

GENERAL SITE NOTES

- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. The Contractor shall use the Architectural and Structural Plans for exact building dimensions.
- All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
- All dimensions to the building are referenced to the outside face of the structure's facade.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
- All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
- All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
- Contractor shall sawcut existing pavement to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
- All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be too finished and spaced as follows:
 - Curbing: 10'-0" (max) spacing.
 - Sidewalks: 5'-0" (max) spacing.
 - Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

Approved for access by the
Solid Waste Department for a single trash enclosure
Herman Gallegos 05-24-22 *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: bnwilliams@cabq.gov

ROADS, ACCESS, & RIGHT-OF-WAY

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

UTILITY CONTACT INFORMATION:

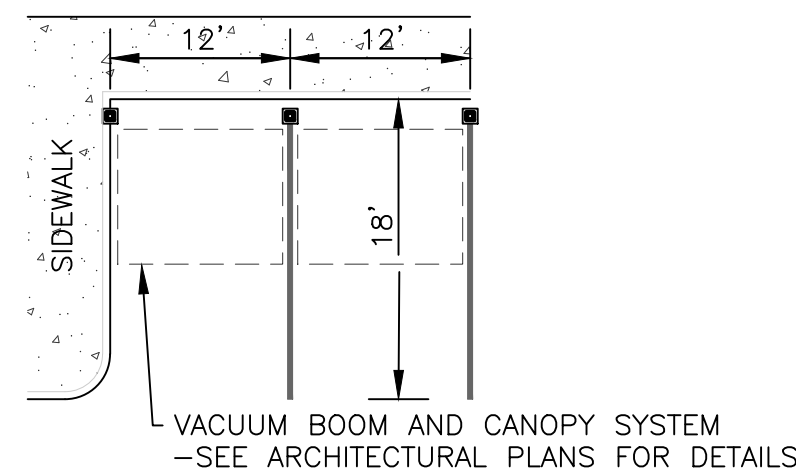
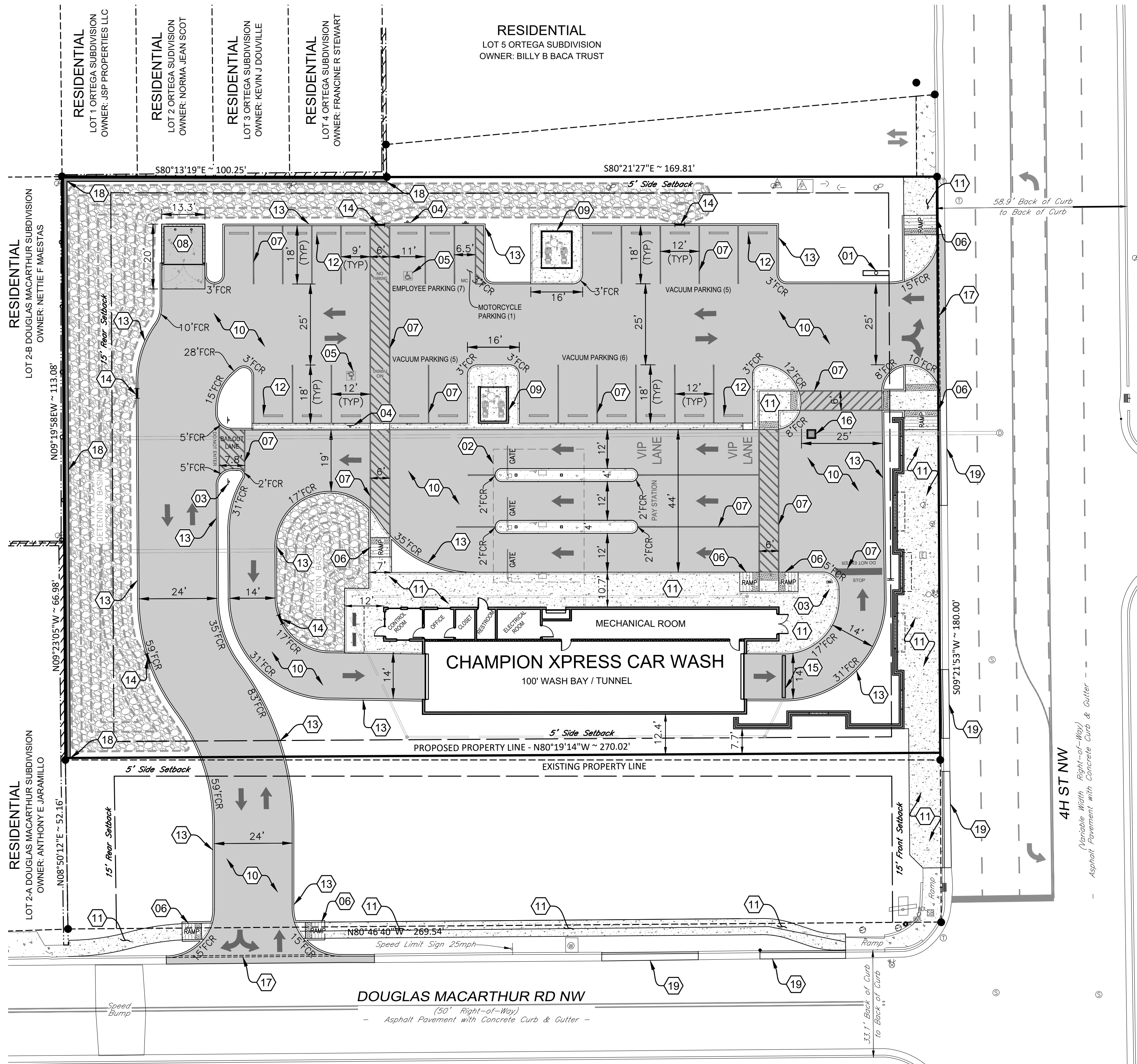
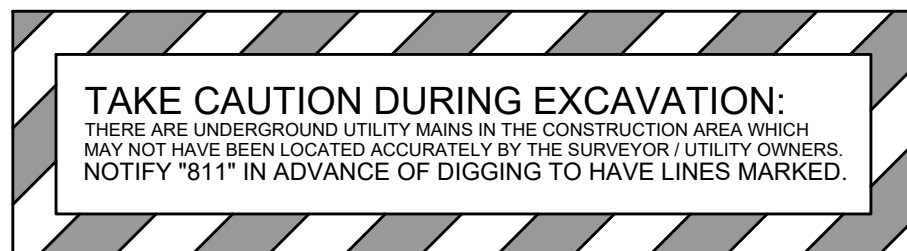
SANITARY SEWER / WATER
Albuquerque Bernalillo County Water Utility Authority
Contact: Robert Strong
Telephone: 505.261.4429
Email: rstrong@abcwua.org

