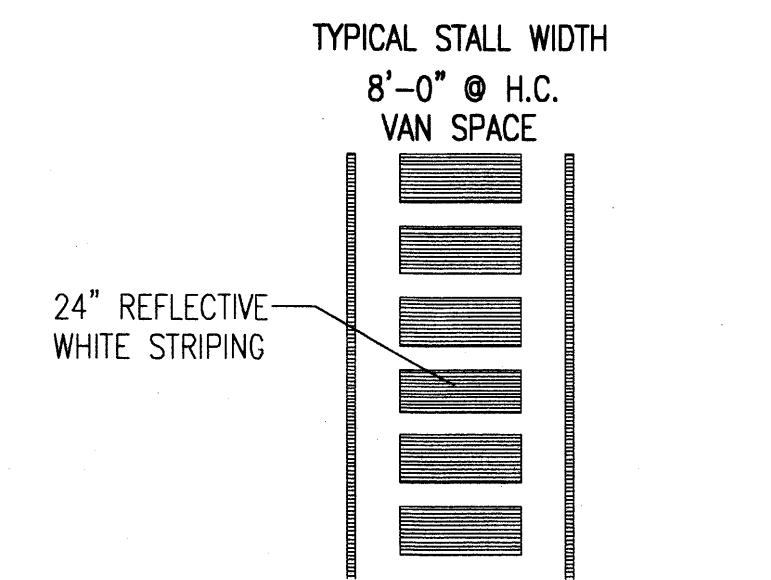
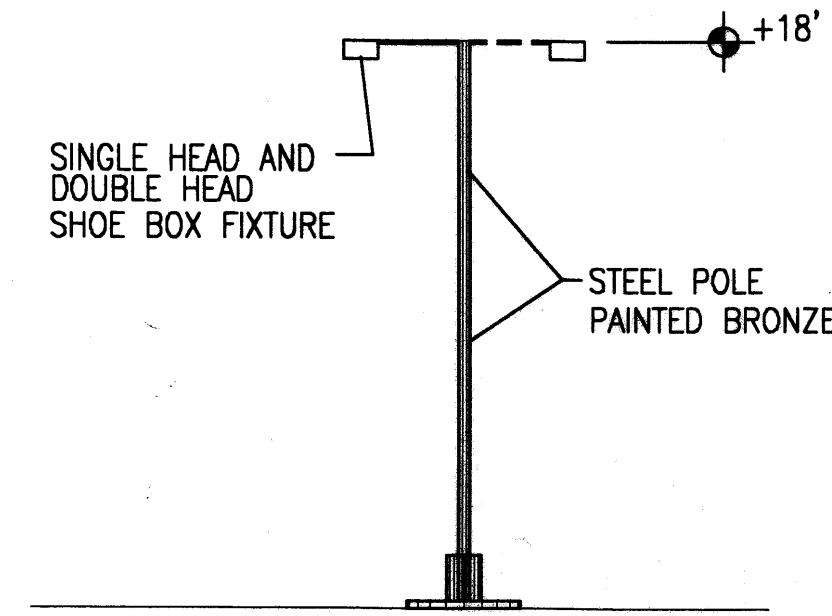


1 HC Ramp
NOT TO SCALE

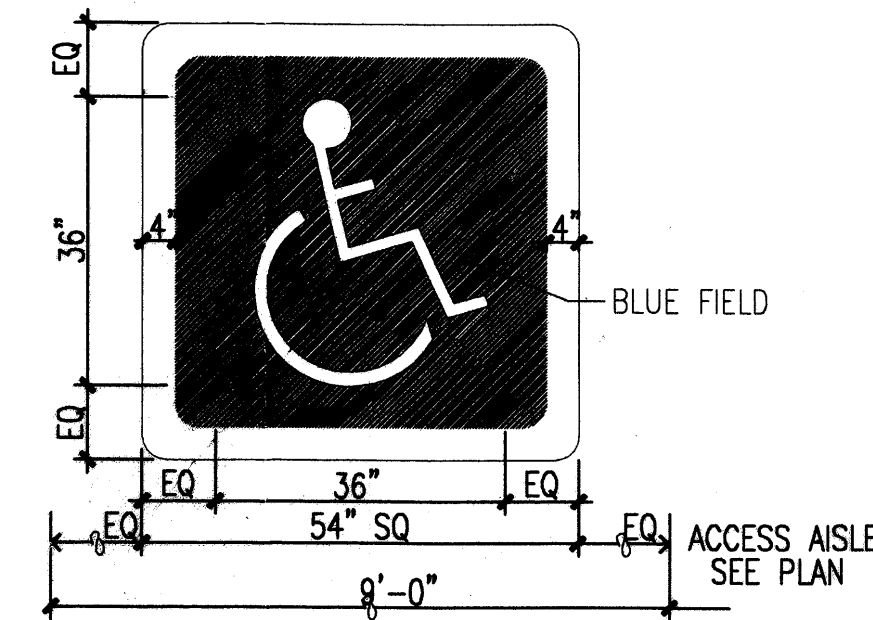


5 HC Parking Striping
NOT TO SCALE

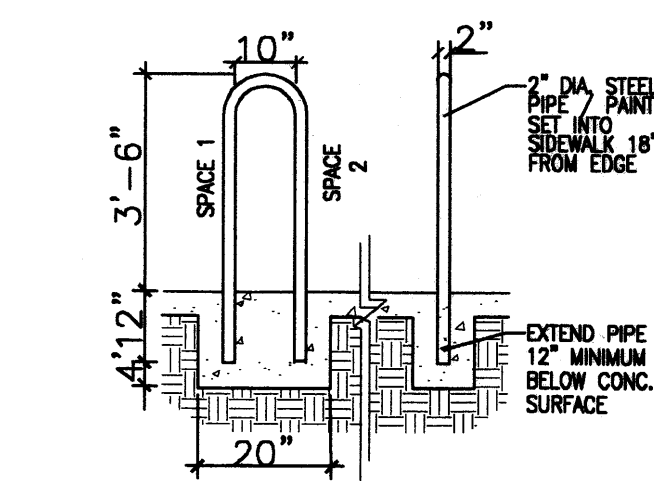


NOTE: SIGHT LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.

