

UNDEVELOPED
TRACT 8 UNSER CROSSING

DEFINED FITNESS MESA CLUB
TRACT 7 UNSER CROSSINGS



Know what's below.
Call before you dig.

KEY
A - 2.5" ASPHALTIC CONCRETE, CITY OF ALBUQUERQUE
MIX DESIGN SP-III or SP-IV (2 LIFTS)
B - 4" CRUSHED AGGREGATE BASE
ITD STANDARDS 303 AND 703 AGGREGATE
C - 10" COMPACTED SUBGRADE

SEE GEOTECHNICAL REPORT PREPARED BY
GEOSCIENCE ENGINEERING & TESTING, INC. DATED
JULY 6, 2022 FOR ADDITIONAL INFORMATION.

**LIGHT DUTY ASPHALT
PAVEMENT SECTION**
NOT TO SCALE

KEY
A - 3" ASPHALTIC CONCRETE, CITY OF ALBUQUERQUE
MIX DESIGN SP-III or SP-IV (2 LIFTS)
B - 6" CRUSHED AGGREGATE BASE
ITD STANDARDS 303 AND 703 AGGREGATE
C - 10" COMPACTED SUBGRADE

SEE GEOTECHNICAL REPORT PREPARED BY
GEOSCIENCE ENGINEERING & TESTING, INC. DATED
JULY 6, 2022 FOR ADDITIONAL INFORMATION.

**HEAVY DUTY ASPHALT
PAVEMENT SECTION**
NOT TO SCALE

KEY
A - 6" PORTLAND CEMENT CONCRETE
B - 4" NMDOT AGGREGATE BASE
C - 10" COMPACTED SUBGRADE

SEE GEOTECHNICAL REPORT PREPARED BY
GEOSCIENCE ENGINEERING & TESTING, INC. DATED
JULY 6, 2022 FOR ADDITIONAL INFORMATION.

