PARKING AND STACKING SUMMARY

CHAMPION XPRESS CAR WASH

Building Area = 2,927 sq-ft (683 sq-ft of non-wash bay/mechanical room)

Wash Bay Stacking Provided:	30 vehicles
Vacuum Parking Provided:	17 spaces (18'x12')
Employee/Standard Parking Provided:	7 spaces (18'x8.5')
Motorcycle Parking Provided:	1 Space (18'x9')
Bicycle Parking Provided:	4 Spaces (2 Racks)
ADA Parking Provided:	1 Space (18'x8.5")
ADA Vacuum Parking Provided:	1 Space (18'x12')

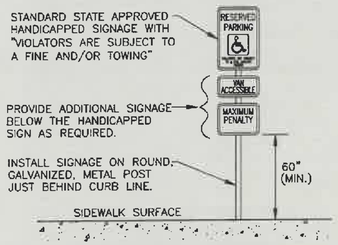
REQUIRED STANDARD PARKING = 2 Stalls
Use = Car Wash
2 spaces / 1,000 sq-ft GFA of retail, office, and waiting area (683 sq-ft / 1000)
per IDO Table 5-5-1: Off-street Parking Requirements

REQUIRED STACKING SPACES = 3 (three) 20' spaces from end of washing bay
Activity = Car Wash
per IDO Table 5-5-8: Required Stacking Spaces

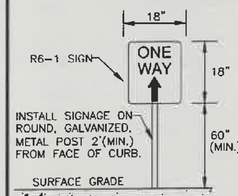
REQUIRED MOTORCYCLE PARKING = 1 Space
per IDO Table 5-5-4: Motorcycle Parking Requirements

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

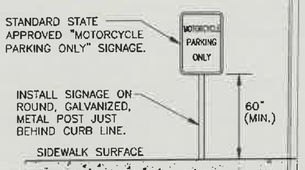
REQUIRED ADA PARKING = 1 Space
per ADA Table 208.2: Minimum Number of Accessible Parking Spaces



