

CONSTRUCTION PLANS FOR
MISTER CAR WASH
98TH ST. AND VOLCANO RD.
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2019

Handwritten signature/initials

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WATER & SEWER

- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
- MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUT-OFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEEDURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
- CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
- AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
- ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

TRANSPORTATION

- ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2485 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

SURVEYORS CERTIFICATE:

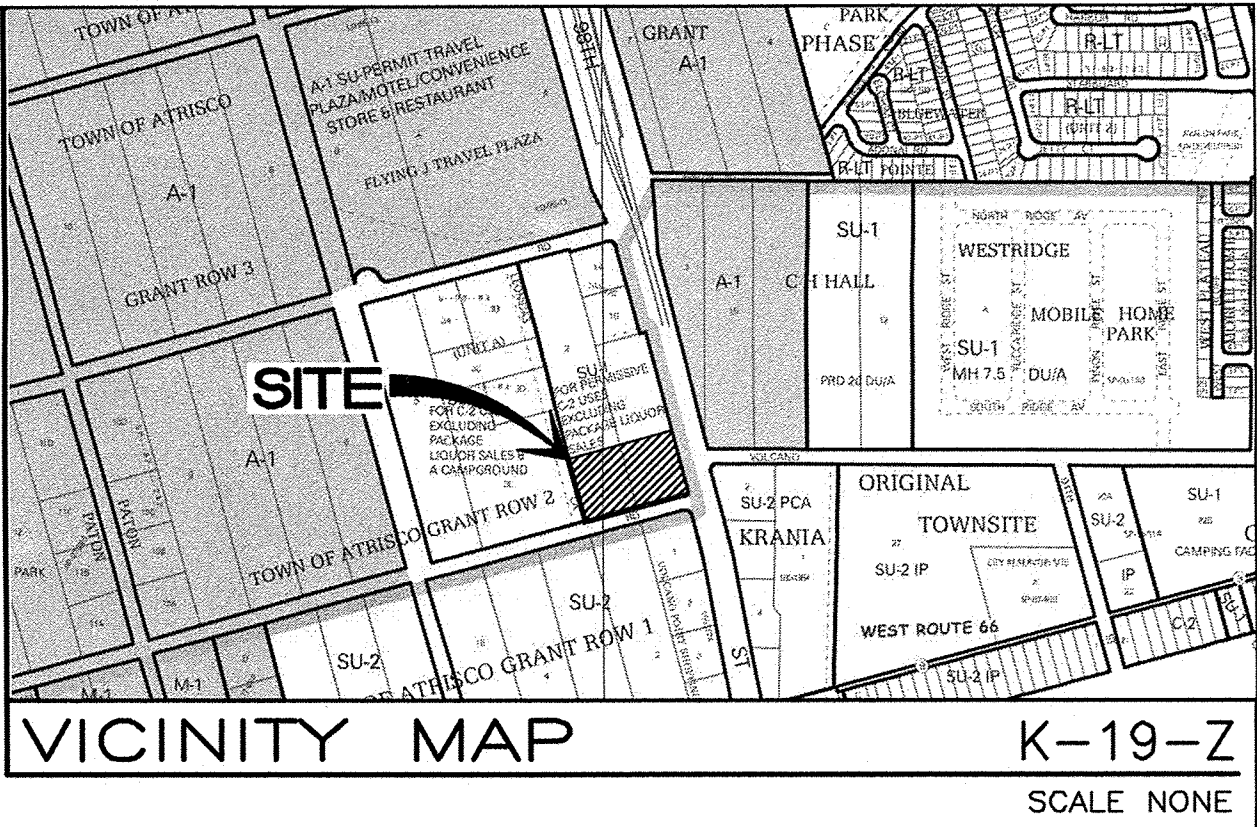
I, DARRYL D. COSTER, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PERFORMED BY ME OR UNDER MY SUPERVISION AND THIS AS-BUILT SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

Handwritten signature of Darryl D. Coster
DARRYL D. COSTER N.M.P.S. 21204

June 10, 2021
DATE

OTHER COMMON NOTES

- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- WHEN DISTURBING MORE THAN 1/4 ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.
- IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3055. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-8320.



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.
- EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DRB # 2019-001964

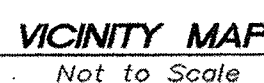
2018058-TITLE SHEET



As-Built

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
505-858-3100
www.tierrawestllc.com

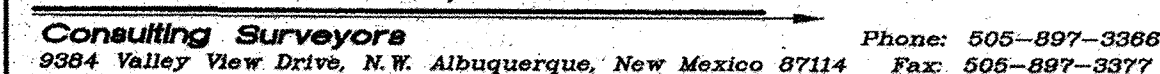
REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>Handwritten signature</i>	4/9/2020	APPROVED FOR CONSTRUCTION		
		Transportation	<i>Handwritten signature</i>	4/13/19			
		Water/Wastewater	<i>Handwritten signature</i>	11/13/19			
		Hydrology	<i>Handwritten signature</i>	11/13/19			
		AMAFCA					
		Constr. Mngmt.			City Engineer		
		Constr. Coord.			Date		
		CITY PROJECT NO.	790386	SHEET 1 OF 1718			



1. Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated herein.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless so indicated herein.
7. Field surveys were performed during the month of January, 2019.
8. City of Albuquerque Zone Atlas Page K-09-Z.

1. Total number of existing Lots: 1
2. Total number of Tracts created: 2
3. Public Street right of way dedicated by this plat (0.0278 Ac.)
4. Gross Subdivision acreage: 2.4226 acres.

Russ P. Hugg
NMPS No. 9750
March 26, 2019



2019c-41

(1)

PLAT OF
TRACTS 1 AND 2
LANDS OF HERRERA FAMILY, LLC
(BEING A REPLAT OF THE SOUTH 233 FEET OF
TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)
SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 21
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH , 2019

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- a. Plat entitled "CORRECTION PLAT FOR 98TH STREET PLAZA, BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSHIP OF WESTLAND, AS PROJECTED IN SECTION 21, T10N, R2E, NMPM, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 2015", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 18, 2015, in Plat Book 2015C, Page 9, as Doc. No. 2015071872.
- b. Plat entitled "PLAT, TRACTS 3A, 3B, 3C, 3D & 3E, ROW TWO (2), UNIT A, WEST OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, SEC. 20 (AS PROJECTED), T10N, R2E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1998", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 1, 1998, in Plat Book 98C, Page 291, as Doc. No. 1998126535.
- c. Special Warranty Deed filed February 10, 2010, as Doc. No. 2010012145.

PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The majority of the subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0328J, dated November 4, 2016.

DOCH 2019036679
05/09/2019 11:00 AM Page: 2 of 3 Linda Slower, Bernalillo County
PLAT R 325.00 S, 2019 P, 98th Linda Slower, Bernalillo County



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3306
Fax: 505-897-3377

LEGAL DESCRIPTION

That certain parcel of land situate within the Atrisco Grant in Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the South 233 feet of Tracts 1 and 2, Unit "A," Row 2 of the Atrisco Grant as the same are shown and designated on the plat entitled "WEST OF WESTLAND, ATRISCO GRANT, ROW 2, UNIT A" filed in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 1956 in Book D, Page 62 and further described in that certain Special Warranty Deed filed February 10, 2010 as Document No. 2010012145, more particularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described (a ½" Rebar found in place) said point being the Southwest corner of Tract 1, 98th Street Plaza as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on August 18, 2015 in Plat Book 2015C, Page 97 whence the Albuquerque Control Survey Monument "8-K19" bears N 06° 27' 05" E, 1612.36 feet distant; Thence,

N 75° 04' 52" E, 204.24 feet along the south boundary of said 98th Street Plaza to the Southeast corner of Tract 1, 98th Street Plaza (a survey marker stamped "L.S. 14271" found in place); Thence,

N 75° 08' 42" E, 211.58 along said south boundary of 98th Street Plaza to the Southeast corner of Tract 3, 98th Street Plaza (a cross scribed in concrete found in place), said point also being a point on the Westerly right of way line of 98th Street N.W.; Thence,

S 14° 54' 51" E, 232.54 feet along said Westerly right of way line of 98th Street N.W. to a point of intersection with the Northerly right of way line of Volcano Road N.W. (a survey marker stamped "L.S. 14271" found in place) said point also being the Southeast corner of said Tract 1, Unit A, Row 2, West of Westland; Thence,

S 75° 06' 18" W, 419.87 feet along said Northerly right of way line of Volcano Road N.W. to the Southwest corner of said Tract 2, Unit A, Row 2, West of Westland (a ½" Rebar found in place); Thence,

N 15° 08' 52" E, 232.58 feet along the Westerly line of said Tract 2 to the point of beginning of the parcel herein described.

Said parcel contains 2.4226 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS 1 AND 2, LANDS OF HERRERA FAMILY, LLC (BEING A REPLAT OF THE SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACT 1 AND 2
Herrera Family, LLC

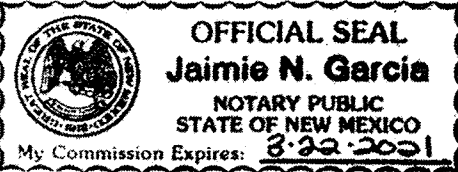
Eileen M. Dome
By: *Managing Member*

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 1st day of April, 2019, by Jaimie N. Garcia

Jaimie N. Garcia My commission expires 3-22-2021
Notary Public



180735. DWG

2019C-41

(2)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.57'	15.00'	15.01'	21.22'	S30°05'44"W	90°01'09"

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT OF
TRACTS 1 AND 2
LANDS OF HERRERA FAMILY, LLC

(BEING A REPLAT OF THE SOUTH 233 FEET OF
TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 21
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH , 2019

TRACT 12
UNIT 5
AVALON SUBDIVISION
Filed 5-22-2014, Bk. 2014C, Pg. 46

98TH STREET N.W.
(VARIABLE WIDTH R/W)

LOT 2
KRANIA

and 7-15-2007, Bk. 2007C, Pg. 194.

A circular professional seal for a surveyor in the State of New Mexico. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "R. B. HUGG" at the bottom. The inner ring contains "STATE OF" at the top and "NEW MEXICO" at the bottom. In the center, a small circle contains the text "No. 9750".

SHEET 3 OF 3

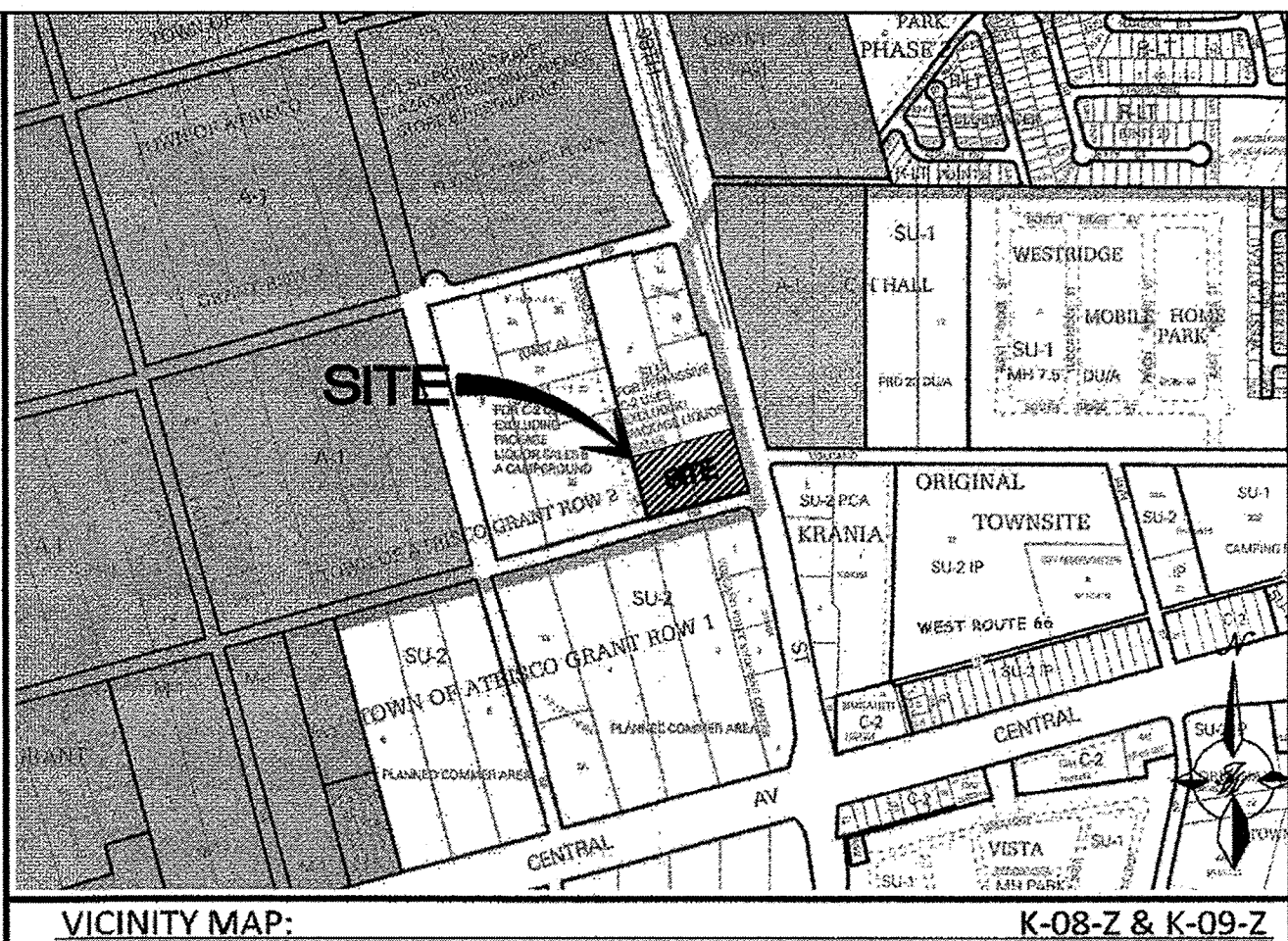
SURV  TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

2019C-41

LOT 1
VOLCANO POINT
SHOPPING CENTER

Filed 7-13-2007, Bk. 2007C, Pg. 186



VICINITY MAP: K-08-Z & K-09-Z

LEGAL DESCRIPTION:

TRACT 1 AND TRACT 2, UNIT A, ROW 2, WEST OF WESTLAND

NOTES:

1. LIGHT FIXTURES SHALL BE INSTALLED WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE.
2. 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
4. LANDSCAPING, FENCING AND SIGNING 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.

