

GENERAL NOTES

1. COMMON INGRESS/EGRESS, STORM DRAINAGE, AND PEDESTRIAN ACCESS ACROSS TRACTS 4A-1 AND 4A-2 IS GRANTED MOST RECENTLY BY THAT PLAT FILED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 2001, IN BOOK 2001 C-213.
2. ANY CHANGES FROM WHAT IS APPROVED ON THIS SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PROPOSED WILL BE REQUIRED FOR THE TRACT 4A-2 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
3. 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.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS 4A-1 AND 4A-2 IS GRANTED BY THIS SITE PLAN AND PREVIOUS PLATS AND WILL BE GRANTED ON THE PLAT.
6. MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE CENTER MASTER PLAN.
7. AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE MAXIMUM GLARE CUT-OFF ANGLES.
8. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
9. LIGHT POLES SHALL BE A MAXIMUM OF 20' WITH FULL CUT-OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT-OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.

HELIX RACK - Specifications, Space Use, and Installation Instructions

Product Name: Dero Helix Rack as manufactured by Dero Bike Racks
Bliss Parted per Units: 6
Material: 1.5" OD 11 Gauge CRW Tube
Finish: A hot dipped galvanized finish after fabrication is standard. Powder coat and stainless steel options are also available.
Installation Method: Flange mount - 4 anchors

SETBACKS:
 Wall Setbacks: A minimum of 74" should be left between the wall and the long side of the rack. If placing the Helix rack perpendicular to the wall 12"-24" is the recommended setback.
 Distances Between Racks: Helix ends can be placed together to lock like a continuous spiral. Helix placed parallel with each other should allow for 13" between each rack, measured center to center.

INSTALLATION:
 Recommended Install Base Material: Solid concrete is the best base material for installation. Ask your Dero Rack representative which anchor is appropriate for your application to ensure the proper anchors are shipped with your rack. Be sure nothing is underneath the base material that could be damaged by drilling.

Installation: 3/8" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 3" away from any cracks in the base material.

10. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
11. BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE.
12. SEE THIS SHEET FOR REFUSE ENCLOSURE.
13. SEE THIS SHEET FOR LIGHT BOLLARD DETAILS.
14. SEE THIS SHEET FOR BIKE RACK DETAILS.
15. NO FREESTANDING CELL TOWER OR ANTENNA SHALL BE PERMITTED.

TIME & MOTION

ACTIVITY/STATION	#	AUTOS
QUEUE LANES	2	
VACUUM LANES	4	
QUEUE LANES CAPACITY		17
VACUUM LANES CAPACITY		8
AUTOS @ VACUUM		4
TOTAL AUTOS IN QUEUE		29
CONVEYOR SPEED	PER HR.	90
(MAX. CONVEYOR SPEED)	PER HR.	(120)
ORDER TAKEN PER AUTO		1.8 MIN.
VACUUM TIME PER AUTO @ 90HR.		2.87 MIN.
(VACUUM TIME/AUTO: INDUSTRY)		(1.28 MIN.)
TIME ON CONVEYOR		.87 MIN.
DRYING BAYS		12
DRYING TIME PER AUTO @ 90HR.		8 MIN.
(DRYING TIME/AUTO: INDUSTRY)		(4.34 MIN.)
PORTING TIME PER AUTO		1.33 MIN.
RETURN TO CUSTOMER		2 MIN.
TOTAL TIME PER AUTO		16.17 MIN.
ELAPSED TIME: NORMAL STAFFING		12.94 MIN.
EFFICIENCY: 12 DRY BAYS	PER HR.	55.84
ELAPSED TIME: 125% STAFFING		10.35 MIN.
EFFICIENCY: 12 DRY BAYS	PER HR.	69.57
AUTOS @ 100% STAFFING: 8 HRS.	PER DAY	445
AUTOS @ 125% STAFFING: 8 HRS.	PER DAY	557

TRAFFIC CAPTURE		
DAILY TRAFFIC COUNT	%	AUTOS
40,000	0.72	288
50,000	0.72	360
40,000	0.90	360
50,000	0.90	450

CAPTURE RATE INDUSTRY AVG. WESTERN US: 0.89%

PROJECT NUMBER: 1004368
Application Number: 01267

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRG 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:

