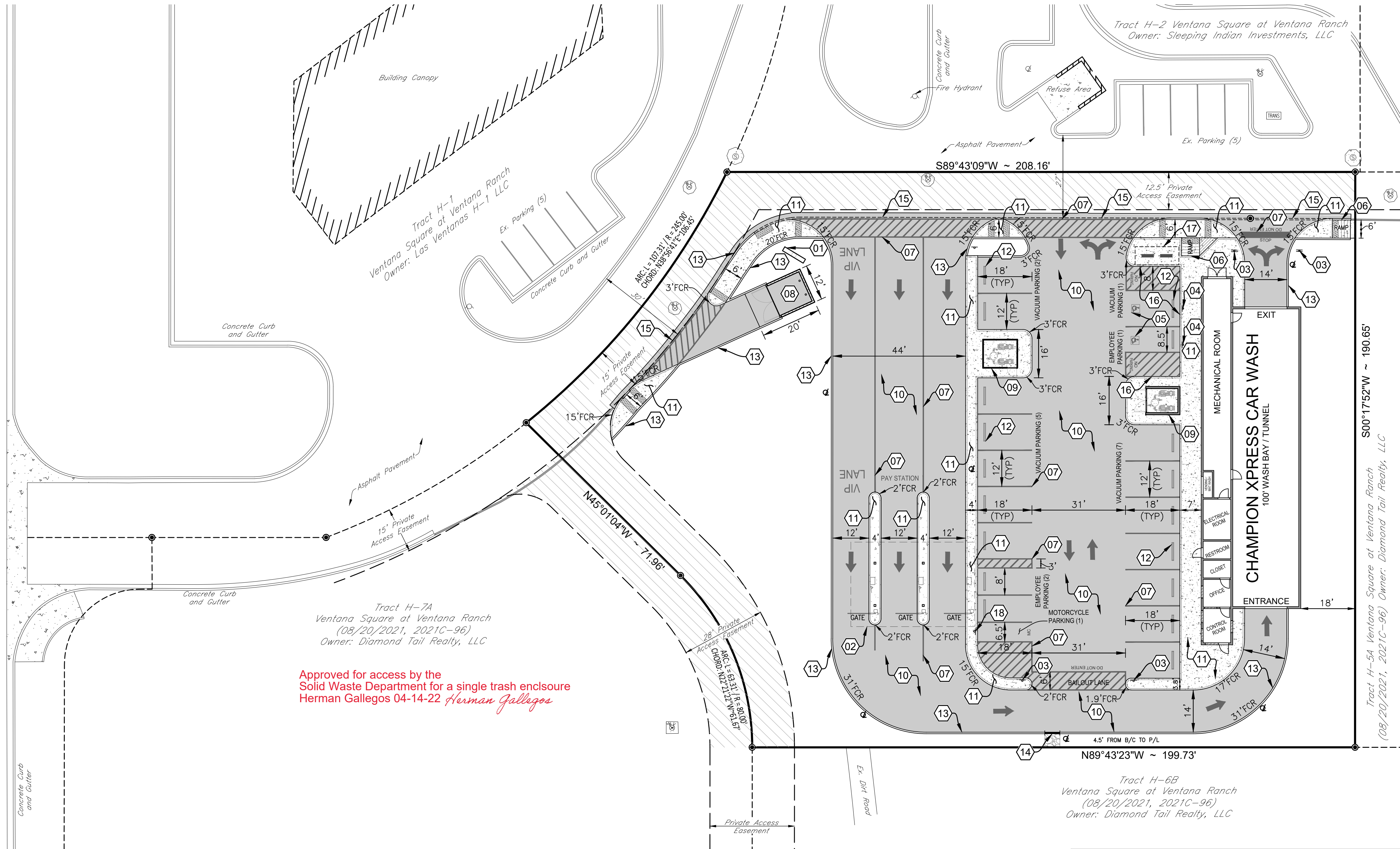


UNIVERSE BLVD. N.W.  
(Right-of-Way Width Varies)



Approved for access by the  
Solid Waste Department for a single trash enclosure  
Herman Gallegos 04-14-22 *Herman Gallegos*

**PLANNING AND ZONING REQUIREMENTS**  
Reference: City of Albuquerque Integrated Development Code  
Zone: "MX-M" Mixed Use - Medium Intensity Zone District  
Proposed Use: Car Wash

**Building Setbacks**  
Front: 5 ft. (min.)  
Side, Interior: 0 ft. (min.)  
Side, Street: 5 ft. (min.)  
Rear: 15 ft. (min.)

**PERMITTING CONTACT INFORMATION:**  
PLANNING / ZONING / BUILDING  
City of Albuquerque - Planning Department  
Contact: Brennon Williams  
Telephone: 505.924.3860  
Email: brwilliams@cabq.gov

**ROADS, ACCESS, & RIGHT-OF-WAY**  
City of Albuquerque - Traffic Department  
Contact: MARWA AL NAJJAR  
Telephone: 505.924.3675  
Email: malnajar@cabq.gov

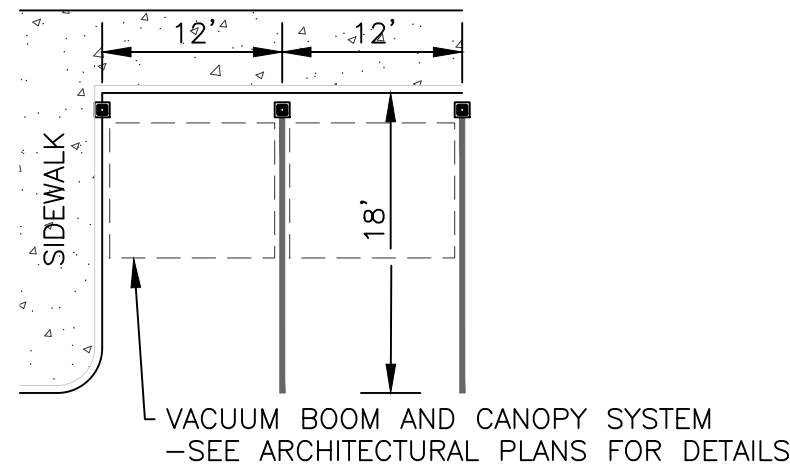
**UTILITY CONTACT INFORMATION:**  
SANITARY SEWER / WATER  
Albuquerque Bernalillo County Water Utility Authority  
Contact: Robert Strong  
Telephone: 505.261.4429  
Email: rstrong@abcwua.org

**STORM SEWER**  
City of Albuquerque - Planning Hydrology Department  
Contact: Renee Brissette  
Telephone: 505.924.3995  
Email: rbrissett@cabq.gov

**GAS**  
New Mexico Gas Company  
Contact: Jacob Gallegos  
Telephone: 505.697.3120  
Email: Jacob.Gallegos@nmgco.com

**ELECTRIC**  
PNM (Public Service Company of New Mexico)  
Contact: Chase LeJeune  
Telephone: 505-362-4180  
Email: Chase.LeJeune2@pnm.com

**TELECOM**  
CenturyLink  
Contact: Customer Service  
Telephone: 865.465.2313



**TYPICAL VACUUM BOOM AND  
CANOPY SYSTEM LAYOUT**  
NOT TO SCALE

WORK WITHIN PUBLIC RIGHT-OF-WAY  
REQUIRES DRC-APPROVED PLANS.

