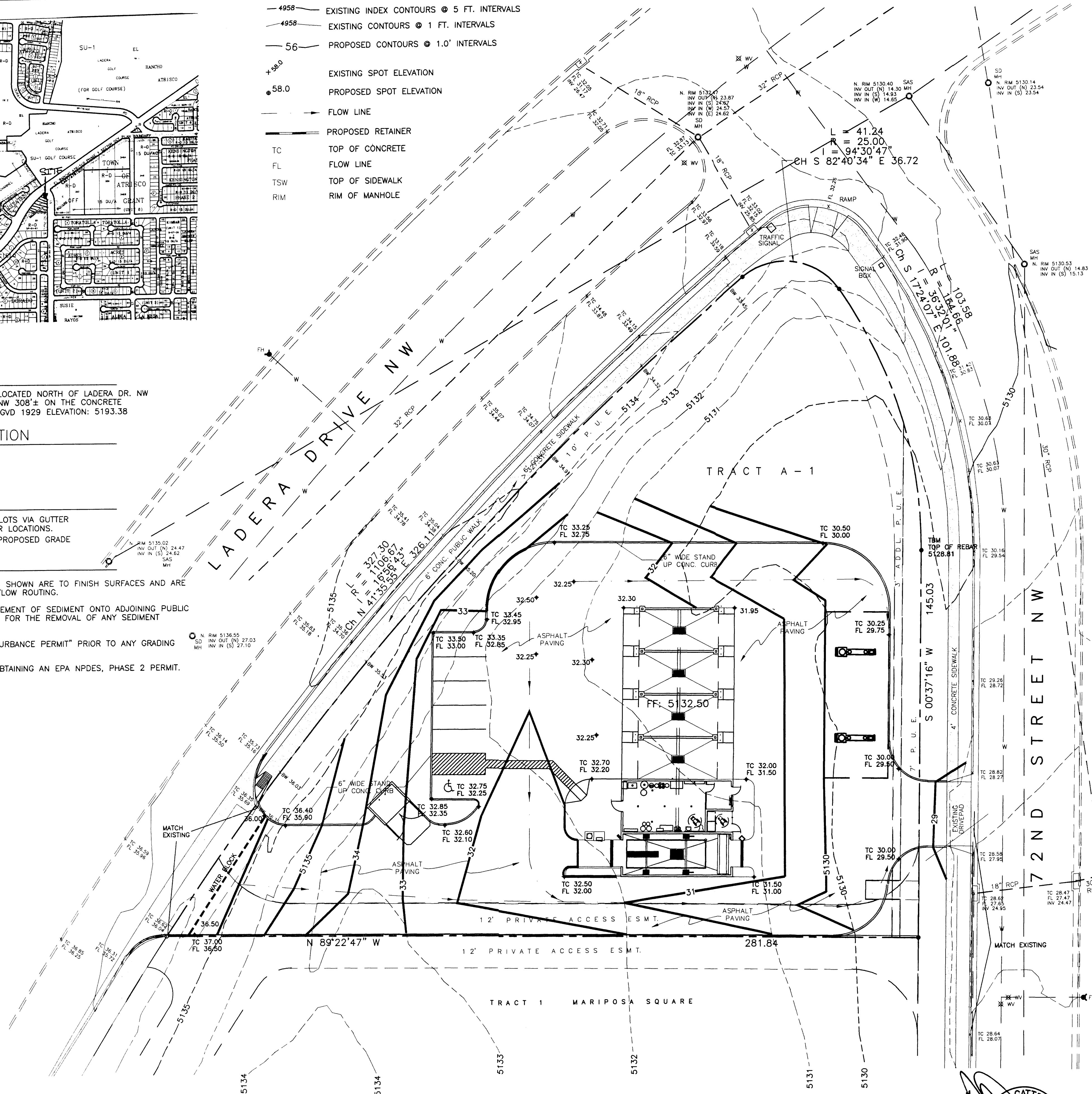
NOTICE TO CONTRACTOR

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.E, 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 1,727.7 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

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

STATE OF NEW MEXICO  
 REGISTERED ARCHITECT  
**JIM MEDLEY, Architect**  
 N.C.A.B. cert. # 46,896  
 3100 Christine N. E. Albuquerque, NM 87111  
 Phone (505) 292-3514 Fax (505) 294-5593

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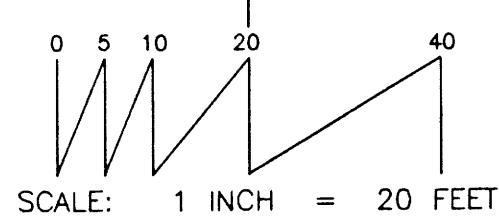
Project: Car Wash for Terry Ulibarri, Albuquerque, New Mexico

