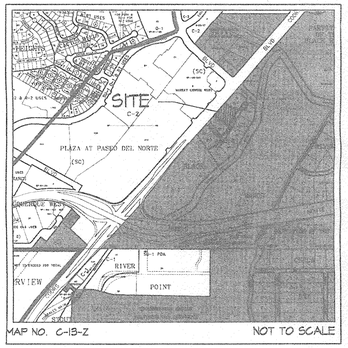
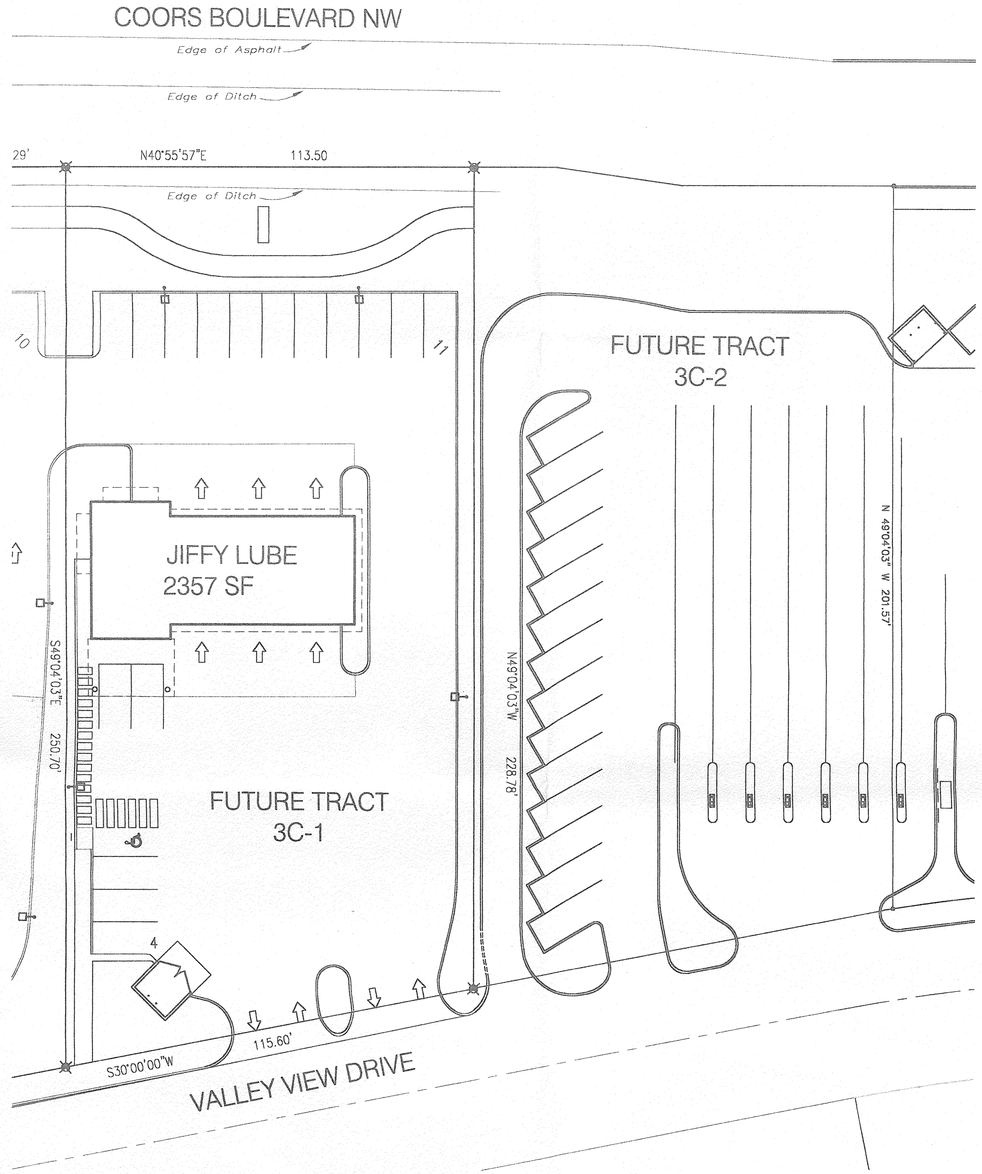
## VICINITY MAP




## SITE DEVELOPMENT PLAN FOR SUBDIVISION: REQUIRED INFORMATION

THE SITE: The site consists of Tract 3C, Black Ranch and is 1.2 acres. This subdivision will create two tracts, Tract 3C-1 and 3C-2, that are 0.6245 and 0.5754 acres respectively. It is anticipated that Tract 3C-2 will be combined with the existing Tract 3B.

PROPOSED USE: The zoning for all tracts shall be SU-1 for C-1 uses.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian and vehicular ingress and egress shall be on Valley View Drive. No direct vehicular access shall be permitted from Coors Boulevard pursuant to the Coors Corridor Plan. Pedestrian connections to Coors Boulevard and the new sidewalk on Valley View Drive shall be determined in accordance with the individual Site Plans for Building Permit.