**TAKE CAUTION DURING EXCAVATION:**  
THERE ARE UNDERGROUND UTILITY LINES 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.

**ACCESSIBLE PARKING SYMBOL & MARKING NOTES**  
A paved accessible parking space must include:  
- The International Symbol of Access 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.

Additional site elements are necessary to service the auto wash such as gates, floor mat  
cleaners, vending machines, vacuum equipment enclosures, vacuums, canopies, signage,  
etc. which may not be shown on this plan. Locations and details of these elements can be  
provided by the owner at the request of the contractor or the City of Albuquerque.

**VERTICAL & HORIZONTAL CONTROL:**  
Reference - ALTA / NSPS Land Survey of the subject property  
prepared by CSI-Cartesian Surveys, Inc., dated, September 8, 2021.

#### SITE KEYNOTES

- NEW SINGLE TENANT SIGN  
- COORDINATE SIZE, LOCATION, AND PERMITTING WITH CHAMPION XPRESS  
CAR WASH PROJECT MANAGER.  
- CODE REQUIREMENTS:  
POLE SIGN - MAX SIZE = 72 SQ-FT, MAX HEIGHT = 15 FT
- PAY STATION CANOPY  
- SEE ARCHITECTURAL PLANS FOR DETAILS.
- TRAFFIC CIRCULATION SIGNAGE "DO NOT ENTER"  
- PER DETAIL / SHEET C-5.0
- ADA PARKING SIGNAGE  
- PER DETAIL / SHEET C-5.0
- ADA PARKING SYMBOL  
- PER DETAIL / SHEET C-5.0
- ADA ACCESSIBLE RAMP  
- PER DETAIL / SHEET C-5.0
- PARKING STRIPE / HATCH  
- 4" WIDE PAINTED STRIPES / 24" FOR STOP BAR.  
- HATCHING TO BE AT 45 DEGREE AND 2'-0" O.C.  
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.
- CONCRETE DUMPSTER PAD & APRON  
- PAD TO BE CONSTRUCTED OF MIN. 8 IN. THICK 3500 PSI CONCRETE  
REINFORCED WITH MIN. #4 REBARS @ 12 IN. O.C. IN EACH DIRECTION  
LOCATED IN THE UPPER THIRD OF SLAB.  
- PROVIDE PIPE BOLLARDS PER DETAIL / SHEET C-5.0  
- PROVIDE ONE (1) DUMPSTER.  
- SEE ARCHITECTURAL PLANS & CITY DETAILS FOR TRASH ENCLOSURE  
DETAILS AND PIPE BOLLARD LAYOUT.
- VACUUM EQUIPMENT ENCLOSURE  
- SEE ARCHITECTURAL PLANS FOR DETAILS.
- CONCRETE PAVEMENT - TRAFFIC  
- PER PAVEMENT SECTION / SHEET C-5.0
- CONCRETE SIDEWALK  
- PER DETAILS / SHEET C-5.0
- CONCRETE WHEEL STOP  
- PER DETAIL / SHEET C-5.0
- CONCRETE BARRIER CURB  
- PER DETAIL / SHEET C-5.0
- CURB CUT FOR CROSS DRAINAGE (5' WIDE)  
- PER DETAIL / SHEET C-5.0
- CONCRETE LAYDOWN CURB  
- PER DETAIL / SHEET C-5.0
- CURB FLUSH WITH DRIVE PAVEMENT IN ADA PARKING AREA.
- BICYCLE PARKING (2 RACKS)  
- 30" RECOMMENDED SPACING.  
- PER DETAIL / SHEET C-2.0
- MOTORCYCLE PARKING SIGNAGE  
- PER DETAIL / SHEET C-2.0

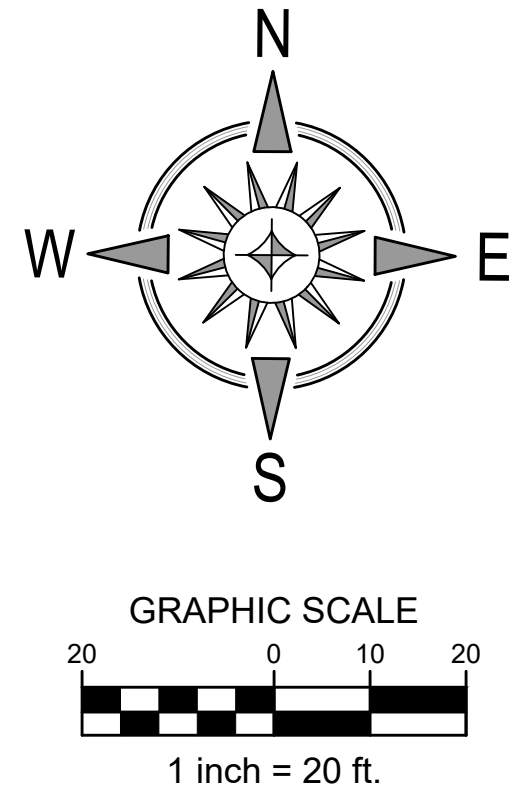
**PLANNING AND ZONING REQUIREMENTS**  
Reference: City of Albuquerque Integrated Development Code  
Zone: "MX-M" Mixed Use - Moderate Intensity Zone District  
Proposed Use: Car Wash

**Building Setbacks**  
Front: 5 ft. (min.)  
Side, Interior: 0 ft. (min.)  
Side, Street: 5 ft. (min.)  
Rear: 15 ft. (min.)

12" WIDE SECTION OF ASPHALT PAVEMENT ADJACENT TO NEW CURB  
AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER  
CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, PAVEMENT  
SECTION PER DETAIL / SHEET C-2.2 OR MATCH EXISTING SECTION, PER  
CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2407 & 2408

#### SITE AND PAVEMENT LEGEND

- |       |                               |
|-------|-------------------------------|
| (E/P) | EDGE-OF-PAVEMENT              |
| (B/C) | BACK-OF-CURB                  |
| (TYP) | TYPICAL PARKING STALL WIDTH   |
| FCR   | RADIUS - FACE OF CURB         |
| —     | CONCRETE WHEEL STOP           |
| ♿     | ADA PARKING SYMBOL            |
| ⚡     | PROPOSED LIGHT POLE           |
| ➡     | DIRECTIONAL PARKING LOT ARROW |
| ▨     | CONCRETE SIDEWALK             |
| ▨     | ASPHALT PAVEMENT - TRAFFIC    |
| ▨     | CONCRETE PAVEMENT - TRAFFIC   |



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS**  
CAR WASH  
9640 UNIVERSE BLVD NW  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM Proj: 21.226  
Draw: MCM Dwg: 21-226.dwg  
Check: RJM Tab: C2.2-SP  
Scale: 1" = 20'