**CONCRETE DUMPSTER PAD
PAVEMENT SECTION**
NOT TO SCALE

KEY
A - 6" PORTLAND CEMENT CONCRETE
B - 4" NMDOT AGGREGATE BASE
C - 10" COMPACTED SUBGRADE

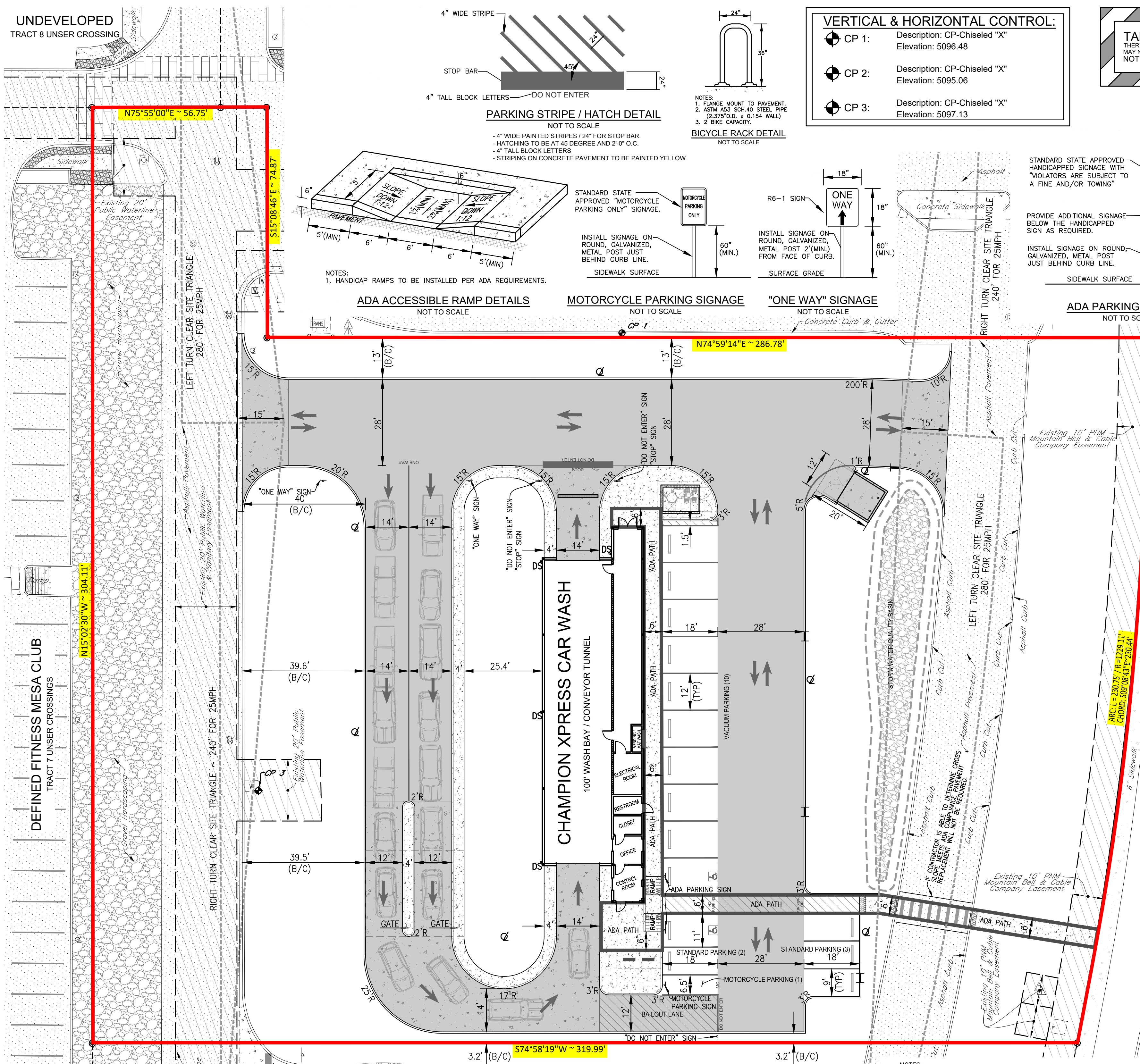
SEE GEOTECHNICAL REPORT PREPARED BY
GEOSCIENCE ENGINEERING & TESTING, INC. DATED
JULY 6, 2022 FOR ADDITIONAL INFORMATION.

**CONCRETE SIDEWALK
PAVEMENT SECTION**
NOT TO SCALE

KEY
A - 6" PORTLAND CEMENT CONCRETE
B - 4" NMDOT AGGREGATE BASE
C - 10" COMPACTED SUBGRADE

SEE GEOTECHNICAL REPORT PREPARED BY
GEOSCIENCE ENGINEERING & TESTING, INC. DATED
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CONCRETE PAVEMENT SECTION
NOT TO SCALE



VERTICAL & HORIZONTAL CONTROL:

CP 1: Description: CP-Chiseled "X"
Elevation: 5096.48

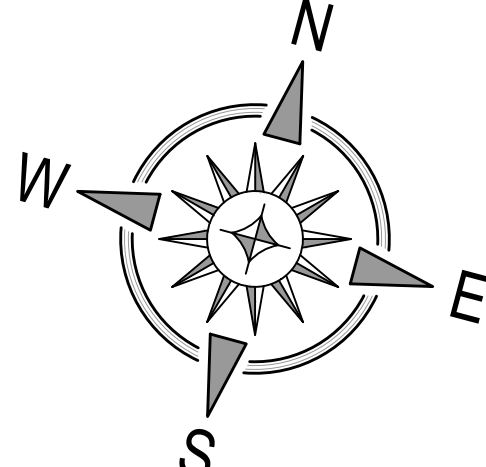
CP 2: Description: CP-Chiseled "X"
Elevation: 5095.06

CP 3: Description: CP-Chiseled "X"
Elevation: 5097.13

TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH
MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS.
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

**TRAFFIC CIRCULATION
LAYOUT APPROVED**
Ernest Armijo 3/9/2023
Signed Date

GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.