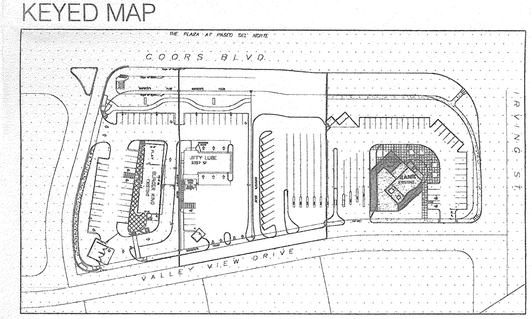
INTERNAL CIRCULATION REQUIREMENTS: There shall be shared access between Tracts 3D and 3C-1, as well as between 3C-2 and 3B. There shall be no shared access between Tracts 3C-1 and 3C-2.

BUILDING HEIGHTS AND SETBACKS: Building height shall be limited to 18' unless otherwise controlled by the View Preservation section of the Coors Corridor Plan. Setbacks shall be a minimum of 10-feet from the right-of-way line of roadways, and 5-feet from the property line of an adjacent commercial or office zone.

MAXIMUM F.A.R.: Maximum F.A.R. shall be .20.

LANDSCAPE PLAN: Conceptual Landscape Plans shall be developed in accordance with the individual Site Plans for Building Permit.

## KEYED MAP




## APPROVALS

| | |
|---|---|
| Planning Director | Date |
| Transportation Development | Date |
| City Engineer/AMAFCA | Date |
| Utility Development | Date |
| Parks and Recreation Department | Date |

Note: Approval of the Site Plan for Building Permit for Tract 3C-2 shall be delegated to the D.R.B. Per the PRT meeting, a TIS will be required at the time of the Site Plan for Building Permit submittal for Tract 3C-2 (when the drive through facility exceeds six lanes).

north

Scale 1"= 20'

10 0 20 40

SITE PLAN FOR SUBDIVISION

# JIFFY LUBE

Prepared for:

Presbyterian Health Care Services
1224 Central Ave. S.E.
Albuquerque, N.M. 87102

Prepared by:

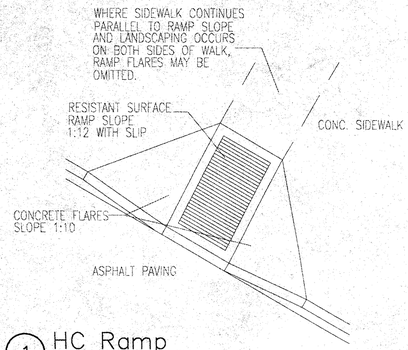
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

SHEET 1 OF 1

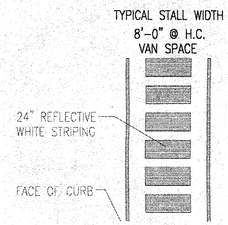
November 29, 2001

01128-04449/01750

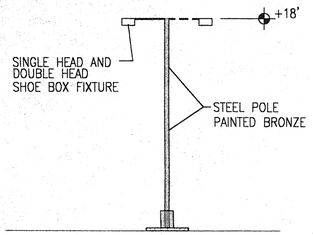
1001 0021




## 1 HC Ramp
NOT TO SCALE

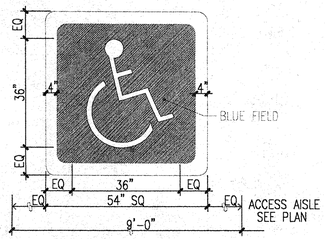



## 5 HC Parking Striping
NOT TO SCALE

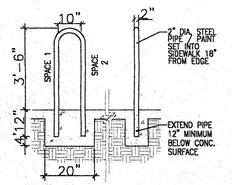



NOTE:
SIGHT LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.

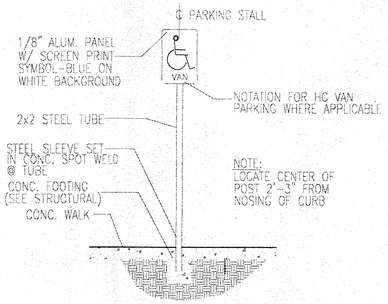
## 2 Site Lighting Detail
Scale: Not to Scale