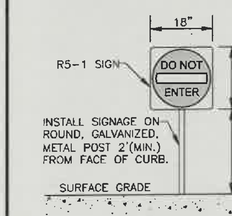
ADA PARKING SIGNAGE
NOT TO SCALE



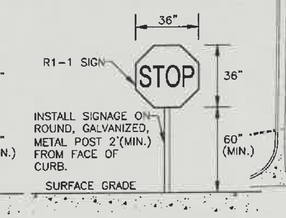
"ONE WAY" SIGNAGE
NOT TO SCALE



MOTORCYCLE PARKING SIGNAGE
NOT TO SCALE

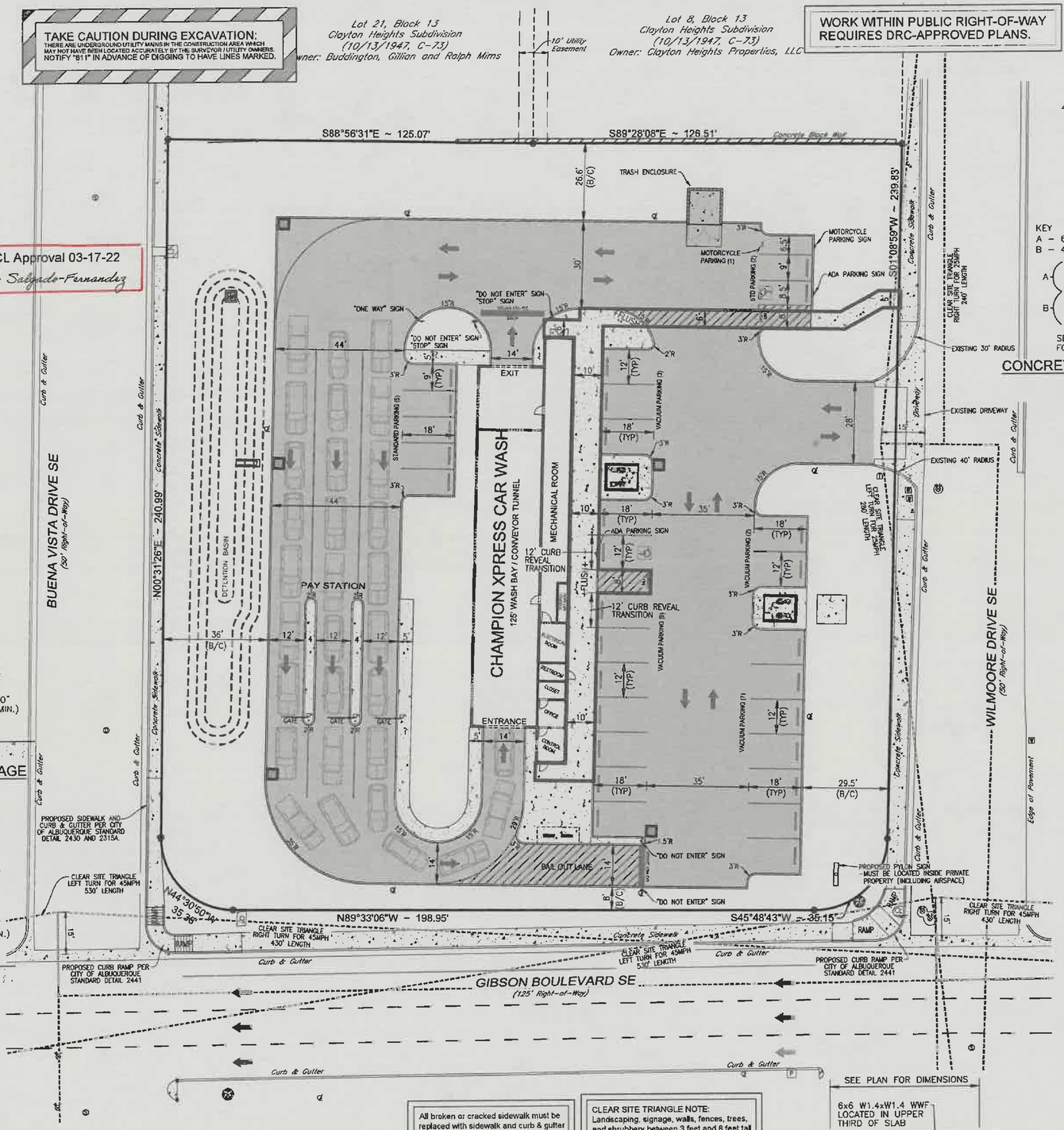


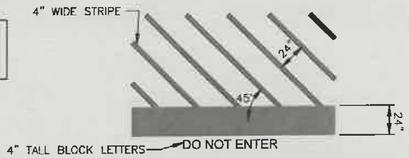
"DO NOT ENTER" SIGNAGE
NOT TO SCALE



"STOP" SIGNAGE
NOT TO SCALE

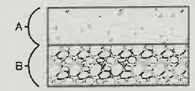
- See Fire 1 Plan, sheet C-2.1 for Fire Marshal's Office Hydrant and fire Access approval
- See Site Plan, sheet C-2.2 for detailed site installations.
- See Grading and Drainage Plan, sheet C-3.0 for pavement slope details.
  - *Access Drive area slope range = 1.0%minimum to 8.0%maximum
  - *Parking area slope range = 1.0%minimum to 8.0%maximum
  - *Handicap Parking area slope range = 1.0%minimum to 2.0%maximum





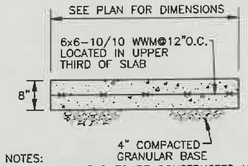
PARKING STRIPE / HATCH DETAIL
NOT TO SCALE
- 4" WIDE PAINTED STRIPES / 24" FOR STOP BAR.
- HATCHING TO BE AT 45 DEGREE AND 2'-0" O.C.
- 4" TALL BLOCK LETTERS
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.

KEY
A – 6" PORTLAND CEMENT CONCRETE
B – 4" NMDOT AGGREGATE BASE



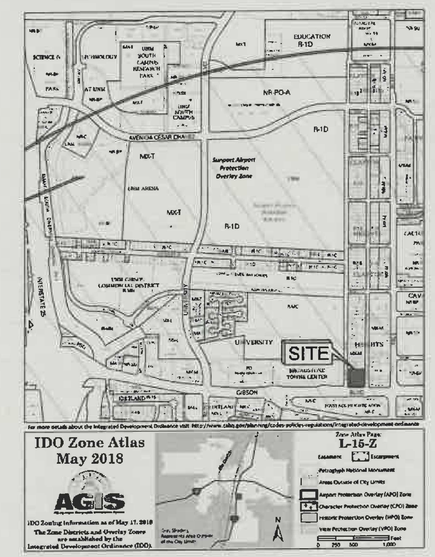
SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

CONCRETE PAVEMENT SECTION
- TRAFFIC -
NOT TO SCALE



NOTES:
1. DUMPSTER PAD TO BE CONSTRUCTED USING 4000 PSI CONCRETE.

CONCRETE DUMPSTER PAD PAVEMENT SECTION
NOT TO SCALE



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.

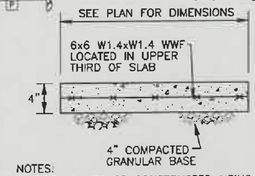
PROPERTY INFORMATION

Address: 2020 Buena Vista Drive SE, Albuquerque, NM 87112
Legal Description: Lot 20-A, Block 13, Clayton Heights
City of Albuquerque, Bernalillo County, New Mexico.
Area: 1.52 Acres
Zoning: MX-M, Mixed-Use-Moderate Intensity Zone District
Flood Zone Designation: FIRM # 35001C0361G, effective date: September 26, 2008
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, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear site triangle.

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.



NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 3500 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK PAVEMENT SECTION
NOT TO SCALE

SITE AND PAVEMENT LEGEND

- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- PROPOSED LIGHT POLE
- DIRECTIONAL PARKING LOT ARROW
- ADA ACCESSIBLE PEDESTRIAN PATHWAY
- CONCRETE SIDEWALK (4" THICK)
- CONCRETE PAVEMENT

NOTES:
1. FLANGE MOUNT TO PAVEMENT.
2. ASTM A53 SCH.40 STEEL PIPE (2.375"O.D. x 0.154 WALL)
3. 2 BIKE CAPACITY.

BICYCLE RACK DETAIL
NOT TO SCALE

BICYCLE PARKING
NOT TO SCALE

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

N W E S

811 Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
2020 BUENA VISTA DRIVE SE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

Date	Description	Item

RYAN JOSEPH MORRISSEY NEW MEXICO 25323 PROFESSIONAL ENGINEER
3/15/2022

BURKHARDT ENGINEERS ▼ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | burkhardtinc.com
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 21.215
Draw: AFD	Dwg: 21.215.dwg
Check: RJM	Tab: C2.0-SP
Scale: 1" = 20'	
Date: 03/15/2022	

Sheet: TRAFFIC CIRCULATION LAYOUT PLAN

Sheet No.: C-2.0