PROJECT NUMBER: PR-2018-001964

APPLICATION NUMBER: PS-2019-00003

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Ronald R. Bohannon 5/1/19
Traffic Engineer, Transportation Division Date

ABCWUA 5/1/19
Date

Samuel D. Hughes 5/1/2019
City Engineer Date

* Environmental Health Department (conditional) Date

Solid Waste Management Date

DRB Chairperson, Planning Department Date

* Environmental Health, if necessary 5/1/19 Date

Cody Enfinger

INDEX TO DRAWINGS

- C1. SITE PLAN
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAIL SHEET
- C5. DETAIL SHEET
- C6. DETAIL SHEET
- L1. LANDSCAPING PLAN
- A5.0 BUILDING ELEVATIONS
- A5.1 BUILDING ELEVATIONS
- A6.0 BUILDING AND SIGN DETAILS

For Reference Only

ENGINEER'S SEAL	MISTER CAR WASH 98TH ST & VOLCANO RD		DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 4/25/19	
		2018058-SP	
		<i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1
JOB # 2018058			
RONALD R. BOHANNAN P.E. #7868			

LEGEND

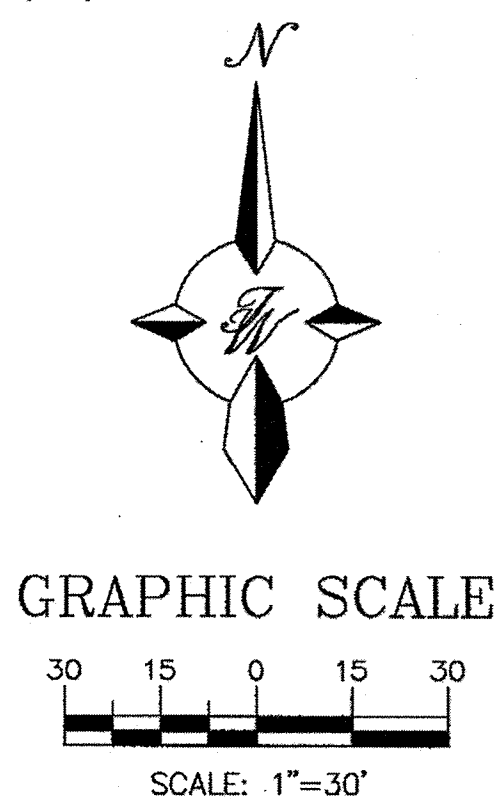
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
	PROPOSED HEAVY DUTY PCC PAVEMENT
	PROPOSED STANDARD DUTY PCC PAVEMENT
	PEDESTRIAN ROUTE

SITE DATA

PROPOSED USAGE:	CAR WASH 5,580 SF
ZONING:	MX-M (USE PERMISSIVE)
LOT AREA:	2.25 ACRES
PARKING REQUIRED:	12 SPACES
PARKING PROVIDED:	24 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	1 SPACES 1 SPACE VAN ACCESSIBLE
MC PARKING REQUIRED:	1 SPACES
MC PARKING PROVIDED:	2 SPACES

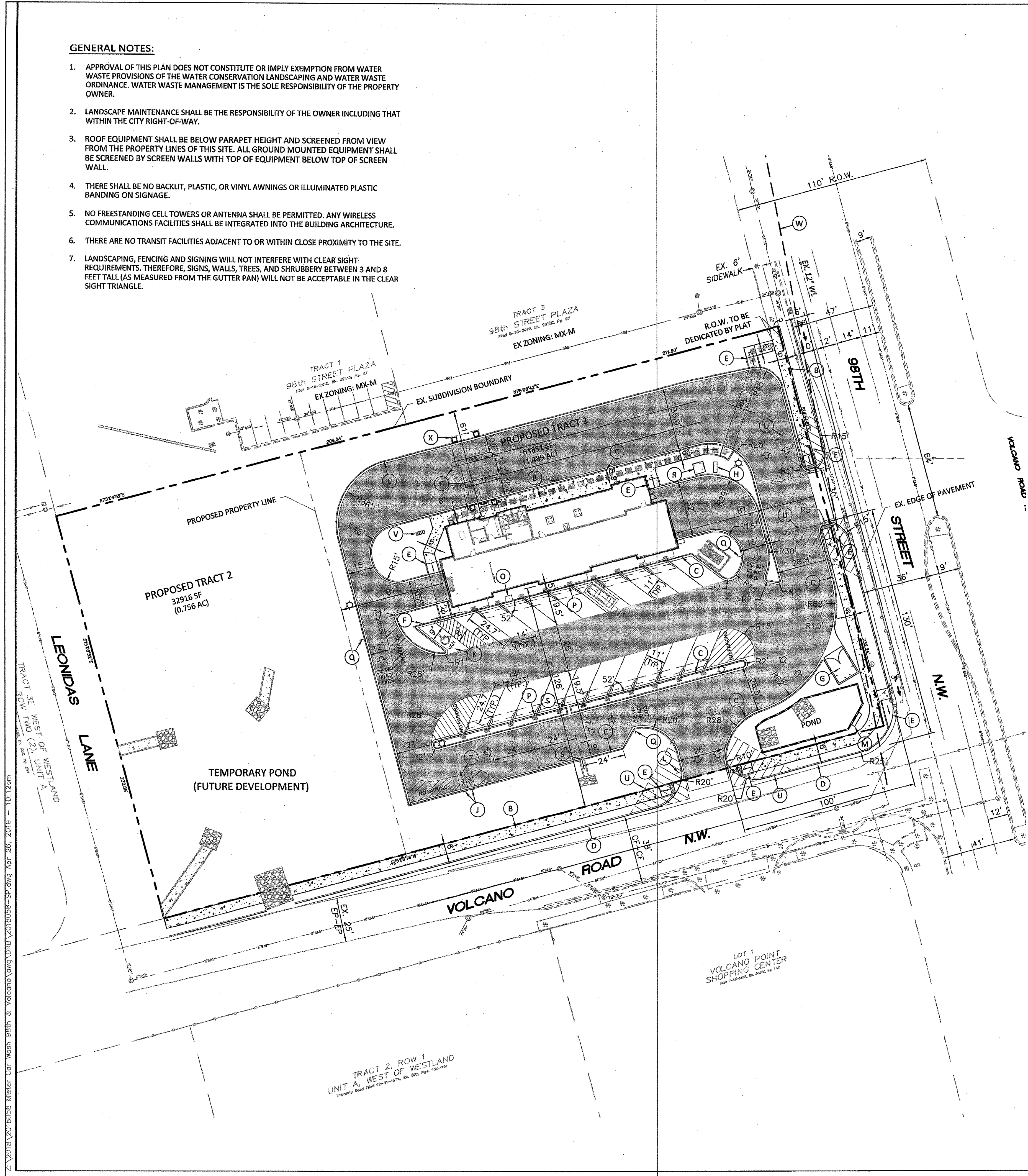
KEYED NOTE:

- (A) 2' ALLEY GUTTER PER COA STD DWG #2415A
- (B) SIDEWALK PER COA STD DWG #2430
- (C) 6" CURB & GUTTER PER DETAIL ON SHEET C5
- (D) EDGE OF PAVEMENT
- (E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C5
- (F) HANDICAP PARKING SIGN PER DETAIL SHEET C5
- (G) TRASH ENCLOSURE PER DETAIL SHEET C6
- (H) BIKE RACK PER DETAIL SHEET C6
- (I) SITE LIGHTING
- (J) MOTORCYCLE PARKING SIGN PER DETAIL SHEET C6
- (K) ACCESSIBLE PARKING PER ADA STANDARDS (SEE DETAIL SHEET C5)
- (L) STOP SIGN
- (M) MONUMENT SIGN (SEE DETAIL SHEET A2.2)
- (N) PEDESTRIAN RAILING (SEE DETAIL SHEET C4)
- (O) 4'X3' CONCRETE PAD FOR MAT CLEANER
- (P) 18" DIA CONC. FOOTING FOR VACUUM ARCH. TOP ELEV TO BE 6" ABOVE PAVING. SEE DETAIL N3, SHEET A1.1. (TYP.)
- (Q) "DO NOT ENTER" SIGN
- (R) ELECTRICAL TRANSFORMER
- (S) 2-FT CURB CUT
- (T) MOTORCYCLE PARKING
- (U) 35' X 35' SIGHT TRIANGLES
- (V) BIKERACK (SEE DETAIL SHEET C6)
- (W) SIGHT LINE
- (X) CANOPY (SEE ELEVATION SHEET A5.1)



GENERAL NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
3. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
5. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
6. THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
7. LANDSCAPING, FENCING AND SIGNING 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.



EROSION CONTROL NOTES:

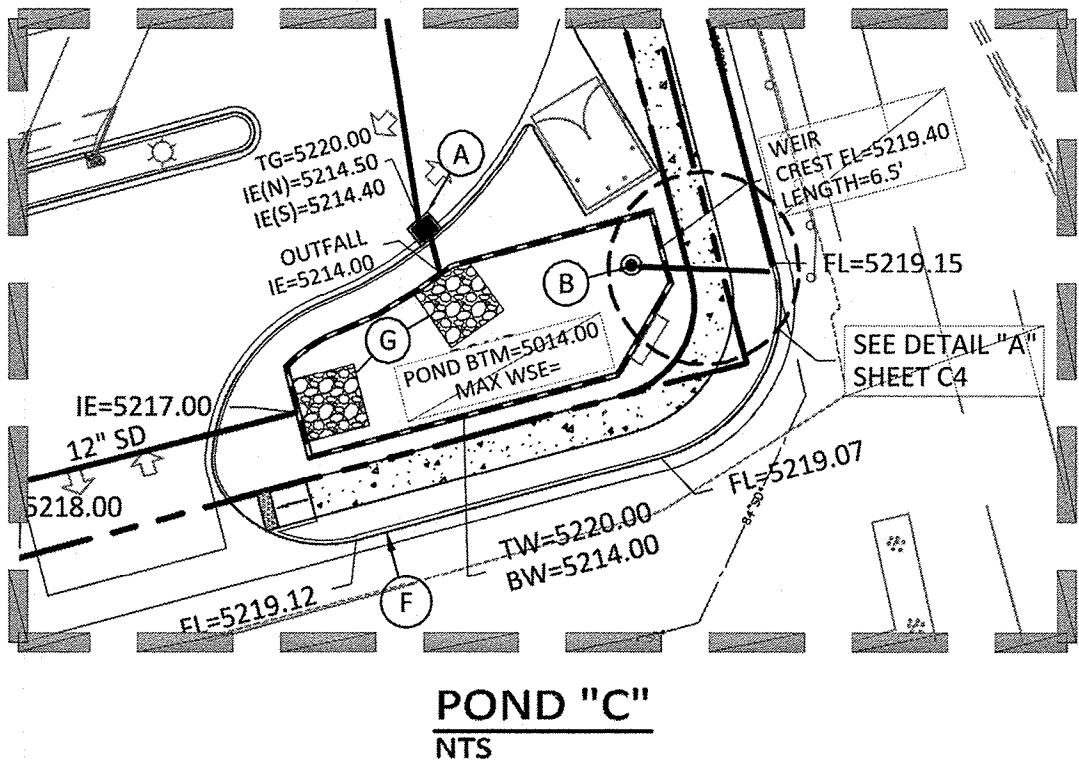
- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- 2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- 3. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTICE TO CONTRACTORS

- 1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- 2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 4. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



KEYED NOTE:

- A SINGLE "D" INLET PER COA STD DWG #2206, #2220
- SD MANHOLE PER COA STD DWG #
- HEADWALL
- 2' CURB CUT
- CONCRETE RUNDOWN PER DETAIL ON SHEET C4
- STANDARD CURB & GUTTER PER COA STD DWG #2415A
- 10'X10' RIP-RAP PAD
- 6" PRIVATE CURB & GUTTER PER DETAIL ON SHEET C5
- GRAVEL WEIR CREST EL=5229.0; LENGTH=16.3'

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- 12"x12" CATCH BASIN (NDS OR EQUAL)
- PCC V-DITCH

