

LEGAL DESCRIPTION

LOT D RHODES ACRE ADDITION AS SHOWN ON "SUMMARY PLAT OF PORTION TRACT A & TRACT D OF RHODES ACRE ADDITION", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON FEBRUARY 24, 1978, VOL C11, FOLIO 25, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK

ACS STATION "1-F18A" LOCATED ON ACADEMY RD. N.E., WEST OF MARCHETTA AVE. N.E. THE STATION IS A STANDARD ACS 3 1/4" BRASS TABLET STAMPED "1-F18A 1978", SET IN THE TOP OF THE CURB. ELEVATION=5251.21 ft. MSLD 1929.

DRAINAGE REPORT

Site Location: The Giant Gas Station is located at the intersection of east of the intersection of Seagull Street and Academy Drive. The proposed development includes the addition of an automated car wash in the southeast quadrant of the property. The work includes asphalt paving, concrete work, landscaping, and a single-car wash building.

Methodology: Section 22.2 of the City of Albuquerque DPM was used in the hydrology analysis of the site. A principal design storm of 100-yr 6-hour event was used.

Existing Drainage Condition: The existing site consists of 1.28 acres of infill development. The only basin, Basin 101, drains into the Bear Canyon Arroyo via a small storm drain system located within the project site. There are currently three inlets that drain the site. The project area is within zone 3 of the Development Process Manual. The 100-year discharge per acre for type "D" treatment is 5.02 cfs/acre.

Table 1: TREATMENT							
Basin	Area (ac)	%A	%B	%C	%D	V ₃₆₀ (acre-ft)	Q ₁₀₀ (cfs)
101	1.28	0	4.1	20.2	75.7	0.22	5.90
Total	1.28					0.22	5.90

Table 1: Breakdown of existing land type for each of the basins, including its respective volumetric runoff and discharge value.

Proposed Conditions: The new car wash will have no effects on the current drainage patterns. Therefore the drainage is the same.

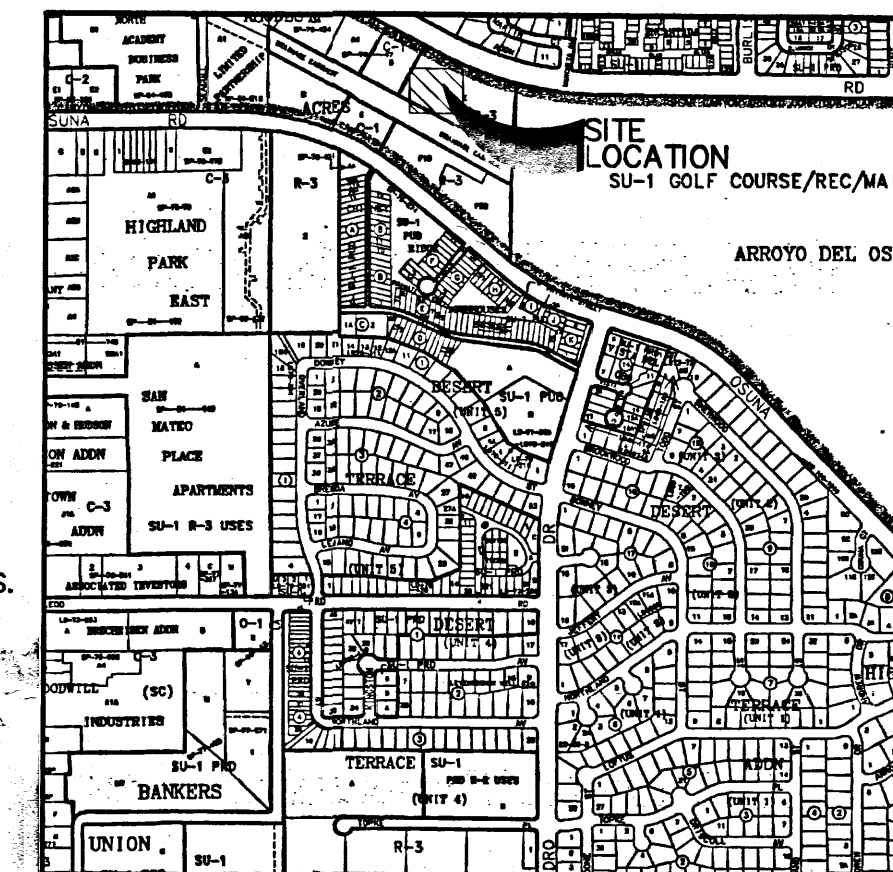
Table 2: TREATMENT							
Basin	Area (ac)	%A	%B	%C	%D	V ₃₆₀ (acre-ft)	Q ₁₀₀ (cfs)
101	1.28	0	4.1	9.0	86.9	0.23	6.09
Total	1.28					0.23	6.09