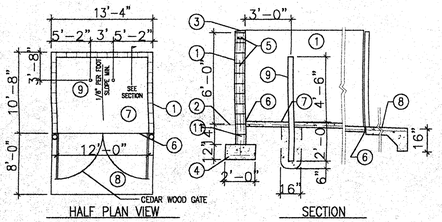

## 6 HC Pavement Sign
NOT TO SCALE




## 3 Bike Rack Detail
Scale: Not to Scale



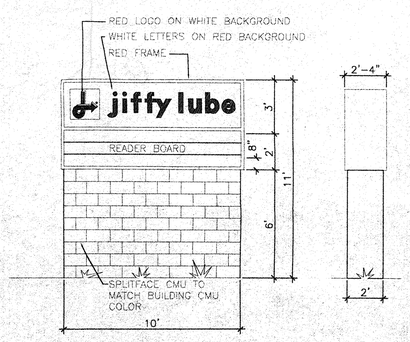

## 7 HC Parking Sign
NOT TO SCALE



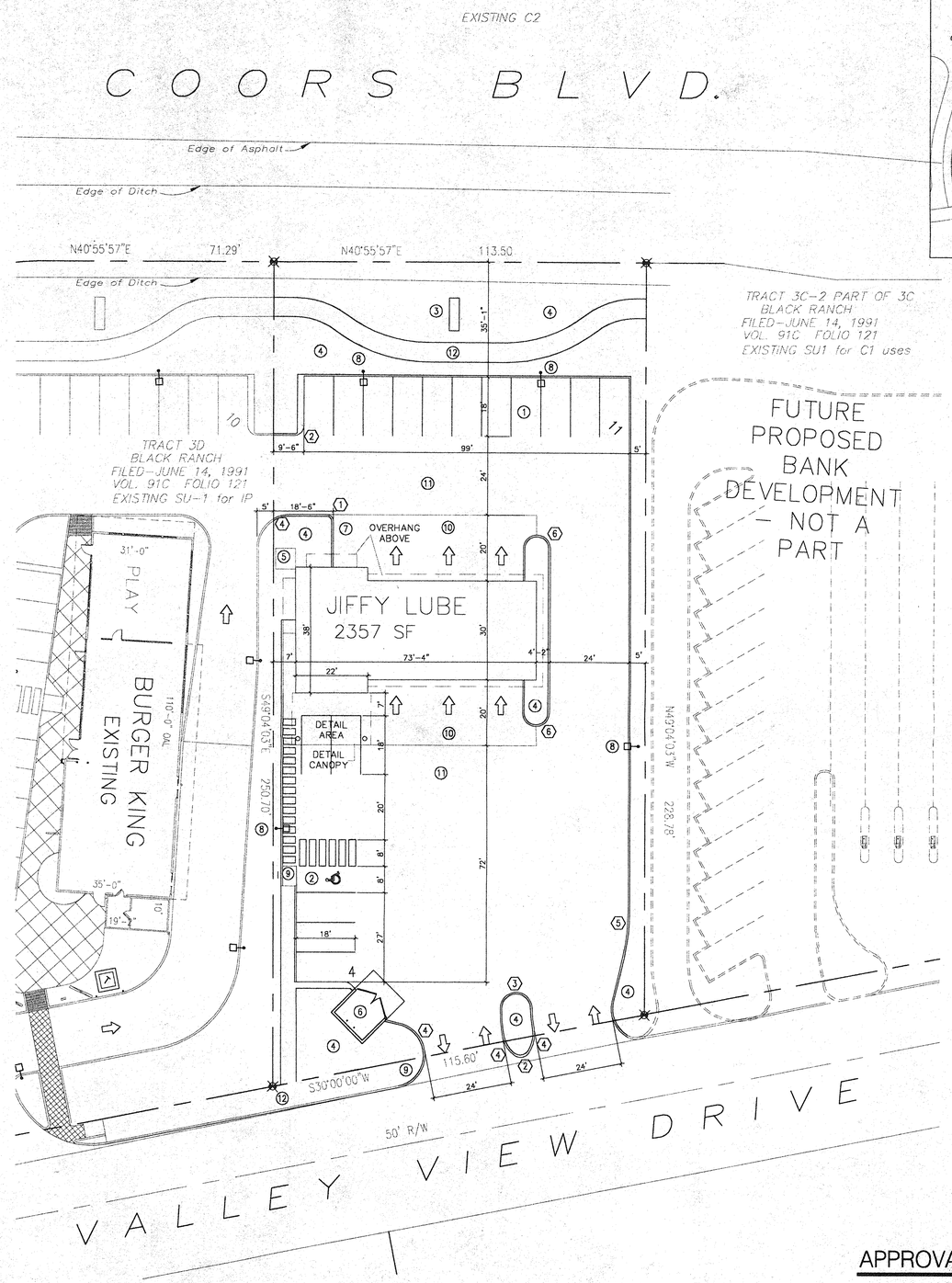

### OKEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REIN-FORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

## 4 Refuse Enclosure
Scale: Not to Scale

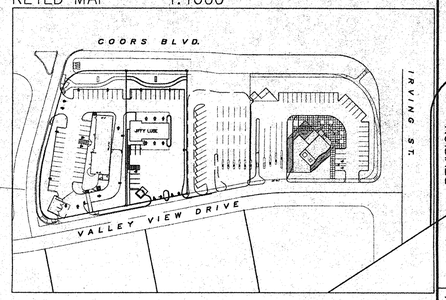



## 8 MONUMENT SIGN
Scale: 1/4" = 1'-0"




## SITE PLAN
SCALE: 1"=20'-0"

KEYED MAP 1:1600




### LIST OF DRAWINGS:

1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. GRADING + DRAINAGE / UTILITY PLAN
4. BUILDING ELEVATIONS

### KEYNOTES:

1. PARKING. (SEE PARKING NOTES)
2. ACCESSIBLE PARKING VAN SPACE. (SEE DETAILS 5,6,7)
3. MONUMENT SIGN. SEE DETAIL 8.
4. LANDSCAPE BUFFER.
5. TRANSFORMER
6. COA APPROVED DUMPSTER ENCLOSURE. (SEE DETAIL 4)
7. BIKE RACK. (SEE DETAIL 3)
8. LIGHT POLE. (SEE DETAIL 2)
9. ACCESSIBLE RAMP. (SEE DETAIL 8)
10. BLACK CONCRETE PAVING.
11. ASPHALTIC CONCRETE PAVING.
12. NEW CONCRETE SIDEWALK