For Reference Only

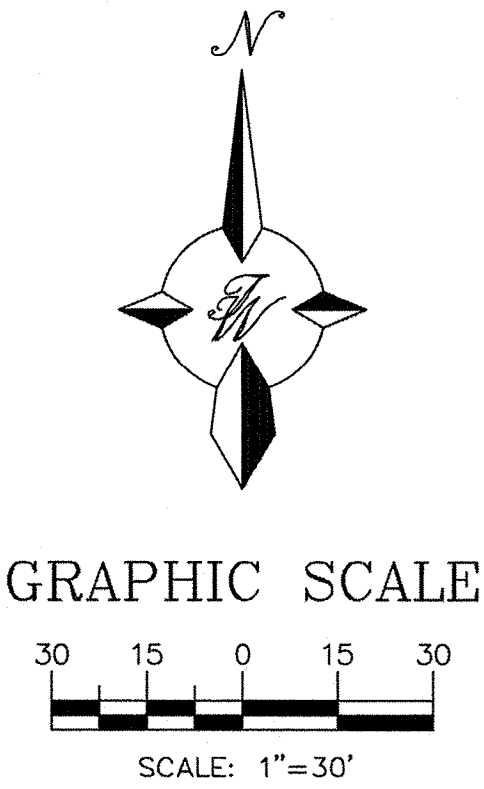
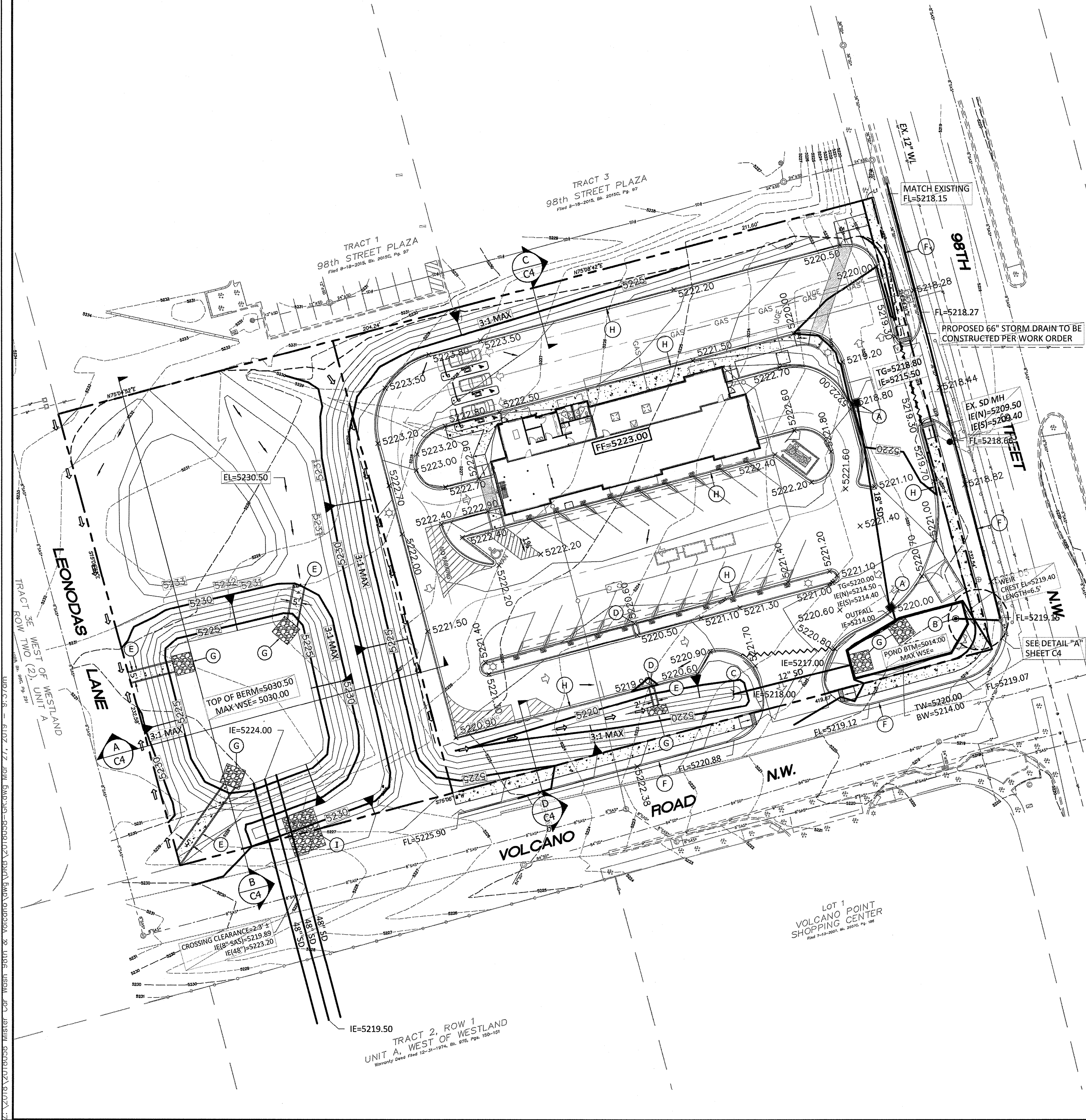
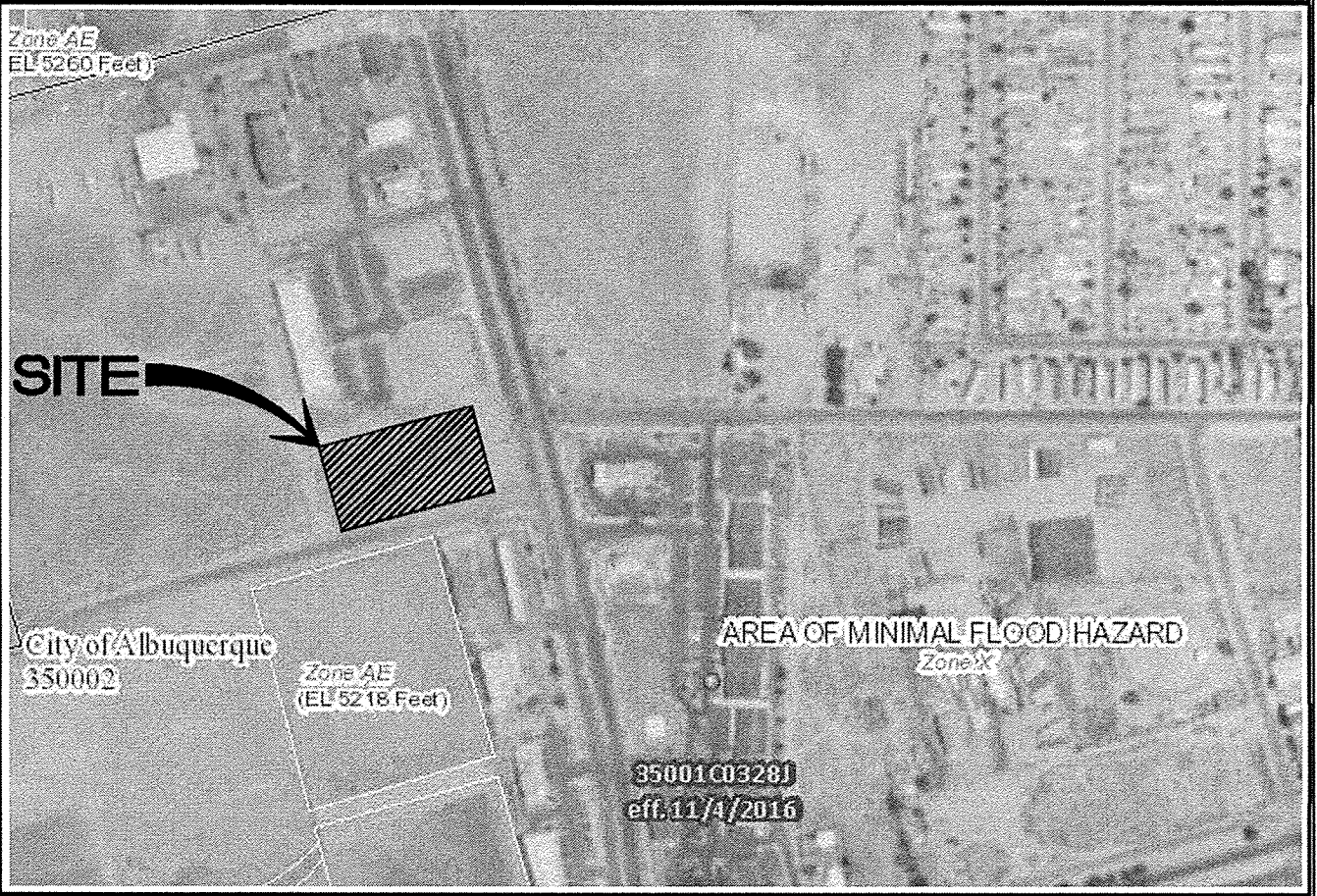
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 3/27/2019 RONALD R. BOHANNAN P.E. #7868	MISTER CAR WASH 98TH ST & VOLCANO RD		DRAWN BY DY
	GRADING AND DRAINAGE PLAN		DATE 3/27/19
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 868-3100 www.tierrawestllc.com		2018058-GR
			SHEET # C2

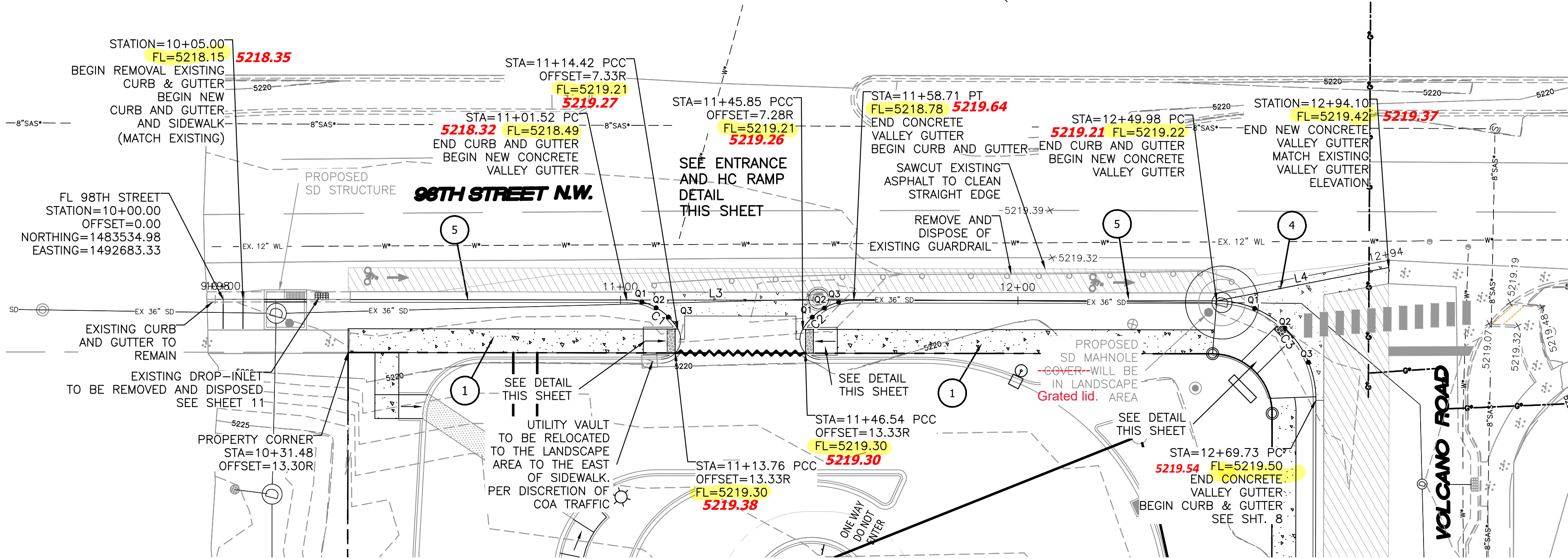
JOB #
2018058

FIRM MAP:

35001C0328J

VICINITY MAP:





QUARTER POINTS			
CURVE C1			
POINT	STA.	OFFSET	FL
Q1	10+73.91	0.5' R	18.77
Q2	10+77.49	1.96' R	19.04
Q3	10+80.58	4.29' R	19.31
CURVE C2			
POINT	STA.	OFFSET	FL
Q1	11+16.78	4.26' R	19.1
Q2	11+19.86	1.95' R	18.99
Q3	11+23.43	0.49' R	18.89
CURVE C3			
POINT	STA.	OFFSET	FL
Q1	12+22.65	3.47' R	19.29
Q2	12+34.74	10.17' R	19.35
Q3	12+38.73	19.08' R	19.43

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - VALLEY GUTTER
 - NEW PAVEMENT
 - EXISTING CURB & GUTTER

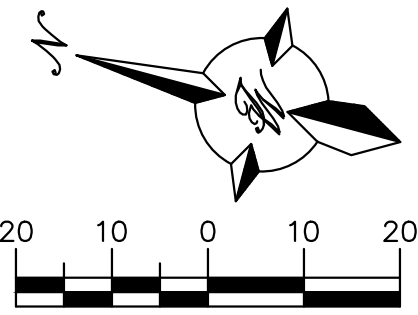
- KEYED NOTE:**
- 1 6" CONC. SIDEWALK PER COA. DWG # 2430
 - 2 HC RAMP, SEE DETAIL SHEET 16
 - 3 CURB RETURN HC RAMP, SEE DETAIL SHEET 16
 - 4 6" VALLEY GUTTER PER COA STD DWG 2420
 - 5 STANDARD CURB & GUTTER PER COA STD DWG 2415A

NOTE:
BASIS OF STATIONING IS CURB FLOWLINE

CAUTION:
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NOTICE TO CONTRACTORS

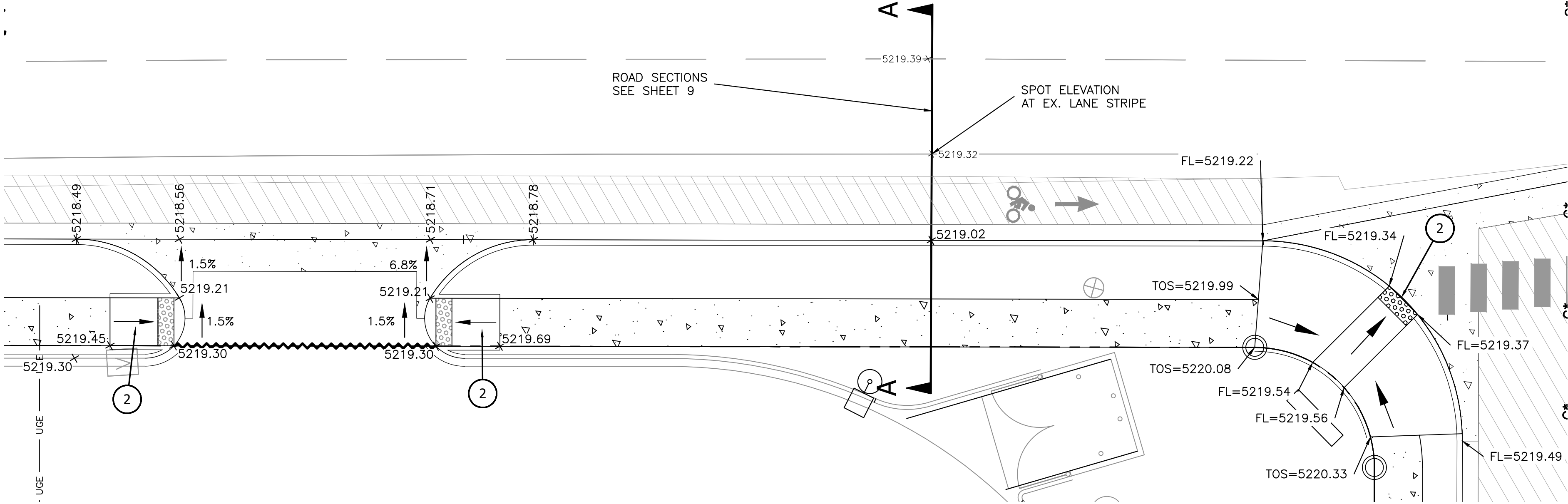
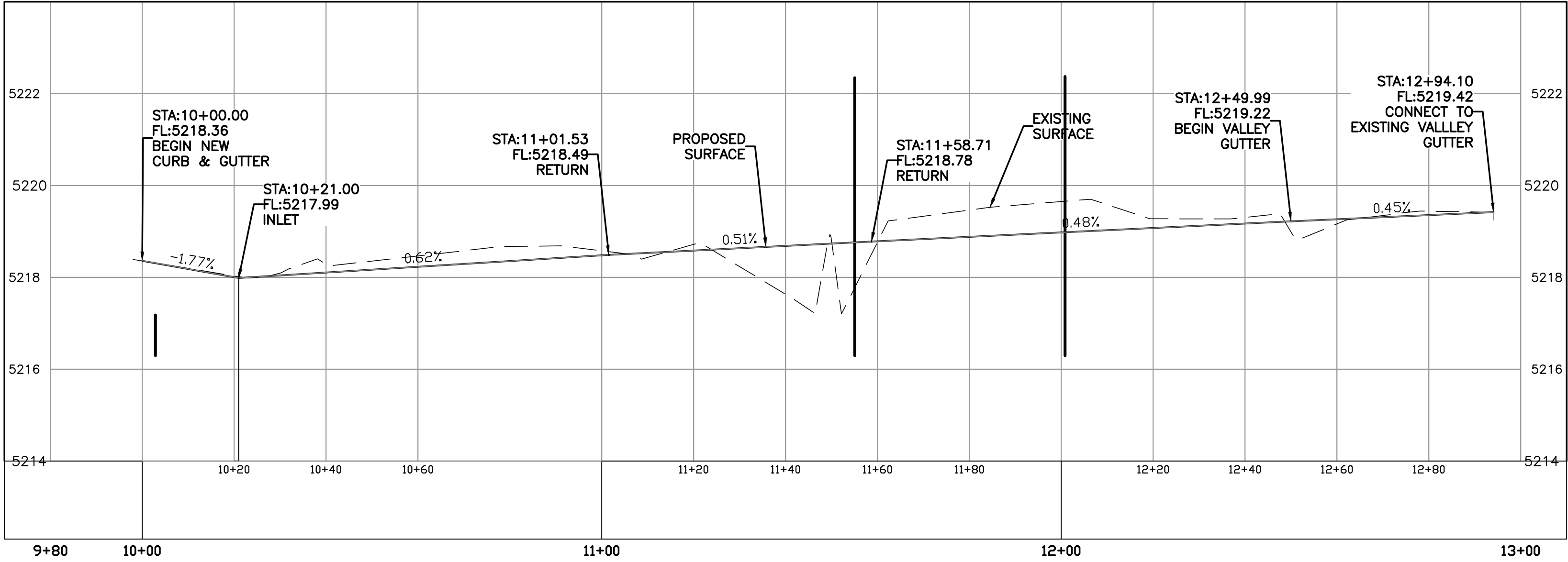
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- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS MAY REQUIRE A 24-HOUR BASIS.