Table 2: Breakdown of existing land type for each of the basins, including its respective volumetric runoff and discharge value.

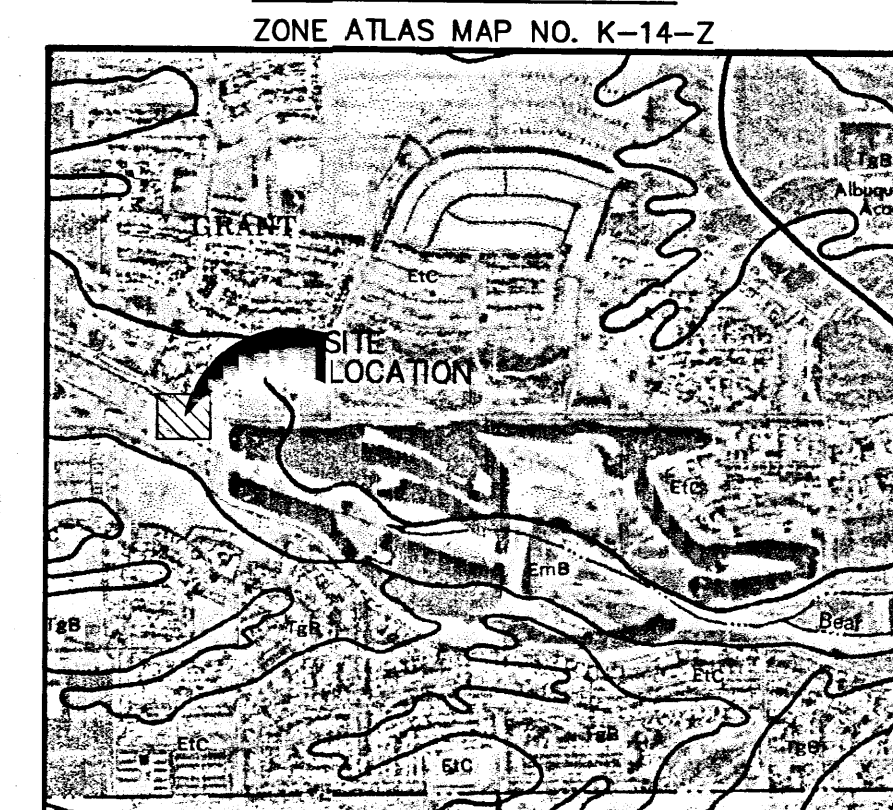
Conclusions: The existing storm drain system was designed for the whole site being fully developed. The proposed development will minimally increase existing flows. All drainage patterns will remain the same. The property will continue to discharge into the Bear Canyon Arroyo.

GRADING NOTES

- ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- PAVING/ROADWAY GRADES SHALL BE +/- .05 FT. FROM SHOWN PLAN ELEVATIONS.
- PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN +/- .01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +/- .02 FOOT, UNLESS PERMITTED BY OWNER.
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.
- ALL SCARIFYING, EXCAVATION, AND COMPACTION, WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