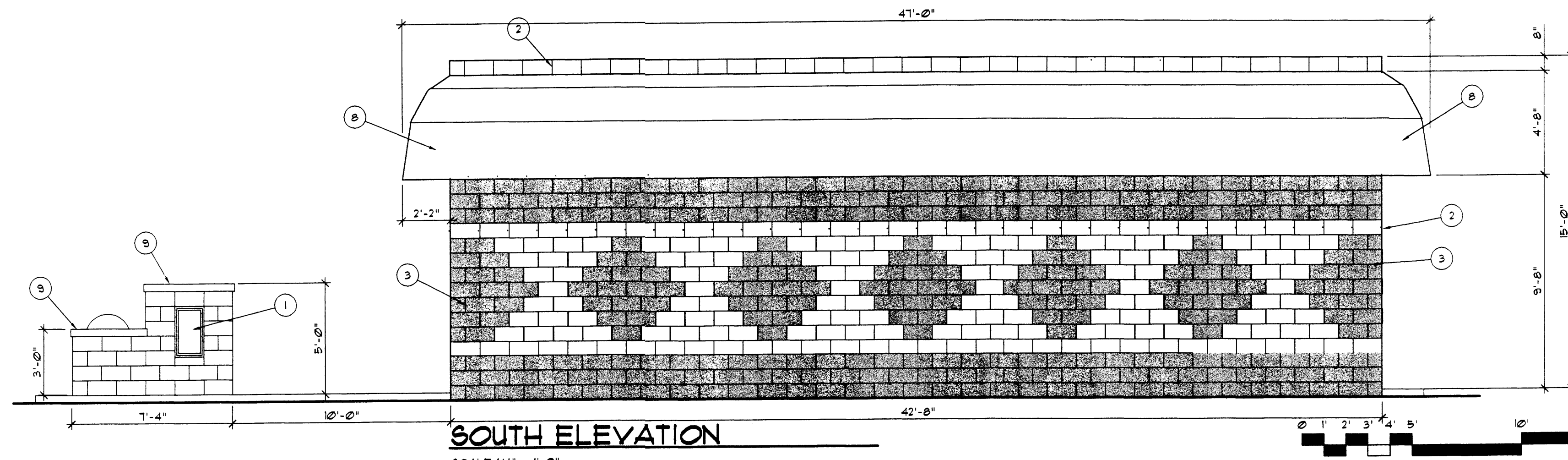
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Revision / Issue: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 No. \_\_\_\_\_

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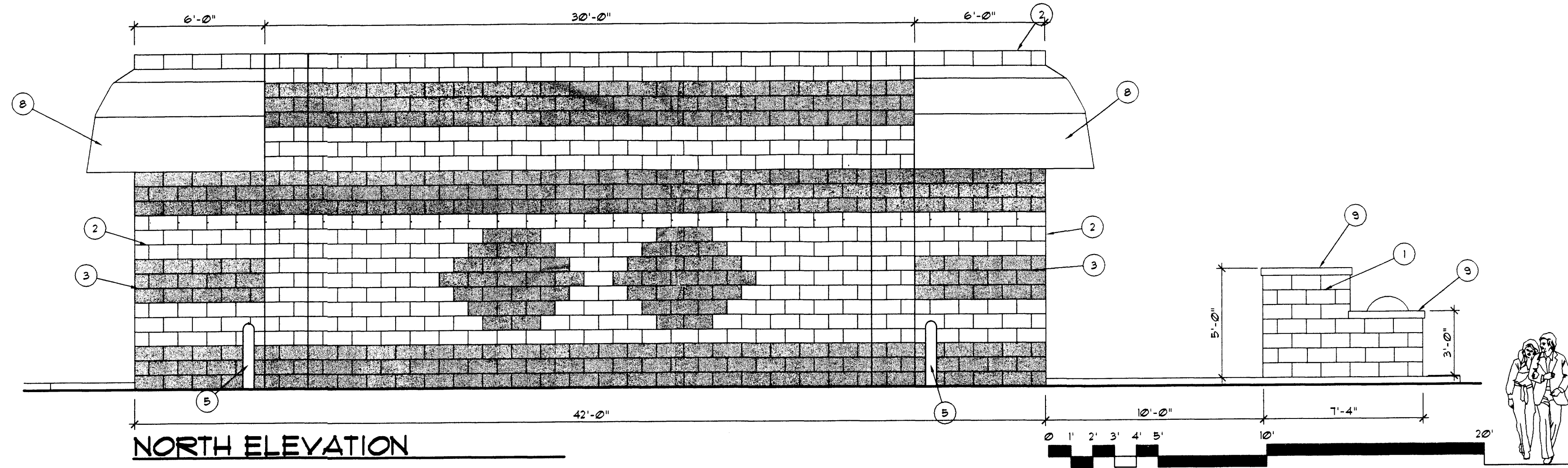
Street Description: \_\_\_\_\_  
 Sheet: \_\_\_\_\_