SCALE: HORIZ. 1"=20'
VERT. 1"=2'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	59°17'02"	15.00	15.52
C2	59°01'31"	15.00	15.45
C3	90°01'09"	25.00	39.28

ALIGNMENT LINE TABLE		
LINE	BEARING	LENGTH
L3	S14°54'57"E	251.99
L4	S25°57'47"E	44.11



ENTRANCE AND HC RAMP DETAIL

SCALE: HORIZ. 1"=10'

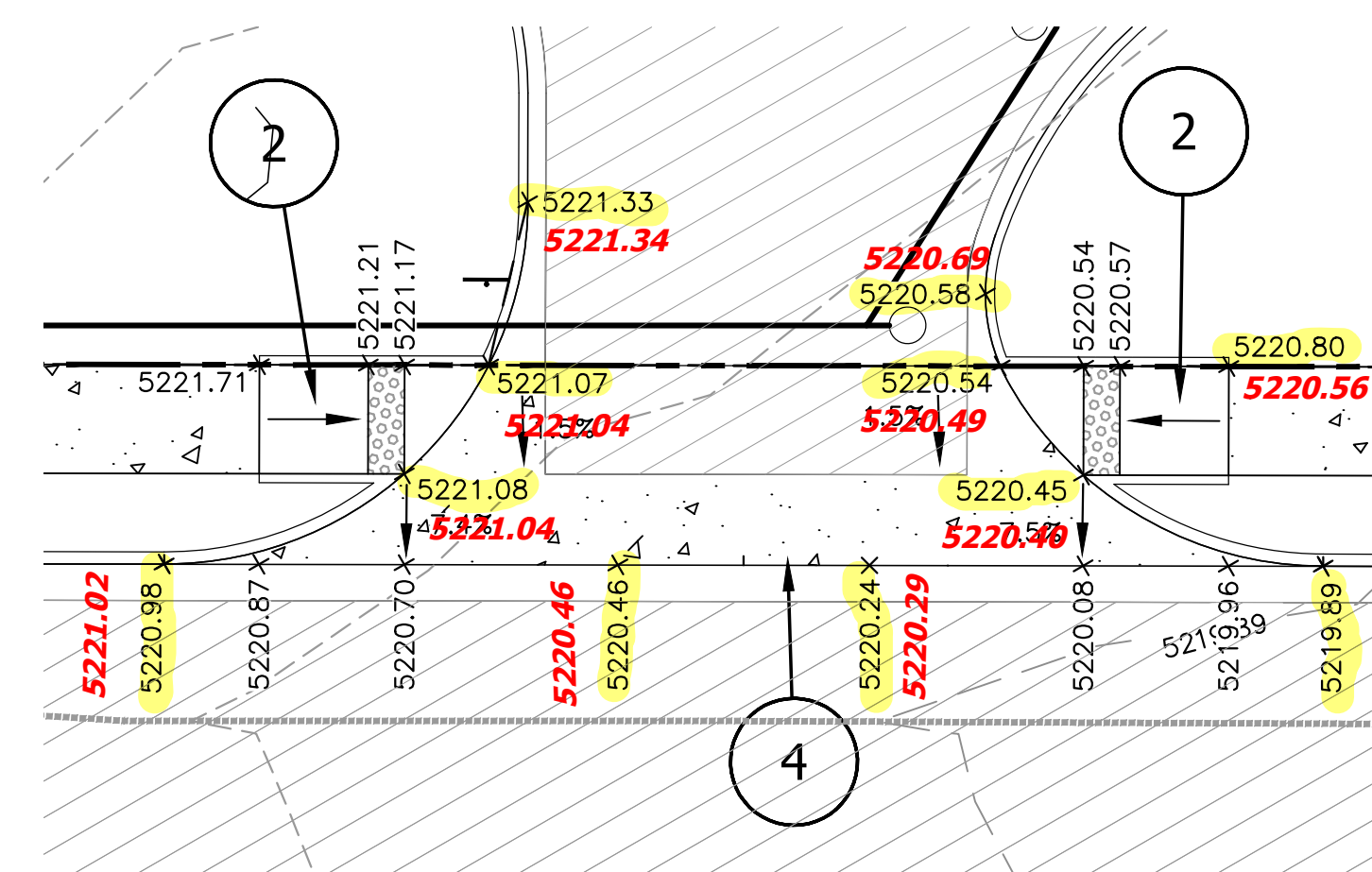
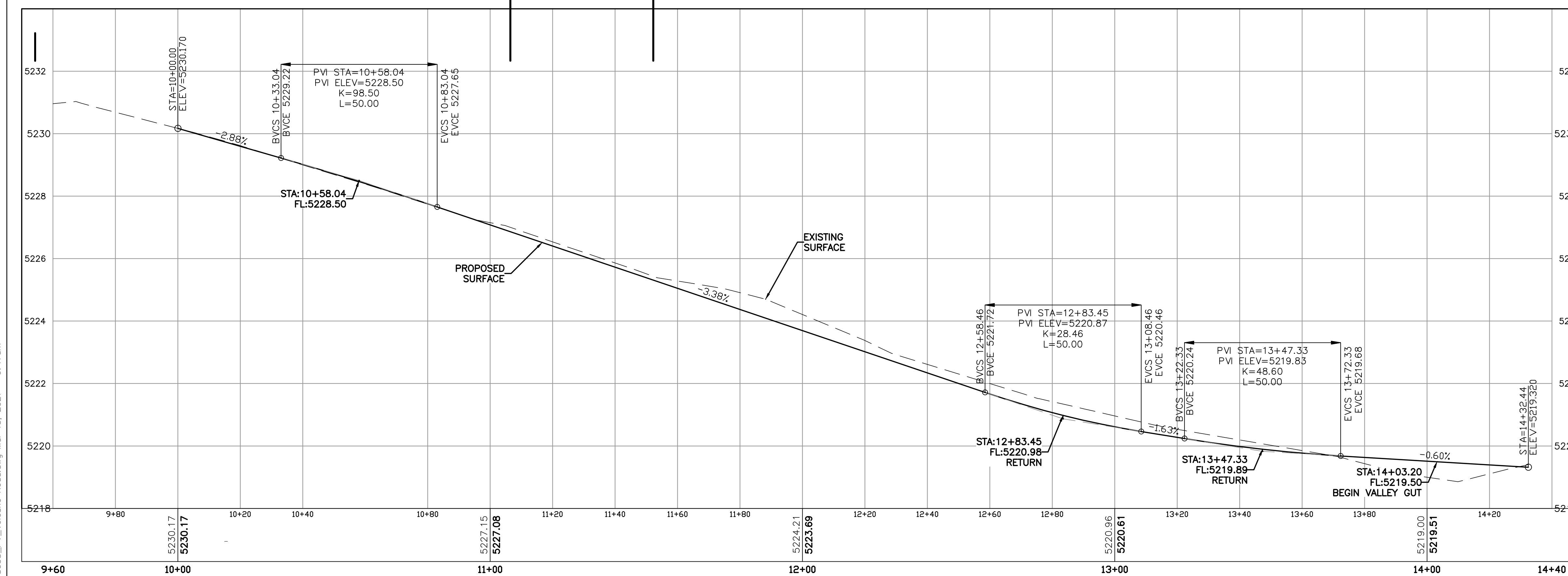
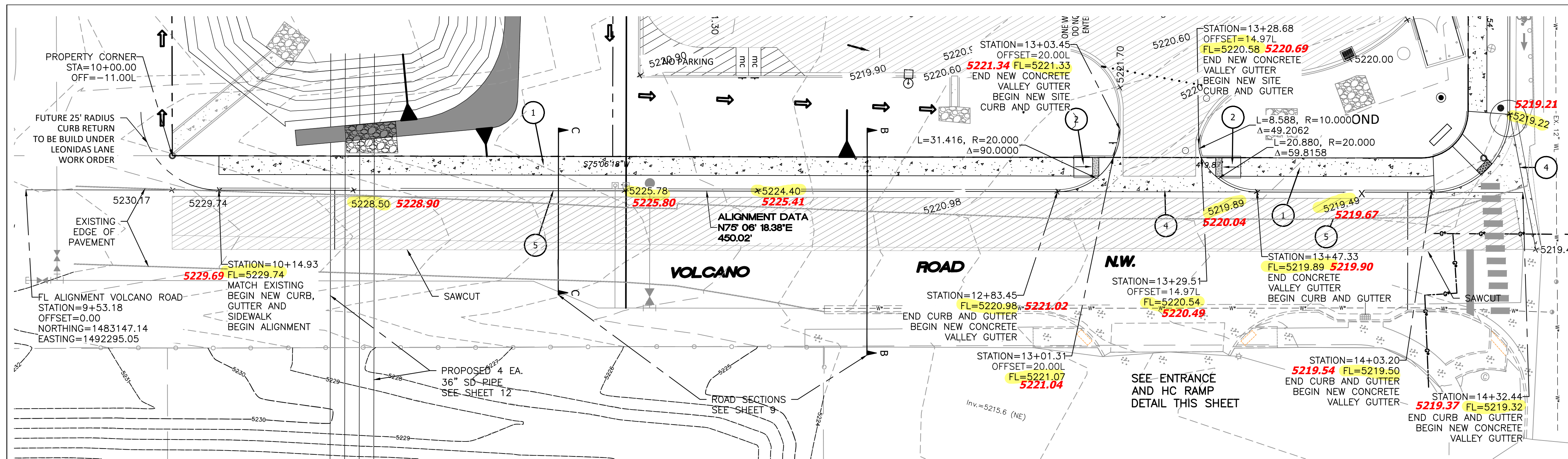
TOS=TOP OF SIDEWALK
TCC=TOP OF CONCRETE
FL=FLOWLINE



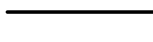
As-Built

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100
www.tierrawestllc.com

ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: MISTER CAR WASH PAVING IMPROVEMENTS 98TH STREET - STA: 10+00 TO 12+38			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	790386	ZONE MAP NO.	K-8-Z
		SHEET	7 of 18



LEGEND

- | | |
|---|------------------------|
|  | CURB & GUTTER |
|  | BOUNDARY LINE |
|  | EASEMENT |
|  | CENTERLINE |
|  | RIGHT-OF-WAY |
|  | BUILDING |
|  | SIDEWALK |
|  | VALLEY GUTTER |
|  | NEW PAVEMENT |
|  | EXISTING CURB & GUTTER |

KEYED NOTE:

- ① 6' CONC. SIDEWALK PER COA. DWG # 2430
- ② UNIDIRECTIONAL HC RAMP, SEE DETAIL SHEET 16
- ③ NOT USED
- ④ 6' VALLEY GUTTER PER COA STD DWG 2420
- ⑤ STANDARD CURB & GUTTER PER COA STD DWG 2415A

CAUTION:

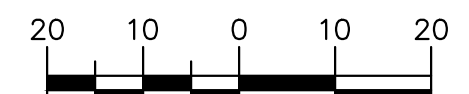
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NOTICE TO CONTRACTORS

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3. FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE NO. 9
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 811, FOR LOCATION OF EXISTING UTILITIES.
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6. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
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7. WORK ON ARTERIAL STREETS MAY REQUIRE A 24-HOUR BASIS.



As-Built



SCALE: HORIZ. 1"=20'
VERT. 1"=2'



3)

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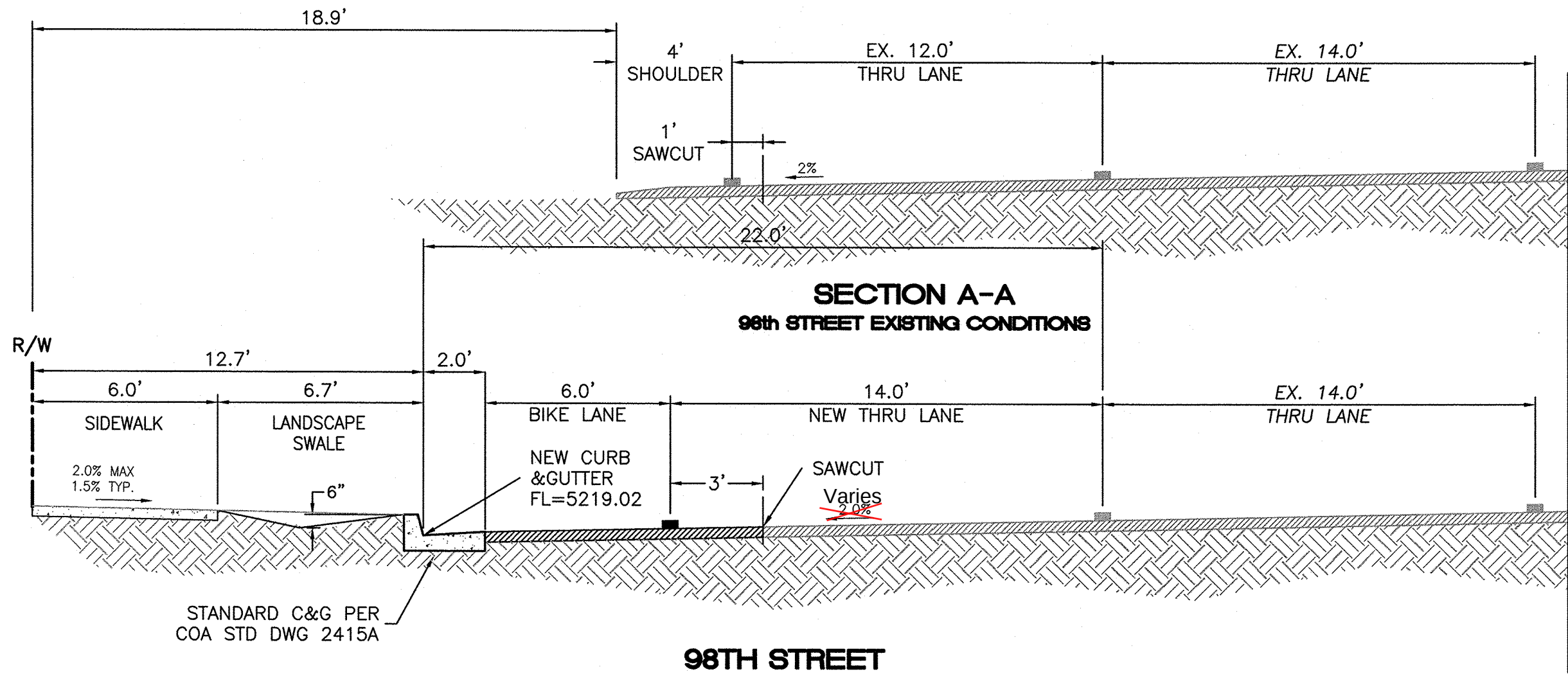
ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **MISTER CAR WASH**
PAVING IMPROVEMENTS
VOLCANO ROAD NW - STA: 10+00 TO 14+32