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: 18 vehicles
Vacuum Parking Provided: 9 spaces (18'x12')
Employee/Standard Parking Provided: 4 spaces (18'x9')
Motorcycle Parking Provided: 1 Space (18'x6.5')
Bicycle Parking Provided: 4 Spaces (2 Racks)
ADA Parking Provided: 1 Space (18'x11)
ADA Vacuum Parking Provided: 1 Space (18'x12')

REQUIRED STANDARD PARKING = 2 Stalls
Use = Car Wash
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.

All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter per the City of Albuquerque Standard Drawing No. 2415 and No. 2430.

CLEAR SITE TRIANGLE NOTE:
Landscaping and signage will not interfere with clear sight requirements. Therefore signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

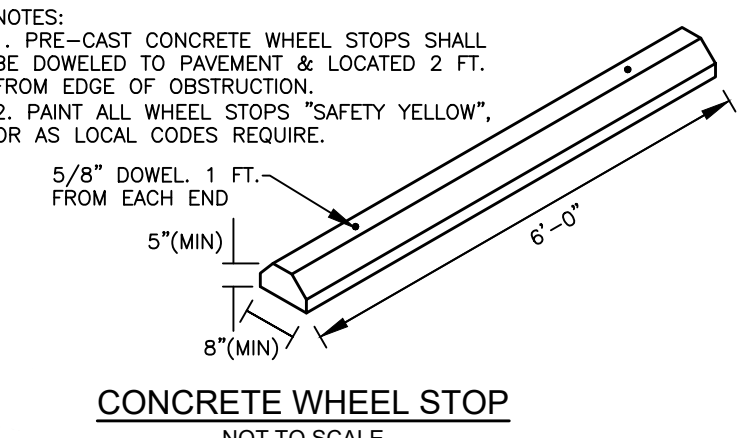
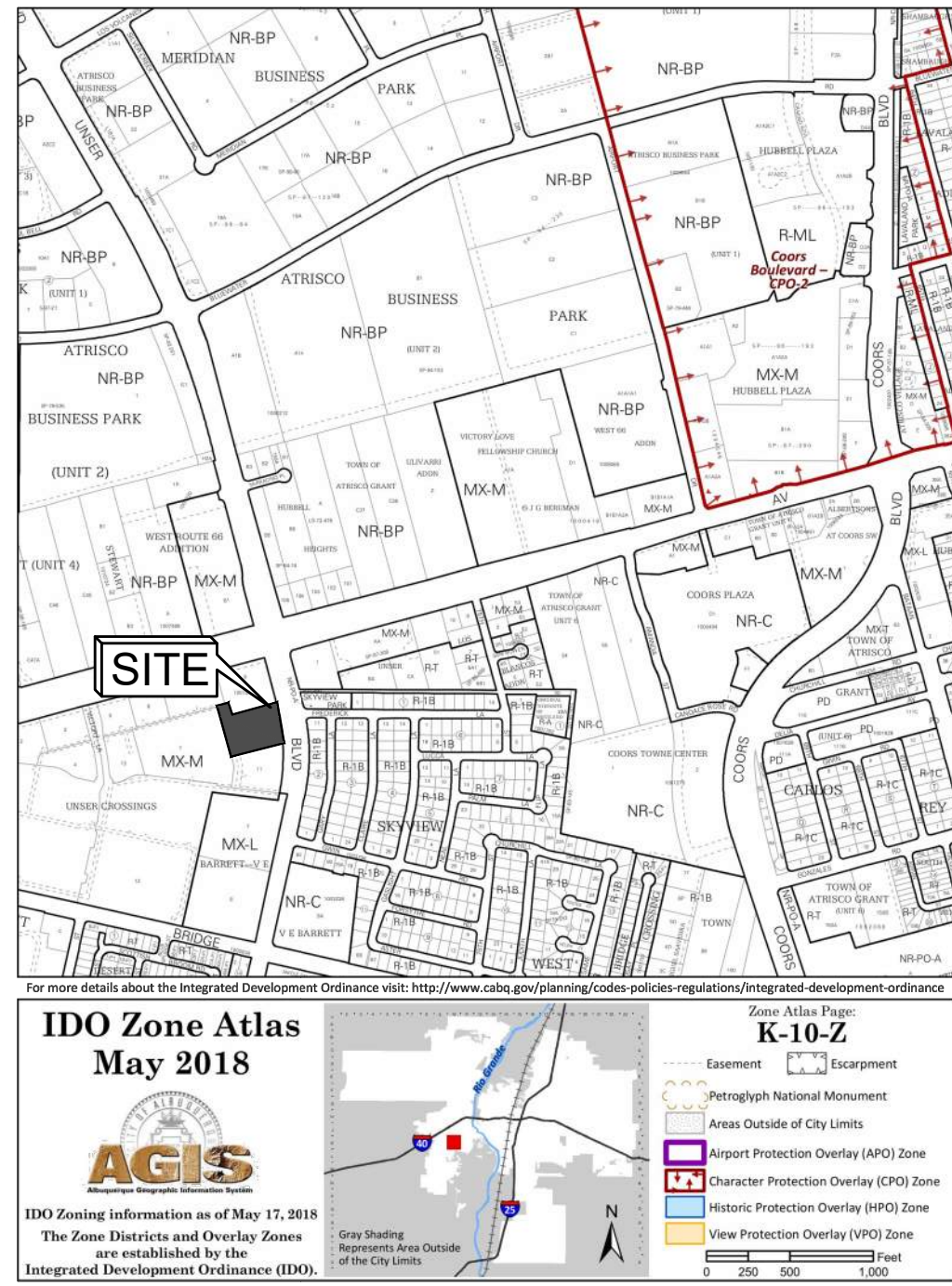
- See Fire 1 Plan, sheet C-2.1 for Fire Marshal's Office Hydrant and fire Access approval
- See Site Plan, sheet C-2.0 for detailed site installations.
- See Grading and Drainage Plan, sheet C-3.0 for pavement slope details.
- *Access Drive area slope range = 1.0%minimum to 6.0%maximum
- *Parking area slope range = 1.0%minimum to 8.0%maximum
- *Handicap 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 of 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
(TYP) TYPICAL PARKING STALL WIDTH
R RADIUS - FACE OF CURB
CONCRETE WHEEL STOP
ADA PARKING SYMBOL
PROPOSED LIGHT POLE
DIRECTIONAL PARKING LOT ARROW
TRUNCATED DOMES

