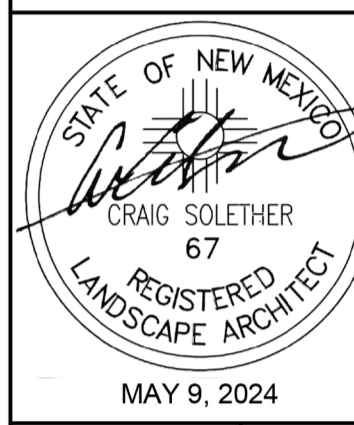


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Tidal Wave Auto Spa  
2nd Street & Menaul  
Albuquerque, NM  
Preliminary Landscape Design

The design contained herein remains the property of The Hilltop Landscape Architects and Contractors and is protected by copyright laws. This is an original design and must not be released, copied, or otherwise used without the written permission of The Hilltop Landscape Architects and Contractors.



DRAWN BY: th  
CHECKED BY: CS  
DATE: 05/09/2024

SHEET #  
LS-101

**PLANTING NOTES**

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

**GENERAL NOTES**

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY 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.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

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 CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

**IRRIGATION NOTES:**

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
<b>TREES</b>					
	7	Chilopsis linearis / Desert Willow	2"+ Cal.	20' ht. x 20' spd.	Medium
	6	Pistacia chinensis / Chinese Pistache	2.5" cal.	30' ht. x 30' spd.	Medium
	6	Quercus buckleyi Texana / Texas Red Oak	2.5" cal.	40' ht. x 40' spd.	Medium
<b>SHRUBS</b>					
	9	Buddleja davidii nanhoensis / Dwarf Butterfly Bush	5 gal.	5' ht. x 8' spd.	Medium
	20	Caryopteris x clandonensis / Blue Mist Spirea	5 gal.	3' ht. x 3' spd.	Low+
	6	Cotoneaster buxifolius/ glaucophyllus / Grey- Leaf Cotoneaster	5 gal.	8' ht. x 10' spd.	Medium
	10	Elaeagnus Pungens / Silverberry	5 gal.	10' x 10'	Medium
	8	Hesperaloe parviflora / Red Yucca	5 gal.	3' ht. x 3' spd.	Low+
	7	Hibiscus syriacus / Rose of Sharon	5 gal.	10' x 10'	Medium
	8	Nolina macrocarpa / Beargrass	5 gal.	5' ht. x 5' spd.	RW
	25	Panicum virgatum / Switchgrass	5 gal.	4' ht. X 4' spd.	Medium
	10	Rhus Aomatic / Gro-Low Sumac	5 gal.	2' ht. x 6' spd.	Low+
	12	Rosa "Pink Double Knock Out" / Pink Double Knock Out Rose	5 gal.	4' ht. X 4' spd.	Medium

**LANDSCAPE CALCULATIONS**

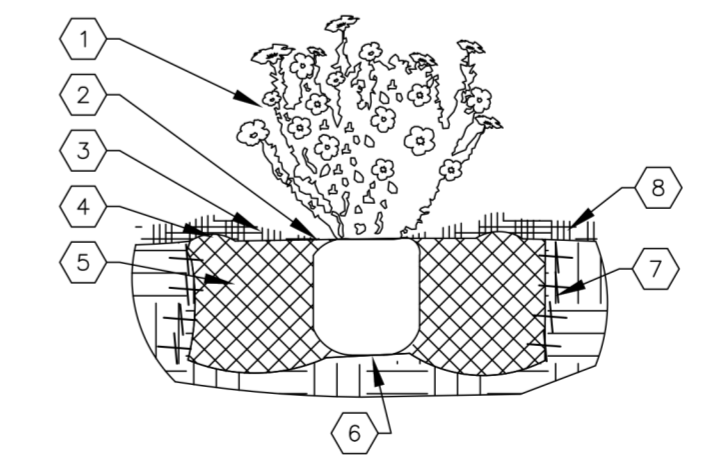
ZONING APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994		
TOTAL LOT AREA (ACRES)	0.93	GROUNDCOVER (% - REQ)	25.0%
TOTAL LOT AREA (SF)	40557	GROUNDCOVER (SF - REQ)	3147
BUILDING AREA (SF)	3315	GROUNDCOVER (SF - PROV.)	3200
NET LOT AREA (SF)	37,242		
		PARKING LOT AREA (SF)	14268
REQUIRED LANDSCAPE (%)	15.0%	REQ. PARKING LANDSCAPE 10% (SF)	1427
REQUIRED LANDSCAPE (SF)	5586	PROV. PARKING LANDSCAPE (SF)	7346
LANDSCAPE PROVIDED (SF)	16785	REQ. PARKING TREES (1/10 SPOTS)	2
		PROV. PARKING TREES	3
VEGETATIVE COVER (% - REQ)	75.0%		
VEGETATIVE COVER (SF - REQ)	12589		
VEGETATIVE COVER (SF - PROV.)	20500		

