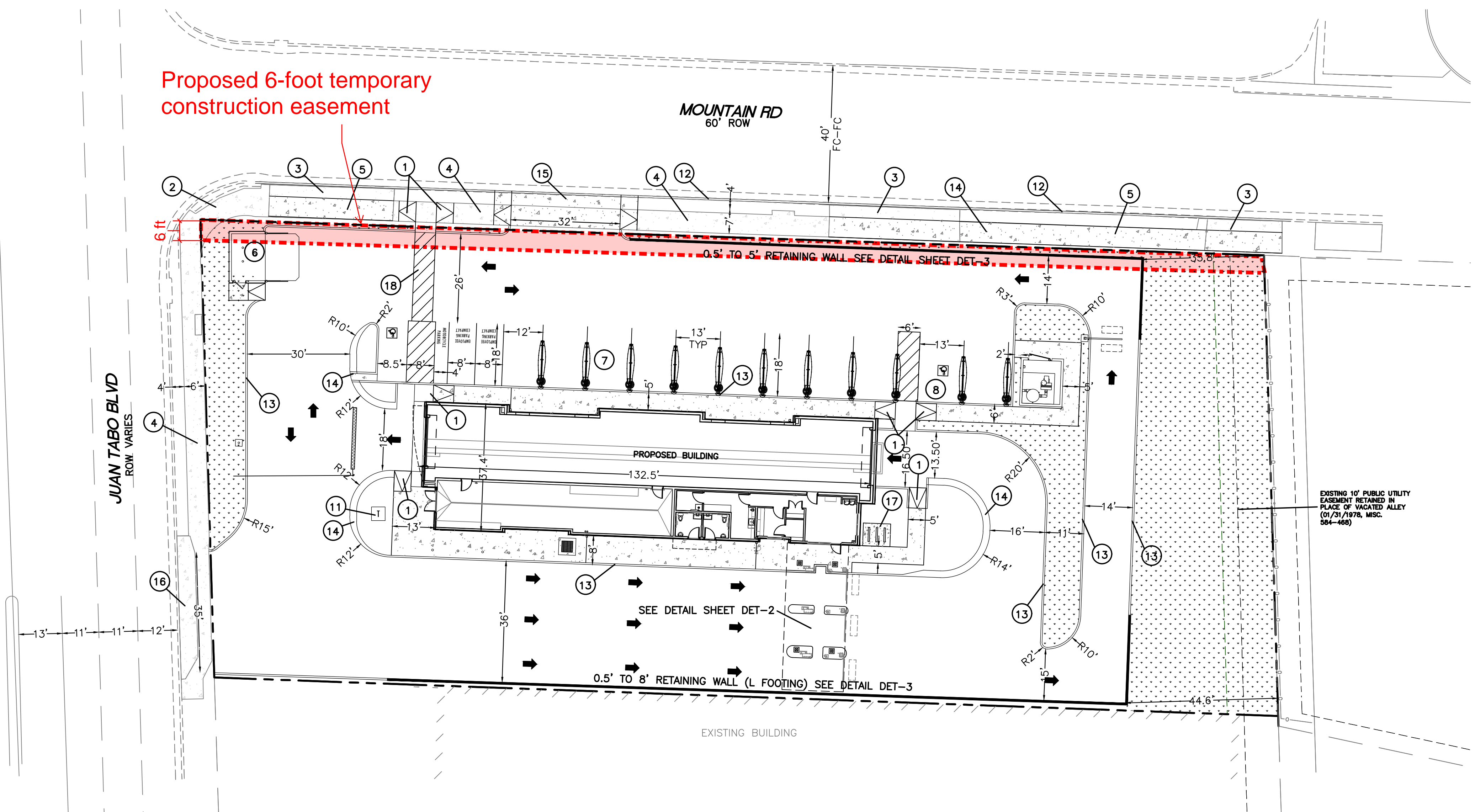


**SITE DATA**

PROPOSED USAGE	CAR WASH
LOT AREA	41485 SF (0.95 ACRES)
ZONING	MX-M
BUILDING AREA	4720 SF
BUILDING SETBACK	
FRONT (WEST)	5'
REAR (EAST)	15'
SIDE (NORTH AND SOUTH)	5'
PARKING REQUIRED	1 (2 PER 1000 SF, OFFICE, WAITING AREA, RETAIL=824 SF)
PARKING PROVIDED	3 SPACES (1 ACCESSIBLE SPACE)
MOTORCYCLE SPACES REQUIRED	1 SPACE
MOTORCYCLE SPACES PROVIDED	1 SPACE
BICYCLE SPACES REQUIRED	3 SPACES
BICYCLE SPACES PROVIDED	3 SPACES
LANDSCAPE REQUIRED	5515 SF (15% NET AREA, 36765 SF)
LANDSCAPE PROVIDED	8020 SF



Proposed 6-foot temporary construction easement

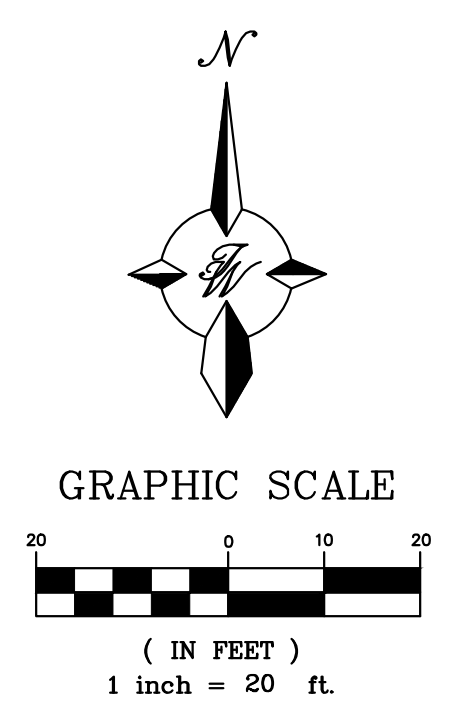
MOUNTAIN RD  
60' ROW

JUAN TABO BLVD  
ROW VARIES

EXISTING 10' PUBLIC UTILITY EASEMENT RETAINED IN PLACE OF VACATED ALLEY (07/29/1978, MISC. 564-468)

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- RETAINING WALL
- NEW CONCRETE SIDEWALK