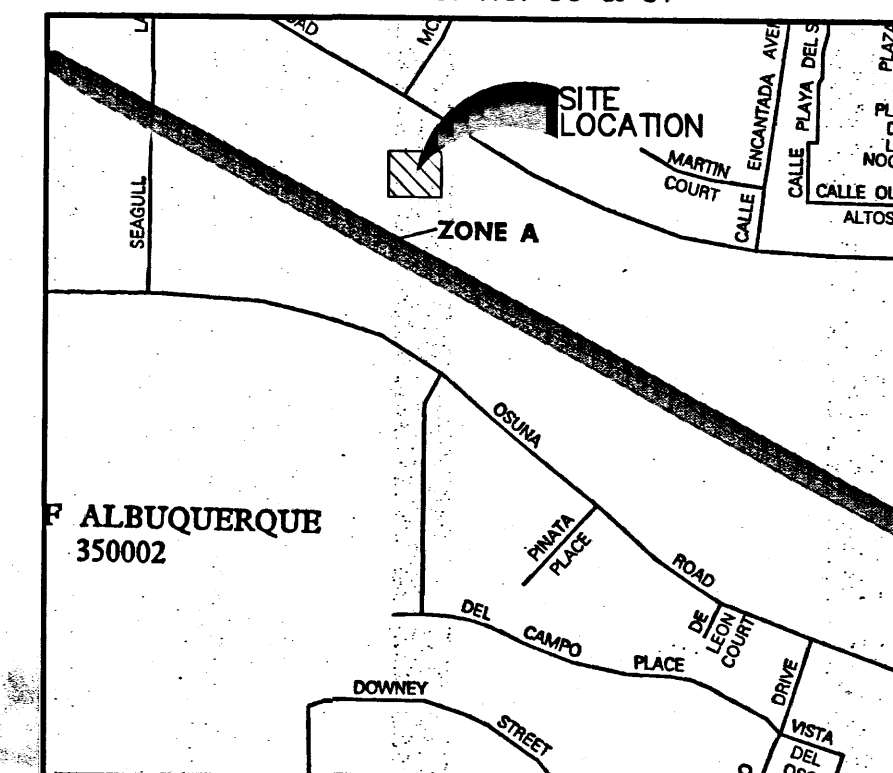


LOCATION MAP



SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 30 & 31



FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY PANEL 334 OF 825

Alternative Development LLC

PROJECT MANAGEMENT

1452 EAST BLACK DIAMOND DRIVE
GILBERT, ARIZONA 85296

PHONE: 602.708.2760

MICHAEL P. MONROE

ALTERNATIVE SOLUTIONS FOR TODAY'S DEVELOPMENTS, TOMORROW'S FUTURE

CONSULTANT:

WILSON & COMPANY

4900 LANG AVE. NE
ALBUQUERQUE, NEW MEXICO 87109

PHONE: 505.348.4000

REV.	DESCRIPTION	DATE

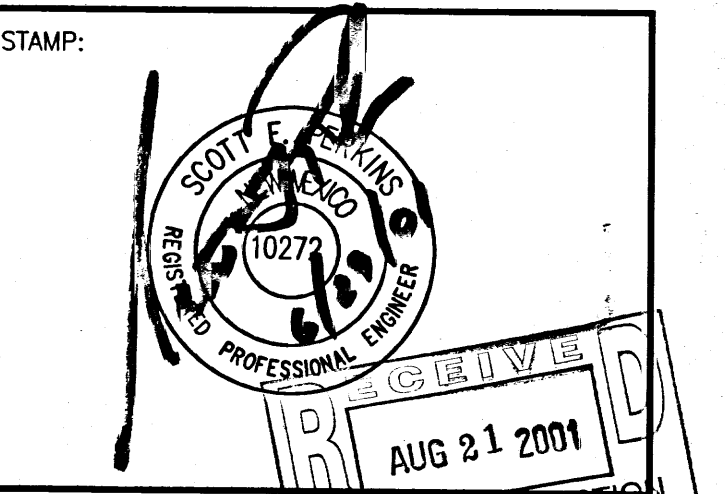
CLIENT ADDRESS:

AutoAuto Wash
3045 N. Scottsdale Road, Suite 205
Scottsdale, AZ 85250

PROJECT ADDRESS:

AUTOAUTO WASH
6104 Academy Drive
Albuquerque, NM

PROJECT NO.:	X1210010
DRAWING FILE:	
DRAWN BY:	ESC
CHECKED BY:	SFP

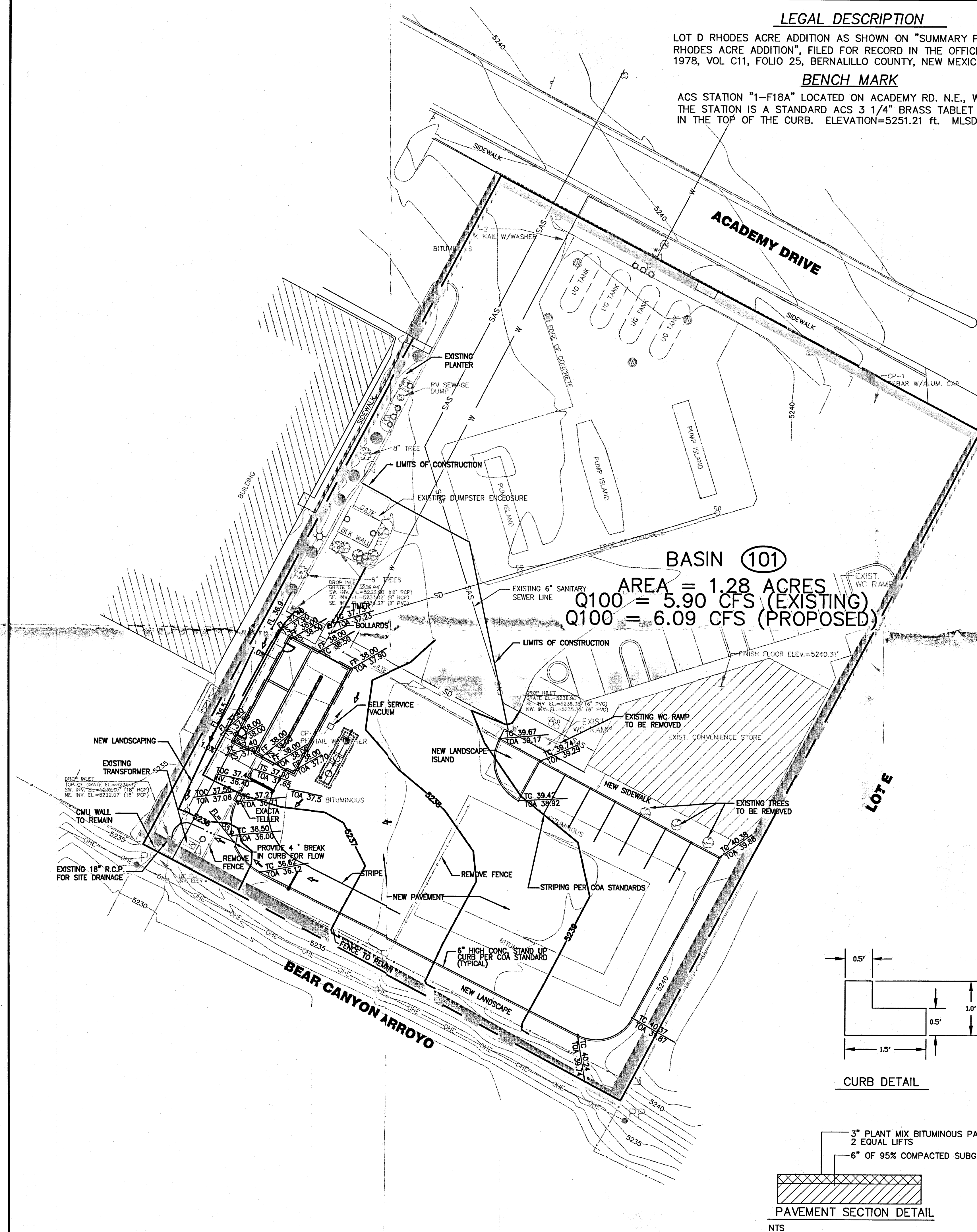


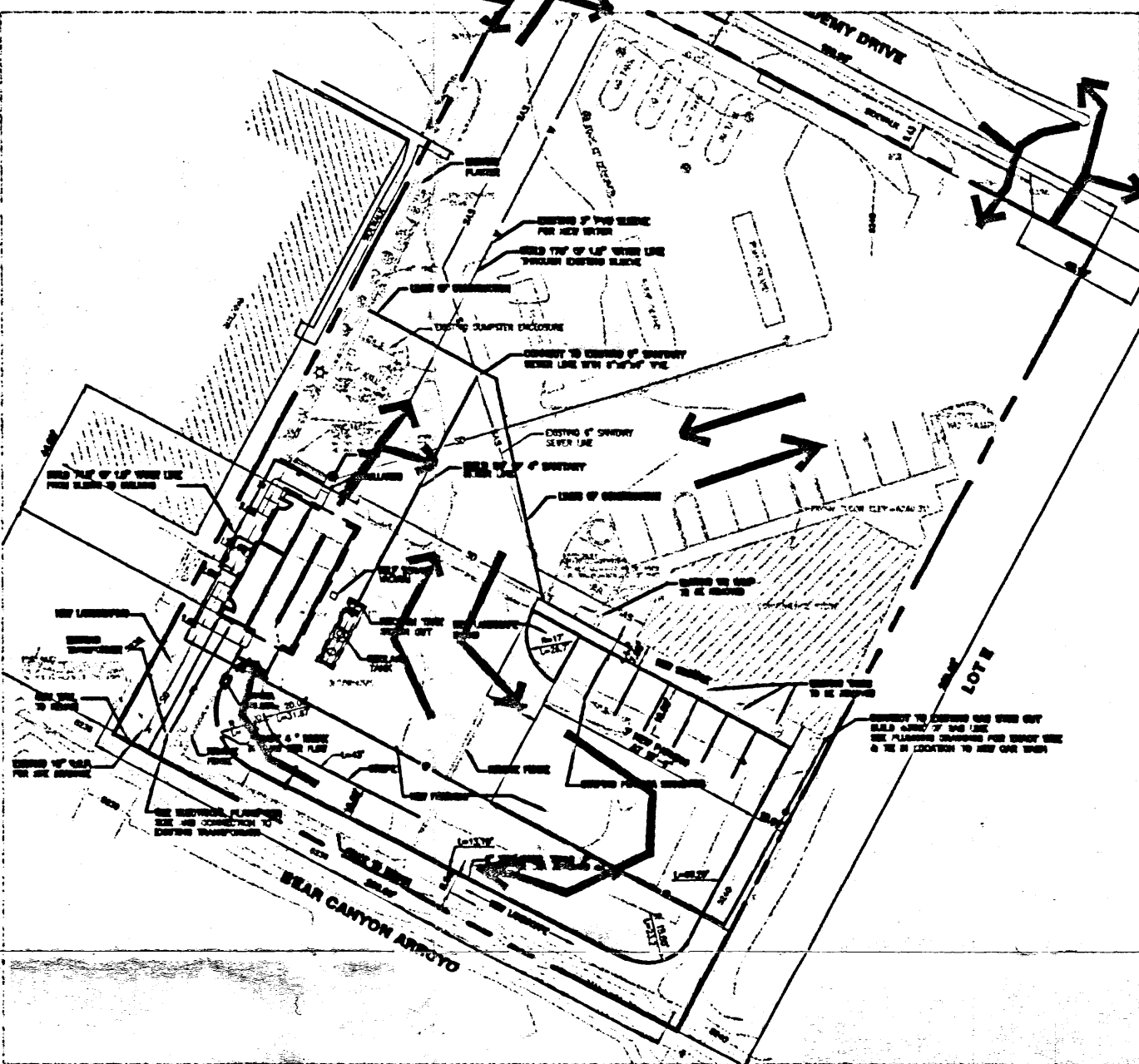