Date: 04.12.2022

Sheet:

SITE PLAN

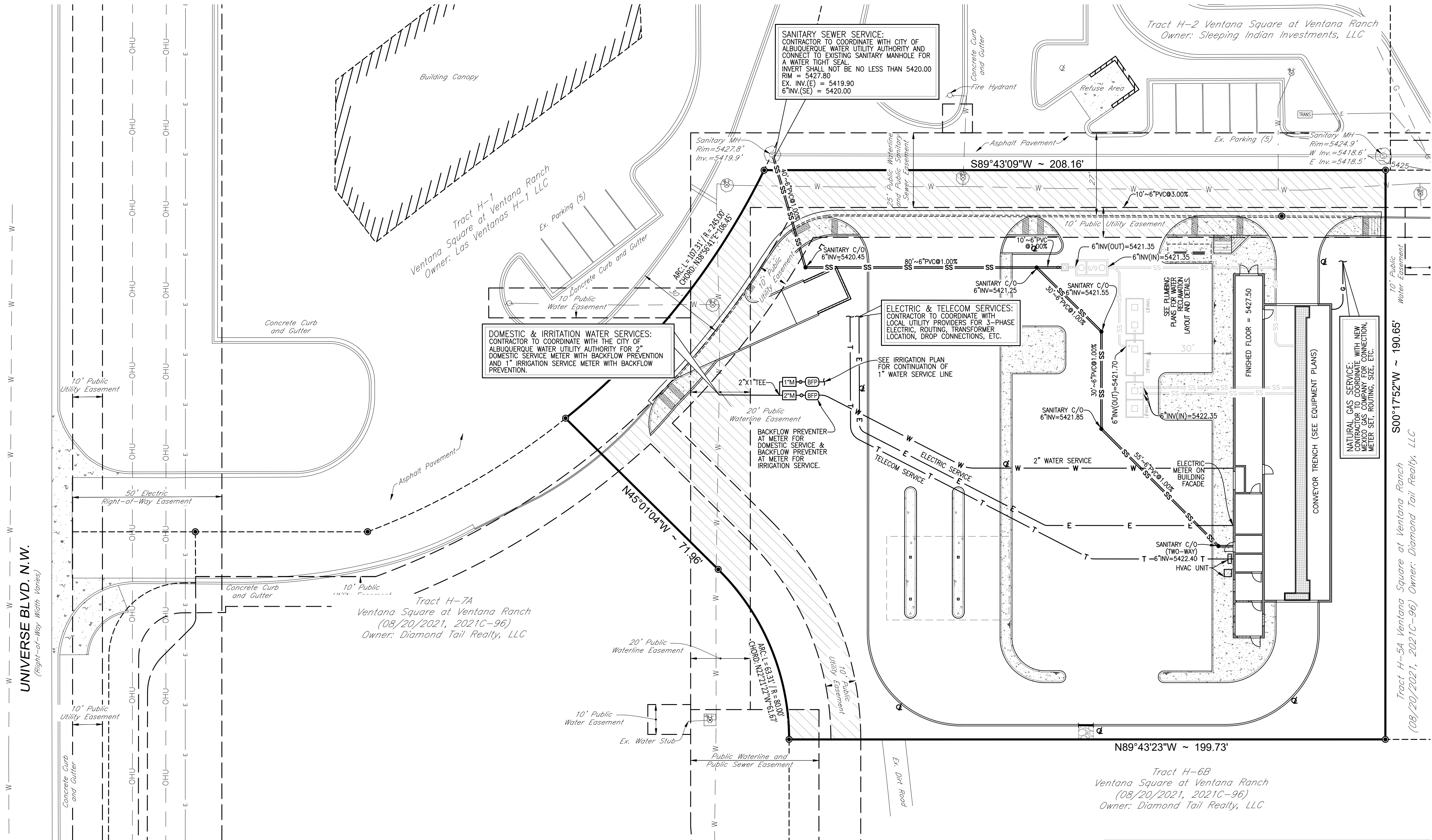
Sheet No.:

C-2.2



Know what's below.  
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#### PLANNING AND ZONING REQUIREMENTS

Reference: City of Albuquerque Integrated Development Code  
Zone: "MX-M" Mixed Use - Medium Intensity Zone District  
Proposed Use: Car Wash

#### Building Setbacks

Front: 5 ft. (min.)  
Side, Interior: 0 ft. (min.)  
Side, Street: 5 ft. (min.)  
Rear: 15 ft. (min.)

#### PERMITTING CONTACT INFORMATION:

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City of Albuquerque - Planning Department  
Contact: Brennon Williams  
Telephone: 505.924.3860  
Email: brwilliams@cabq.gov

#### ROADS, ACCESS, & RIGHT-OF-WAY

City of Albuquerque - Traffic Department  
Contact: MARWA AL NAJJAR  
Telephone: 505.924.3675  
Email: malnajar@cabq.gov

#### UTILITY CONTACT INFORMATION:

**SANITARY SEWER / WATER**  
Albuquerque Bernalillo County Water Utility Authority  
Contact: Robert Strong  
Telephone: 505.261.4429  
Email: rstrong@abcwua.org

#### STORM SEWER

City of Albuquerque - Planning Hydrology Department  
Contact: Renee Brissette  
Telephone: 505.924.3995  
Email: rbrissett@cabq.gov

#### GAS

New Mexico Gas Company  
Contact: Jacob Gallegos  
Telephone: 505.697.3120  
Email: Jacob.Gallegos@nmgco.com

#### ELECTRIC

PNM (Public Service Company of New Mexico)  
Contact: Chase LeJeune  
Telephone: 505-362-4180  
Email: Chase.LeJeune2@pnm.com

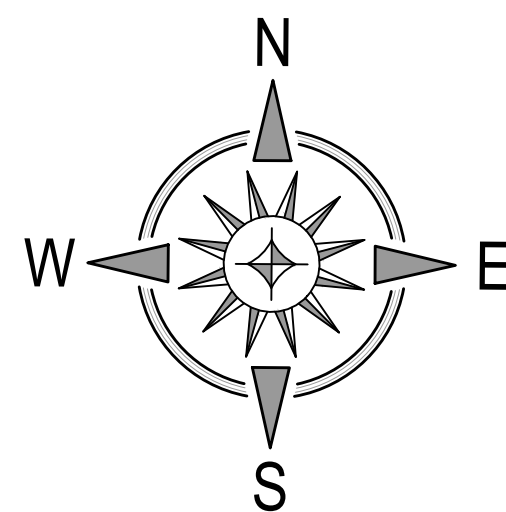
#### TELECOM

CenturyLink  
Contact: Customer Service  
Telephone: 865.465.2313

**TAKE CAUTION DURING EXCAVATION:**  
THERE ARE UNDERGROUND UTILITY LINES 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.

#### VERTICAL & HORIZONTAL CONTROL:

Reference - ALTA / NSPS Land Survey of the subject property  
prepared by CSI-Cartesian Surveys, Inc., dated, September 8, 2021.



