

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

August 23<sup>rd</sup>, 2024

Jason Daye,  
Excel Engineering, Inc.  
100 Camelot Drive,  
Fond du Lac, WI 54935

**Re: Mister Carwash  
4709 ALAMEDA BLVD NE  
Traffic Circulation Layout-DFT Approval  
Engineer's/Architect's Stamp 08-14-24 (C17D002A26C)**

Dear Mr. Daye,

The conceptual TCL submittal received 08/16/2024 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE OF DEVELOPMENT:**      Plat (# of lots) \_\_\_\_\_      Single Family Home  
All other Developments

RE-SUBMITTAL:      YES      NO

**DEPARTMENT:**      TRANSPORTATION      HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

Engineering / Architect Certification  
Conceptual Grading & Drainage Plan  
Grading & Drainage Plan, and/or Drainage Report  
Drainage Report (Work Order)  
Drainage Master Plan  
Conditional Letter of Map Revision (CLOMR)  
Letter of Map Revision (LOMR)  
Floodplain Development Permit  
Traffic Circulation Layout (TCL) – Administrative  
Traffic Circulation Layout (TCL) – DFT Approval  
Traffic Impact Study (TIS)  
Street Light Layout  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

Pad Certification  
Building Permit  
Grading Permit  
Paving Permit  
SO-19 Permit  
Foundation Permit  
Certificate of Occupancy -      Temp      Perm  
Preliminary / Final Plat  
Site Plan for Building Permit - DFT  
Work Order (DRC)  
Release of Financial Guarantee (ROFG)  
CLOMR / LOMR  
Conceptual TCL - DFT  
OTHER (SPECIFY) \_\_\_\_\_