**STREET TREE CALCULATIONS**

STREET TREE ORDINANCE REQUIRES SPACING OF STREET TREE AT 25' O.C.

MENAU BLVD NW, 114 FT  
REQUIRED LANDSCAPE 5  
REQUIRED LANDSCAPE 5

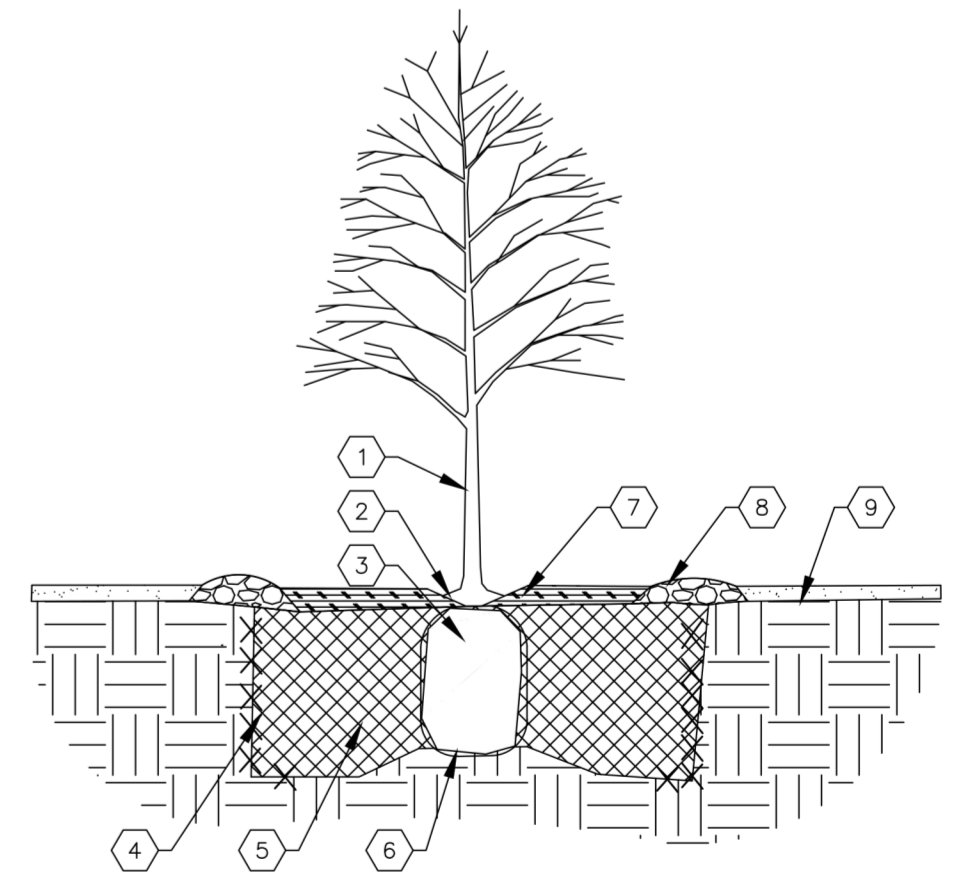
2ND STREET NW, 299 FT  
REQUIRED LANDSCAPE 12  
REQUIRED LANDSCAPE 12



**SHRUB PLANTING KEYED NOTES**

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIPLINE.
4. 2" HIGH X 8" WIDE BERM
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
6. UNDISTURBED NATIVE SOIL
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN, 3" DEPTH UNLESS OTHERWISE NOTED.