- LANDSCAPING



**KEYED NOTES**

- 1 UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- 2 EXISTING ACCESSIBLE RAMP TO REMAIN
- 3 REMOVE AND DISPOSE EXISTING DRIVEWAY PAD AND CURB
- 4 EXISTING CONCRETE SIDEWALK
- 5 NEW CONCRETE SIDEWALK PER COA DWG 2430
- 6 DUMPSTER SEE DETAIL SHEET DET-1
- 7 VACUUM STALL (TYP) SEE DETAIL SHEET DET-2
- 8 ACCESSIBLE VACUUM STALL SEE DETAIL SHEET DET-2
- 9 MOTORCYCLE PARKING W/SIGN
- 10 ACCESSIBLE PARKING W/SIGN
- 11 TRANSFORMER
- 12 STD CURB AND GUTTER PER COA DWG 2415A
- 13 6" CURB AND GUTTER SEE DETAIL SHEET DET-2
- 14 MOUNTABLE CURB AND GUTTER SEE DETAIL SHEET DET-2
- 15 NEW DRIVEWAY PAD PER COA DWG 2425
- 16 EXISTING DRIVE PAD TO REMAIN
- 17 BIKE RACK SEE DETAIL SHEET DET-1
- 18 6' PEDESTRIAN CROSSWALK

	<b>MISTER CAR WASH</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY pm
	<b>TRAFFIC CIRCULATION PLAN</b>	DATE 10-22-25
	SHEET # <b>4</b>	JOB # 2025017