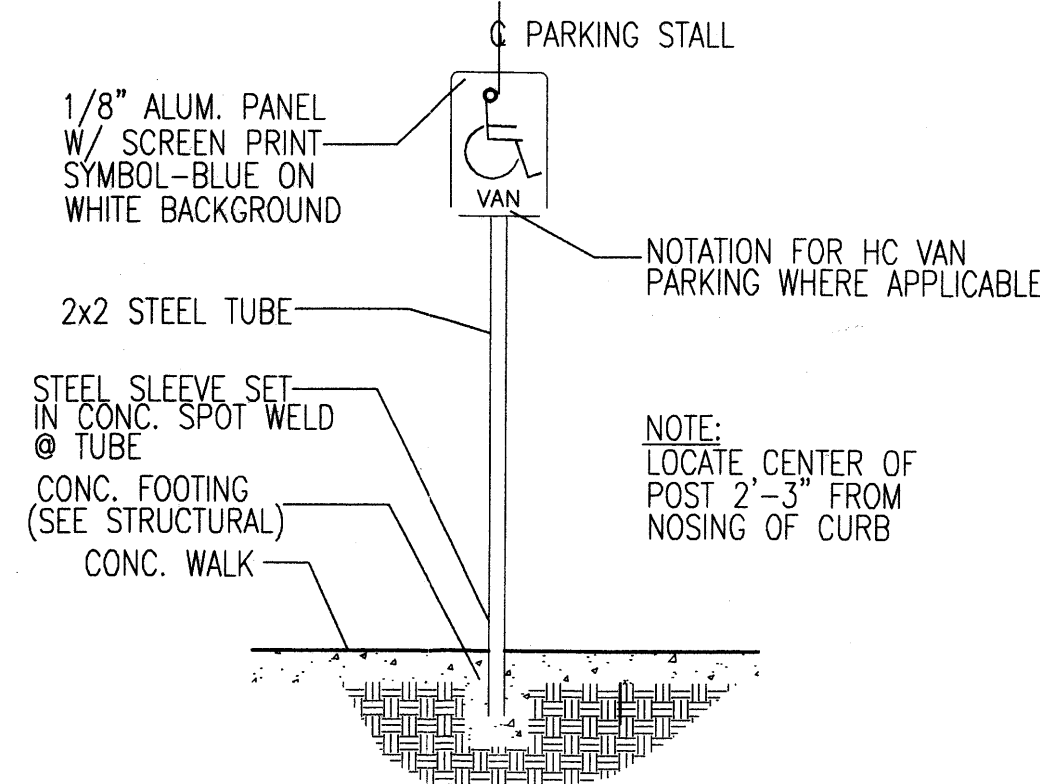
2 Site Lighting Detail
Scale: Not to Scale