CONCRETE SIDEWALK
LIGHT DUTY ASPHALT
CONCRETE PAVEMENT
HEAVY DUTY ASPHALT



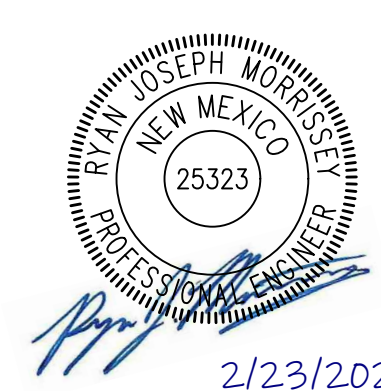
**MURPHY EXPRESS
TRACT 11 UNSER CROSSINGS**

CURB END TAPER DETAIL
NOT TO SCALE

CONCRETE WHEEL STOP
NOT TO SCALE

CURB END TAPER DETAIL
NOT TO SCALE

**MURPHY EXPRESS
TRACT 11 UNSER CROSSINGS**



Date	02/23/23
Description	Rev 1 - Revised per City Comments
Item	1

**SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS
CAR WASH**
211 UNSER BLVD SW
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 22.146
Draw: RMM	Dwg: 22-146.dwg
Scale: RJM	Tab: C2.2-TP
Scale: 1" = 20'	
Date:	01.11.2023
Sheet:	TRAFFIC CIRCULATION LAYOUT PLAN
Sheet No.:	

C-2.2