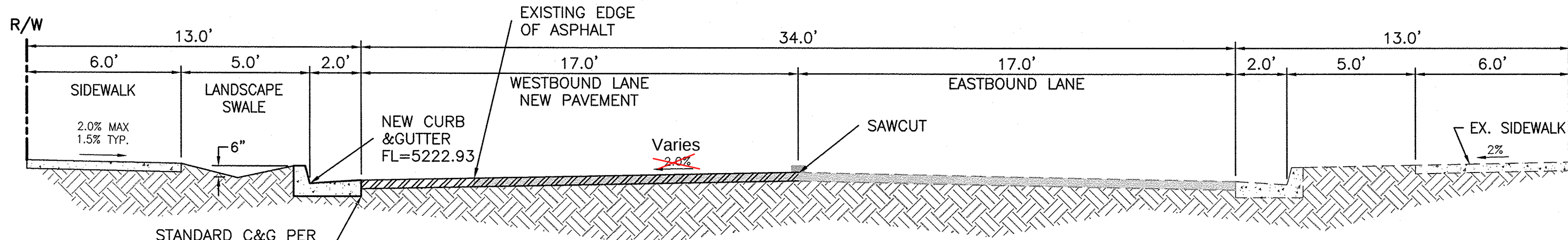
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	

CITY PROJECT NO.	790386	ZONE MAP NO.	K-8-Z	SHEET	8
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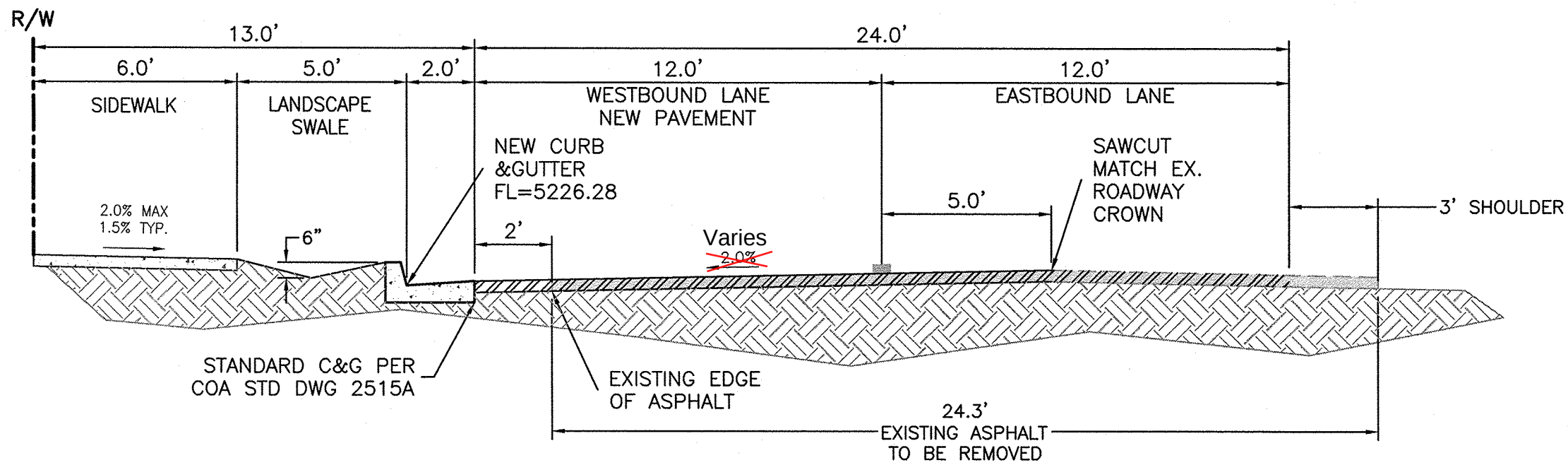
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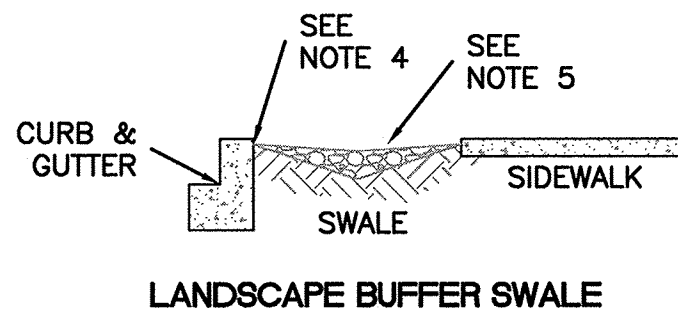
98TH STREET
SECTION A-A
SCALE: 1"=4' SEE SHT 7



VOLCANO RD.
SECTION B-B
SCALE: 1"=4' SEE SHT 8



VOLCANO RD.
SECTION C-C
SCALE: 1"=4' SEE SHT 8

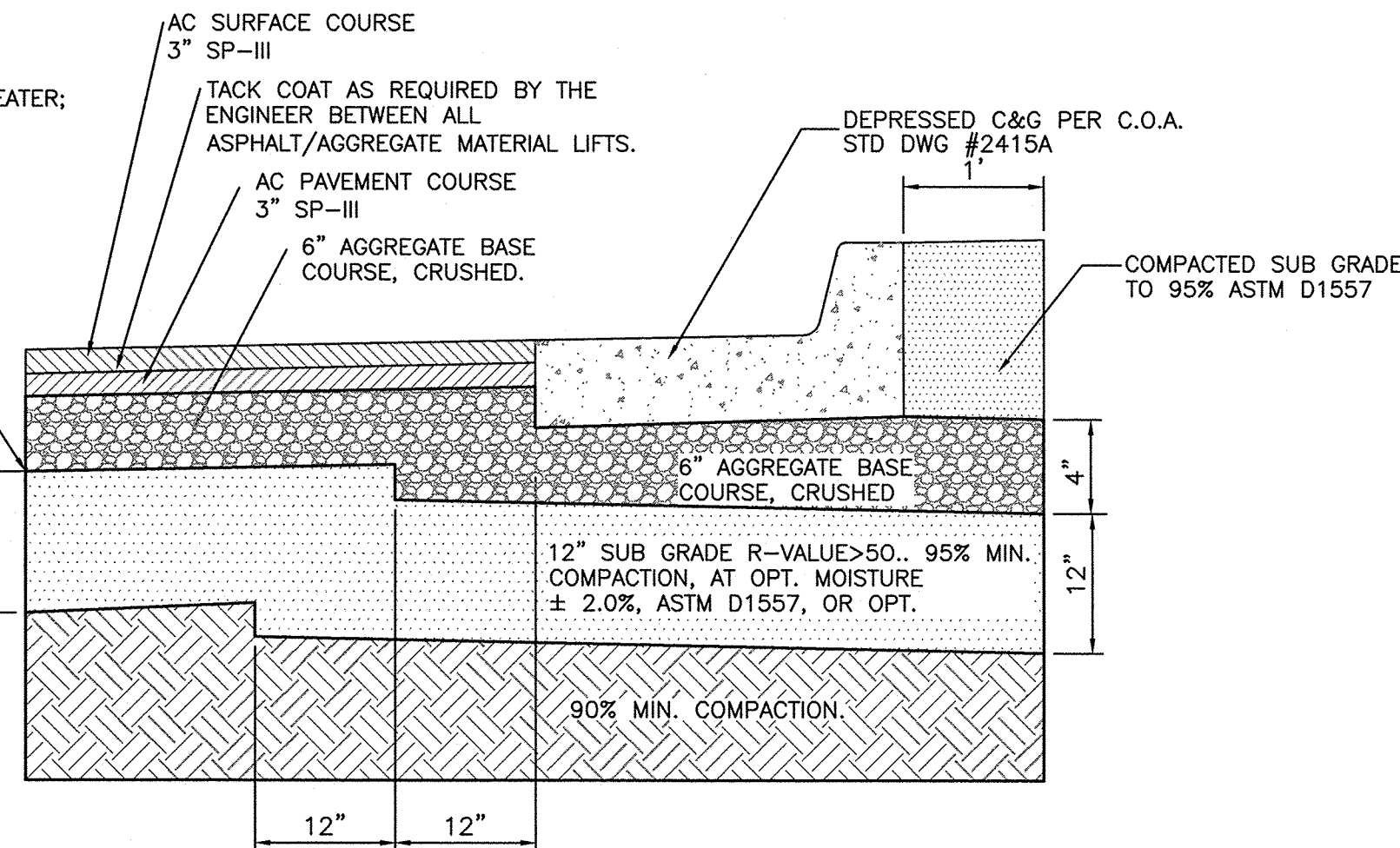


LANDSCAPE BUFFER SWALE

NOTE:
IF EXISTING SECTION IS GREATER;
MATCH EXISTING.

FINISH SURFACE OF SUB GRADE SHALL BE
MOISTURE CONTROLLED AT COMPACTION
MOISTURE RANGE, OR PRIME COAT APPLIED
AS REQUIRED BY THE ENGINEER UNTIL
NEXT/FINAL SURFACE IS COMPLETED.
SUB GRADE PREPARATION SHALL BE
PERFORMED AFTER ALL SUBSURFACE R/W
UTILITIES CONSTRUCTION IS COMPLETED.

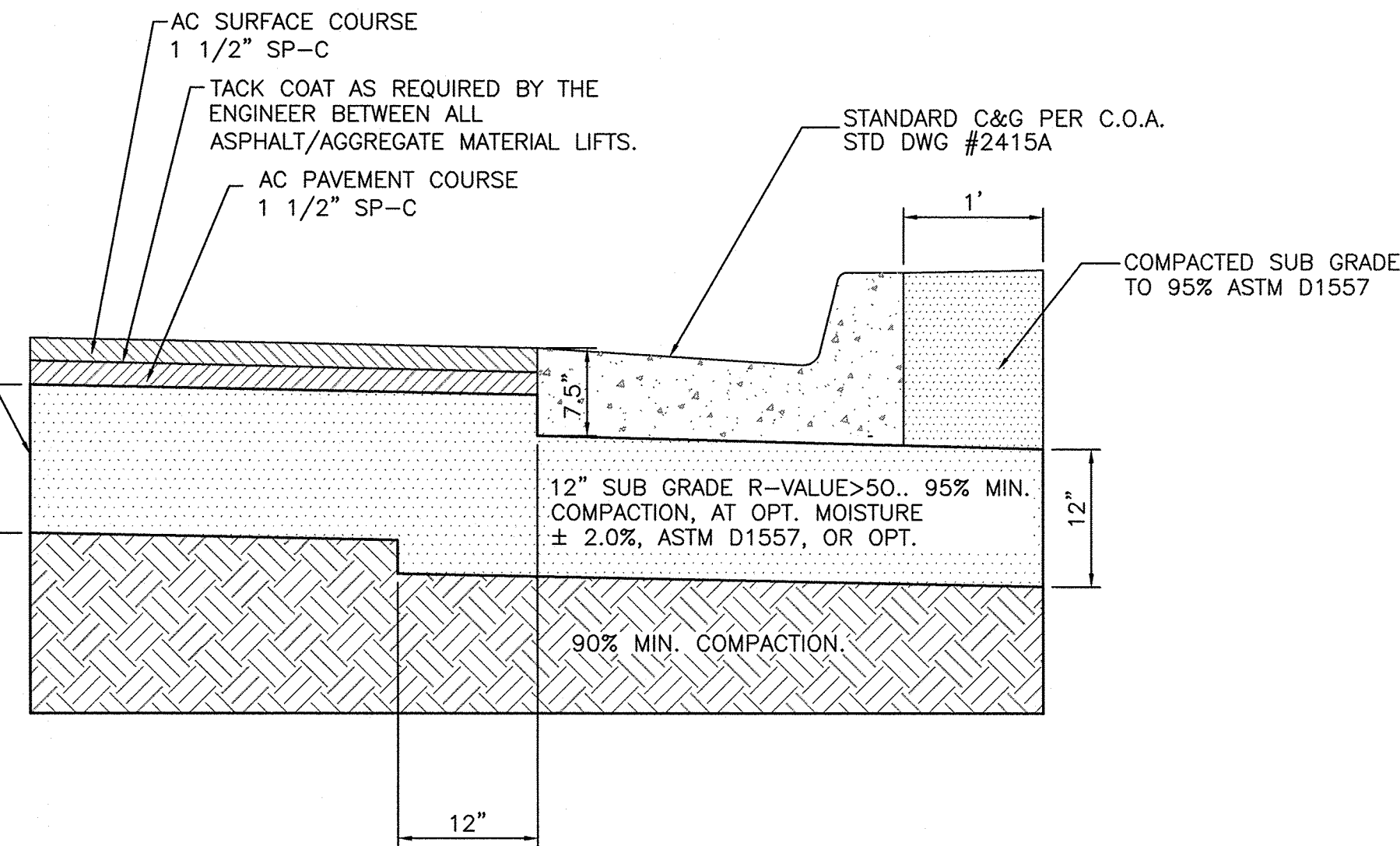
1' SURGED SOIL, R-VALUE>50.
PLACED IN 2'-6" COMPACTED LIFTS.
95% MIN. COMPACTION, AT OPT.
MOISTURE $\pm$ 2.0%, ASTM D1557, OR
OPT. MOISTURE, TO +4%, ASTM D698
FOR SOIL W/35% OR MORE MATERIAL
PASSING THE NO. 200 SIEVE.
SOIL NOT HAVING THE MIN. R-VALUE OF
50, SHALL BE REMOVED TO A DEPTH OF
2 FEET AND REPLACED BY THE CONTRACTOR
WITH SUITABLE MATERIAL OR A PAVEMENT
SHALL BE DESIGNED BY TERRA WEST, LLC
ACCOMMODATING THE EXISTING R-VALUE PER
C.O.A. STANDARD SPECIFICATIONS.