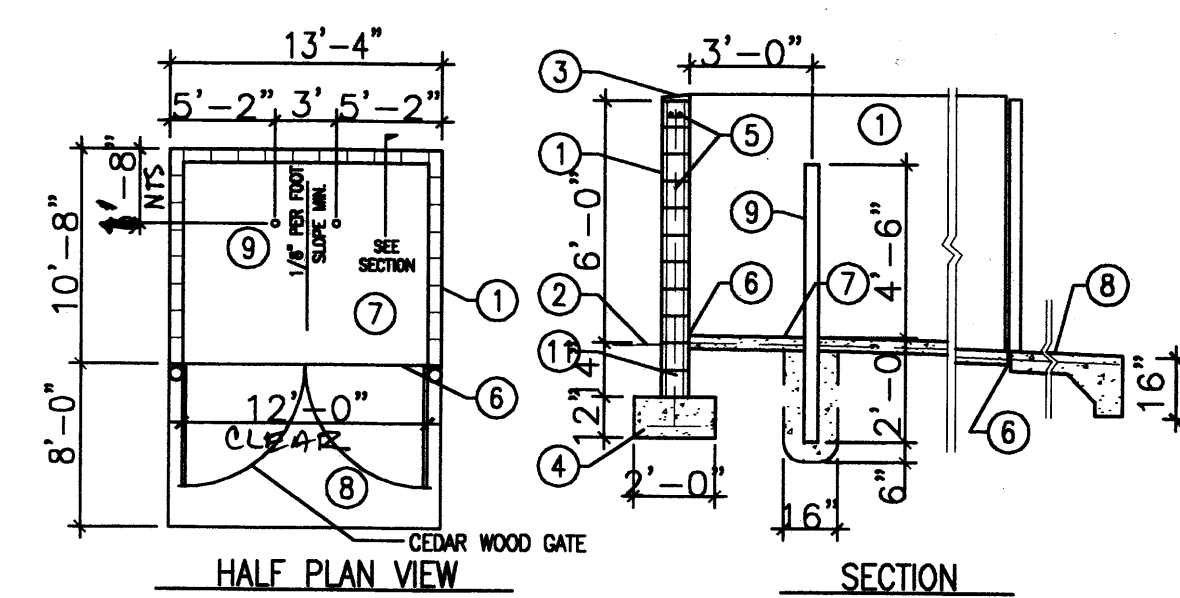
6 HC Pavement Sign
NOT TO SCALE



3 Bike Rack Detail
Scale: Not to Scale

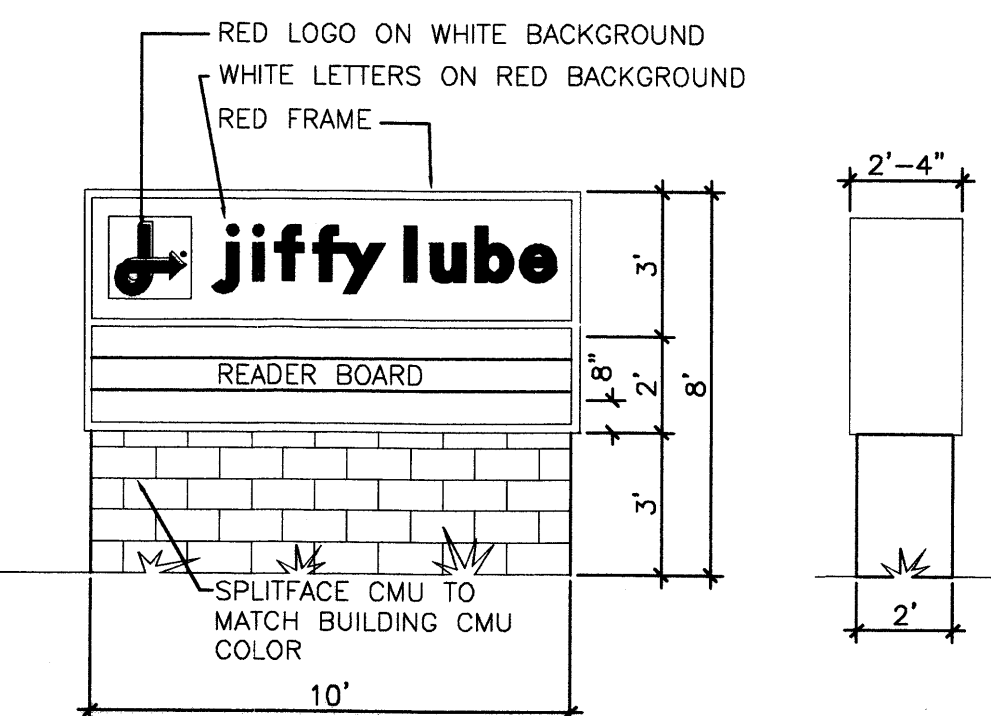


7 HC Parking Sign
NOT TO SCALE

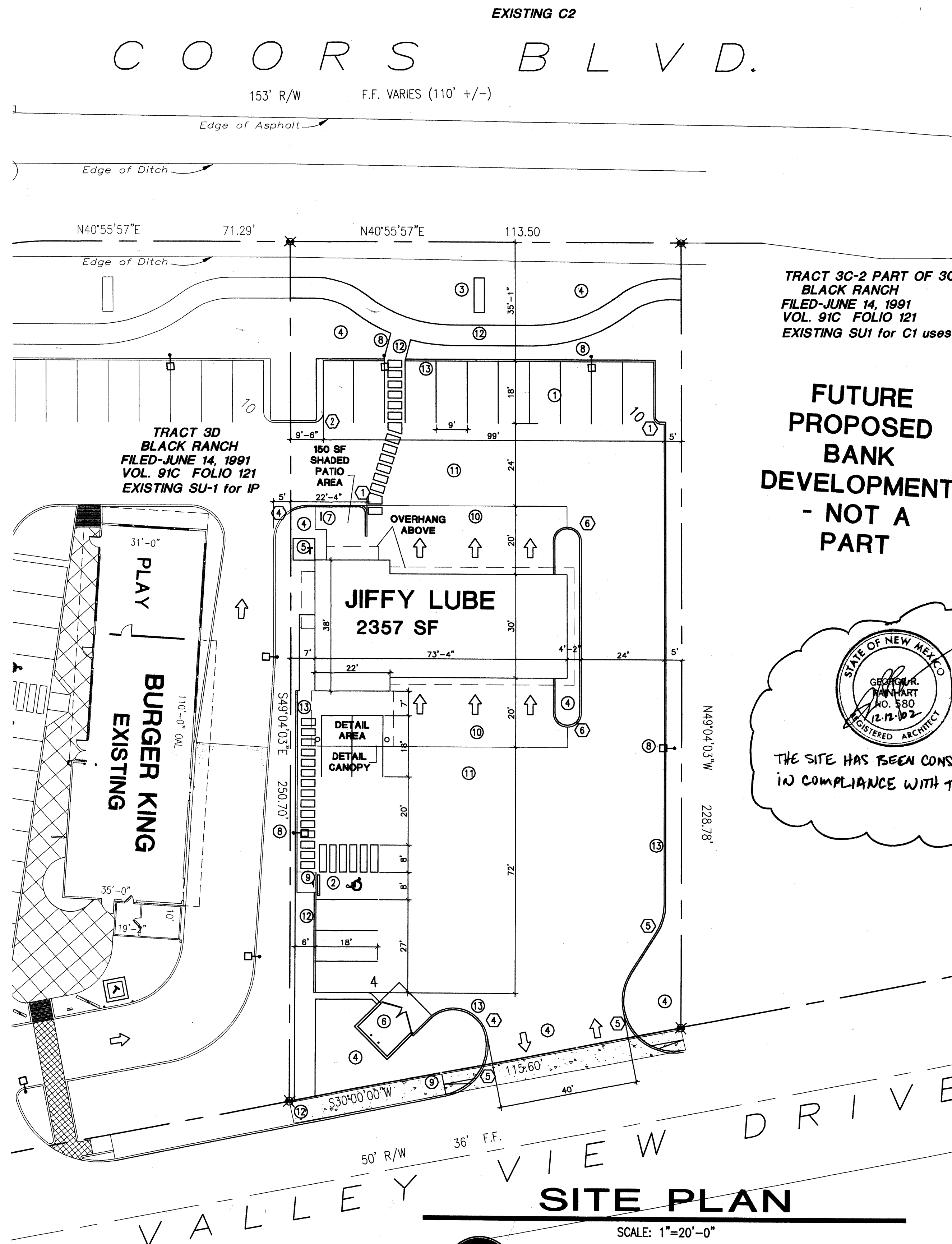


- KEYED NOTES**
- 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DRAINAGE @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL.
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
 - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURNDOWN EDGE.
 - 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING.
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

4 Refuse Enclosure
Scale: Not to Scale



8 MONUMENT SIGN
Scale: 1/4" = 1'-0"



GENERAL NOTES

Note: A reciprocal access easement between lots 3C-1 and 3D shall be provided.

SITE LIGHTING

ALL LIGHT FIXTURES SHALL BE FULLY HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.

BUILDING FINISHES

CUSTOMER AREA: LIGHT TAN STUCCO ABOVE MEDIUM TAN SPLITFACE WAINSCOT WITH 8" RED ACCENT STRIPE AND GALVANIZED METAL ROOFING ON RED TUBE STEEL FRAME AWNINGS AND DETAIL CANOPY.