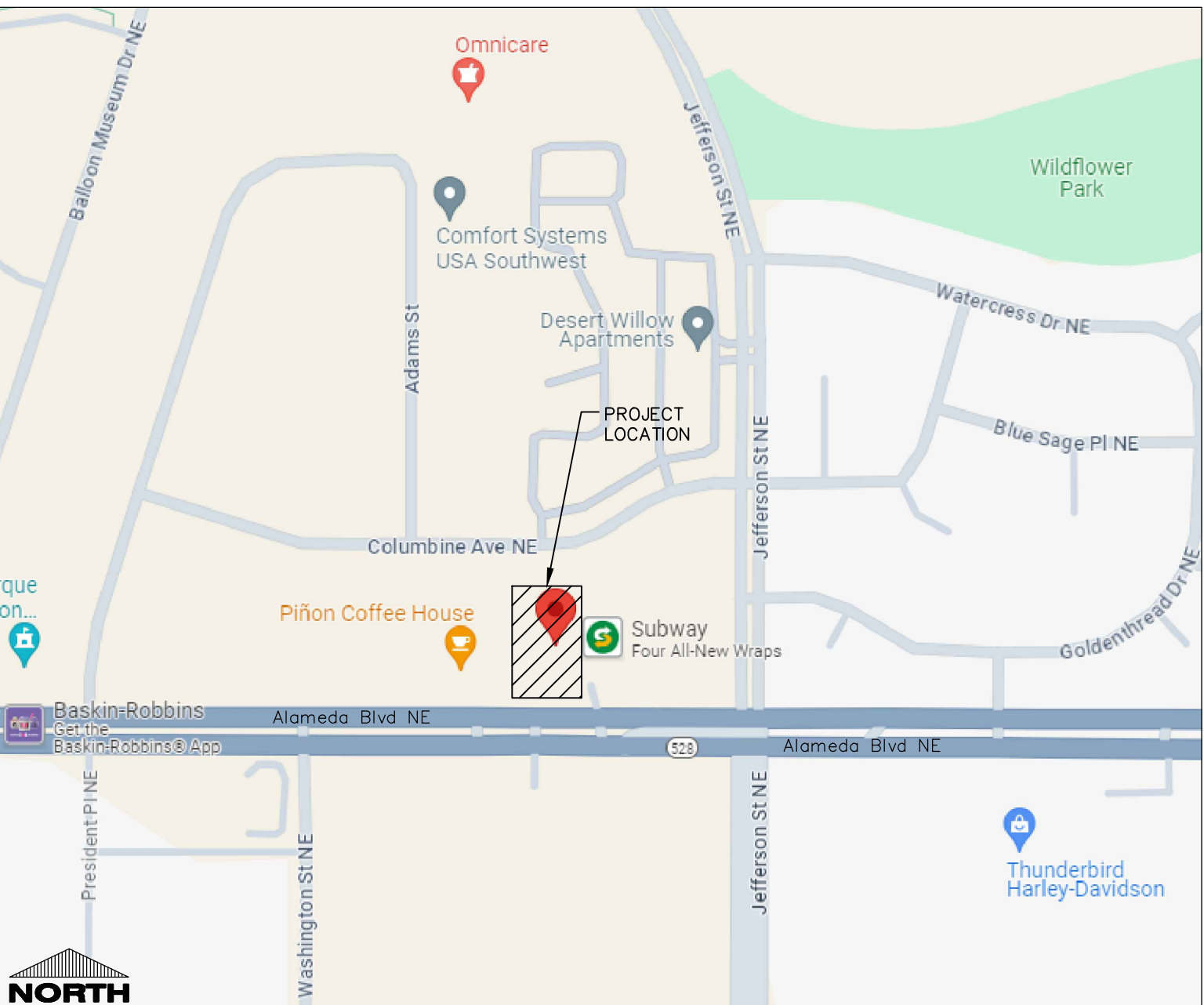
DATE SUBMITTED: \_\_\_\_\_



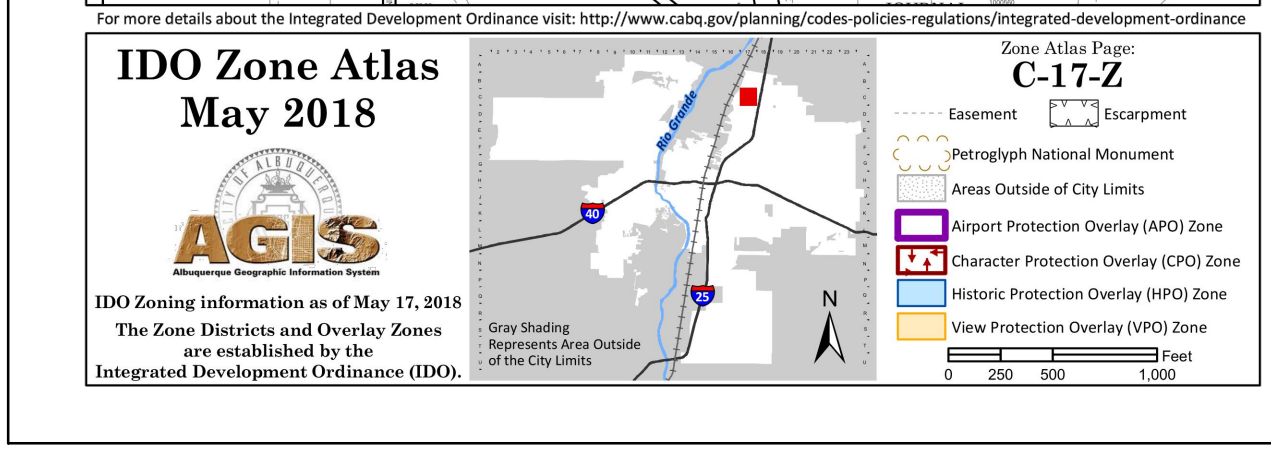
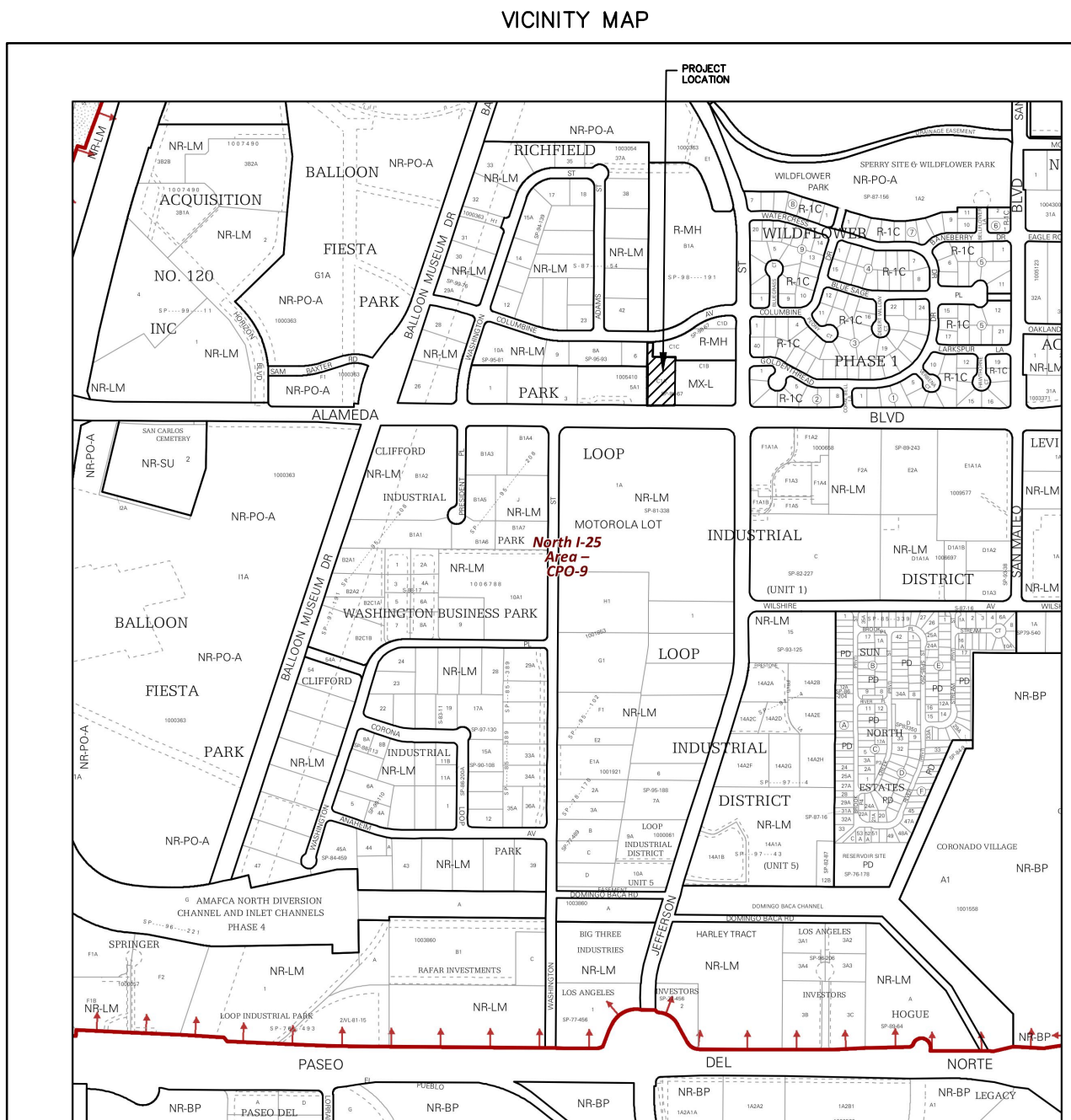
# PROPOSED CAR WASH FOR: MISTER CAR WASH #2502 (FIESTA PARK) ALBUQUERQUE, NEW MEXICO