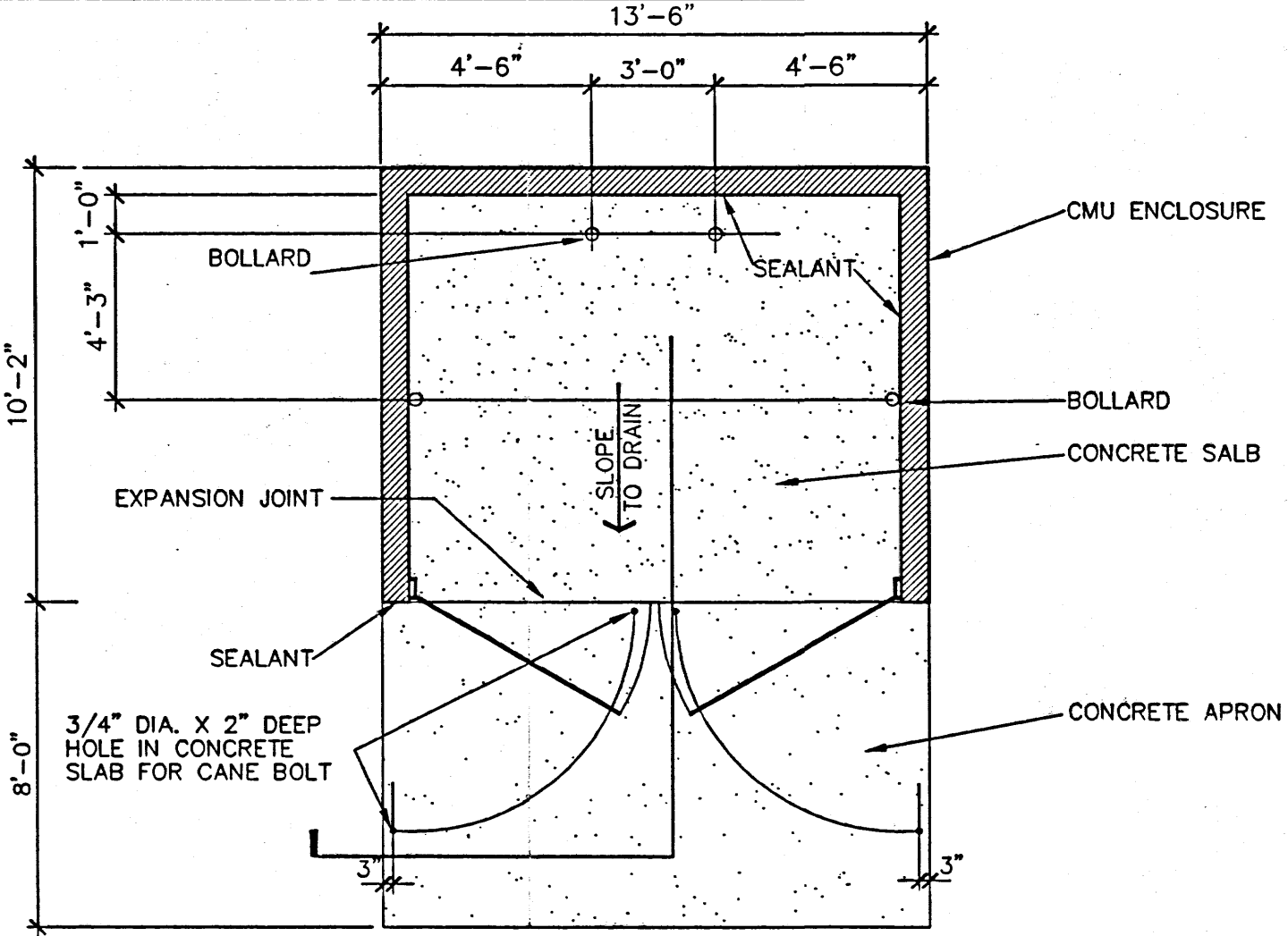
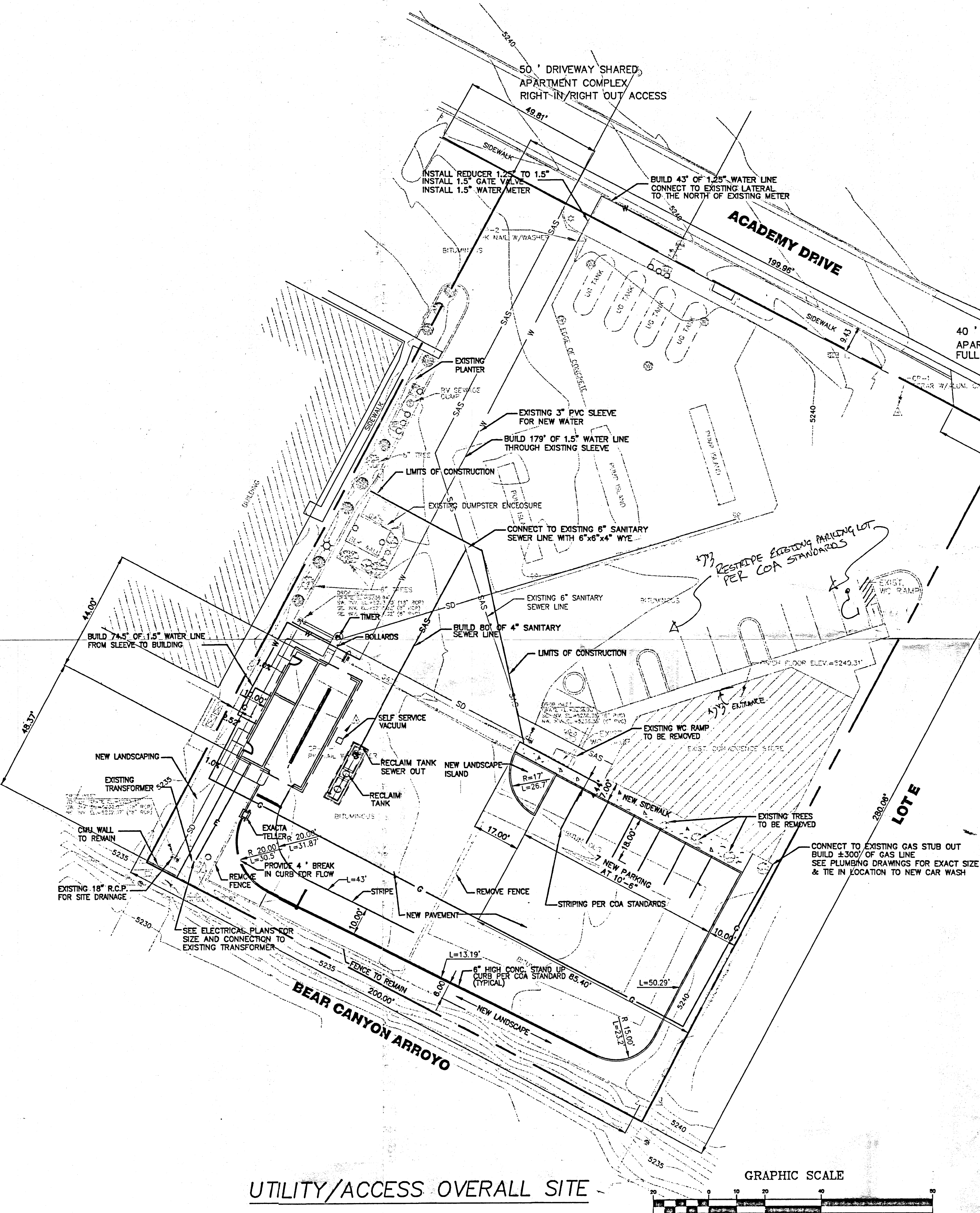
SHEET TITLE:

GRADING PLAN

SHEET NO.:

C2.2





SYMBOL LEGEND	
WM	WATER METER (EXISTING)
WV	WATER VALVE (EXISTING)
LP	LIGHT POLE (EXISTING)
W	WELL (EXISTING)
MP	MULTI-POST SIGN (EXISTING)
SCB	SPRINKLER CONTROL BOX (EXISTING)
JT	JUNIPER TREE (EXISTING)
B	BUSH (EXISTING)
CO	CLEAN OUT (EXISTING)
B	BOLLARD (EXISTING)
DT	DECIDUOUS TREE (EXISTING)
DI	DROP INLET (EXISTING)
SM	SEWER MANHOLE (EXISTING)
WM	WATER METER (EXISTING)
PP	POWER POLE (EXISTING)
TP	TV PEDESTAL (EXISTING)
SPS	SINGLE POST SIGN
AD	AIR DISPENSER (EXISTING)
TF	TRANSFORMER (EXISTING)
WSO	WATER SHUT OFF (EXISTING)
TEP	TELEPHONE PEDESTAL (EXISTING)
CLF	CHAIN LINK FENCE (EXISTING)
W	WALL (EXISTING)
WCP	WCEA CONTROL POINT (UNLESS OTHERWISE NOTED)
ES	EXISTING SANITARY SEWER LINE
EW	EXISTING WATER LINE
ESD	EXISTING STORM DRAIN
SPS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE

UTILITY NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES, AS SHOWN ON THIS PLAN, INCLUDING: TRENCHING, BACKFILL, SUPPORTS, FIRE LINES, TESTING, CLEANING AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

MINIMUM DEPTHS BELOW GRADE (COVER): WATER-36".