BAYS AREA: RED STUCCO SIGN BAND ABOVE MEDIUM TAN PAINTED SPLITFACE CMU WAINSCOT WITH 8" RED ACCENT STRIPE.

STOREFRONT AND OVERHEAD DOORS FINISH IS NATURAL ANODIZED ALUMINUM.

LOUDSPEAKERS

NO OUTDOOR LOUDSPEAKERS OR OTHER AMPLIFIED PUBLIC ADDRESS SYSTEMS ARE PERMITTED.

SIGNAGE

FREE STANDING SIGNS SHALL BE NO HIGHER THAN 8 FT. ABOVE GRADE WITH A MAXIMUM SIGN FACE SIZE OF 75 SF.

FAÇADE MOUNTED SIGNS SHALL NOT EXCEED 6% OF THE FAÇADE AREA TO WHICH IT IS ATTACHED AND THE MAXIMUM HEIGHT FOR INDIVIDUAL LETTERS IS 3 FT. NO LIGHTED SIGNS SHALL BE PLACED ON EAST FACING BUILDINGS OR IN A LOCATION THAT IS VISIBLE FROM RESIDENTIAL AREAS EAST OF THIS DEVELOPMENT.

MECHANICAL EQUIPMENT SCREENING

THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED BY WALLS PAINTED TO MATCH THE PREDOMINANT BUILDING COLOR SO AS TO BE AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY WALLS WITH THE TOP OF EQUIPMENT BELOW THE TOP OF THE WALLS.

APPROVALS

Planning Director: *[Signature]* 3/21/12 Date

Transportation Development: *[Signature]* 2-30-12 Date

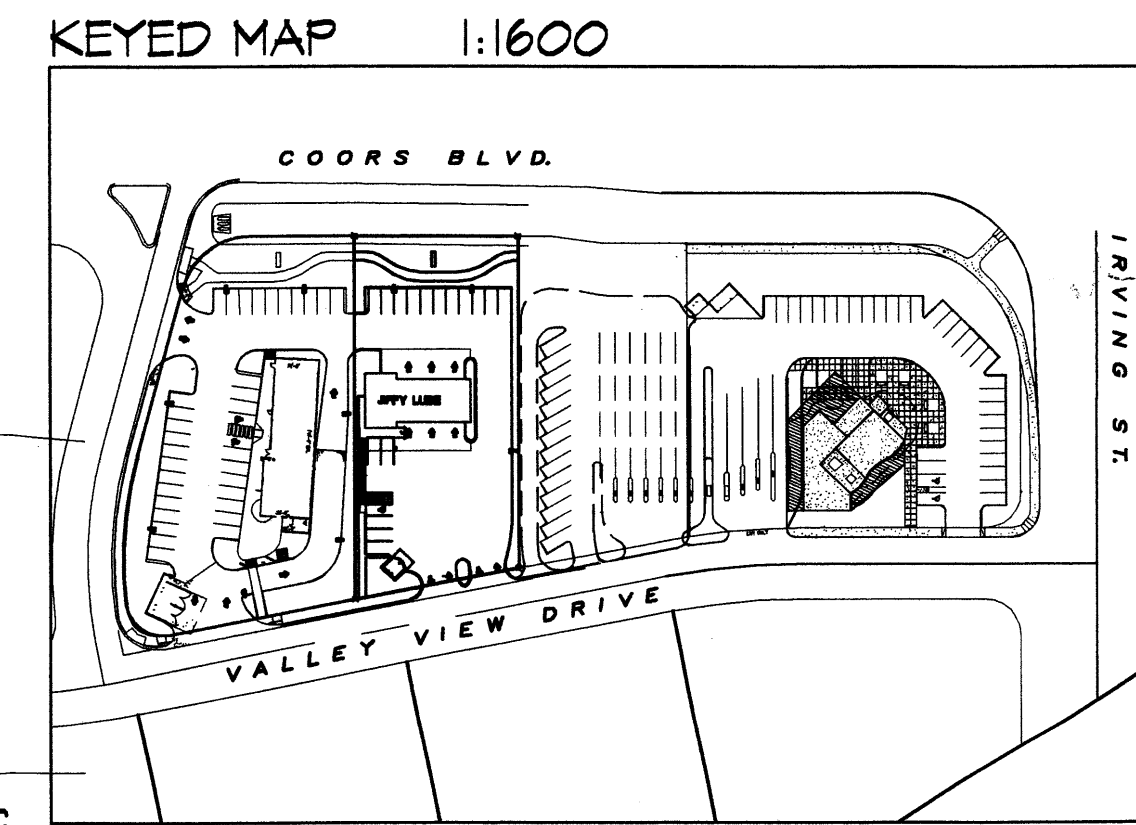
City Engineer/AMAFC: *[Signature]* 2-13-12 Date