## EXCEL LEGEND

- 1000.00** PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 1000.00 EG** EXISTING GRADE SPOT ELEVATIONS
- 1000.00 BG** PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL)
- 1000.00 FG** BG-FINISHED SURFACE GRADE AT BACK OF WALL, FQ-FINISHED SURFACE GRADE AT FRONT OF WALL
- 1000.00 TC** PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
- 1000.00 BW** PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- ⊕** PROPOSED WATER VALVE IN BOX
- ST CB** PROPOSED STORM CATCH BASIN - ST CB
- ST FI** PROPOSED STORM FIELD INLET - ST FI
- ST CI** PROPOSED STORM CURB INLET - ST CI
- PROPOSED DRAINAGE FLOW
- PROPOSED APRON END SECTION
- IP** EROSION MATTING
- ⊕** PROPOSED INLET PROTECTION
- ⊕** PROPOSED WELL
- ⊕** PROPOSED LIGHT POLE
- ⊕** PROPOSED SIGN
- ⊕** PROPOSED HANDICAP PARKING STALL
- ⊕** SOIL BORING
- ST** PROPOSED PROPERTY LINE
- ST MH** PROPOSED STORM SEWER AND MANHOLE - ST MH
- SA MH** PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
- W** PROPOSED WATER LINE AND HYDRANT
- W** PROPOSED CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR



PROJECT LOCATION MAP



## CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	EROSION AND SEDIMENT CONTROL PLAN
C2.3	EROSION AND SEDIMENT CONTROL DETAILS
C2.4	DETAILS
C2.5	DETAILS
C2.6	DETAILS
C2.7	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

Table A: Allowable Pipe Material Schedule				
Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901 PE	AWWA C901	ASTM D2609, ASTM D2683, ASTM D3261	Heat Fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	HDPE	ASTM F2648, ASTM F2306, AASHTO M252, TYPE S (4 IN. - 10 IN), AASHTO M294, TYPE S (12 IN. - 60 IN)	ASTM D2648, ASTM F2306, AASHTO M252, or AASHTO M294	Joint: ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Storm Underdrain	Single Wall HDPE Sockd	ASTM F667	ASTM F667	ASTM D1056 Grade 2A2 Gasketed

### GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- CONTRACTOR AND OWNER TO COORDINATE TEMPORARY WASTE LOCATION AND WORK ON ADJACENT PROPERTY WITH ADJACENT PROPERTY OWNER.

### DIVISION 31 EARTH WORK

#### 31 10 00 SITE CLEARING (DEMOLITION)

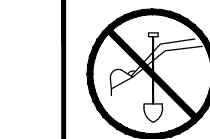
- CONTRACTOR SHALL CALL NM 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPAIR, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONJOINT JOINT.

#### 31 20 00 EARTH MOVING

- CONTRACTOR SHALL CALL NM 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- ALL ORGANIC TOPSOIL UNDER UNPAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TYRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT SPOCKETS AND AREAS OF EXCESS HEILING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATION. UNIFORMLY MOISTEN OR ABATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCABBY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO CONTRACT TO SPECIFIED DRY DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 1" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMBERS.
- COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
  - UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
  - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE WITH 5% TO 12% DRAIN, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
  - UNDER INTERIOR - SUBGRADE, WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE, PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
  - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  - UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING QUALITY CONTROL TESTING AND INSPECTION UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY PARTNER ENGINEERING AND SCIENCE, INC.
- ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 5000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB. ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 100 LINEAR FEET OF WALL STRIP FOOTING.
- WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCABBY AND MOISTEN OR ABATE, OR REMOVE AND REPLACE SOIL TO THE REQUIRED DEPTH. CONTRACTOR SHALL NOT BE REQUIRED TO RE-TEST OR RE-TEST AFTER CORRECTION IS OBTAINED.
- THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 1/8" OF REQUIRED ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

#### 31 30 00 EROSION CONTROL

- THE EXCEL ENGINEERING DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO THE REQUIREMENTS OF THE CONSTRUCTION EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES. UNTIL PERMIT COVERED IS TEMPORARILY.
- THE CONTRACTOR SHALL KEEP THE NOTICE OF INITIAL PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES. UNTIL PERMIT COVERED IS TEMPORARILY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF THE GENERAL PERMIT. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. A RAIN EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION ACCUMULATED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION CONTROL MEASURES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A NOTIFICATION WHEN REPAIR OR REPLACEMENT IS REQUESTED.
- THE CONTRACTOR SHALL MAINTAIN AT THE CONSTRUCTION SITE OR AVAILABLE ON AN INTERNET WEBSITE, WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
  - THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
  - THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
  - AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
  - A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
  - A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
- EROSION AND SEDIMENT CONTROL, IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH STATE AND LOCAL STANDARDS. TECHNICAL STANDARDS AND DETAILS PUBLISHED BY CITY OF ALBUQUERQUE AND NEW MEXICO ENVIRONMENT DEPARTMENT SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL, WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
  - SET FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SET FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES AND DETAILS PUBLISHED BY THE NEW MEXICO DOT AND CITY OF ALBUQUERQUE AND NEW MEXICO ENVIRONMENT DEPARTMENT.
  - DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH CHANNELS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES AND DETAILS PUBLISHED BY THE NEW MEXICO DOT AND CITY OF ALBUQUERQUE AND NEW MEXICO ENVIRONMENT DEPARTMENT.
  - STONE TRACING PADS AND TRACOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. USE THE EROSION CONTROL PLAN FOR LOCATIONS. OTHER TRACOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACOUT, AND TRACOUT, SHALL BE PROVIDED AS REQUIRED. THE TRACOUT SHALL BE MAINTAINED AS NECESSARY TO MITIGATE THE RISK OF SEDIMENT OFFSITE. FOLLOW PROCEDURES AND DETAILS PUBLISHED BY THE NEW MEXICO DOT AND CITY OF ALBUQUERQUE AND NEW MEXICO ENVIRONMENT DEPARTMENT.
  - STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS.
  - DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT DUST FROM BEING DISBURSED DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES AND DETAILS PUBLISHED BY THE CITY OF ALBUQUERQUE AND NEW MEXICO ENVIRONMENT DEPARTMENT.
  - THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT RUNOFF INTO WATER OF THE STATE.
  - CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
  - TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 14 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERMANENT VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
  - IF SITE DRAINAGE IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LAIDEN WATER GENERATED DURING THE DRAINAGE PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL APPLICABLE STATE AND LOCAL REGULATIONS.
  - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER LOCAL REQUIREMENTS. FLUSHING SHALL NOT BE ALLOWED.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED, EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION.
- AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OWE THE OWNER COPIES OF THE EROSION CONTROL, AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER THE GENERAL PERMIT.
- ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND CONTACTS,  
CALL NEW MEXICO 811  
1-800-321-2537  
NEW MEXICO STATUTE 62-14 (1978)  
REQUIRES MINIMUM OF 2 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