### 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 WITH A 8' WIDE ACCESS AISLE -----8'-0" x 18'-0"

PARKING SPACES REQUIRED = 2357 SF / 200 = 12 SPACES ~~15 SPACES~~ 1 SPACE

TOTAL STANDARD PARKING SPACES PROVIDED 0 SPACES

TOTAL HC PARKING SPACES PROVIDED (INCLUDES 1 VAN SPACES) 16 SPACES

TOTAL SMALL CAR PARKING SPACES PROVIDED

TOTAL PARKING SPACES PROVIDED

BICYCLE SPACES REQUIRED = 1 / 20 CARS PROVIDED = 1

BICYCLE PARKING SPACES PROVIDED = 2

### RADII:

(1) RADIUS = 2'-0"
(2) RADIUS = 3'-0"
(3) RADIUS = 5'-0"
(4) RADIUS = 10'-0"
(5) RADIUS = 60'-0"
(6) RADIUS = 4'-0"

### APPROVALS

| | |
|---|---|
| Planning Director | Date |
| Transportation Development | Date |
| City Engineer/AMAFCA | Date |
| Utility Development | Date |
| Parks and Recreation Department | Date |

| REV | DATE | BY | REVISION |
|---|---|---|---|
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

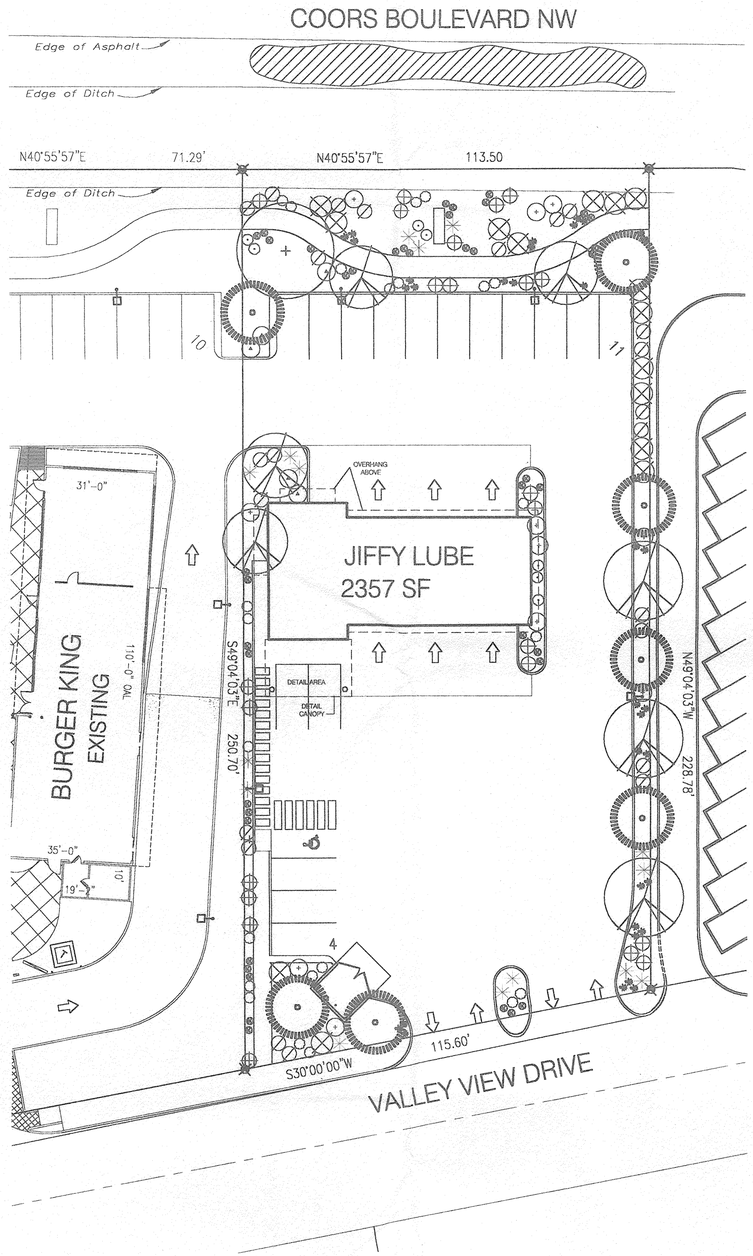
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO, NE. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
JIFFY LUBE
Coors Blvd. + Valley View Drive
Albuquerque, NM

PROJECT MANAGER: Bill Johnson
JOB NO.: 0125.
DRAWN BY: BJ

SHEET TITLE
Site Plan - Building Permit

DATE: 11/29/01
SCALE: AS NOTED
sheet- 1 of-




Scale 1" = 20'

north

10 0 20 40

## GENERAL

The design and provision of landscaping features within Jiffy Lube Site will utilize water conservation, environmentally sound landscape principles in addition to providing an aesthetically pleasing environment for residents and vistors.