#### SANITARY SEWER NOTES:

Contractor to provide 6" (min.) sanitary sewer service line from building to public sewer main. Install tap, manholes, cleanouts and other appurtenances as required by the local utility provider. Coordinate building connection with plumbing plans.

All sanitary sewer pipe shall be P.V.C. SDR 35, ASTM D-3034 with joints conforming to ASTM 3212. All pipe shall be installed in accordance with the manufacturer's recommended procedures and shall maintain a minimum slope of 1.00%.

Sanitary sewer clean-outs shall be installed at all sewer pipe bends, angles, and junctions, unless a manhole is indicated. All cleanouts in pavement areas shall be installed with traffic bearing lids and concrete collars. Cleanout spacing should not exceed 100'. Per detail / Sheet C-5.0.

Sanitary sewer service connection, permit and construction to be coordinated with Albuquerque Water Utility Authority.

#### WATER NOTES:

Contractor to provide 2" (min.) domestic water service line from public water main to building. Install tap, meter, backflow preventer, and other appurtenances as required by the local utility provider. Coordinate building connection with plumbing plans.

Contractor to provide 1" (min.) irrigation service line from public water main to irrigation meter. Install tap, meter, backflow preventer, and other appurtenances as required by the local utility provider. Coordinate with Irrigation Contractor, irrigation plans and plumbing/electrical plans.

Water service lines shall be Polyethylene PE4710 or Albuquerque Water Utility Authority approved material, installed per manufacturer's recommended procedures. Lines shall be installed with a minimum cover of 42" or below frost line, whichever is greater.

Water service connection, meter, permit and construction to be coordinated with Albuquerque Water Utility Authority.

#### GAS NOTES:

Coordinate gas service lines, meter, and connections with mechanical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

#### ELECTRIC NOTES:

Coordinate electric service lines, meter, and connections with electrical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

Coordinate site lighting, signage wiring, conduit locations, connections, etc. with electrical plans. Notify Engineers of any potential conflicts.

#### TELECOM NOTES:

Coordinate telecommunication service lines and connections with electrical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

#### UTILITY LEGEND

•	PROP. CLEANOUT
α	PROP. LIGHT POLE
□	PROP. WATER METER & BACKFLOW PREVENTION
SS	PROP. SANITARY SEWER SERVICE
W	PROP. WATER SERVICE
E	PROP. ELECTRIC SERVICE
T	PROP. TELECOM SERVICE
G	PROP. GAS SERVICE



SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS**  
CAR WASH

9640 UNIVERSE BLVD NW  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM Proj: 21.226  
Draw: MCM Dwg: 21-226.dwg  
Check: RJM Tab: C4.0-UP

Date: 04.12.2022

Sheet:

UTILITY PLAN

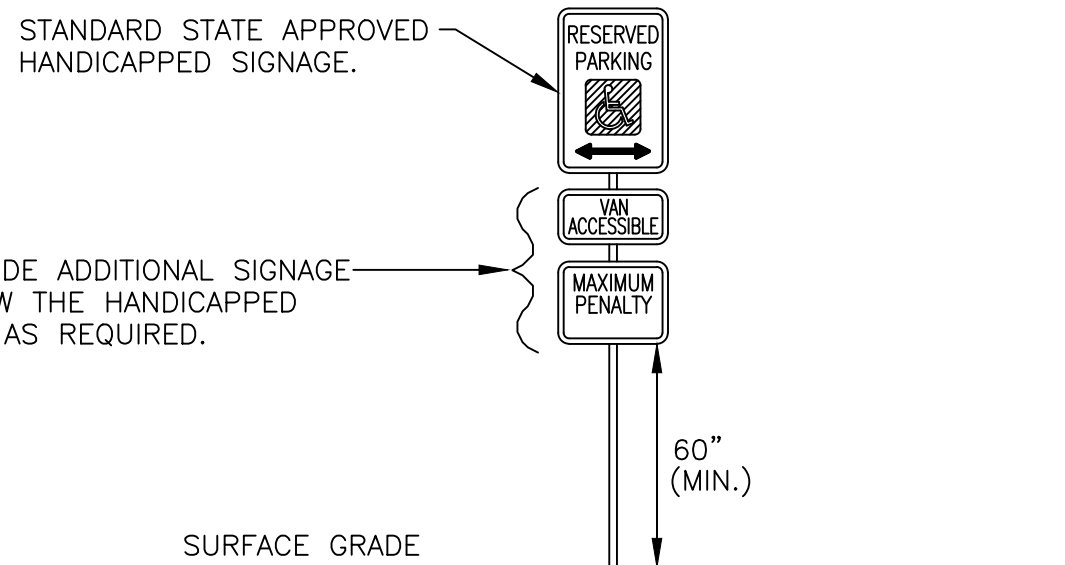
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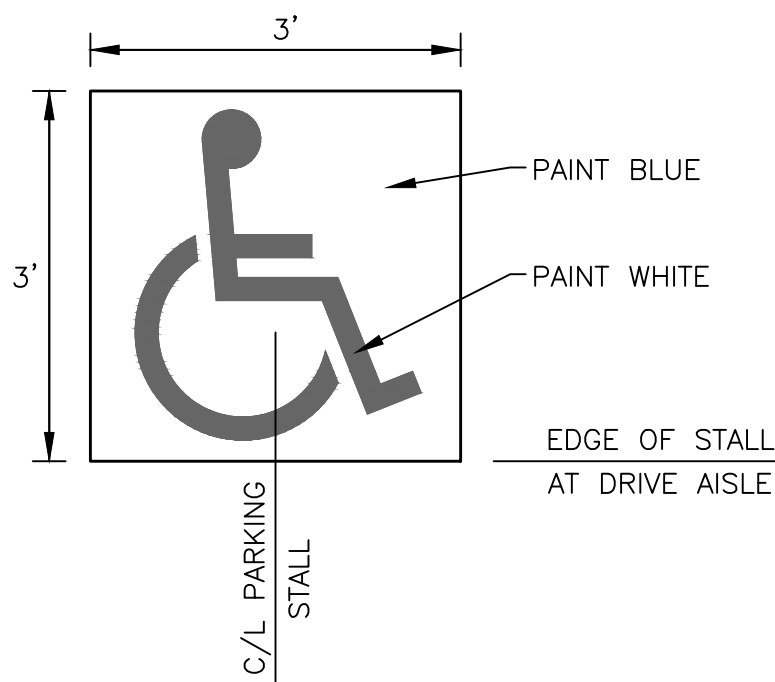