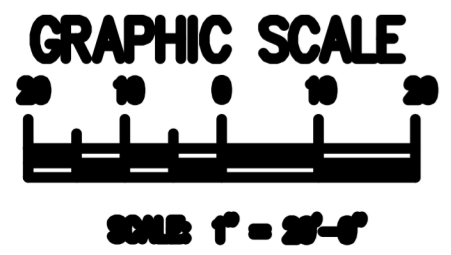
01 SHRUB PLANTING  
NTS  
SHRUB PLANTING DETAIL



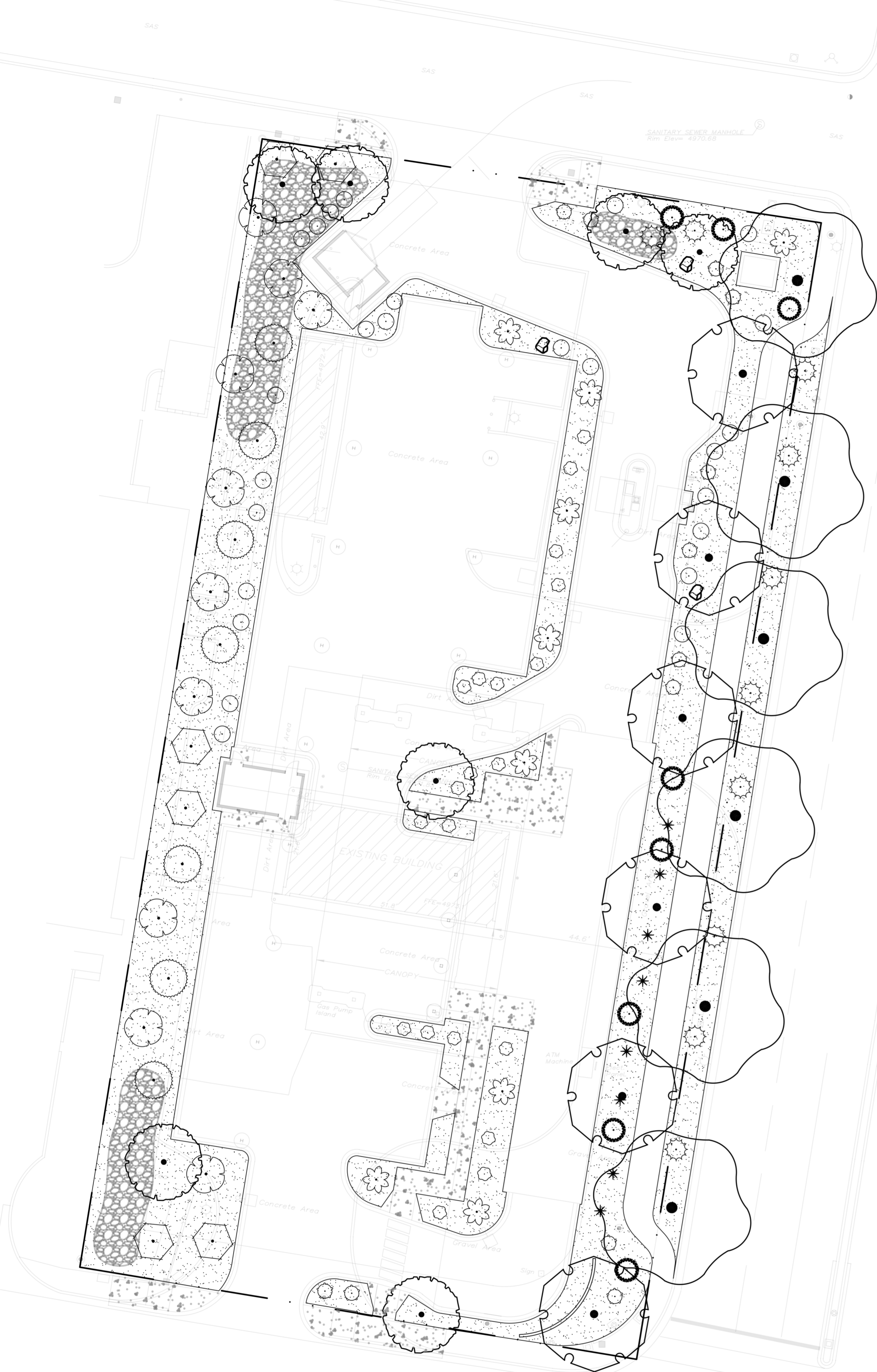
**TREE PLANTING KEYED