Utility Development: *[Signature]* 2-13-12 Date

Parks and Recreation Department: *[Signature]* 2-13-12 Date

Solid Waste: *[Signature]* 2-5-12 Date

PROJECT # 1001206



- LIST OF DRAWINGS:**
- SITE PLAN FOR BUILDING PERMIT
 - LANDSCAPE PLAN
 - GRADING + DRAINAGE / UTILITY PLAN
 - BUILDING ELEVATIONS

- KEYNOTES:**
- PARKING. (SEE PARKING NOTES BELOW)
 - ACCESSIBLE PARKING VAN SPACE. (SEE DETAILS 5,6,7)
 - MONUMENT SIGN. SEE DETAIL 8.
 - LANDSCAPE BUFFER.
 - TRANSFORMER
 - COA APPROVED DUMPSTER ENCLOSURE. (SEE DETAIL 4)
 - BIKE RACK. (SEE DETAIL 3)
 - LIGHT POLE. (SEE DETAIL 2)
 - ACCESSIBLE RAMP. (SEE DETAIL 1)
 - BLACK CONCRETE PAVING.
 - ASPHALTIC CONCRETE PAVING.
 - NEW 6" CONCRETE SIDEWALK
 - CONCRETE STANDING CURB PER COA STD. DETAILS.

LEGAL DESCRIPTION

TRACT 3C-2 PART OF 3C OF BLACK RANCH FILED JUNE 14, 1991 VOLUME 91C, FOLIO 121

CURRENT ZONING: SU-1 FOR C1

TOTAL ACREAGE: 0.6245 AC OR 27,203 SF

ZONE ATLAS: A-13-Z & A-14-Z

BUILDING AREA & PARKING CALCULATIONS:

BUILDING AREA

JIFFY LUBE 2,357 SF. BUILDING

PARKING NOTES:

TYPICAL STANDARD SPACES ARE 9'-0" x 18'-0"

TYPICAL HANDICAP SPACES ARE 8'-0" x 18'-0" WITH A 6' WIDE ACCESS AISLE

PARKING SPACES REQUIRED = 2357 SF / 200 = 12 SPACES

TOTAL STANDARD PARKING SPACES PROVIDED 13 SPACES

TOTAL HC PARKING SPACES PROVIDED 1 SPACE (INCLUDES 1 VAN SPACES)