Know what's below.  
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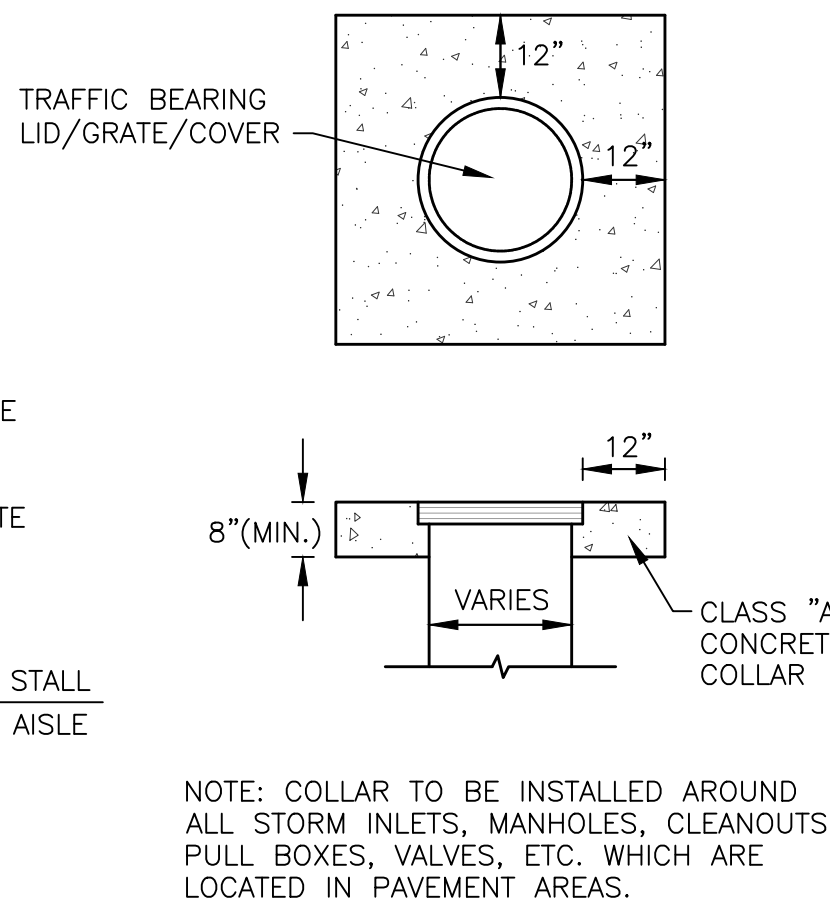