## PLANT PALETTE

**Deciduous Trees (1 1/2" Caliper Min.)**
Chinese Pistache/Pistacia chinensis
Modesto Ash/Fraxinus velutina 'Modesto'

Chaste Tree/Vitex agnus castus
Desert Willow/Chilopsis linearis

**Evergreen Trees (6' Min. Height)**
Austrian Pine/Pinus nigra
Scotch Pine/Pinus sylvestris

**Shrub Mix 1 (1 & 5 Gallon)**
Blue Mist/Caryopteris clandonensis
Buffalo Juniper/Juniperus sabina
Cherry Sage/Salvia greggii
Turpentine Brush/Ericamena laricifolia
Powis Castle Sage/Artemesia 'Powis Castle'
Red Yucca/ Hesperaloe parviflora

**Shrub Mix 2 (1 & 5 Gallon)**
Chamisa/ Chrysothamnus nauseosus
Big Leaf Sage/Artemisia tridentata
Bird of Paradise/Caesalpinia gilliesii
Russian Sage/Perovskia atriplicifolia

**Native Grass Areas**
Blue Grama/Bouteloua gracilis
Sideoats Grama/Bouteloua curtipendula
Galleta/Hilaria jamesii

**Mulches**
3/4" Santa Ana Tan Rock Mulch (to be provided at all planting beds)

## IRRIGATION SYSTEM

A fully automated drip irrigation system will be utilize to irrigate tree, shrub, and groundcover planting areas. single outlet and multi-outlet drip emitters will irrigate plant materials.

## MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including that within the adjacent public right-of-way, shall be the responsibility of the Owner. All planting areas will be maintained in a living, attractive, and weed free condition.

## LANDSCAPE AREA REQUIREMENTS

| | |
|---|---|
| Site Area | 27,203 s.f. (0.6245 acres) |
| Building Area | 2,369 s.f. |
| Public R.O.W. | 1,460 s.f. |
| Total | 23,374 s.f. |
| Landscape Area Required (15%) | 3,506 s.f. |
| Landscape Area Provided | 4,345 s.f. |

LANDSCAPE PLAN

# JIFFY LUBE

Prepared for:

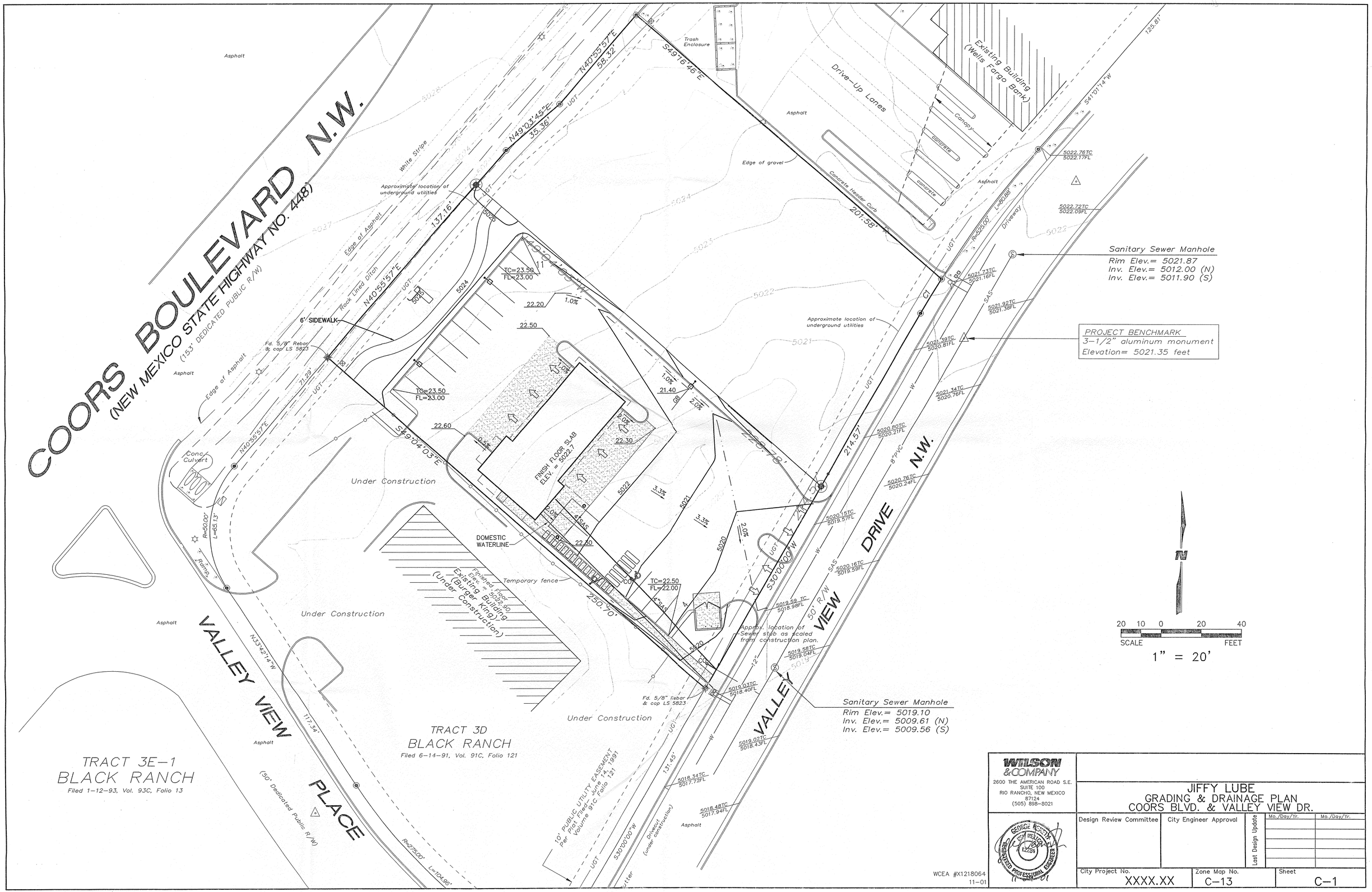
Presbyterian Health Care Services
1224 Central Ave. S.E.
Albuquerque, N.M. 87102