REFER TO GRADING PLANS FOR FINISH AND EXISTING GRADES.

THE CONTRACTOR SHALL COORDINATE CUTOFF OF EXISTING UTILITIES FOR NEW CONNECTIONS WITH LOCAL UTILITY ENGINEERING OFFICIALS AND SHALL CONFORM TO THEIR REQUIREMENTS. EXISTING SERVICES SHALL BE MAINTAINED AT ALL TIMES OR TEMPORARY SERVICE COORDINATED WITH PROPERTY.

UTILITY CONNECTION POINT AREAS APPROXIMATE ONLY. EACH BIDDER SHALL SATISFY HIM/HERSELF AS TO EXISTING SITE CONDITIONS BEFORE SUBMITTING HIS BID. NO ALLOWANCE SHALL BE MADE AFTER THE CONTRACT IS AWARDED TO COMPENSATE FOR LACK OF PRE-BID INSPECTION OF THE SITE BY THE SUCCESSFUL BIDDER. VERIFY EXACT SIZE, LOCATION AND DEPTH OF EXISTING WATERLINES AND SEWER LINES BEFORE SETTING ANY NEW PIPE.

CONTRACTOR SHALL CONNECT NEW SERVICE LINE TO EXISTING LINES AS APPROVED AND DIRECTED BY LOCAL GOVERNING UTILITIES ENGINEERING OFFICIALS AND CONFORM TO THEIR

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, IAPMO UNIFORM PLUMBING CODE.

ALL PRIVATE WATERLINES SHALL BE INSTALLED 4" BELOW FINISHED GRADE WHERE SAS AND WATERLINES CROSS, THE WATERLINE SHALL PASS AT LEAST 18" CLEAR BELOW OR ABOVE THE SAS

ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 8" LIFTS AT 95% MAX. DENSITY.

ALL DIMENSIONS ARE TO CENTERLINE PIPE.

GENERAL NOTES

AS REQUIRED BY TRANSPORTATION DEVELOPMENT SECTION, A COPY OF THE APPROVED TCL AS-BUILT WILL BE SUBMITTED BY THE DESIGNER OR ACCEPTABLE REPRESENTATIVE PARTY WHICH INCLUDES A LETTER OF CERTIFICATION STATING THE SITE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TCL. VERIFICATION OF TCL ACCEPTABILITY, TO INCLUDE RANDOM FIELD CHECKS, WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED. PLEASE CALL THIS OFFICE TO OBTAIN TEMPORARY CO. CONFIRMATION FROM HYDROLOGY, SUPPORTING THIS REQUIREMENT, WILL BE NEEDED PRIOR TO APPROVAL OF TCL BY TRANSPORTATION.

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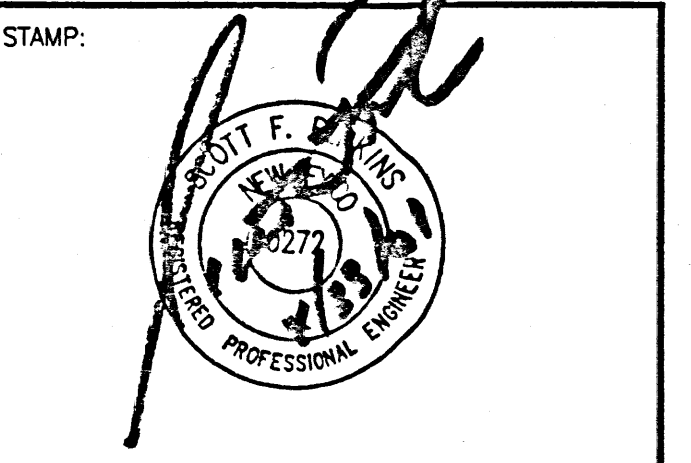
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AutoAuto Wash
6045 N. Scottsdale Road, Suite 205
Scottsdale, AZ 85250

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AUTOAUTO WASH
6104 Academy Drive
Albuquerque, NM

PROJECT NO.: X1210010
DRAWING FILE:
DRAWN BY: ESC
CHECKED BY: SFP



SHEET TITLE:

**SITE LAYOUT/
TRAFFIC CIRCULATION**

SHEET NO.:

C2.1
E18-D024B