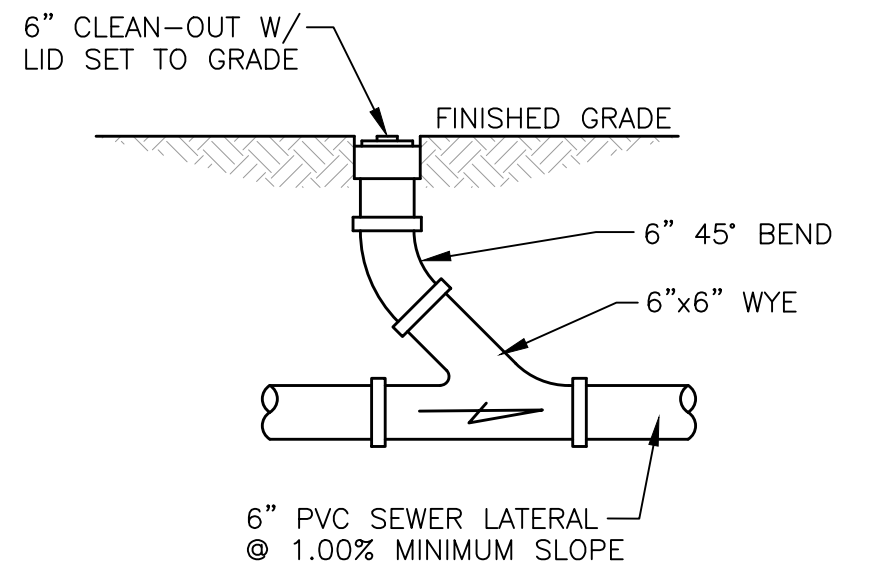
ADA PARKING SIGNAGE  
NOT TO SCALE



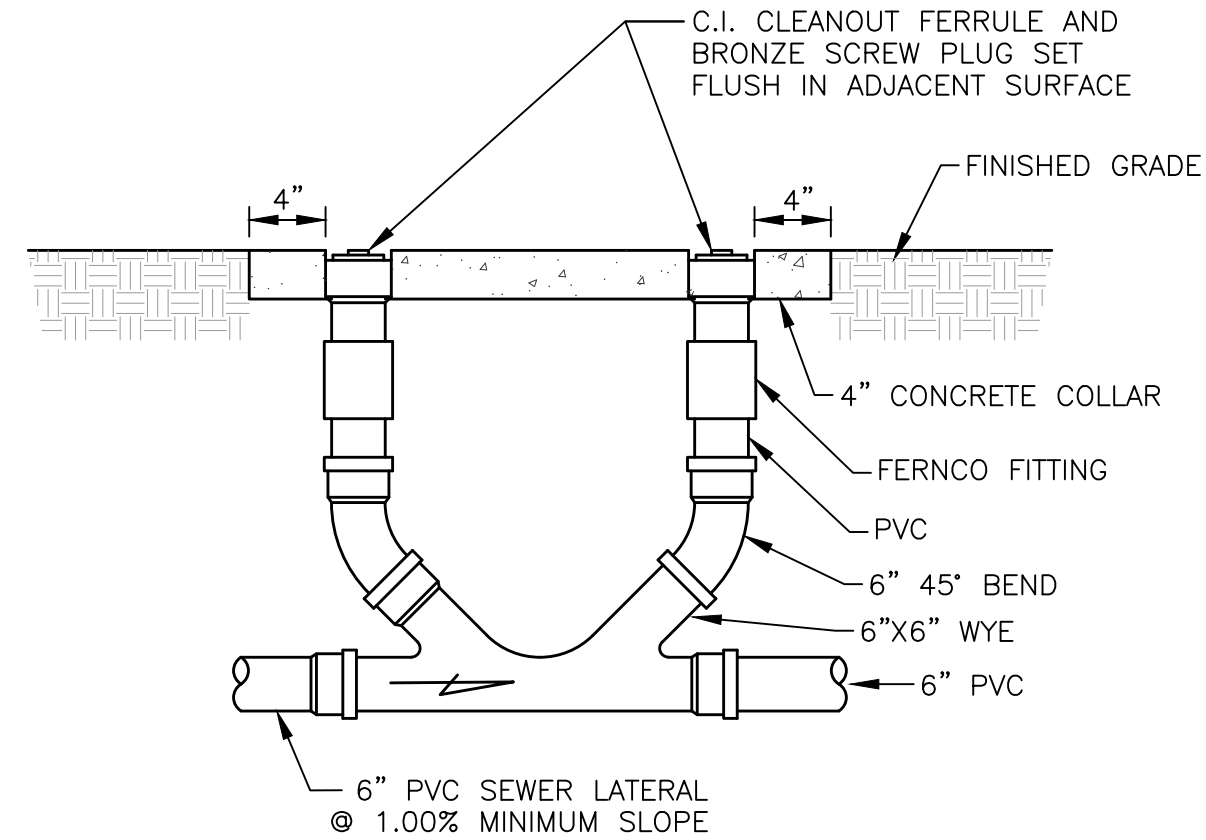
ADA PARKING SYMBOL  
NOT TO SCALE



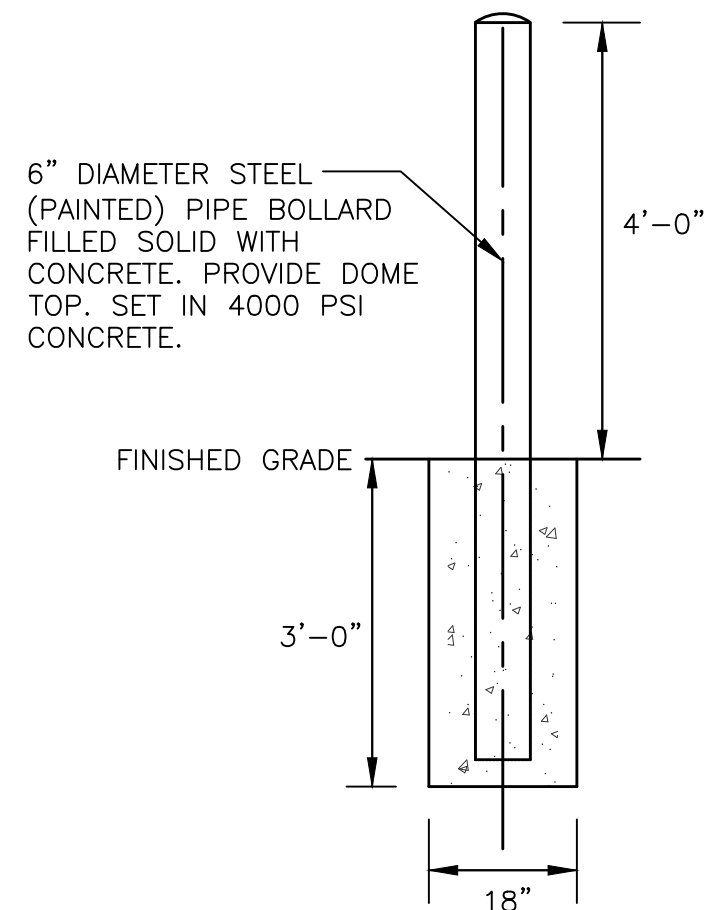
CONCRETE COLLAR  
NOT TO SCALE



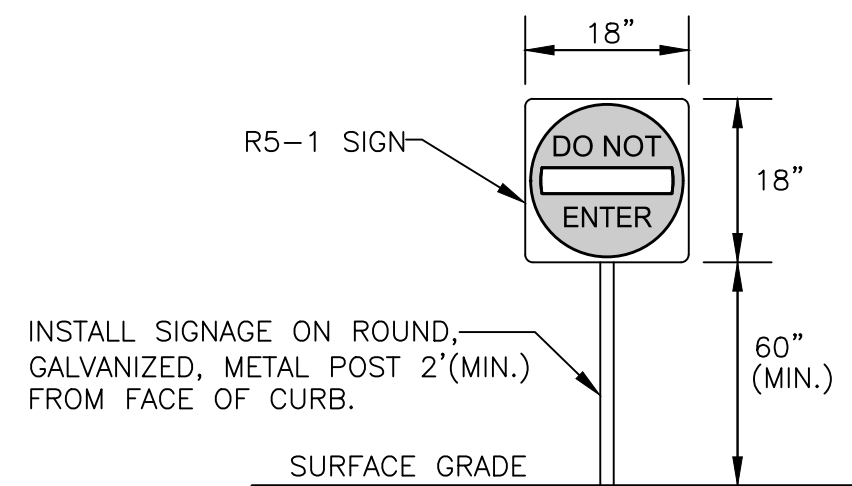
SANITARY CLEAN-OUT  
NOT TO SCALE



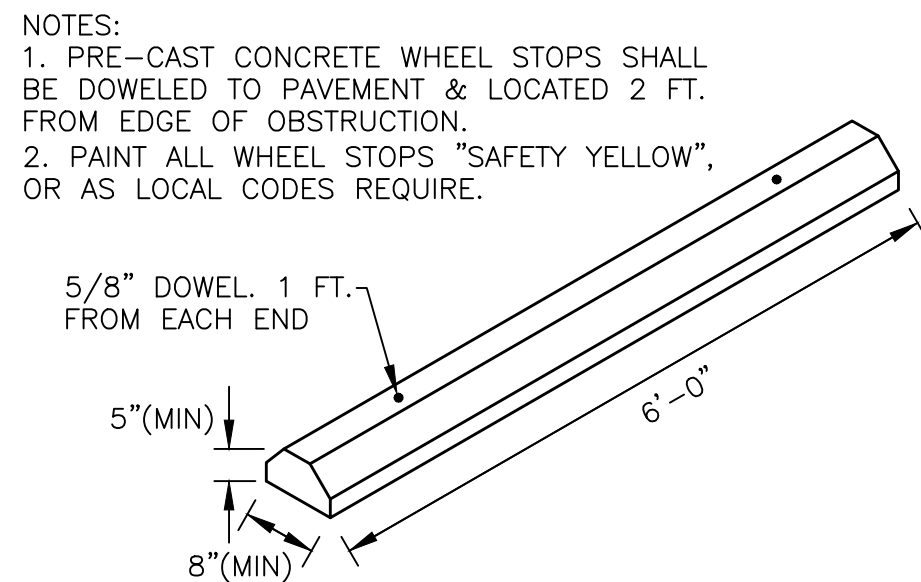
SANITARY TWO-WAY CLEAN-OUT DETAIL  
NOT TO SCALE



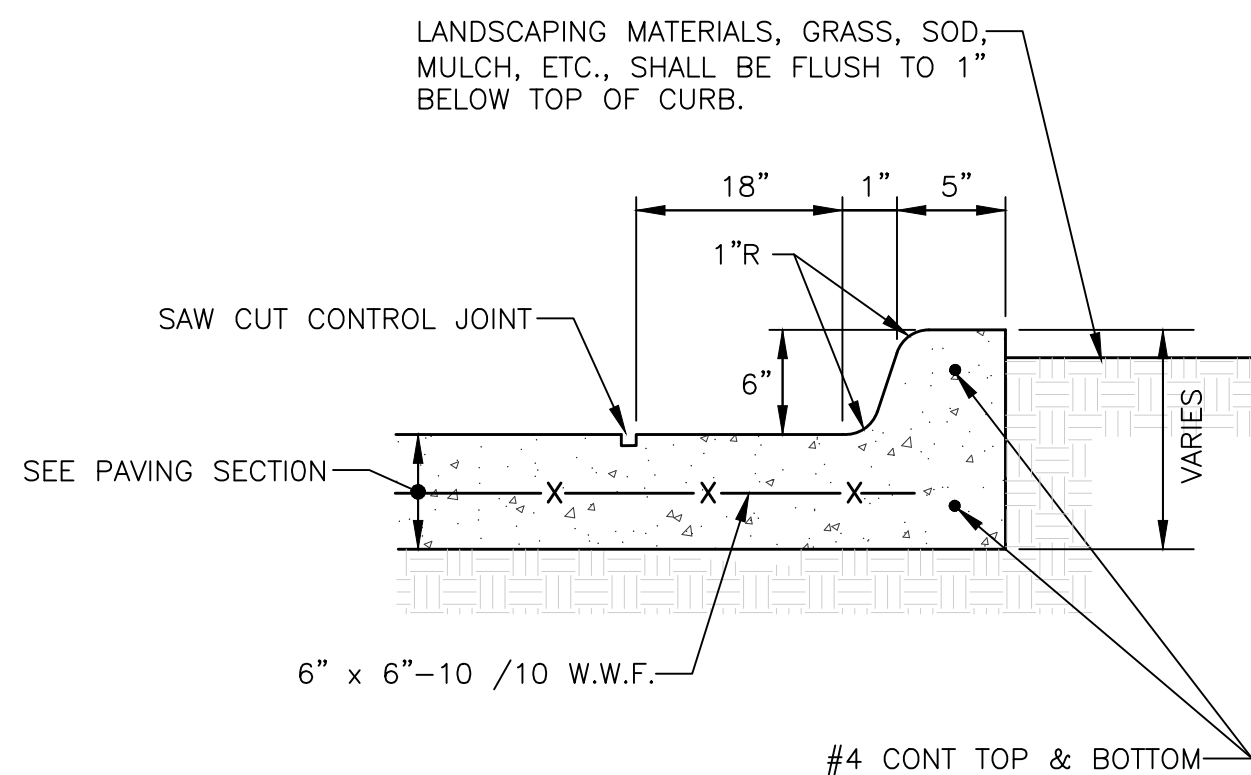
PIPE BOLLARD  
NOT TO SCALE



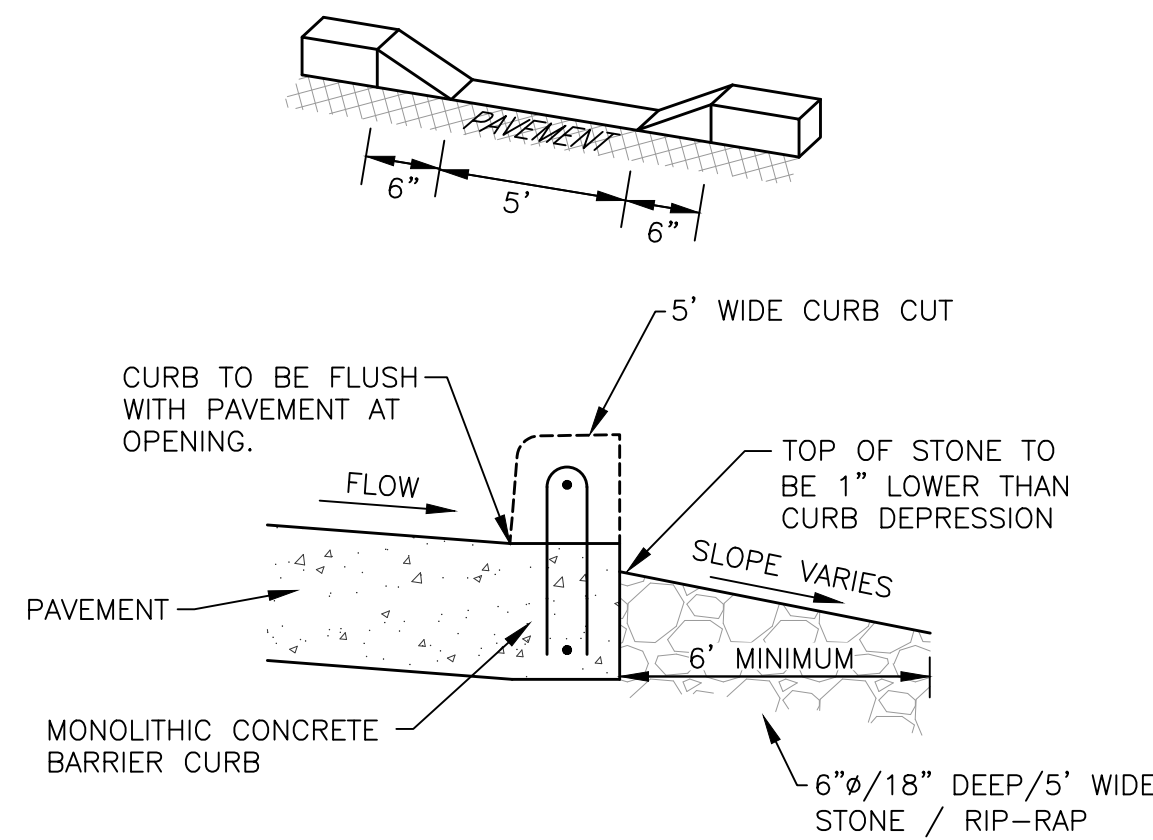