TOTAL PARKING SPACES PROVIDED 14 SPACES

BICYCLE SPACES REQUIRED = 1 / 20 CARS PROVIDED = 1

BICYCLE PARKING SPACES PROVIDED = 2

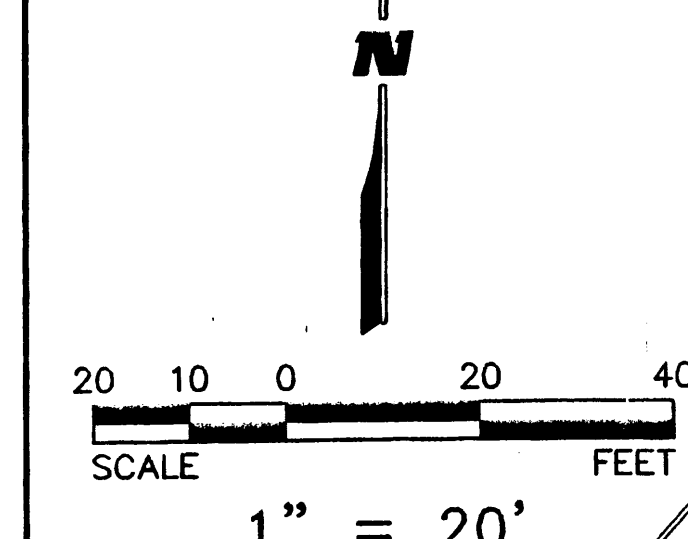
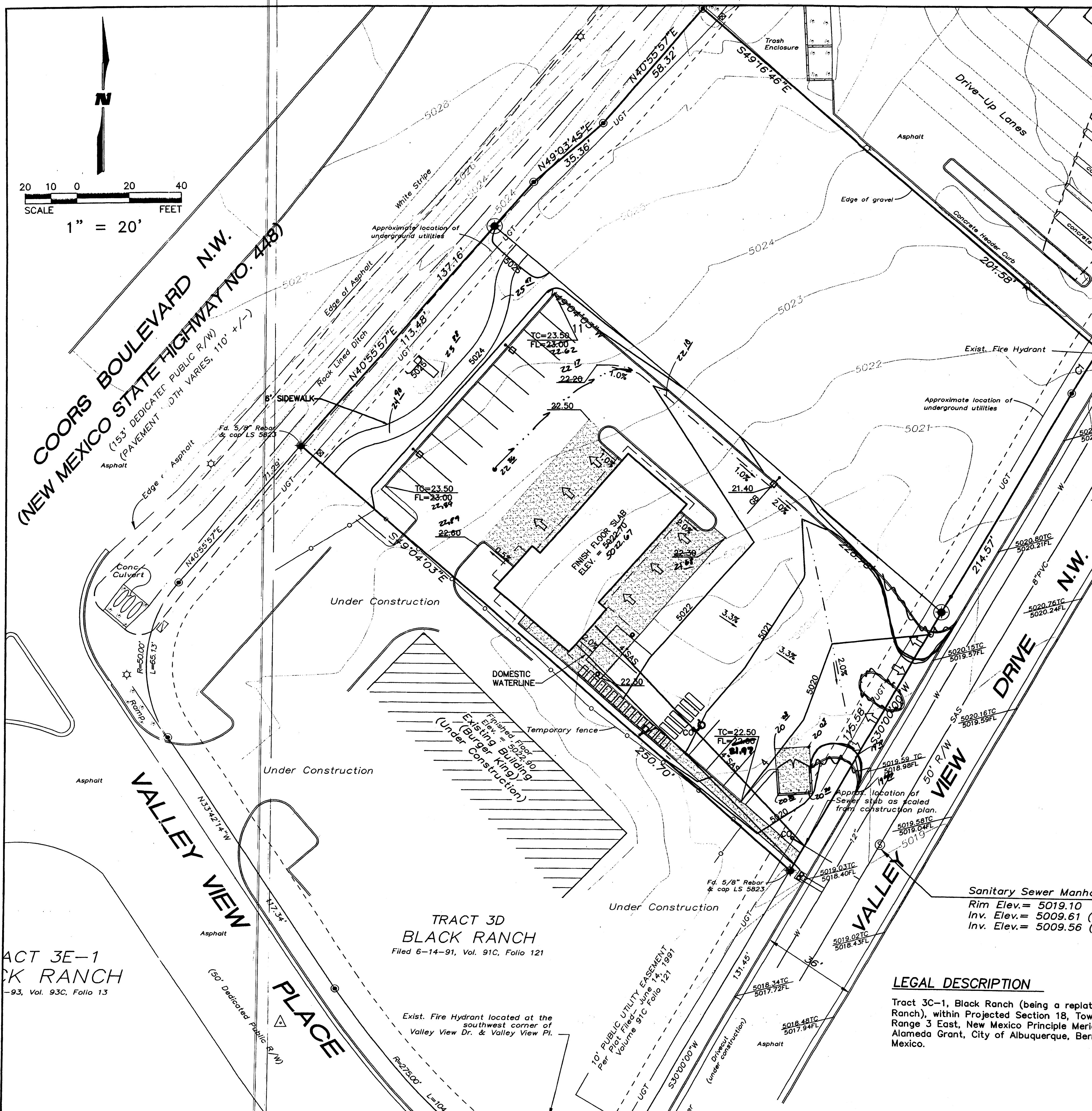
RADII:

- RADIUS = 2'-0"
- RADIUS = 3'-0"
- RADIUS = 5'-0"
- RADIUS = 10'-0"
- RADIUS = 15'-0"
- RADIUS = 4'-0"

REV	DATE	BY	REVISION
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100	3/21/12	BU	1/3/02

GEORGE RANHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	JIFFY LUBE	DRAWN BY	BU
PROJECT MANAGER	Bill Johnson	JOB NO.	0125
SHEET TITLE	Site Plan - Building Permit	DATE	11/29/01
SCALE	AS NOTED	SHEET	1



COORS BOULEVARD N.W.
(153' DEDICATED PUBLIC R/W)
(PAVEMENT WIDTH VARIES, 110' +/-)

TRACT 3E-1
BLACK RANCH
-93, Vol. 93C, Folio 13

VALLEY VIEW PLACE
(50' Dedicated Public R/W)

TRACT 3D
BLACK RANCH
Filed 6-14-91, Vol. 91C, Folio 121

Exist. Fire Hydrant located at the southwest corner of Valley View Dr. & Valley View Pl.

10' PUBLIC UTILITY EASEMENT
Per Plat Filed June 14, 1991
Volume 91C Folio 121

LEGAL DESCRIPTION

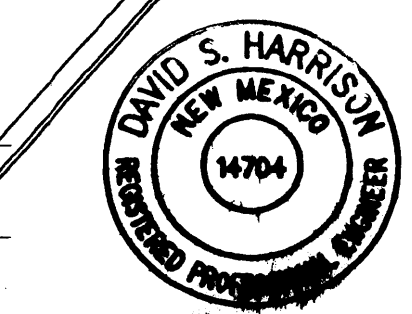
Tract 3C-1, Black Ranch (being a replat of tract 3C, Black Ranch), within Projected Section 18, Township 11 North, Range 3 East, New Mexico Principle Meridian. Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico.