TYPICAL PAVING SECTION (ARTERIAL LOCAL or MATCH EXISTING)
NTS

FINISH SURFACE OF SUB GRADE SHALL BE
MOISTURE CONTROLLED AT COMPACTION
MOISTURE RANGE, OR PRIME COAT APPLIED
AS REQUIRED BY THE ENGINEER UNTIL
NEXT/FINAL SURFACE IS COMPLETED.
SUB GRADE PREPARATION SHALL BE
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UTILITIES CONSTRUCTION IS COMPLETED.

1' SURGED SOIL, R-VALUE>50.
PLACED IN 2'-6" COMPACTED LIFTS.
95% MIN. COMPACTION, AT OPT.
MOISTURE $\pm$ 2.0%, ASTM D1557, OR
OPT. MOISTURE, TO +4%, ASTM D698
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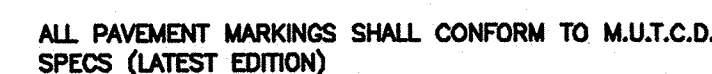
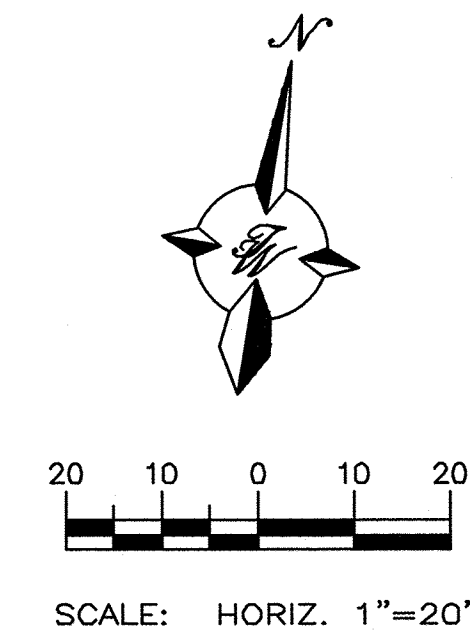
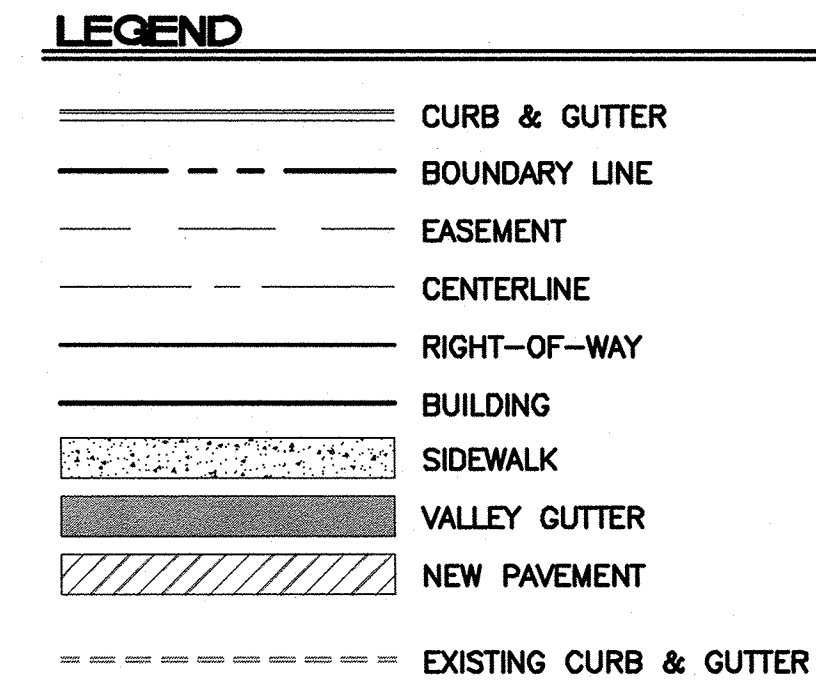


TYPICAL PAVING SECTION (LOCAL OR MATCH EXISTING)
NTS

LANDSCAPE BUFFER SWALE NOTES:

1. SWALE TO HAVE SIDE SLOPES OF 5:1 (H:V)
2. FOR WIDE LANDSCAPE BUFFERS, GREATER THAN 10 FEET, THE MAXIMUM DEPTH IS 10 INCHES.
3. LANDSCAPE BUFFERS 2 FEET AND LESS IN WIDTH ARE EXCLUDED.
4. FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
5. SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4") COBBLE OR RIP-RIIP. DO NOT FILL ENTIRE SWALE.
6. A CHECK DAM WILL BE REQUIRED FOR SWALES ON STEEPER LONGITUDINAL SLOPES, 2.5% AND GREATER, AND LONGER SECTIONS. THE ENGINEER WILL DETERMINE THE LOCATION.
7. LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.
8. IN THE CASE WHERE THE SIDEWALK IS EXISTING AND THE LANDSCAPE BUFFER IS IMPROVED WITH LANDSCAPING AND/OR SOME FORM OF EROSION PROTECTION, THIS REQUIREMENT DOES NOT APPLY.

TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrowestllc.com	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: MISTER CAR WASH PAVING IMPROVEMENTS STREET SECTIONS 98TH STREET. NW & VOLCANO RD	
DESIGN/REVIEW/COMMITTEE APPROVED APR 09 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL LAST DESIGN UPDATE
CITY PROJECT NO. 790386	ZONE MAP NO. K-8-Z
SHEET 9 of 17 18	



NT

1. OBLITERATE ALL EXISTING STRIPING AND PAVEMENT MARKING UNLESS OTHERWISE SPECIFIED
2. EXISTING MARKINGS IDENTIFIED TO BE REMOVED SHALL BE COMPLETELY OBLITERATED TO A MAXIMUM DEPTH OF 0.25" AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED, PER COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 443.3.2
3. ALL SIGNS SHALL BE MADE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS.
4. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS.
5. ALL STRIPING TO BE THERMOPLASTIC.

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TITLE: **MISTER CAR WASH**
STRIPING IMPROVEMENTS
98TH STREET. NW & VOLCANO RD

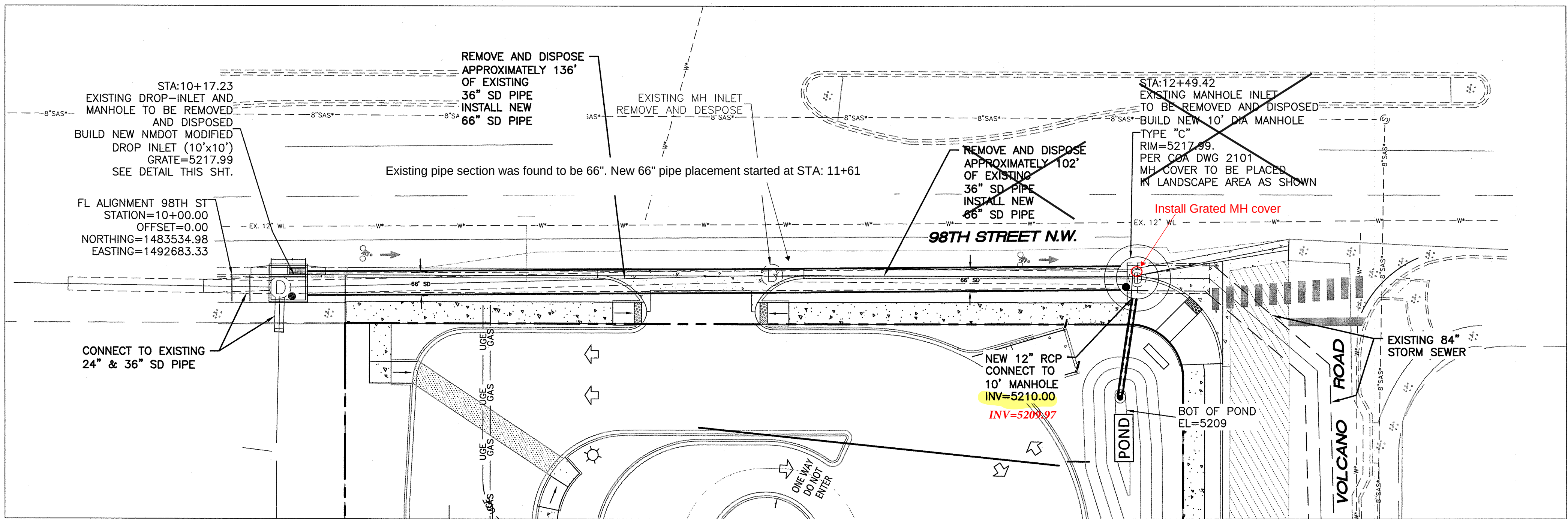
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MO./DAY/YR.	MO./DAY/YR.
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Y/YR.	MO./DAY/YR.
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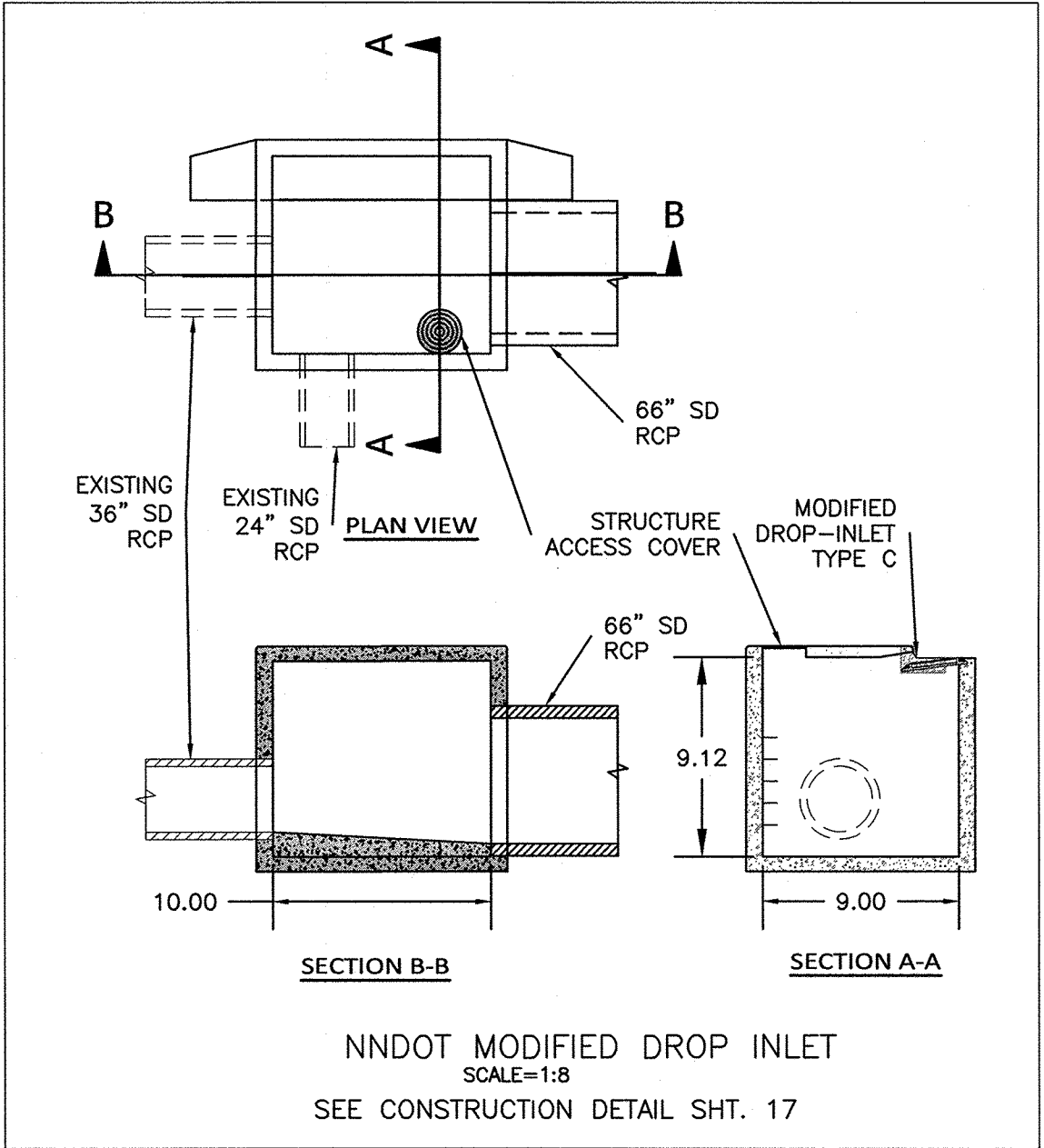
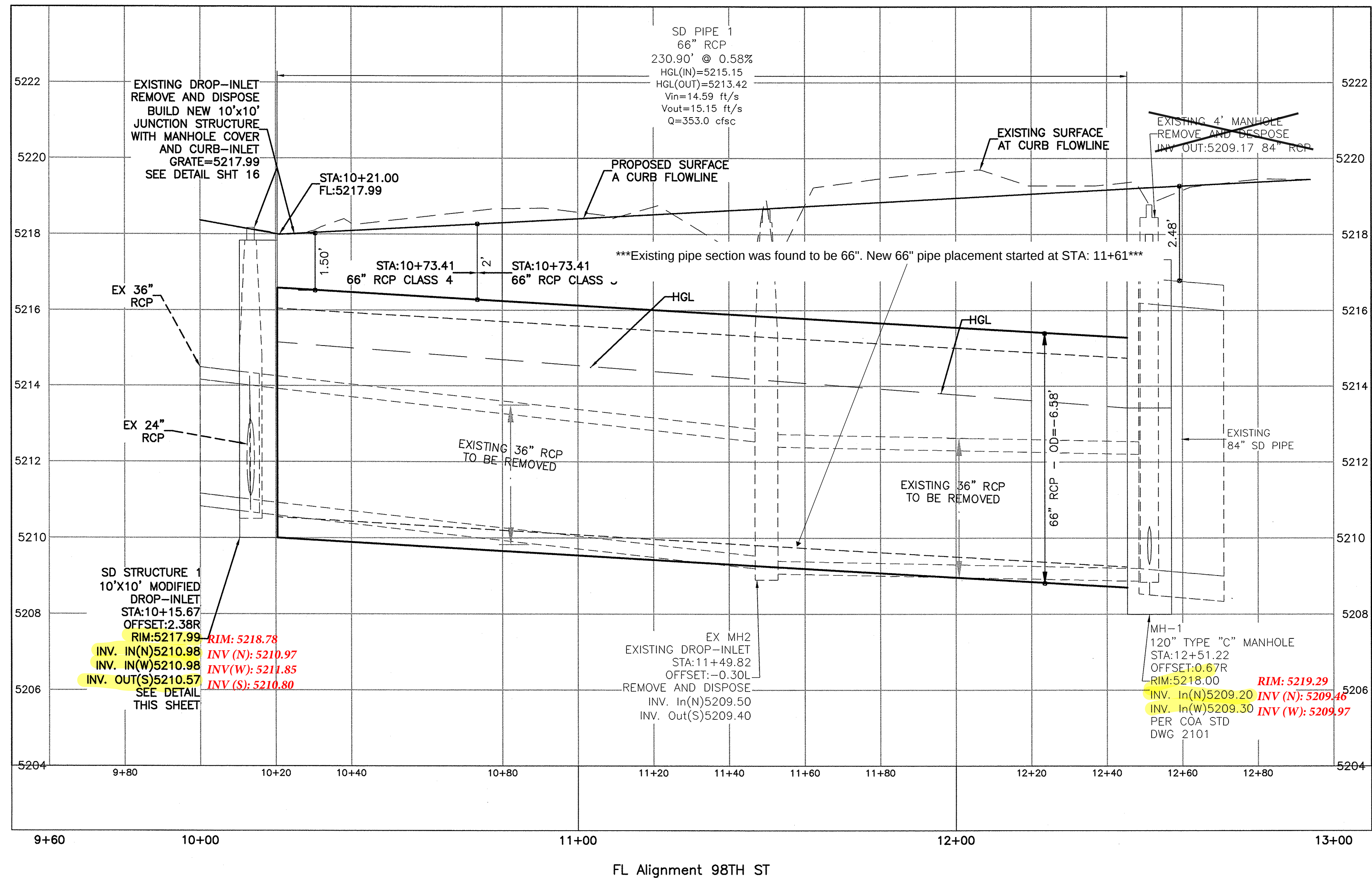
ZONE MAP NO.
K-8-7