"DO NOT ENTER" SIGNAGE  
NOT TO SCALE



CONCRETE WHEEL STOP  
NOT TO SCALE

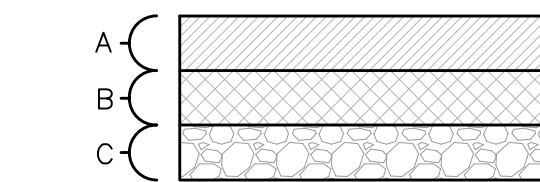


MONOLITHIC CONCRETE BARRIER CURB  
NOT TO SCALE



CURB CUT FOR CROSS  
DRAINAGE DETAIL  
NOT TO SCALE

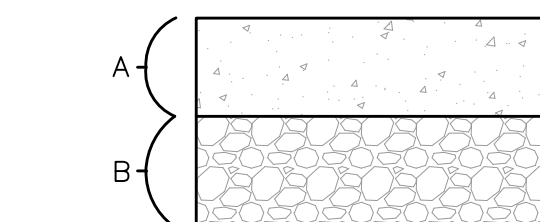
KEY  
A - 3" HMA Type D SURFACE COURSE  
B - 6" CRUSHED STONE BASE COURSE  
C - 8" COMPACTED SUBGRADE/SELECT FILL



SEE GEOTECHNICAL REPORT PREPARED BY  
GEOSCIENCE ENGINEERS, LLC DATED FEBRUARY 9  
2022 FOR ADDITIONAL INFORMATION.