DRAINAGE CERT W/ VERIFICATION BY ENGINEER OF RECORD

DRAINAGE CERTIFICATION
David S. Harrison, NMPE 14704, OF THE FIRM Wilson & Company
HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02-19-01. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR
Certificate of Occupancy

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE PORTION OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

David S. Harrison, NMPE 14704
02-17-02 5022.72TC
5022.09FL



Sanitary Sewer Manhole
Rim Elev. = 5021.87
Inv. Elev. = 5012.00 (N)
Inv. Elev. = 5011.90 (S)

HYDROLOGY NOTES:

ORIGINALLY, TRACT 3C WAS PLATED WITH AN AREA OF 1.200 ACRES. THE APPROVED MASTER PLAN (BLACK RANCH TRACT 3 GRADING, DRAINAGE, AND TERRAIN MANAGEMENT PLAN, OCT 1990, EASTERLING AND ASSOC., INC.) INDICATES AN ALLOWABLE 100 YEAR PEAK RUNOFF FROM TRACT 3C OF 4.92 CFS. THE REPLAT OF TRACT 3C (TRACT 3C-1) IS 0.6245 ACRES IN SIZE. THEREFORE, PROPORTIONALLY, THE ALLOWABLE PEAK RUNOFF FROM TRACT 3C-1 IS (4.92 CFS)/(0.6245 AC/1.200 AC) = 2.56 CFS FOR THE 100-YEAR STORM.

PRECIPITATION ZONE 1

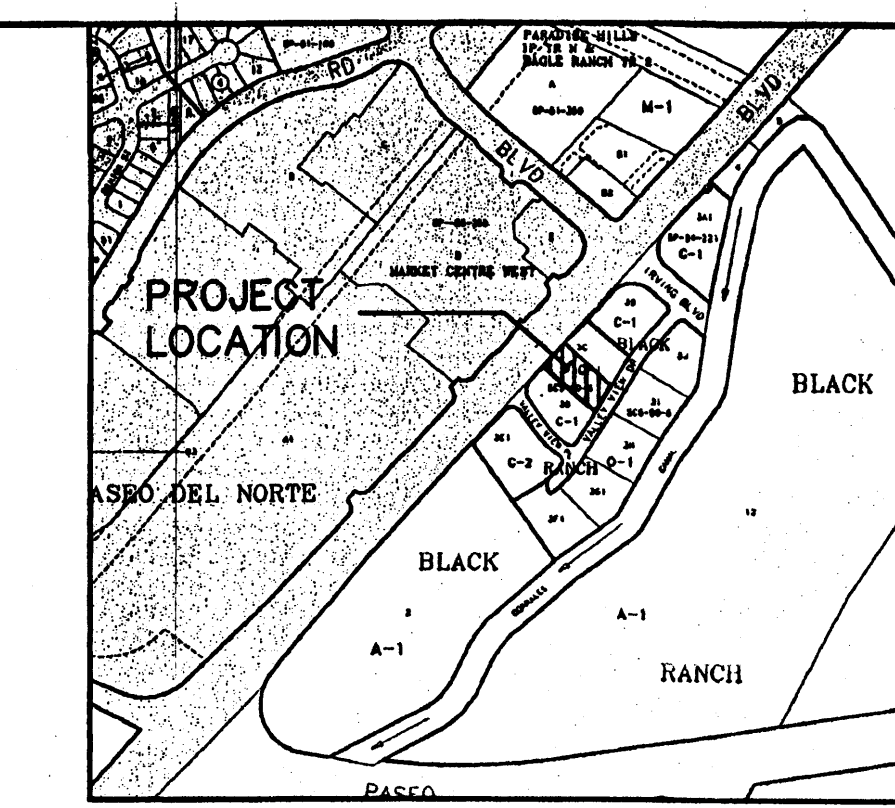
ALLOWABLE DISCHARGE = 2.56 CFS
TOTAL TRACT AREA = 0.6245 AC

LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO VALLEY VIEW DRIVE N.W.