NOTES**

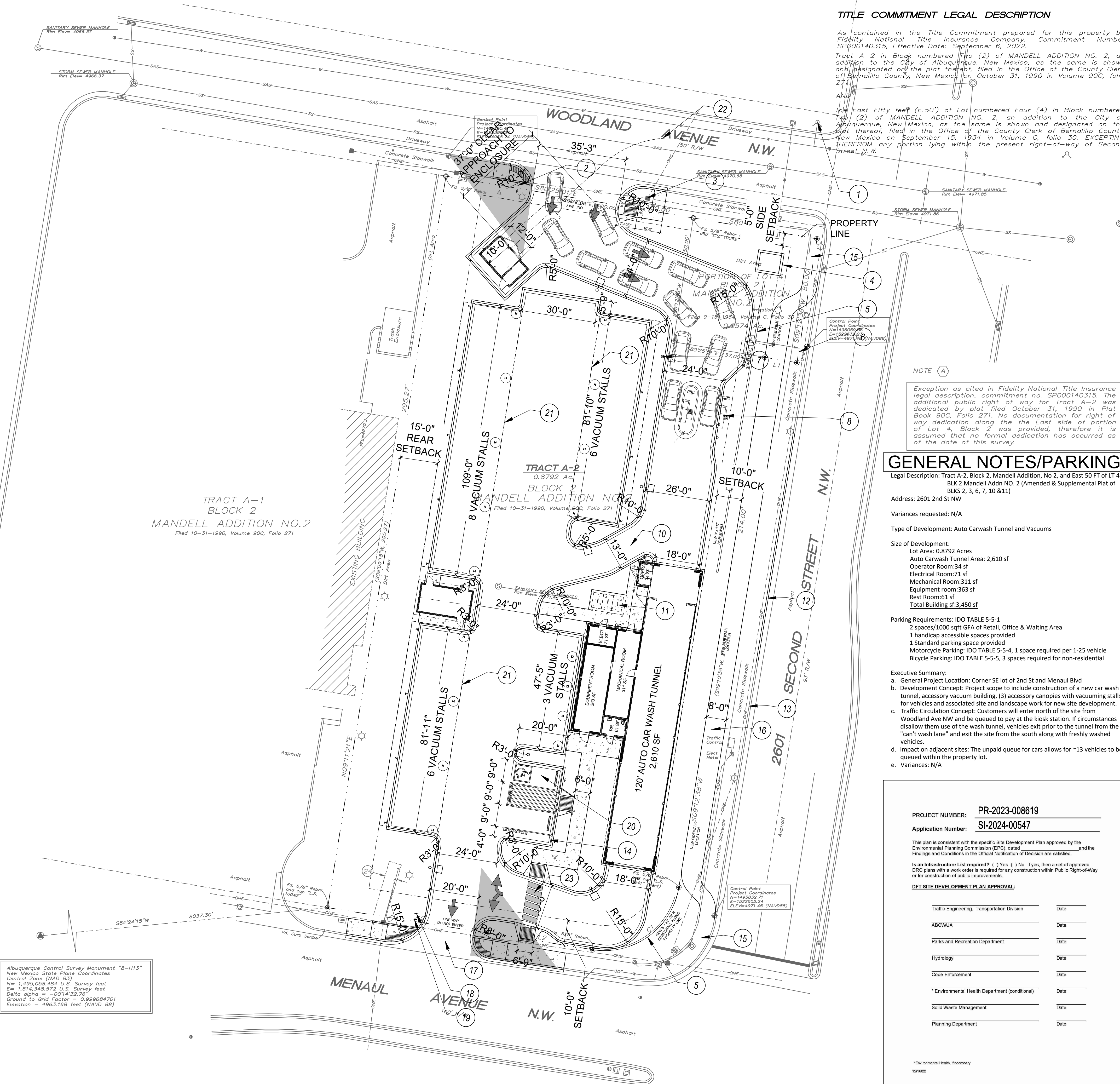
1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
8. 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN

02 TREE PLANTING  
NTS  
TREE PLANTING DETAIL



SCALE: 1" = 20'-0"





**TITLE COMMITMENT LEGAL DESCRIPTION**

As contained in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000140315, Effective Date: September 6, 2022.

Tract A-2 in Block numbered Two (2) of MANDELL ADDITION NO. 2, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 31, 1990 in Volume 90C, folio 271.

The East Fifty feet (E.50') of Lot numbered Four (4) in Block numbered Two (2) of MANDELL ADDITION NO. 2, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 15, 1934 in Volume C, folio 30. EXCEPTING THEREFROM any portion lying within the present right-of-way of Second Street N.W.

**GENERAL NOTES/PARKING**

Legal Description: Tract A-2, Block 2, Mandell Addition, No 2, and East 50 FT of LT 4 BLK 2 Mandell Addn NO. 2 (Amended & Supplemental Plat of BLKS 2, 3, 6, 7, 10 & 11)

Address: 2601 2nd St NW

Variances requested: N/A

Type of Development: Auto Carwash Tunnel and Vacuums

Size of Development:  
 Lot Area: 0.8792 Acres  
 Auto Carwash Tunnel Area: 2,610 sf  
 Operator Room: 34 sf  
 Electrical Room: 71 sf  
 Mechanical Room: 311 sf  
 Equipment room: 363 sf  
 Rest Room: 61 sf  
 Total Building sf: 3,450 sf

Parking Requirements: IDO TABLE 5-5-1  
 2 spaces/1000 sqft GFA of Retail, Office & Waiting Area  
 1 handicap accessible spaces provided  
 1 Standard parking space provided  
 Motorcycle Parking: IDO TABLE 5-5-4, 1 space required per 1-25 vehicle  
 Bicycle Parking: IDO TABLE 5-5-5, 3 spaces required for non-residential

Executive Summary:  
 a. General Project Location: Corner SE lot of 2nd St and Menaul Blvd  
 b. Development Concept: Project scope to include construction of a new car wash tunnel, accessory vacuum building, (3) accessory canopies with vacuum stalls for vehicles and associated site and landscape work for new site development.  
 c. Traffic Circulation Concept: Customers will enter north of the site from Woodland Ave NW and be queued to pay at the kiosk station. If circumstances disallow them use of the wash tunnel, vehicles exit prior to the tunnel from the "can't wash lane" and exit the site from the south along with freshly washed vehicles.  
 d. Impact on adjacent sites: The unpaid queue for cars allows for ~13 vehicles to be queued within the property lot.  
 e. Variances: N/A