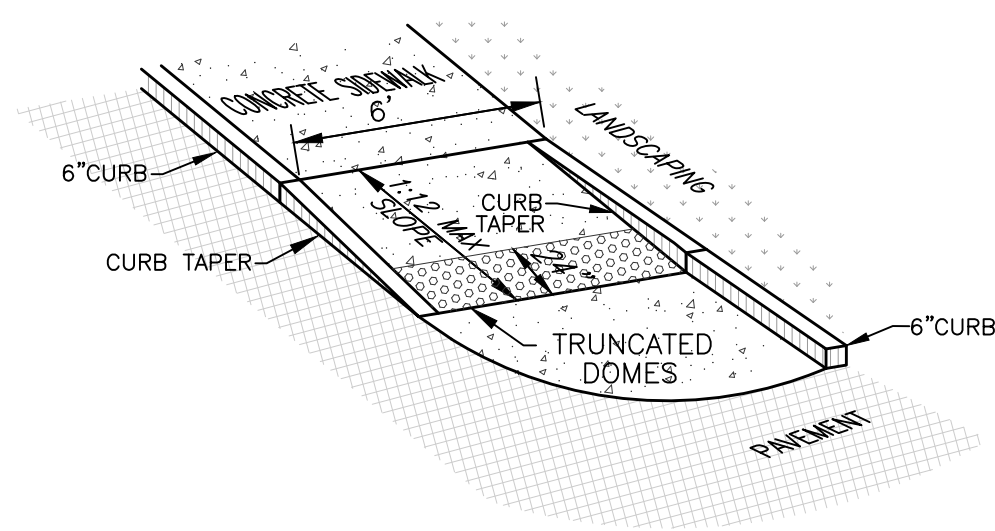
HEAVY-TRAFFIC ASPHALT  
"DRIVEWAY AREA"  
PAVEMENT SECTION  
NOT TO SCALE

KEY  
A - 7" PORTLAND CEMENT CONCRETE  
3500 PSI, AIR ENTRAINED  
REINFORCED WITH #3 REBAR  
AT 24" O.C., EACH WAY  
B - 8" SELECT FILL SUPPORT



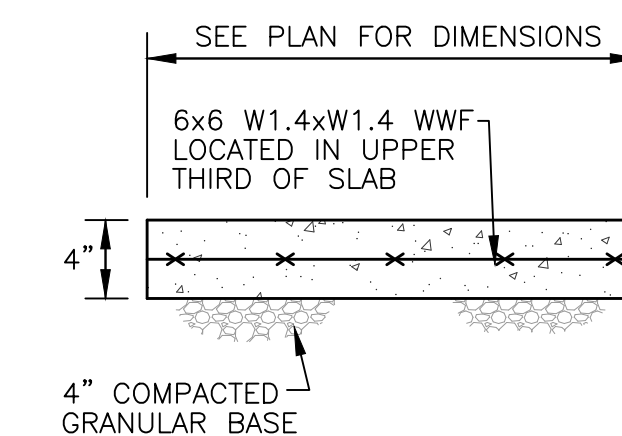
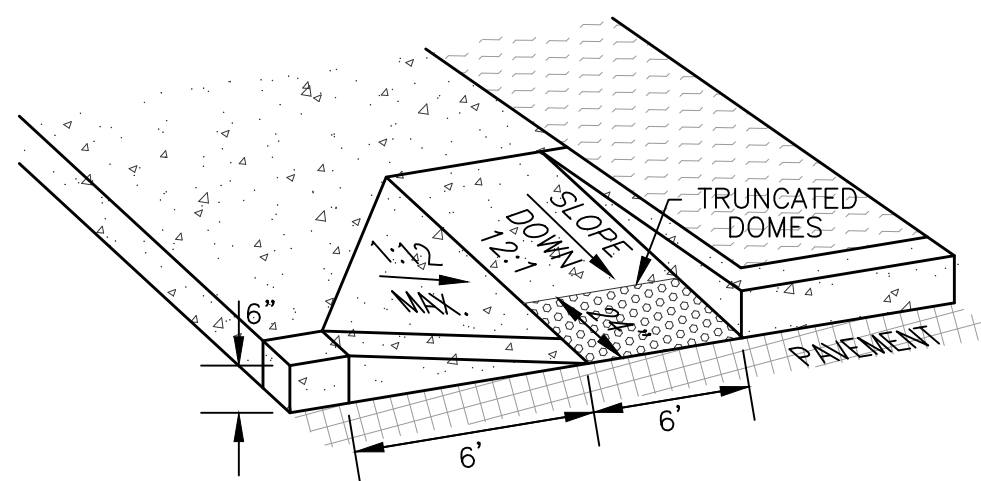
SEE GEOTECHNICAL REPORT PREPARED BY  
GEOSCIENCE ENGINEERS, LLC DATED FEBRUARY 9  
2022 FOR ADDITIONAL INFORMATION.

CONCRETE PAVEMENT SECTION  
- TRAFFIC -  
NOT TO SCALE



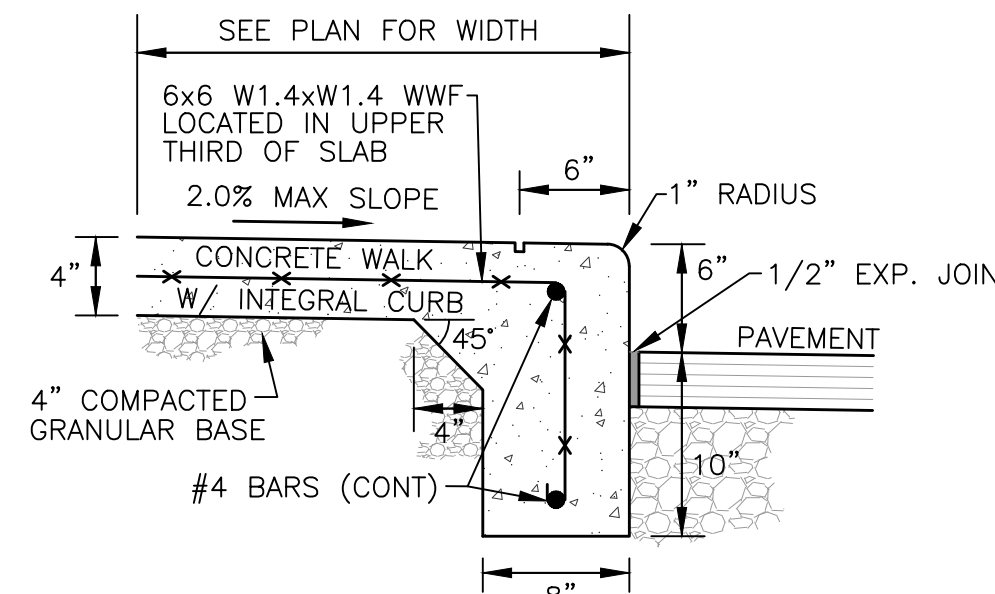
NOTES:  
1. HANDICAP RAMPS TO BE INSTALLED PER ADA REQUIREMENTS.

ADA ACCESSIBLE RAMP DETAILS  
NOT TO SCALE



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



NOTES:  
1. SIDEWALK WITH INTEGRAL CURB TO BE  
CONSTRUCTED OF 3500 PSI CONCRETE (MIN.).  
2. SIDEWALK TO HAVE JOINTS NOT EXCEEDING 5  
FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK  
WITH INTEGRAL CURB  
NOT TO SCALE



SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS**  
CAR WASH  
9640 UNIVERSE BLVD NW  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM Proj: 21.226  
Draw: MCM Dwg: 21-226.dwg  
Check: RJM Tab: C5.0-DET  
Scale: N/A

Date: 04.12.2022

Sheet: SITE DETAILS

Sheet No.: C-5.0



Know what's below.  
Call before you dig.