STORM SEWER
City of Albuquerque - Planning Hydrology Department
Contact: Renee Brissett
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

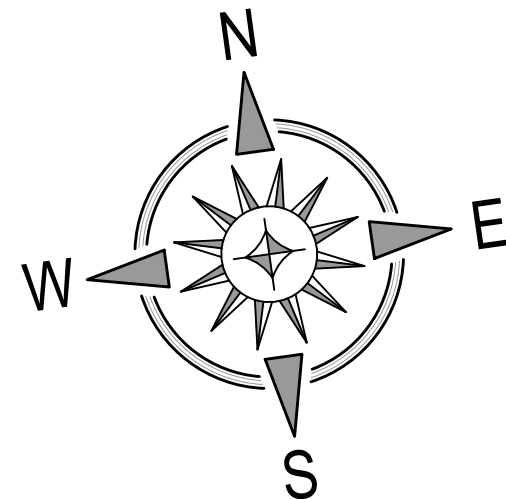
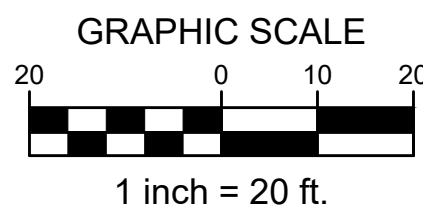
ELECTRIC
PNM (Public Service Company of New Mexico)
Contact: Chase LeJeune
Telephone: 505-362-4180
Email: Chase.LeJeune2@pnm.com