## CONTACTS

DEVELOPER  
MISTER CAR WASH  
222 E. 5TH STREET  
TUCSON, AZ 85705  
CONTACT: TREVOR BUHL  
P: (520) 426-9800  
tbuhl@mistercarwash.com

CIVIL  
EXCEL ENGINEERING  
100 CAMELOT DRIVE  
FOND DU LAC, WISCONSIN 54935  
CONTACT: JASON DAVE  
P: (920) 926-9800  
F: (920) 926-9801  
jason.d@excelengineer.com

## PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

### DIVISION 32 EXTERIOR IMPROVEMENTS

#### 32 10 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH NEW MEXICO DOT STANDARDS. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER NEW MEXICO DOT STANDARDS.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308-08 & ACI 318-08.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED FOR MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
  - SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
  - DUMPTER PAD/APRON CONCRETE - 7" OF CONCRETE OVER 4" OF AGGREGATE BASE.
  - CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE FOLLOWING 1/3 TO 1/5 OF THE SLAB.
    - THE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. THE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 18" O.C.
  - DUMPTER AND CONCRETE JOINTING SHALL BE AS FOLLOWS:
    - CONCRETE SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
    - TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE ABOVE THE CONCRETE. GREENSTRAKE® SPEED DOWEL TUBES SHALL BE USED.
    - LIGHT DUTY CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE SAWCUT 1/5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER.
    - CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
      - THE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. THE BARS SHALL BE #4 REBAR 24" LONG PLACED AT 18" O.C.
    - TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" X 4-1/2" X 4-1/2" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS.
    - DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.
    - STRENGTH TO BE MINIMUM OF 4500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
    - MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
    - SUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK.
    - SUMP SHALL BE 2.5" OR LESS FOR SUMP-FORMED CURB AND GUTTER.
    - SUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SUMP-FORMED CURB AND GUTTER.
    - ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 1% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
    - MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
    - VERY EQUIPMENT CONCRETE PADS SHALL BE CONSTRUCTED PERMANENTLY. PADS SHALL HAVE FIBERMesh 300 FIBERS AT A RATE OF 1.5 LB/SQ. YD. OR 6 YW 4 X 1/4 W/4 WEI WEDGED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH A MINIMUM UNLESS SPECIFIED OTHERWISE. COORDINATE WITH THE ARCHITECT AND THE CONTRACTOR.
    - ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05" OF DESIGN SURFACE AND FLOWLINE GRADIES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
    - CONCRETE FLAT WORK SURFACES SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURBS AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (8' MIN.). IF CONCRETE PAYMENT IS ADJACENT TO CONCRETE CURB, JOINTING THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOD FRESH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTRAGLUE 1.5 INCH FIBER EXPANSION JOINT AND 2 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
    - ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1 1/2" AT ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 3X DIAMETERS OR FOR 10" DIAMETERS OR MORE, 4X DIAMETERS OR MORE. ALL BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS AND CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CSI AND ACI MANUALS, AND STANDARD PRACTICES. THE REINFORCING SHALL NOT BE WANTED AND MUST BE FREE OF GRASS, SOIL, OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
    - CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONSTRUCTION. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD COUBLES FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5.0 CY, BUT LESS THAN 10 CY. RUN ONE SET FOR EACH ADDITIONAL 50 CY, OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS BEING AVERAGE. CONCRETE TO ASTM C 140. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
    - PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
    - LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
    - TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSION STRENGTH TESTS SHALL CONTAIN THE CONTRACT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS, AND MATERIALS AND METHODS USED FOR TESTING. REPORTS SHALL BE SUBMITTED TO THE DESIGN ENGINEER AND THE CONTRACTOR WITHIN 24 HOURS.
    - CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINT STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