PROJECT NUMBER: PR-2023-008619

Application Number: SI-2024-00547

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

**DET SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCQUIA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

Environmental Health, if necessary  
1/31/2022

**GENERAL NOTES: SITE PLAN**

- SEE CIVIL SHEETS FOR SITE DEMOLITION, HORIZONTAL CONTROL PLAN, GRADING IMPROVEMENTS, EASEMENTS, EROSION CONTROL, SIGNAGE, STRIPPING AND PAVEMENT PLANS. SEE LANDSCAPE SHEETS FOR LANDSCAPE IMPROVEMENTS.
- THE CONTRACTOR SHALL PREVIEW CONDITIONS AND REVIEW THE SUBSURFACE EXPLORATION GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT AND PERFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
- VERIFY LOCATIONS OF EXISTING UTILITIES BEFORE PROCEEDING WITH EXCAVATIONS.
- ALL GRADINGS AND CONCRETE FINISHES SHALL SLOPE AWAY FROM THE BUILDING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE SITE DURING THE PROCESS OF EXCAVATION AND GRADING. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
- ADJACENT STREETS AND PARKING AREA SHALL BE KEPT FREE OF MUD AND DEBRIS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON & OFF SITE CONDITIONS TO REMAIN FROM DAMAGE.
- THE CONTRACTOR SHALL CONFINE STAGING, STORAGE AND CONSTRUCTION PARKING TO THE SITE.
- THE IRRIGATION SUBCONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION PIPE SLEEVES WITH THE GENERAL CONTRACTOR PRIOR TO PAVING ACTIVITIES. SLEEVES SHALL BE PROVIDED AND INSTALLED BY THE IRRIGATION SUBCONTRACTOR. IRRIGATION DESIGN TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LANDSCAPE PLANS & IRRIGATION REQUIREMENTS.
- CONTROL JOINTS TO BE SAW CUT TO 1/2" DEPTH OF SLAB. EXPANSION JOINTS TO BE 1/2" WIDE AND HELD DOWN 1/2" FROM SURFACE TO RECEIVE SELF LEVELING SEALANT
- ALL SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.
- ALL NEW PAVING TO BE CONCRETE. REFER TO CIVIL PAVING PLAN. ALL CONCRETE PEDESTRIAN WALKS SHOWN WITH CONCRETE HATCH.
- THIS SITE IS WITHIN THE RAILROAD SPUR SPALL AREA, REQUIRING A CUMULATIVE IMPACT ANALYSIS. ANALYSIS IS PROVIDED WITH THIS SUBMITTAL DEMONSTRATING HOW THIS SITE PLAN MITIGATES HARM TO THE AREA.
- A TIS WILL BE SUBMITTED WITH THIS SITE PLAN SUBMITTAL.

**LEGEND**

- ALL GRAYED ELEMENTS ARE EXISTING TO REMAIN INCLUDING INNER ACCESS ROAD CURB AND GUTTER
- ALL VEGETATION SHOWN IS NEW; REFER TO LANDSCAPE PLAN
- ALL VEHICLES SHOWN TO DEMONSTRATE QUEUE
- ALL INDICATED SIGNAGE TO BE NEW IN ACCORDANCE WITH TRANSPORTATION REQUIREMENTS
- INDICATES EXISTING PROPERTY LINES
- INDICATES EXISTING MEETS AND BOUNDS