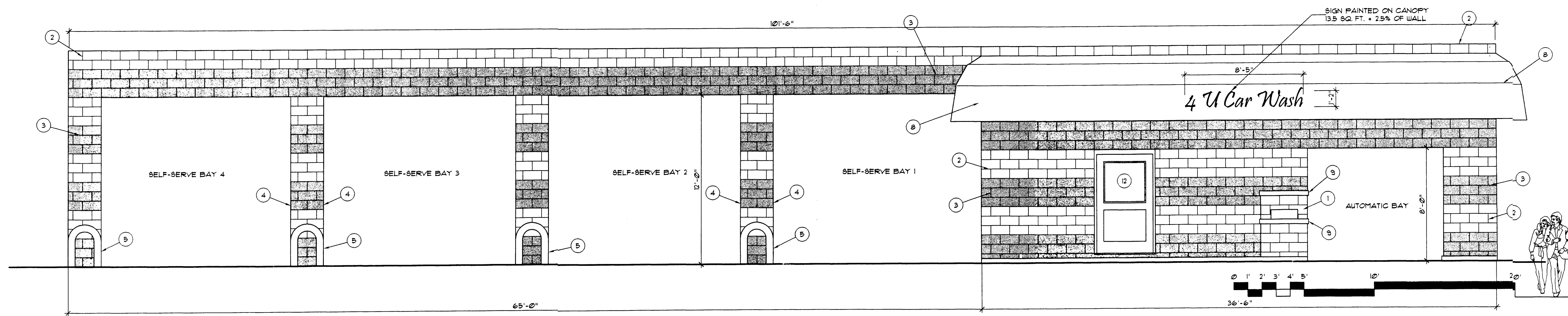
**SOUTH ELEVATION**

SCALE 1/4" = 1'-0"



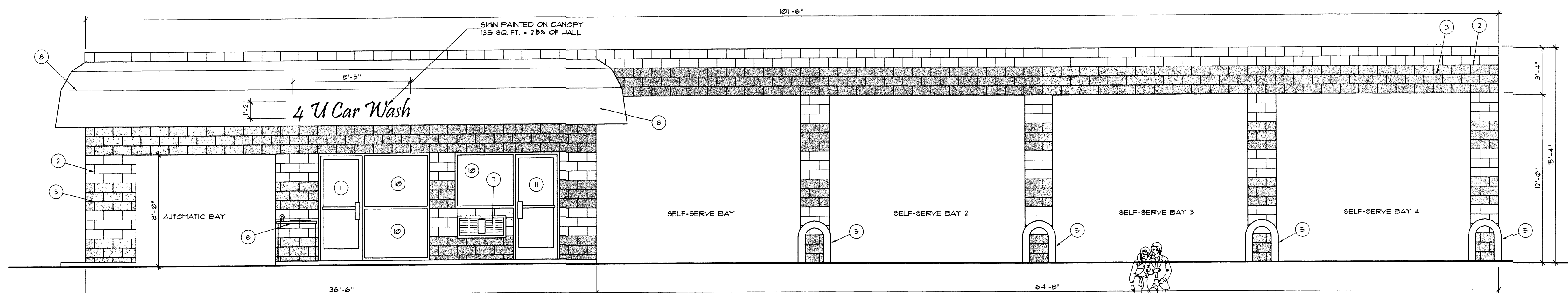
**NORTH ELEVATION**

SCALE 1/4" = 1'-0"



**WEST ELEVATION**

SCALE 1/4" = 1'-0"

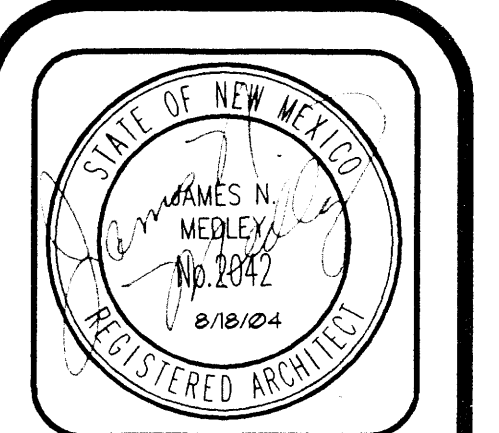


**EAST ELEVATION**

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 WRINGER.
- 7 THRU-WALL HVAC UNIT PAINTED TO MATCH ADJACENT CMU.
- 8 FOREST GREEN FABRIC LINING ON 1" SQUARE TUBE STEEL FRAME AS DESIGNED BY LINING 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.



**JIM MEDLEY, Architect**  
 NCARB Certificate No. 85,886  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jim-medley-architect.com  
 Phone (505) 292-3514 Fax (505) 294-5593

Plan No. 0322  
 Date: August 04  
 Drawn by: JMT  
 Checked by: JMT

Project: Car Wash for Terry Ulibarri Albuquerque, New Mexico

No.	Revision / Issue	Date:

Sheet Description: **EXTERIOR ELEVATIONS**

Sheet: **A1**

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