#### 32 30 00 LANDSCAPING AND SITE STABILIZATION

- TOPSOIL - CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN AT LANDSCAPE ISLANDS, WHICH SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILES ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF THE SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATTAZINONE AND DIFORM ACID ENGINEERING. IF PRESENT PRIOR TO BIDDING PROJECT, TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5 TO CONTAIN A MINIMUM OF 1% ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES, 1 INCH OR LARGER IN DIAMETER, ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION - LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, RUBBERS, AND OTHER EXTRANEAS MATTER AND DEPOSITS OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPOILIFY. IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET, GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE WITHIN 1/8" OF FINISHED GRADE ELEVATION.
- EROSION MATTING:
  - CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
  - CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C120) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
  - DISTRIBUTION BASIN SEEDING - BOTTOM AND SIDE SLOPES OF INFILTRATION BASINS SHALL BE SEED WITH A WET PRAIRIE MIX. SEEDING SPECIFICATIONS BY SEED SUPPLIER.
  - RIP RAP - ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON FILL FABRIC PER NEW MEXICO DOT SPECIFICATIONS.
  - TREES AND SHRUBS - FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPARENT OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED AND HEALTHY-LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE AND EFFECTS SUCH AS HOTS, SUN SCALD, INJURIES, ABRADES, AND DISCOLORATION. SET THE LANDSCAPE PLAN FOR SPECIFIC TREE, SIZE, AND LOCATION.
  - TREE AND SHRUB INSTALLATION - EXCAVATE CIRCULAR RITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CROWN SLIGHTLY TO SUPPORT PLANT BALL. EXCAVATE AT APPROXIMATELY THREE TIMES AS DEEP AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND 72 INCHES OF FLOW WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
  - TREE AND SHRUB MAINTENANCE/WARRANTY - CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERINGS AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
  - MINERAL MULCH - PROVIDE 3" MINIMUM THICK BLANKET OF 2" MINIMUM TO 3" MAXIMUM CRUSHED DECORATIVE STONE (NOT SMOOTH) AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-MOVING WEED BARRIER FABRIC. COLOR BY OWNER.
  - SEEDING - INSTALL LANDSCAPE SEEDING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. INSTALL PER MANUFACTURER'S SPECIFICATIONS TYPE AND COLOR BY OWNER.
  - LANDSCAPE AND LAWN IRRIGATION - CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, VALVE BOXES, SPRINKLERS, EMITTERS, DRIP TUBES, AND CONTROLS IN COMBINATIONS THAT BEST SUIT THE LANDSCAPE PLAN LAYOUT. ALL LAWN AND LANDSCAPING AREAS SHALL BE PROVIDED WITH IRRIGATION AS DELINEATED ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ON PAVED AREAS. THE SYSTEM SHALL BE DESIGNED FOR FULLY AUTOMATIC OPERATION AND PROVIDE ALL NECESSARY CONTROLS, VALVES, AND WIRING TO OPERATE THE SYSTEM. THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE PROVIDED WITH A LOCK/KEY OPERATOR. POP-UP SPRAY OR ROTARY SPRINKLERS SHALL BE USED AT LAWN AREAS TO PROVIDE A UNIFORM COVERAGE OF 1 TO 2 INCHES OF WATER PER HOUR. EMITTERS AND DRIP TUBES OR SHRUBBERY SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE FOR THE PLANTING DENSITY AND SPECIES TYPE. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE CIRCLED AS REQUIRED TO PROVIDE ADEQUATE WATER FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A RAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES.

### DIVISION 33 UTILITIES

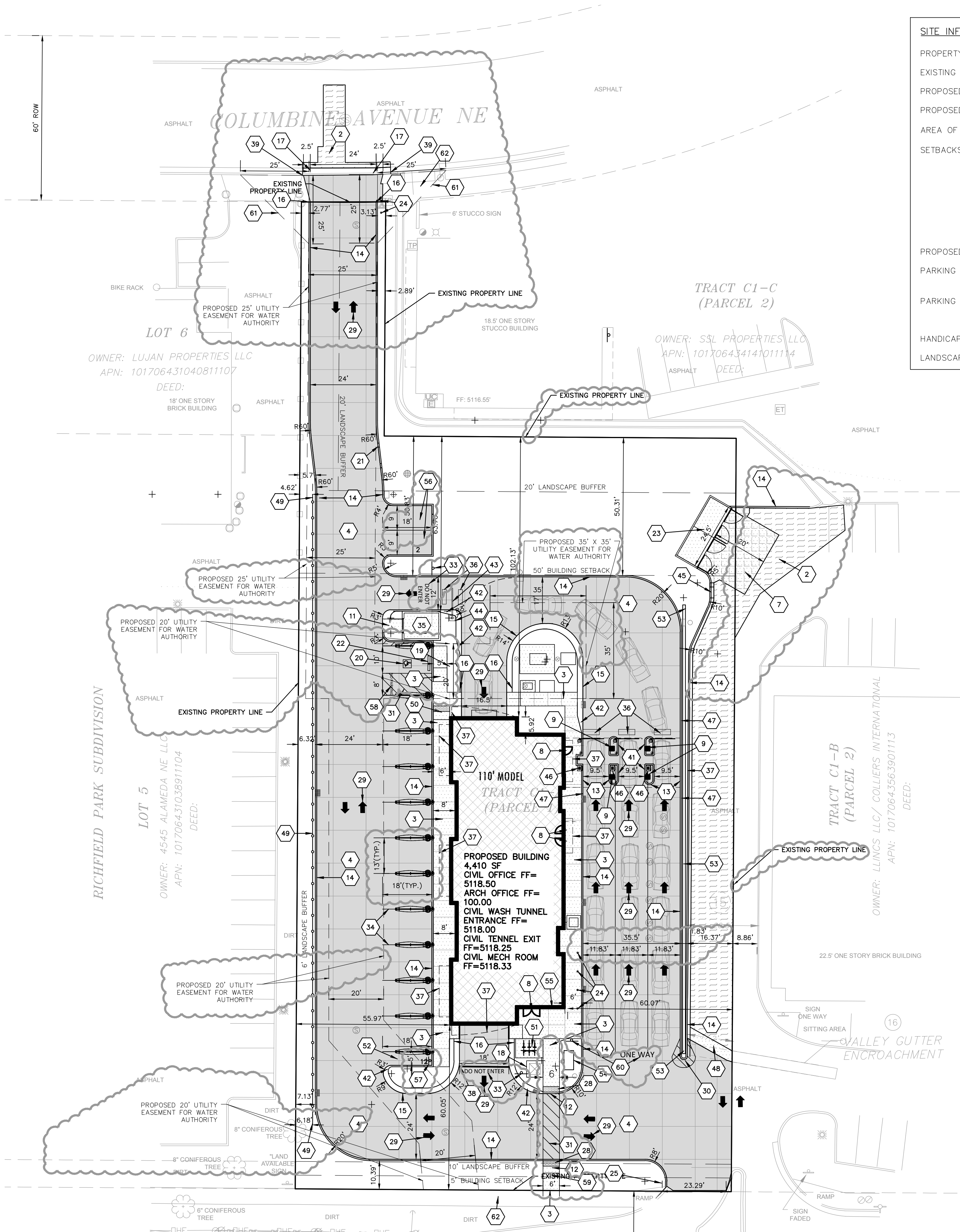
#### 33 10 00 SITE UTILITIES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR PER CODES OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A. ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. ALL PROPOSED SANITARY PIPE BELOW PROPOSED & FUTURE BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A. ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET.
- SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO STATE AND LOCAL STANDARDS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER.
- CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE PACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF 4" OR 6" VERTICAL PVC WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC ROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE ROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 8" BELOW THE PREDICTED FROST DEPTH. WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL BE INSTALLED IN THE FINISHED GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A 2 INCH 1/2" 147-N HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE ROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" FROM THE SLEEVE ON ALL SIDES. SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- ALL PROPOSED WATER PIPE MATERIALS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A. ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. 1" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A. ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A. ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. USE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. WATER PIPE SHALL BE PLACED MIN. 8" HORIZONTALLY FROM FOUNDATION WALLS.
- SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 1.0' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- SITE UTILITY CONTRACTOR SHALL IDENTIFY SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINAGE BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DRAINAGE LEADS TO BUILDING FOUNDATION AND UP 4" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/OC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION PER THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COVERED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL STATE REQUIREMENTS.
- ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.