Prepared by:

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



November 29, 2001




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

GEORGE ROBERTS
NEW MEXICO
12284
REGISTERED PROFESSIONAL ENGINEER
11-28-01

WCEA #X1218064
11-01

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

| Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr. |
|---|---|---|---|---|
| | | | | |

| City Project No. | Zone Map No. | Sheet |
|---|---|---|
| XXXX.XX | C-13 | C-1 |

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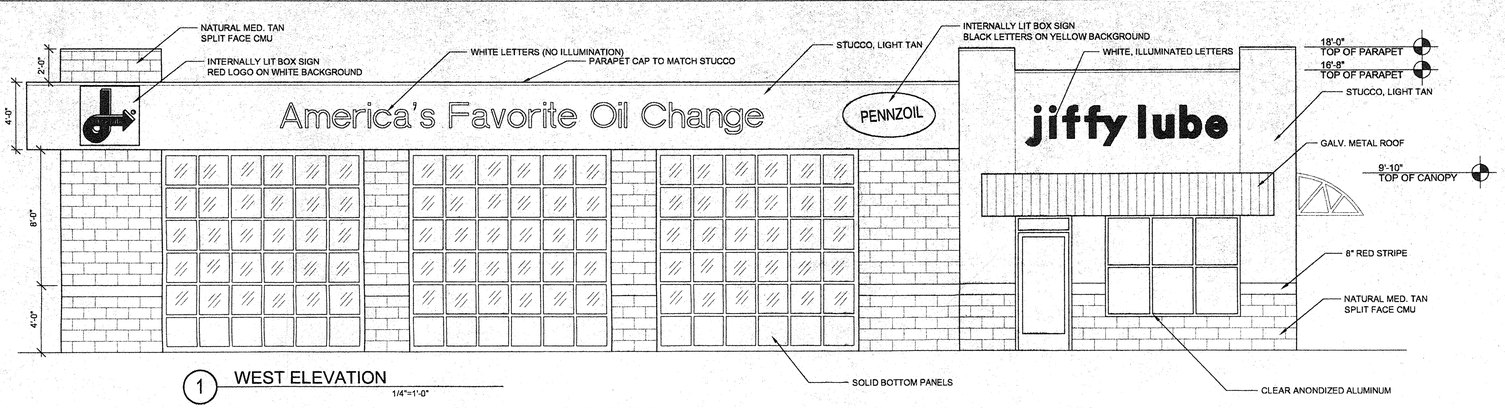
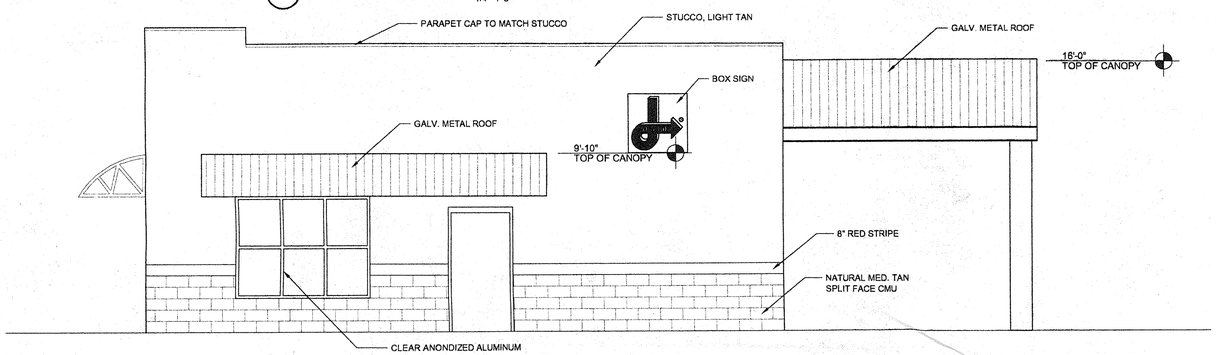
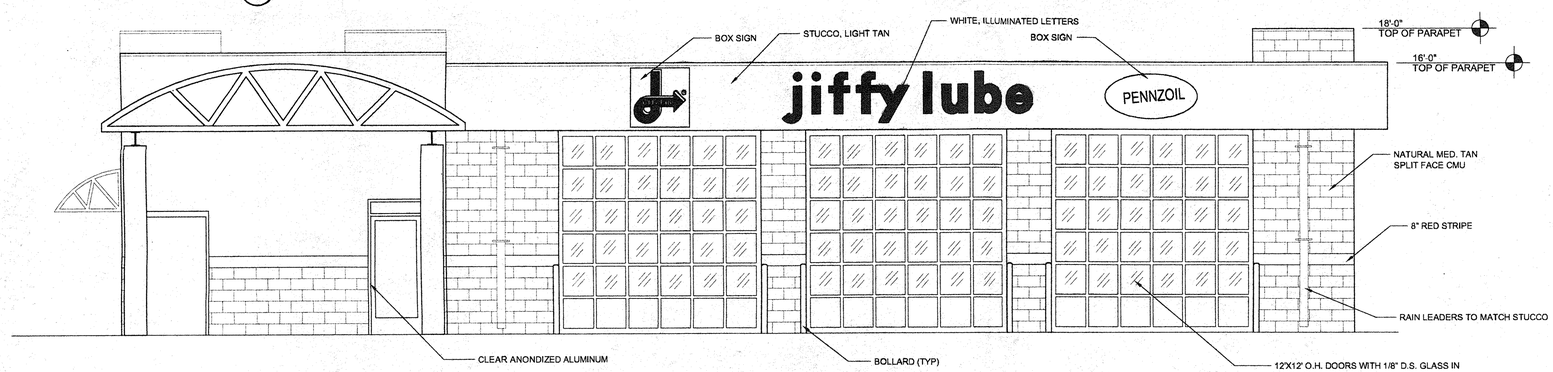