[Signature] 9-22-05
 Date: 8/10/05
 Title: Water Utility Department

[Signature] 8/12/05
 Date: 8/12/05
 Title: Parks and Recreation Department

[Signature] 8/31/05
 Date: 8/31/05
 Title: City Engineer

[Signature] 8/31/05
 Date: 8/31/05
 Title: N/A

[Signature] 8/31/05
 Date: 8/31/05
 Title: Environmental Health Department (conditional)

[Signature] 8/31/05
 Date: 8/31/05
 Title: Solid Waste Management

[Signature] 8/31/05
 Date: 8/31/05
 Title: DRB Chairperson, Planning Department

* Environmental Health, if necessary

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- GRAVELPAVE
- EXISTING RETAINING WALL
- INTERNAL TRAFFIC LANES
- AUTO TRAFFIC CIRCULATION
- SIDEWALK RAMP PER COA DETAIL (DWG. 2441 SIMILAR)
- PARKING SPACES PER AISLE

SHEET INDEX

- 1 SITE PLAN
- 2 LANDSCAPE PLAN
- 3 PRELIMINARY GRADING & DRAINAGE PLAN
- 3.1 PRELIMINARY GRADING & DRAINAGE PLAN: DETAILS
- 4 BUILDING & STRUCTURE ELEVATIONS
- 4.1 BUILDING & STRUCTURE ELEVATIONS: MATERIALS & DETAILS
- 5 CONCEPTUAL UTILITY PLAN

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	39.19	25.00	N44°54'42"W	35.30
C2	13.30	360.30	N01°01'19"E	13.30

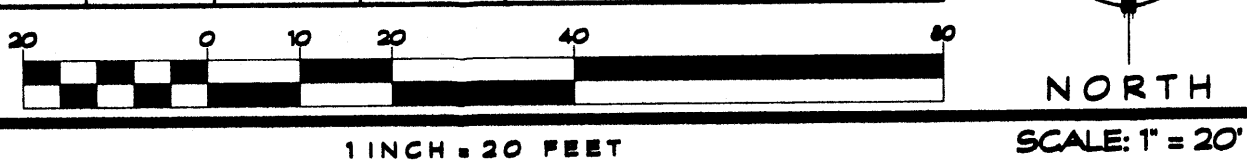
LINE TABLE

LINE	LENGTH	BEARING
L1	163.89	S89°49'25"
L2	295.83	S00°00'00"

SITE DATA - ZONING: SU-1 FOR IP USES - PARKING CALCULATED @ 1 SPACE PER 200 SF OF NET LEASABLE SPACE

TRACT	FLOOR AREA RATIO	BLDG. TYPE	BLDG. AREA (SF)	MAX. BLDG. HEIGHT	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED	LOT ACRES
TRACT 4A-2	0.19	CAR WASH	5,525 NET OF CISTERN	36'	28	29	2	2	2	10+	1.4461
		SHADE PAVILIONS	6,340	36'	0	0	0	0	0	0	

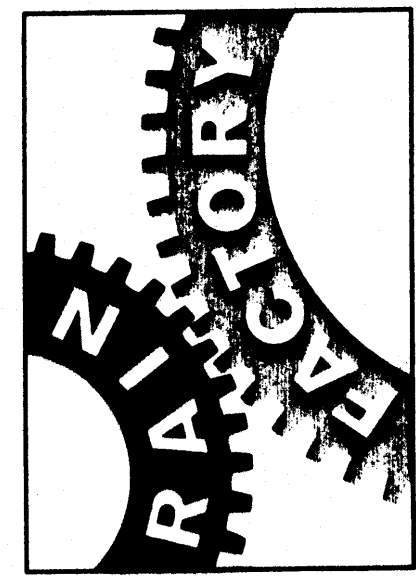
SITE PLAN



SITE PLAN FOR BUILDING PERMIT

WRIGHT AND HAMMER
 ARCHITECTS
 1735 ALISO DRIVE, N.E.
 ALBUQUERQUE, N.M.
 87110-505-286-6784

RAIN FACTORY™
 4821 CULTURE DRIVE NE
 ALBUQUERQUE, NEW MEXICO



DATE:
26 JULY, 2005

REVISIONS:
11 AUGUST, 2005
15 AUGUST, 2005

SHEET
1

1004368