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SITE INFORMATION:

PROPERTY AREA: 46,306 S.F. (1.06 ACRES).

EXISTING ZONING: MX-L

PROPOSED ZONING: MX-L

PROPOSED USE: CAR WASH

AREA OF SITE DISTURBANCE: 46,520 S.F. (1.07 ACRES)

SETBACKS: BUILDING: FRONT (N/S): N=50'(ABUTTING RESIDENTIAL DISTRICT/USE) S=5'

SIDE(E/W) = 0'

REAR (N) = 50'

LANDSCAPE BUFFERS:

FRONT (N/S): N = 20', S=10'

SIDE (E/W) = 0'

REAR (N) = 20'

PROPOSED BUILDING HEIGHT: 35' (MAX. HEIGHT ALLOWED: 39')

PARKING REQUIRED: 2 SPACES PER 1000 S.F. OF GROSS FLOOR AREA OF RETAIL, OFFICE, AND WAITING AREA. (6 SPACES REQ.)

PARKING PROVIDED: 11 VACUUM SPACES (1 H.C. ACCESSIBLE)  
1 MOTORCYCLE SPACE  
2 EMPLOYEE PARKING STALLS

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

LANDSCAPE REQUIREMENTS: MAX IMPERVIOUS SURFACE RATIO: 85%

SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

PAVEMENT HATCH KEY:

- SIDEWALK CONCRETE
- LIGHT DUTY CONCRETE
- DUMPSTER PAD/APRON CONCRETE
- ASPHALT

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.06	46,306	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.09	3,708	8.0%
TOTAL IMPERVIOUS	0.09	3,708	8.0%
LANDSCAPE/ OPEN SPACE	0.98	42,598	92.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.06	46,306	
BUILDING FLOOR AREA	0.10	4,410	9.5%
PAVEMENT (ASP. & CONC.)	0.72	31,248	67.5%
TOTAL IMPERVIOUS	0.82	35,658	77.0%
LANDSCAPE/ OPEN SPACE	0.24	10,648	23.0%