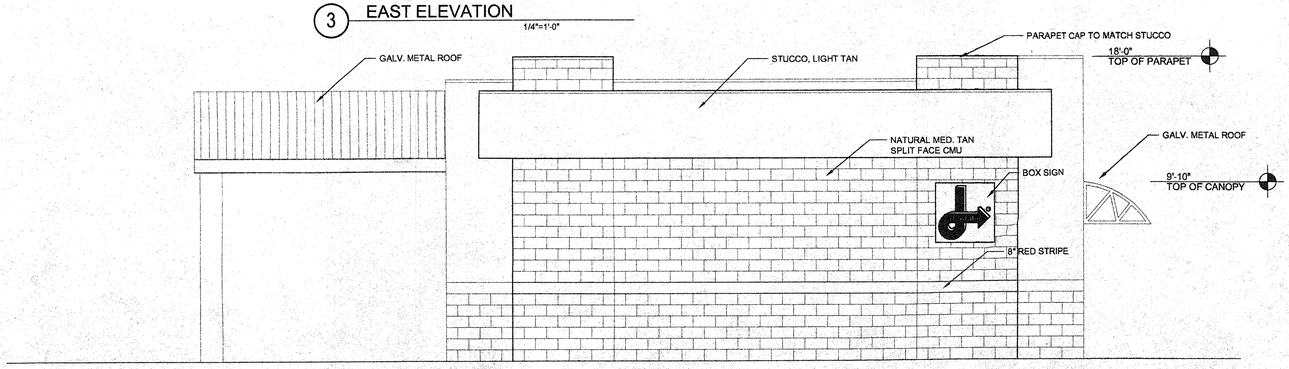

1 WEST ELEVATION
1/4"=1'-0"




2 NORTH ELEVATION
1/4"=1'-0"




3 EAST ELEVATION
1/4"=1'-0"




4 SOUTH ELEVATION
1/4"=1'-0"

## SIGN AREA SUMMARY

| | |
|---|---|
| WEST ELEVATION | |
| 3'-6" X 3'-6" JIFFY LUBE BOX SIGN | 12.25 SF |
| PENNZOIL BOX SIGN | 11.50 SF |
| "America's Favorite Oil Change" LETTERS | 36.62 SF |
| SMALL "JIFFY LUBE" ILLUMINATED SIGN | 19.65 SF |
| | 80.02 SF |
| NORTH ELEVATION | |
| 3'-6" X 3'-6" JIFFY LUBE BOX SIGN | 12.25 SF |
| | 12.25 SF |
| EAST ELEVATION | |
| 3'-6" X 3'-6" JIFFY LUBE BOX SIGN | 12.25 SF |
| PENNZOIL BOX SIGN | 11.50 SF |
| "JIFFY LUBE" ILLUMINATED SIGN | 29.67 SF |
| | 53.42 SF |
| EAST ELEVATION | |
| 3'-6" X 3'-6" JIFFY LUBE BOX SIGN | 12.25 SF |
| | 12.25 SF |
| TOTAL BUILDING SIGNAGE | 157.94 SF |

**SIGNAGE % OF WEST ELEVATION (1214 SF) = 6.59%**
**SIGNAGE % OF EAST ELEVATION (1203 SF) = 4.44%**
**SIGNAGE % OF NORTH ELEVATION (650 SF) = 1.88%**
**SIGNAGE % OF SOUTH ELEVATION (520 SF) = 2.36%**