SHEET 10 of 17 18



LEGEND

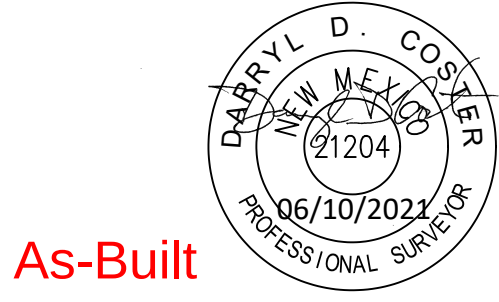
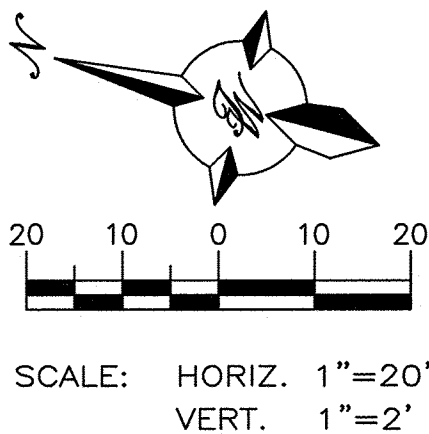
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- VALLEY GUTTER
- NEW PAVEMENT
- EXISTING CURB & GUTTER



NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE NO. 9.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 811, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- Maintenance of the 12" SD connection and pond shall be the responsibility of the owner of the property served
- WORK ON ARTERIAL STREETS MAY REQUIRE A 24-HOUR BASIS.

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

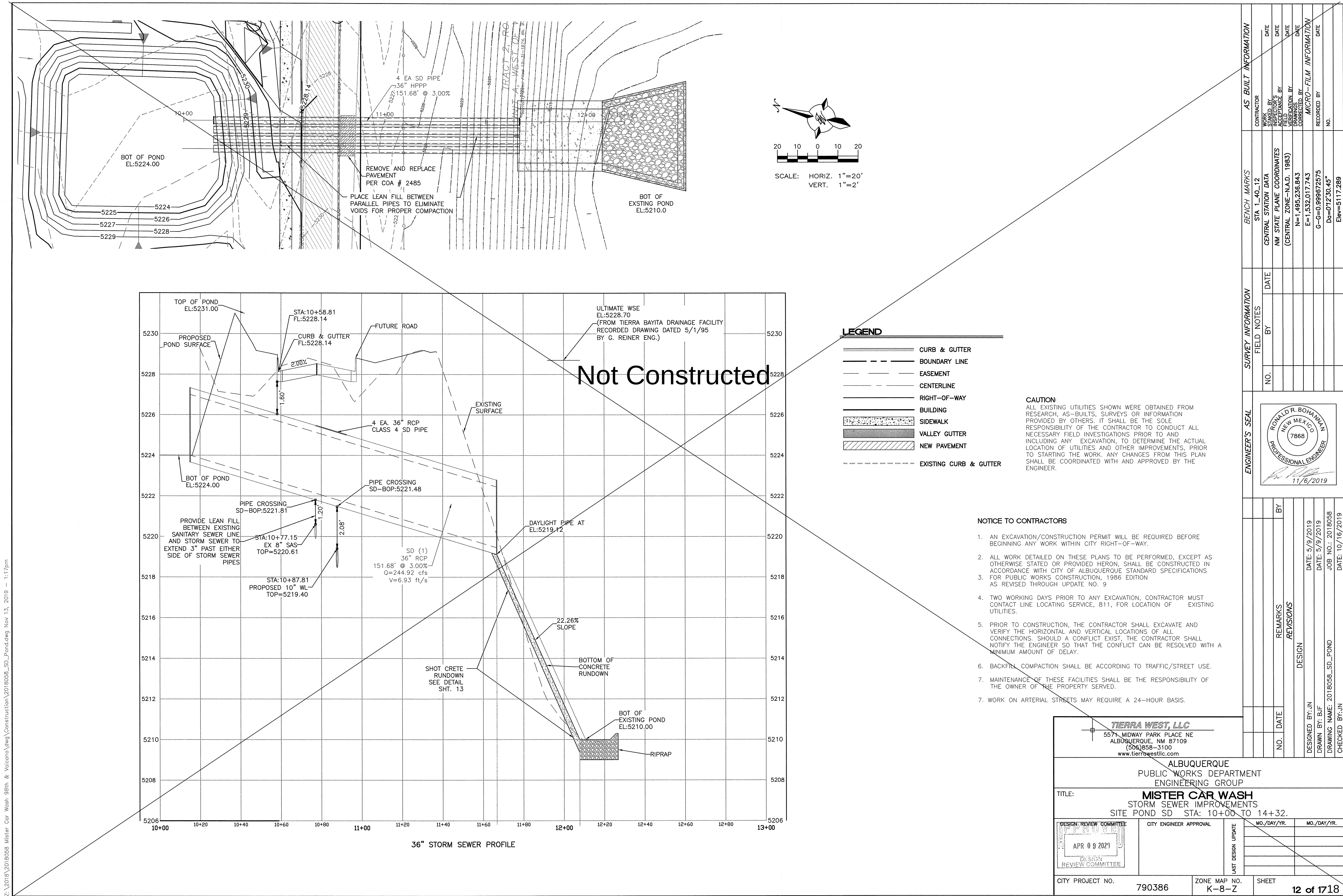


As-Built

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ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: MISTER CAR WASH STORM SEWER IMPROVEMENTS 98TH STREET - STA: 10+00 TO 12+38	
DESIGN/REVIEW/COMMITTEE APR 09 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL MO./DAY/YR. MO./DAY/YR.
CITY PROJECT NO. 790386	ZONE MAP NO. K-8-Z
SHEET 11 of 1718	

Z:\2018\2018058 Mister Car Wash 98th & Volcano\dwg\Construction\2018058_SD_Pond.dwg Nov 13, 2019 - 1:17pm

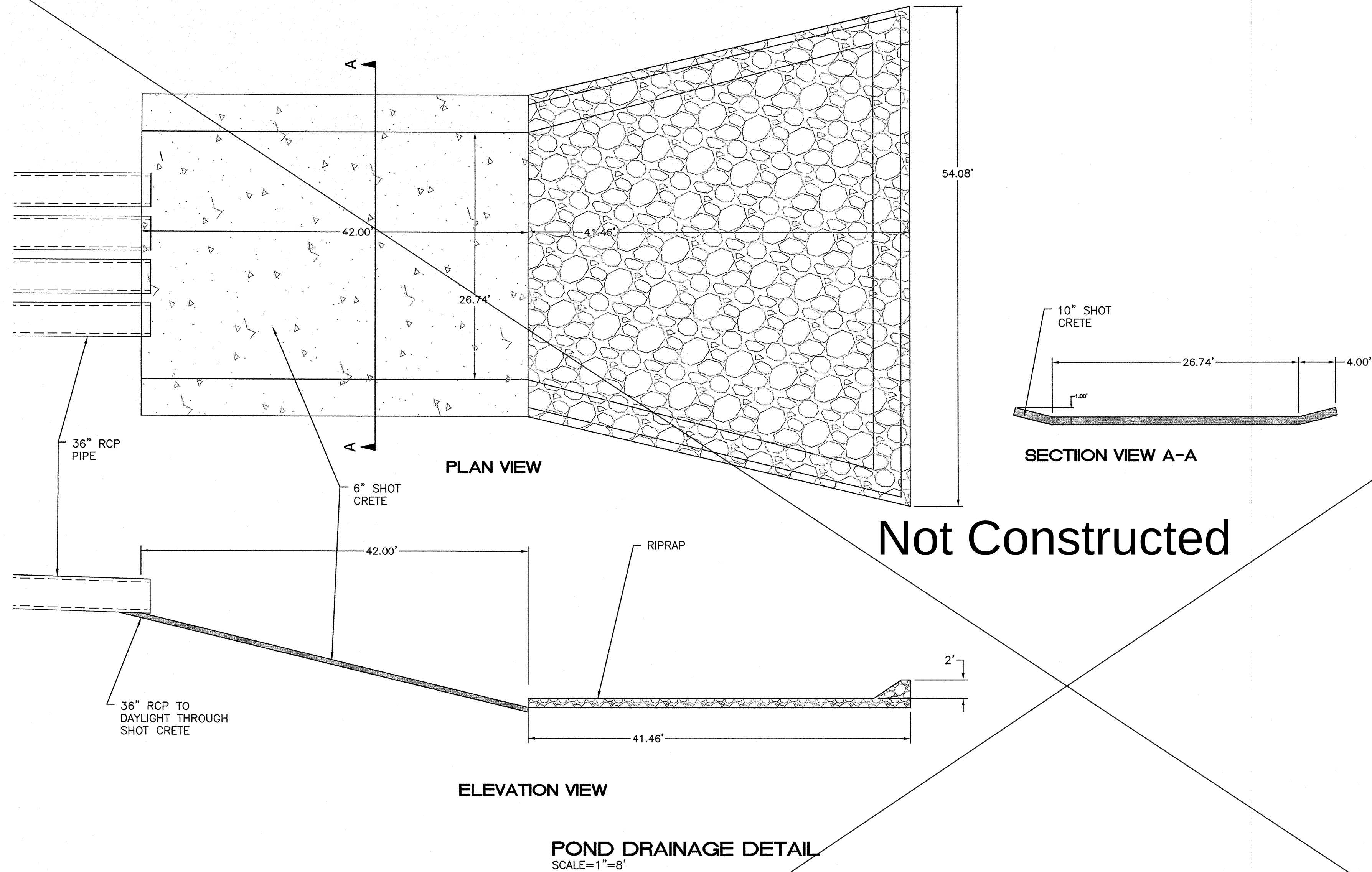


NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
3. FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE NO. 9
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 811, FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
6. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
7. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS MAY REQUIRE A 24-HOUR BASIS.

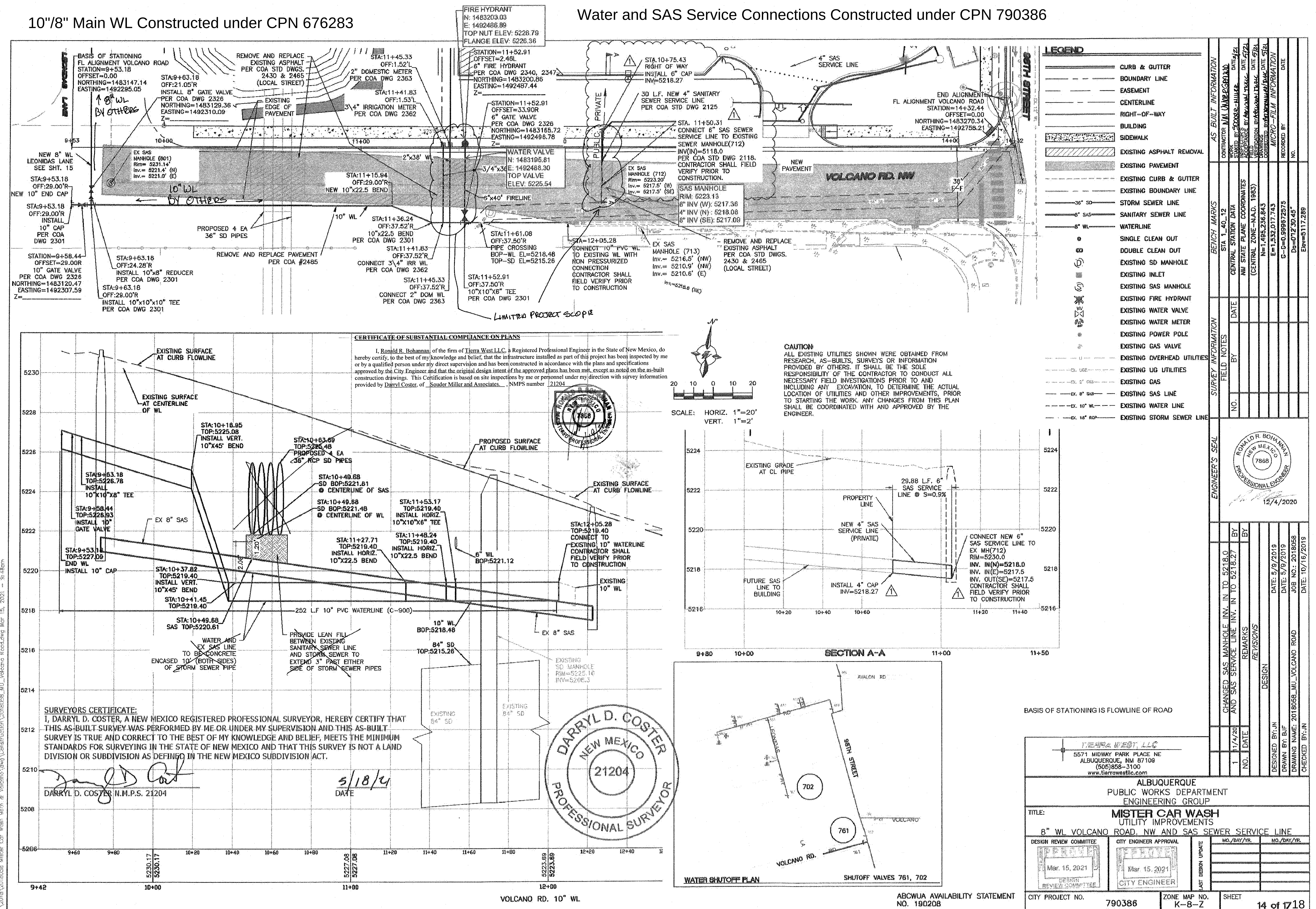
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: MISTER CAR WASH STORM SEWER IMPROVEMENTS SITE POND SD STA: 10+00 TO 14+32.	
DESIGN REVIEW COMMITTEE APR 09 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
CITY PROJECT NO. 790386	ZONE MAP NO. K-8-Z
SHEET 12 of 1718	