SITE PLAN KEYNOTES

- ASPHALT PAVEMENT, MATCH EXISTING PAVEMENT STRUCTURE. FOLLOW CITY STANDARD DRAWING NUMBER 2465 FOR PAVEMENT REPLACEMENT IN ROW. (TYP)
- CONCRETE SIDEWALK (TYP.)
- LIGHT DUTY CONCRETE (TYP.)
- DUMPSTER PAD/APRON CONCRETE (TYP.)
- CONCRETE STOOP (TYP.) (SEE ARCH. PLANS FOR DETAILS)
- COLUMN. (SEE ARCH. PLANS FOR DETAILS)
- CURB RAMP (TYP.)
- ADA CURB RAMP (TYP.)
- TAPERED CURB (TYP.) SEE DETAIL ON C2.0
- VERTICAL CURB (TYP.) SEE DETAIL ON C2.0.
- ROLLED CURB (TYP.) SEE DETAIL ON C2.0.
- CURB TAPER (TYP.)
- MOUNTABLE CONCRETE CURB & GUTTER PER CITY STANDARD DRAWING 2420 AND 2426.
- CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- HANDICAP SIGN (TYP.)
- HANDICAP STALL & STRIPING PER STATE CODES.
- 6' CURB CUT (TYP.)
- PRECAST CONCRETE WHEEL STOP
- DUMPSTER ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
- 6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- STOP SIGN (TYP.)
- DETECTABLE WARNING PLATE
- TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING. (TYP)
- PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
- CROSSWALK PAINT STRIPING. COLOR TO MATCH PARKING STALL STRIPING.
- DO NOT ENTER SIGN & PAVEMENT MARKING
- VACUUM STALLS (TYP)
- VACUUM ENCLOSURE. (SEE ARCH. PLANS FOR DETAILS)
- 2' X 6' GATE LOOP (TYP)
- CANOPY. SEE ARCH PLANS. (TYP)
- SLOT DRAIN. SEE DETAIL ON C2.1. (TYP)
- TRANSITION FROM MOUNTABLE CURB AND GUTTER TO EXISTING VERTICAL CURB AND GUTTER PER CITY STANDARDS. (TYP)
- 42" ISLAND. SEE POS CURB DETAIL ON C2.0 (TYP)
- TAPERED CURB TRANSITION TO ROLLED CURB. SEE DETAIL ON C2.0 (TYP)
- BAIL LANE GATE
- 2' X 2' CONCRETE PAD WITH POWER AT BAIL LANE FOR GATE
- 4' CURB CUT (TYP.)
- PAY KIOSK TO BE PROVIDED BY EQUIPMENT VENDOR (TYP)
- TRANSITION FROM VERTICAL CURB TO TAPERED CURB
- 4' CONCRETE FLUME (SEE DETAL ON SHEET C2.1)
- 230' OF GUARDRAIL (SEE DETAL ON SHEET C2.1)
- ADA SIDEWALK RAMP (SEE DETAIL ON SHEET C2.0)
- BIKE RACK (SEE DETAIL ON SHEET C2.0) (3)
- MOTORCYCLE PARKING
- RETAINING WALL WITH FENCE (SEE DETAIL ON SHEET 2.0)
- MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- KNOX BOX, SEE ARCH. FOR DETAILS
- EMPLOYEE PARKING SPACE
- MOTORCYCLE PARKING SIGN
- "NO PARKING" PAVEMENT MARKING. IN ALL CAPITAL LETTERS AT LEAST 1 FOOT HIGH AND 2 INCHES WIDE. PLACE ADJACENT TO WHERE AN ADJACENT REAR VEHICLES TIRES WOULD BE PLACED (66-1-4.1.B NMSA 1978)
- 6' WIDE ADA COMPLIANT ACCESSIBLE PEDESTRIAN PATHWAY
- ONE WAY SIGN & PAVEMENT MARKING
- 25' VISION TRIANGLE. 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.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. SEE APPROPRIATE CITY STANDARD DRAWING 2405A AND 2405B.

CIVIL SITE PLAN



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (NM 2502 FIESTA PARK)**  
4703 ALAMEDA BLVD NE • ALBUQUERQUE, NM 87113

(110L-NH - V1.2-Z3)



SHEET DATES

ISSUE DATE JUNE 21, 2024

REVISIONS

AD1 AUG. 13, 2024


MILESTONES

PERMIT SET JUNE 21, 2024

BID SET

CONSTRUCTION SET

RECORD SET

JOB NUMBER

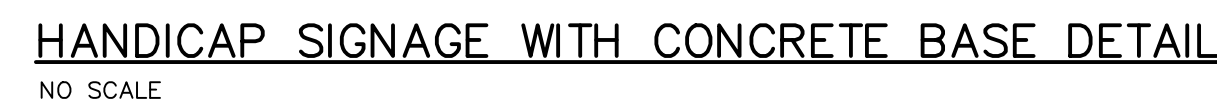
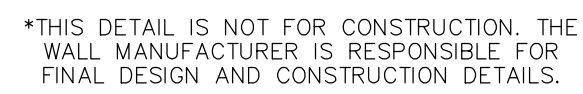
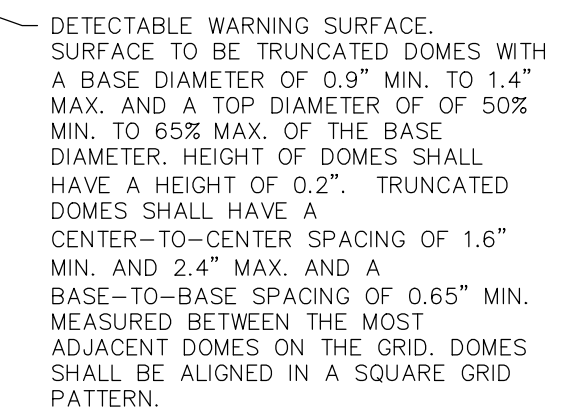
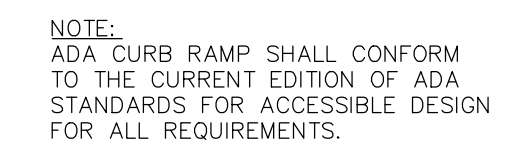
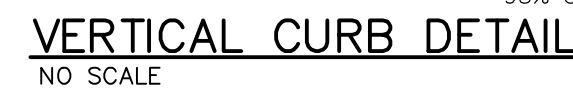
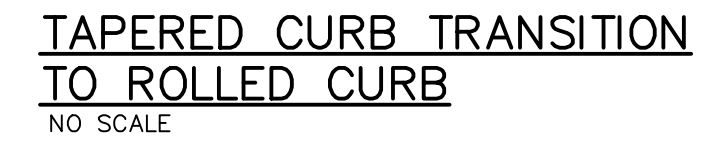
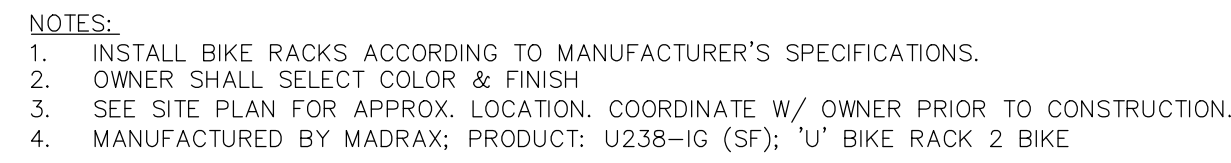
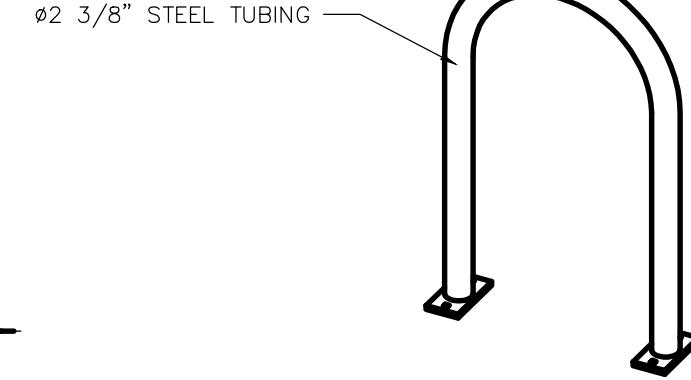
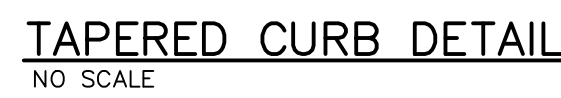
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SHEET NUMBER