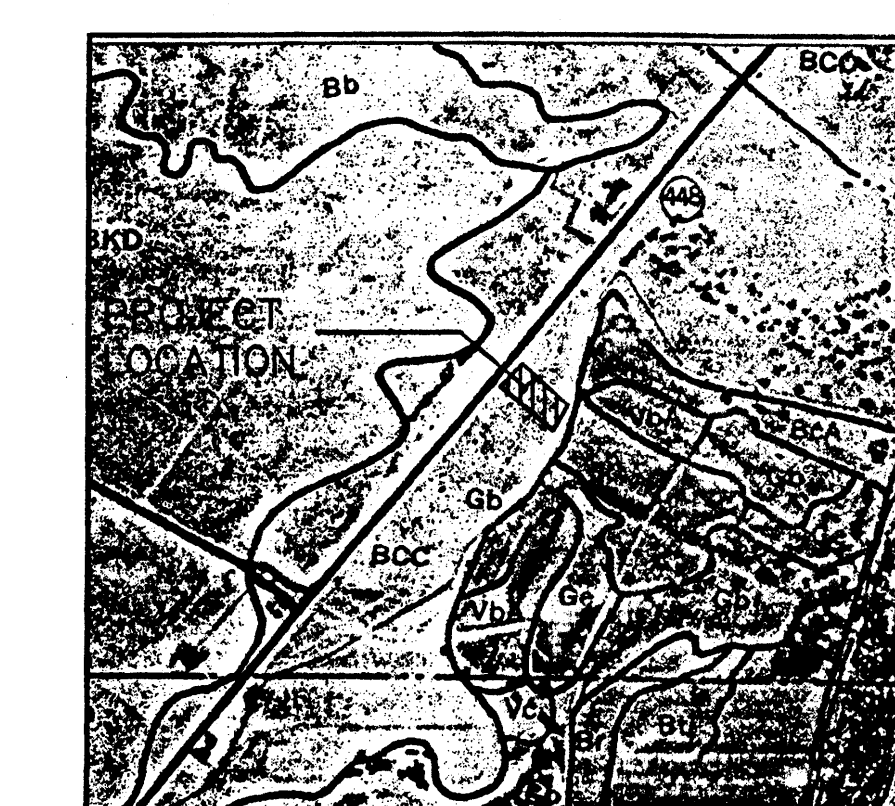
LAND TREATMENT B = 0.1320 AC
LAND TREATMENT D = 0.4925 AC

PEAK DISCHARGE $Q_{p100} - 6 \text{ Hr} = (\text{AREA}_B) (Q_B) + (\text{AREA}_D) (Q_D) =$
 $= (0.1320 \text{ Ac}) (2.03 \text{ cfs/acre}) + (0.4925 \text{ Ac}) (4.37 \text{ cfs/acre}) = 2.42 \text{ cfs}$
LESS THEN THE ALLOWABLE OF 2.56 CFS.

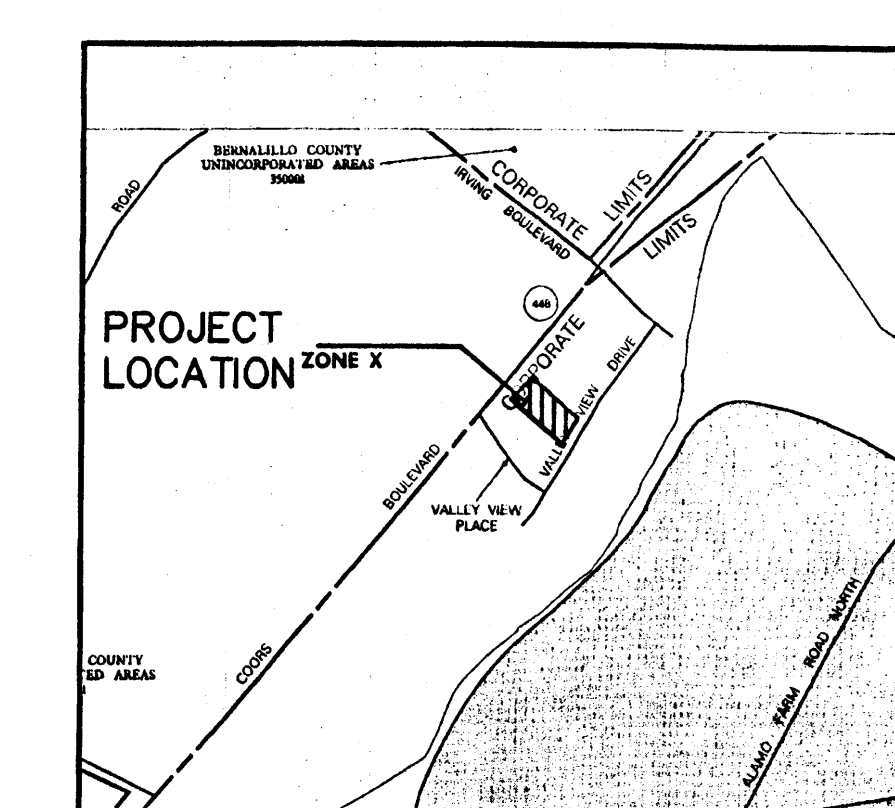
NOTE: THERE IS NO OFFSITE DRAINAGE ONTO THIS SITE. THE SITE HAS BEEN RAISED WHICH PREVENTS ANY DRAINAGE FROM TRACT 3B TO ENTER THE SITE. THE ADJACENT ROAD HAS A CURB AND GUTTER DRAINAGE SYSTEMS WHICH DIRECTS THE DRAINAGE TO AN OFFSITE DETENTION POND LOCATED APPROXIMATELY 400 FEET TO THE SOUTH ON VALLEY VIEW DRIVE. A DITCH ALONG COORS BLVD. INTERCEPTS AND DIVERTS RUNOFF FROM COORS BLVD. AWAY FROM THE SITE.



LOCATION MAP
ZONE ATLAS MAP NO. C-13-Z



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10

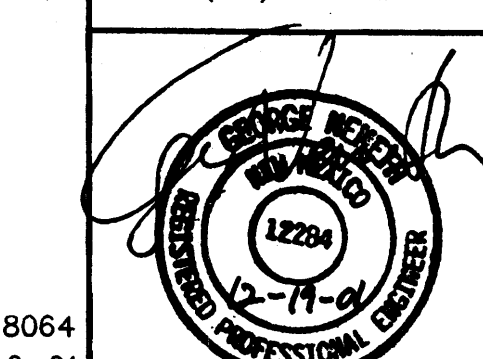


FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 116

BENCH MARK

N.M.S.H.C./A.C.S. Control Monument "NM-448-N10"
New Mexico State Plane Coordinates, Central Zone
(NAD 27) as published: Y= 1,524,161.52 X= 377,788.84
Combined ground to grid factor = 0.99967575
Delta Alpha = -00'14"09" Elev. = 5045.51

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021



GIFFY LUBE GRADING & DRAINAGE PLAN COORS BLVD. & VALLEY VIEW DR.

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	
XXXX.XX	C-13	C-1	