0 4 8 16

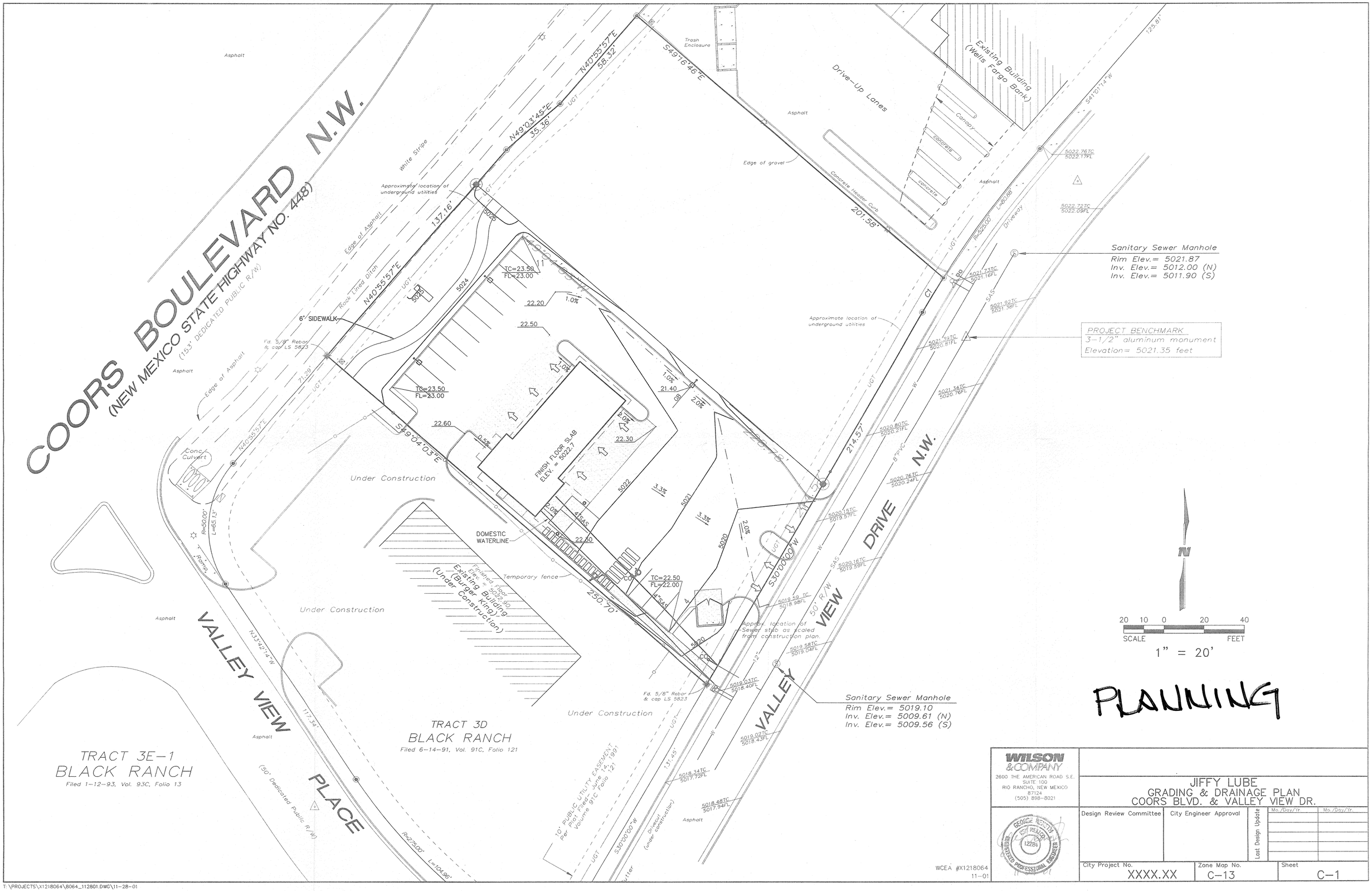
| REV | DATE | BY | REVISION |
|---|---|---|---|
| A | | | |
| B | | | |
| A | | | |
| B | | | |
| A | | | |
| A | | | |

GEORGE RAINHART, 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
Valley View Drive
Albuquerque, NM

DRAWN BY: BJ
JOB NO. 0125
PROJECT MANAGER Bill Johnson, AIA
SHEET TITLE Building Elevations

DATE 11/29/01
SCALE 1/4"=1'-0"
sheet- 4
of-


COORS BOULEVARD N.W.
(NEW MEXICO STATE HIGHWAY NO. 448)
(153' DEDICATED PUBLIC R/W)
VALLEY VIEW PLACE
VALLEY VIEW DRIVE N.W.
Drive-Up Lanes
Existing Building (Wells Fargo Bank)
Trash Enclosure
Canopy
concrete
Edge of gravel
Concrete Header Curb
Approximate location of underground utilities
White Stripe
Edge of Asphalt
Rock Lined Ditch
6' SIDEWALK
Fd. 5/8" Rebar & cap LS 5823
Conc. Culvert
Under Construction
FINISH FLOOR SLAB ELEV. = 5022.7
DOMESTIC WATERLINE
Temporary fence
Finished Floor Elev. = 5022.90
Existing Building (Burger King) (Under Construction)
Approx. location of Sewer stub as scaled from construction plan
Sanitary Sewer Manhole
Rim Elev.= 5021.87
Inv. Elev.= 5012.00 (N)
Inv. Elev.= 5011.90 (S)
PROJECT BENCHMARK
3-1/2" aluminum monument
Elevation= 5021.35 feet
Sanitary Sewer Manhole
Rim Elev.= 5019.10
Inv. Elev.= 5009.61 (N)
Inv. Elev.= 5009.56 (S)
TRACT 3D
BLACK RANCH
Filed 6-14-91, Vol. 91C, Folio 121
TRACT 3E-1
BLACK RANCH
Filed 1-12-93, Vol. 93C, Folio 13
10' PUBLIC UTILITY EASEMENT Per Plat Filed June 14, 1991 Volume 91C Folio 121
(50' Dedicated Public R/W)
Driveway
Asphalt
N
20 10 0 20 40
SCALE FEET
1" = 20'
PLANNING
WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021
JIFFY LUBE
GRADING & DRAINAGE PLAN
COORS BLVD. & VALLEY VIEW DR.
Design Review Committee
City Engineer Approval
Last Design Update
Mo./Day/Yr.
City Project No. XXXX.XX
Zone Map No. C-13
Sheet C-1
WCEA #X1218064
11-01
T:\PROJECTS\X1218064\8064_112801.DWG\11-28-01