**KEYED NOTES**

- EXISTING FIRE HYDRANT OFF SITE
- NEW ONE WAY SIGN
- JOG EXISTING SIDEWALK FOR ACCESSIBLE ROUTE AROUND EXISTING UTILITY POLE
- PROPERTY SIGNAGE, SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
- 3' HIGH SCREEN WALL FOR HEADLIGHTS IN QUEUE, CONSTRUCT OF CMU, FINISH COLOR TO BE STUCCO TO MATCH BUILDING. SEE SITE PLAN FOR SPECIFIED LENGTH.
- PROPERTY LINES
- INDICATES 15' TALL PROPERTY SITE LIGHTING
- PAY KIOSK
- NOT USED
- CAN'T WASH LANE
- BICYCLE RACK
- PATCH AND REPAIR EXISTING SIDEWALK WHERE INDICATED AT DEMO EXTENTS. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARDS
- ALL EXISTING CONDITIONS ARE SHOWN GRAYED
- MOTORCYCLE SPACE AND SIGNAGE
- EXISTING SIDEWALKS ALONG MENAUL AND 2ND ST TO REMAIN. PATCH AND REPAIR EXISTING SIDEWALK WHERE INDICATED AT DEMO EXTENTS
- NEW 8' ACCESSIBLE SIDEWALK CONNECTION TO PUBLIC ROW
- ONE WAY DO NOT ENTER STRIPING
- NEW STOP SIGN
- NEW DO NOT ENTER SIGN
- ADA SPACES, STRIPING AND SIGNAGE
- VACUUM CANOPIES
- GENERAL REFUSE NOTES:
  - GATE CODE TO BE PROVIDED TO SOLID WASTE TO ASSURE REFUSE ACCESS BY SAM
  - NO EXISTING/NEW OVERHEAD WIRES OR OBSTRUCTIONS OVER REFUSE OR REFUSE SERVICE AREA
  - NO EXISTING TRASH SERVICE AT DEVELOPMENT; NEW TRASH SERVICE TO BE PROVIDED
  - DUMPSTER ONLY PROVIDED, NO TRASH COMPACTOR. NO RECYCLING REQUIRED DUE TO NO RECYCLABLE MATERIALS
  - ADA CROSSWALK
  - 85' UNOBSTRUCTED APPROACH TO FRONT OF DUMPSTER
- EXISTING PNM EASEMENT

**GENERAL INFORMATION**

SITE HAS AN EXISTING GAS STATION AND PUMPS WITH AN ACCESSORY CAR WASH TUNNEL. ALL EXISTING STRUCTURES TO BE DEMOLISHED

**IDO ZONE ATLAS: H-14-Z (NTS)**



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 Daniel@ariascinc.com  
 (505) 506-2314  
 ARCHITECT

CONTRACTOR

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 7770 Jefferson St NE  
 Suite #200  
 Albuquerque, NM 87109

Landscape:  
 The Hilltop  
 Landscape Architects  
 and Contractors  
 7909 Edith Blvd NE,  
 Albuquerque, NM 87113

Structural:  
 Walla Engineering, LTD  
 6501 Americas Pkwy #301,  
 Albuquerque, NM 87110

MEP:  
 BG Buildingworks  
 7007 Wyoming Blvd NE # F2,  
 Albuquerque, NM 87109

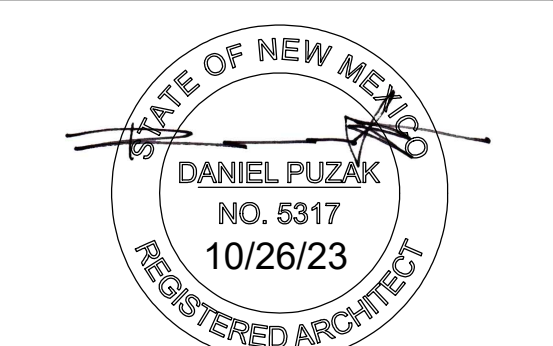
CONSULTANTS

**TIDAL WAVE AUTO SPA  
 120 LEFT ENTRY  
 STD**

2601 2nd St NW  
 Albuquerque, NM 87107

OWNER

MARK	DATE	DESCRIPTION



Architect/Engineer Stamp

PROJECT DATE: 10/26/23

PROJECT NUMBER: 2220

DRAWN BY: DGP

SITE PLAN- EPC

**AS1.0**