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ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: MISTER CAR WASH SD CONSTRUCTION DETAILS	
DESIGN REVIEW COMMITTEE APR 09 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	
MO./DAY/YR.	
MO./DAY/YR.	
CITY PROJECT NO. 790386	
ZONE MAP NO. K-8-Z	
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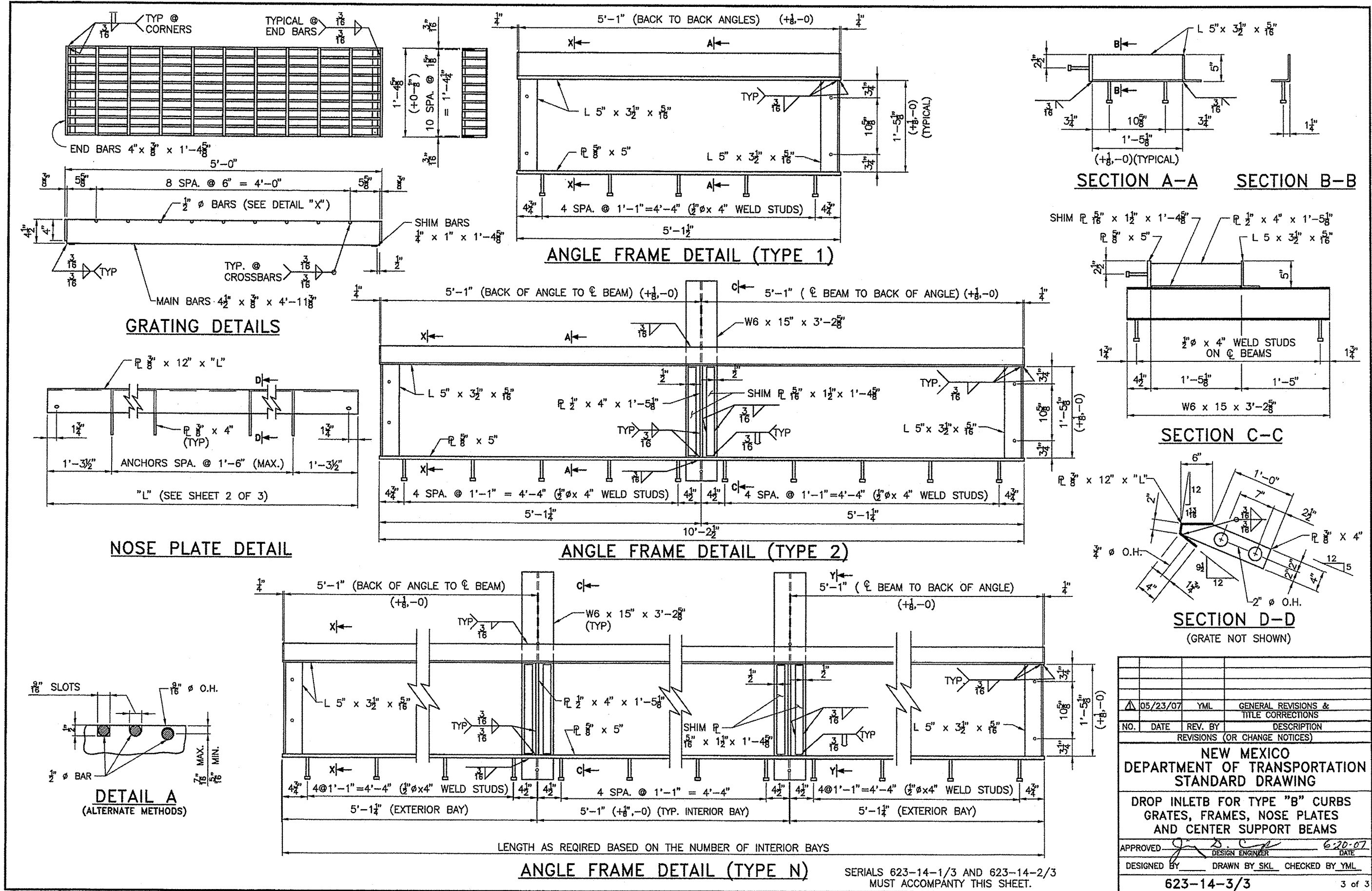
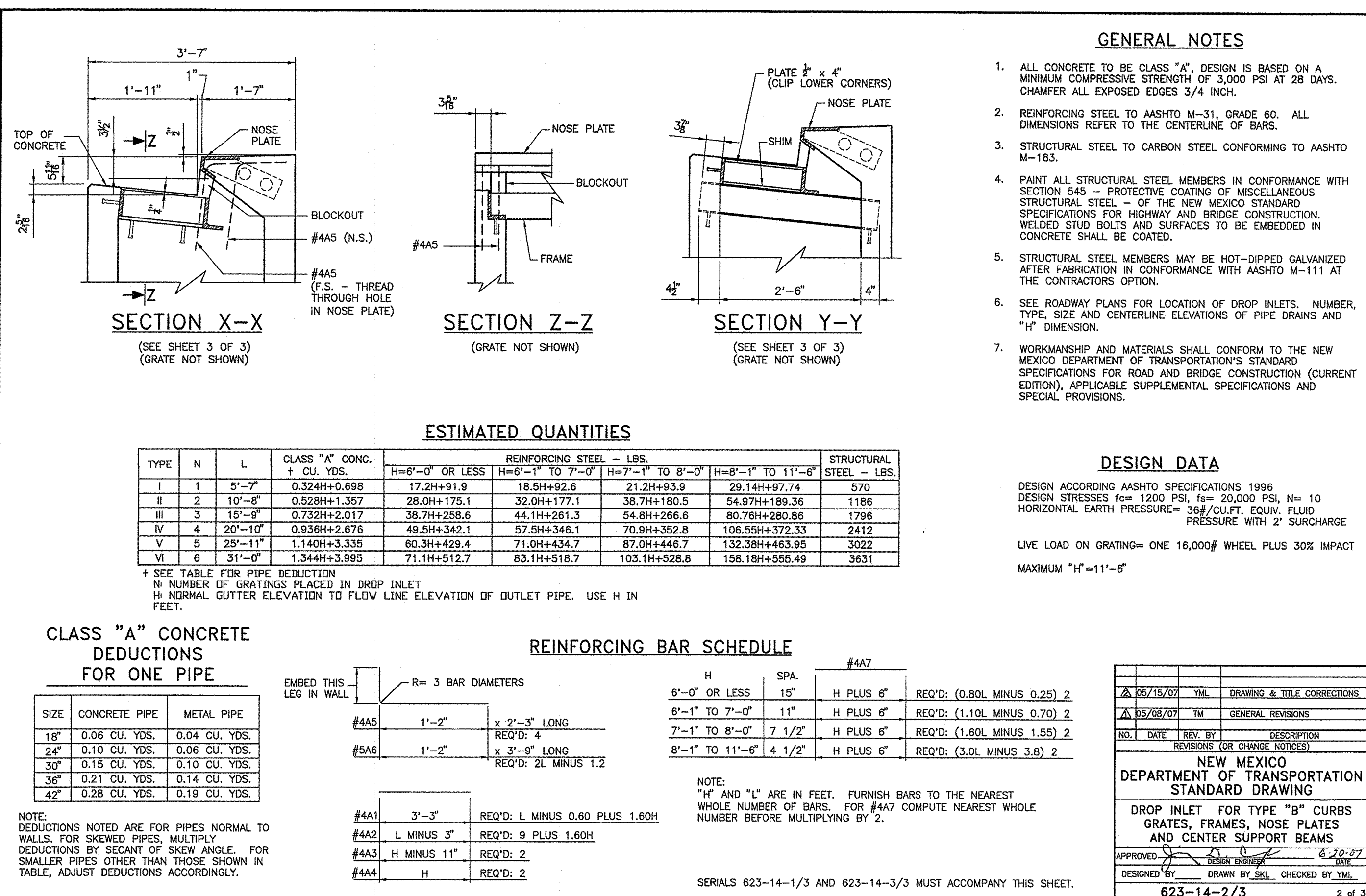
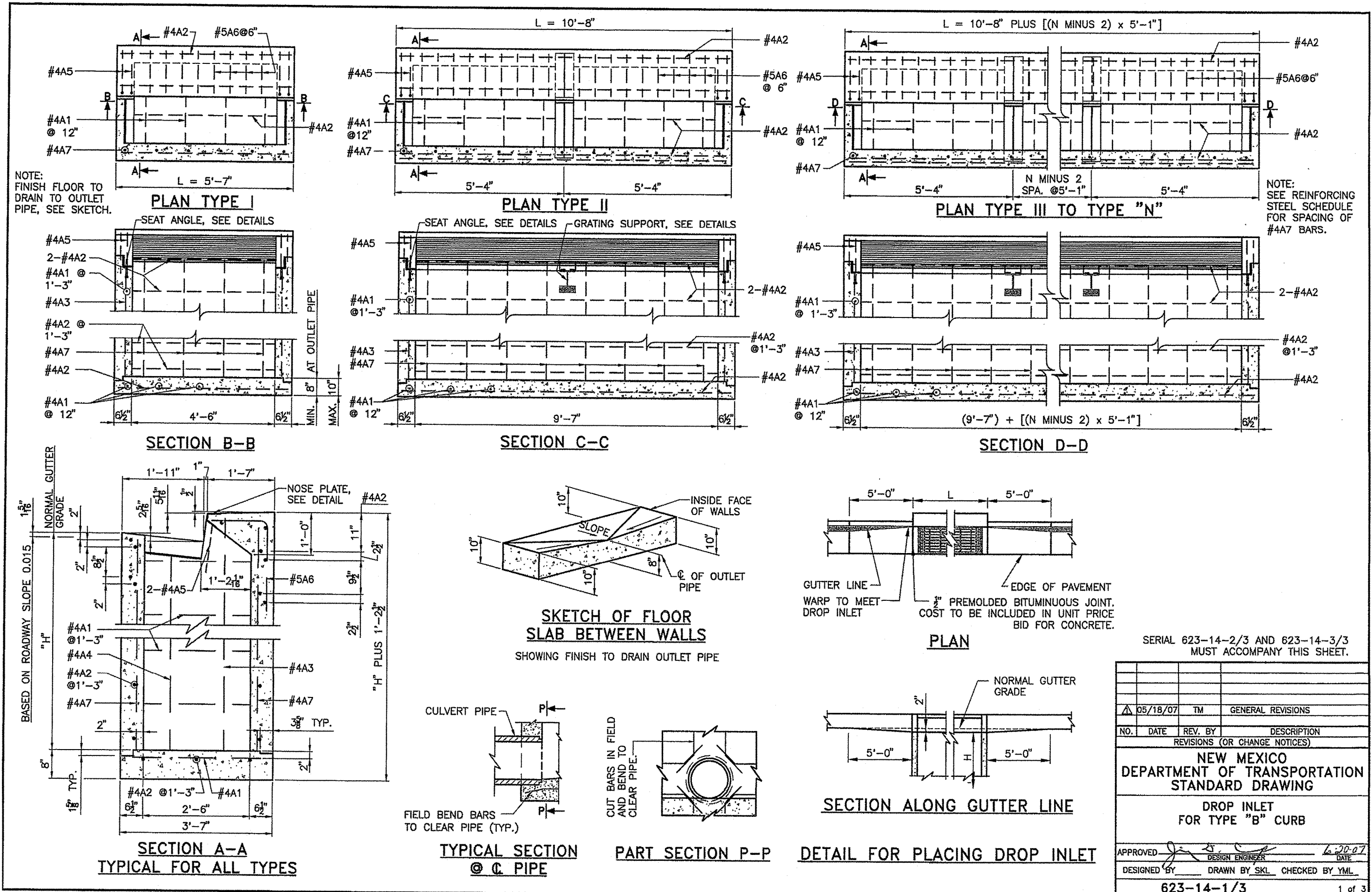
ENGINEER'S SEAL	
RONALD R. BOHA, P.E. NEW MEXICO 7868 PROFESSIONAL ENGINEER 11/6/2019	
SURVEY INFORMATION	
FIELD NOTES	
NO. BY DATE	
BENCH MARKS	
STA 1+40.12	
CENTRAL STATION DATA	
NM STATE PLANE COORDINATES	
(CENTRAL ZONE-N.A.D. 1983)	
N=1,495,236.843	
E=1,532,017.743	
G-G=0.998672575	
D=07230.45"	
Elev=5117.289	
AS BUILT INFORMATION	
CONTRACTOR	
WORK STAGED BY	
DATE	
FIELD ACCEPTANCE BY	
DATE	
DRAWINGS CORRECTED BY	
DATE	
MICRO-FILM INFORMATION	
RECORDED BY	
DATE	
NO.	





TERRA WEST LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com							DESIGNED BY	DRAWN BY: E.	CHECKED BY	
						NO.	DATE			
ALBUQUERQUE										
PUBLIC WORKS DEPARTMENT										
ENGINEERING GROUP										
TITLE:										
MISTER CAR WASH										
CONSTRUCTION DETAILS										
DESIGN REVIEW COMMITTEE			CITY ENGINEER APPROVAL			LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
APR 09 2021 DESIGN REVIEW COMMITTEE										
CITY PROJECT NO.				ZONE MAP NO.		SHEET		18		
790386				K-8-Z				16 of 17		

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ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

MISTER CAR WASH
SD CONSTRUCTION DETAILS

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO. 790386

ZONE MAP NO. K-8-Z

SHEET 17 of 17

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	NM Undergroud	DATE	2021	STA	1_40_12	CENTRAL STATION DATA		NO.		DATE		RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 11/6/2019			
WORK	Undergroud	DATE	2021	DATE		NM STATE PLANE COORDINATES		BY							
INSPECTOR	By: [Signature]	DATE	2021	DATE		(CENTRAL ZONE - N.A.D. 1983)		REMARKS							
ACCEPTANCE	By: [Signature]	DATE	2021	DATE		N=1,495,236.843		DESIGN							
DRAWINGS	By: [Signature]	DATE	2021	DATE		E=1,532,017.743		REVISIONS				NO.	DATE	BY	
COORDINATOR	By: [Signature]	DATE	2021	DATE		G=0.999672575		DESIGNED BY: JN		DATE: 5/9/2019		DATE	5/9/2019	BY	
RECORDED BY		DATE		DATE		Da=0712.30.45"		DRAWN BY: BJF		DATE: 5/9/2019		DATE	5/9/2019	BY	
						Elev=5117.289		DRAWING NAME: 2018058_DET		JOB NO.: 2018058		DATE	10/16/2019	BY	
								CHECKED BY: JN		DATE: 10/16/2019					