C1.1

ISSUED FOR PERMIT





## PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (NM 2502 FIESTA PARK)**  
 4703 ALAMEDA BLVD NE • ALBUQUERQUE, NM 87113

(110L-NH - V1.2-Z3)



## SHEET DATES

ISSUE DATE      JUNE 21, 2024

## REVISIONS

AD1 AUG. 13, 2024

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JUNE 01, 2001

BID SET

**CONSTRUCTION SET**

## RECORD SET

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**JOB NUMBER**

230193300

**SHEET NUMBER**

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620

## C2.0

CIVIL DETAILS





**EXCEL**

**Always a Better Plan**

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
[excelengineer.com](http://excelengineer.com)

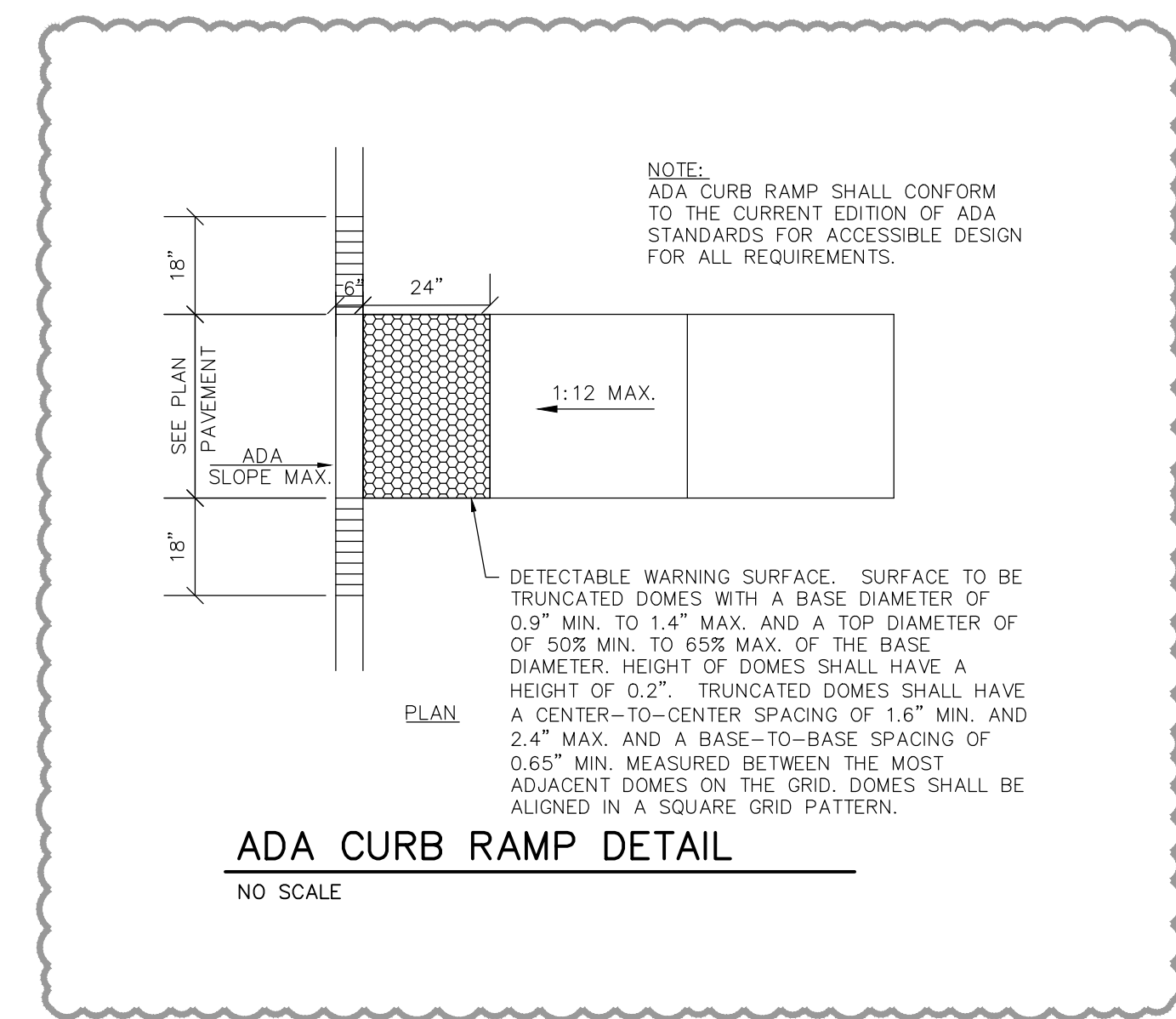


PROPOSED CAR WASH FOR:  
MISTER CAR WASH (NM 2502 FIESTA PARK)  
4703 ALAMEDA BLVD NE • ALBUQUERQUE, NM 87113



**WORD SET**

## C2.1



## CIVIL DETAILS