





PARKING AND STACKING SUMMARY

CHAMPION XPRESS CAR WASH

Building Area = 4,355 sq-ft (1,280 sq-ft of non-wash bay/mechanical room) Wash Bay Stacking Provided: 26 vehicles Vacuum Parking Provided: 20 spaces (18'x12')

- Employee/Standard Parking Provided:
- Motorcycle Parking Provided:
- Bicycle Parking Provided:
- 4 spaces (18'x9') 1 Space (18'x6.5') 4 Spaces (2 Racks)
- 1 Space (18'x11) 1 Space (18'x12')

REQUIRED STANDARD PARKING = 2 Stalls

2 spaces / 1,000 sq-ft GFA of retail, office, and waiting area (1280 sq-ft / 1000) per IDO Table 5-5-1: Off-street Parking Requirements

REQUIRED STACKING SPACES = 3 (three) 20' spaces from end of washing bay Activity = Car Wash

per IDO Table 5-5-8: Required Stacking Spaces

REQUIRED MOTORCYCLE PARKING = 1 Space per IDO Table 5-5-4: Motorcycle Parking Requirements

REQUIRED BICYCLE PARKING = 3 Spaces per IDO Table 5-5-5: Bicycle Parking Requirements

REQUIRED ADA PARKING = 1 Space per ADA Table 208.2: Minimum Number of Accessible Parking Spaces

PROJECT SUMMARY

Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Champion Xpress Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

PROPERTY INFORMATION

Address: 211 Unser Blvd SW Albuquerque, NM 87121 Legal Description: Tract 10, Unser Crossing Area: 1.86 acres

Zoning: MX-M

Flood Zone Designation: FIRM # 35001C0328J, effective date: November 4, 2016 Zone "X" : Areas determined to be outside the 0.2% annual chance Floodplain.

CLEAR SITE TRIANGLE NOTE: All broken or cracked sidewalk must be Landscaping, signage, walls, fences, trees, replaced with sidewalk and curb & gutter and shrubbery between 3 feet and 8 feet tall per the City of Albuquerque Standard (as measured from the gutter pan) are not Drawing No. 2415 and No. 2430. allowed within the clear site triangle. - See Fire 1 Plan, sheet C-2.1 for Fire Marshal's Office Hydrant and fire Access approval See Site Plan, sheet C-2.0 for detailed site installations. - See Grading and Drainage Plan, sheet C-3.0 for pavement slope details. *Access Drive area slope range = 1.0%minimum to 6.0%maximum *Parking area slope range = 1.0%minimum to 8.0%maximum *Handicap Parking area slope range = 1.0%minimum to 2.0%maximum **ACCESSIBLE PARKING SYMBOL & MARKING NOTES** A paved accessible parking space must include: -The International Symbol if Accessibility conspicuously on the surface in a color that contrasts the pavement. The words "NO PARKING" painted on any access aisle adjacent to the parking space. Words must be painted in all capital letters with a letter height of at least twelve inches, a stroke width of at least two inches, and centered within each access aisle adjacent to the parking space. SITE AND PAVEMENT LEGEND (B/C) BACK-OF-CURB TYPICAL PARKING STALL WIDTH (TYP) RADIUS - FACE OF CURB CONCRETE WHEEL STOP 6 ADA PARKING SYMBOL PROPOSED LIGHT POLE DIRECTIONAL PARKING LOT ARROW TRUNCATED DOMES CONCRETE SIDEWALK CONCRETE PAVEMENT - TRAFFIC