TELECOM
CenturyLink
Contact: Customer Service
Telephone: 865.465.2313



TYPICAL VACUUM BOOM AND
CANOPY SYSTEM LAYOUT
NOT TO SCALE

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property
prepared by CSI-Cartesian Surveys, Inc., dated, October 29, 2021.



SITE KEYNOTES

- NEW SINGLE TENANT SIGN**
 - COORDINATE SIZE, LOCATION, AND PERMITTING WITH RACER CLASSIC CAR WASH PROJECT MANAGER.
 - CODE REQUIREMENTS:
 - POLE SIGN - MAX SIZE = 100 SQ-FT, MAX HEIGHT = 26 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 (3' WIDE)**
 - PER DETAIL / SHEET C-5.0
- TRENCH DRAIN**
 - PER DETAIL / SHEET C-5.0
- DRAINAGE INLET**
 - PER DETAIL / SHEET C-5.1
- CONCRETE LAYDOWN CURB**
 - PER DETAIL / SHEET C-5.1
- 6' TALL OPAQUE SCREEN WALL**
 - PER DETAIL/SHEET C-5.1
- CONCRETE CURB AND GUTTER PER CITY STANDARDS**
 - PER DETAIL/SHEET C-5.1

FIRE LANE MARKINGS:

6" RED BASE STRIPES WITH 4" WHITE LETTERS STATING:
"NO PARKING - FIRE LANE" EVERY 15' BEHIND PARKING LINES AND ENTIRE CURB WHERE APPLICABLE ALONG FIRE LANE PER CITY STANDARDS.
ADDITIONAL SIGNS OR OTHER APPROVED NOTICES OR MARKING THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" MAY BE REQUIRED TO FURTHER IDENTIFY SUCH ROADS AND PROHIBIT OBSTRUCTION;
CONTRACTOR TO COORDINATE WITH FIRE DEPARTMENT.

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.

SITE AND PAVEMENT LEGEND

- | | |
|-------|-------------------------------|
| (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 |
| | CONCRETE PAVEMENT - TRAFFIC |



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
5307 4TH STREET NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM Proj: 21.262
Draw: MCM Dwg: 21-262.dwg
Check: RJM Tab: C22-SP
Scale: 1" = 20'

Date: 05.24.2022

Sheet:

SITE PLAN

Sheet No.:

C-2.2

GENERAL UTILITY NOTES:

- All utilities shown are approximate locations only and have been compiled from the latest available mapping. The exact location of all underground utilities shall be verified by the Contractor prior to the start of construction.
- Contractor to coordinate with the local utility companies for all locations and connections. A preconstruction meeting with the various utility companies may be required prior to the start of any construction activity.
- The Contractor shall visit the site and verify the location, elevation, and condition of all existing utilities by various means prior to beginning any excavation. Test pits shall be dug at all locations where existing and proposed utility lines cross, and the horizontal and vertical locations of the utilities shall be determined. The Contractor shall contact the Engineer in the event of any unforeseen conflicts between existing and proposed utilities so that an appropriate modification may be made.
- The Contractor shall ensure that all utility companies and local standards for materials and construction methods are met. The Contractor shall perform proper coordination with the respective utility company. The Contractor shall coordinate work to be performed by the various utility companies and shall pay all fees for connections, disconnection, relocations, inspections, and demolition.
- This plan details pipes up to 5' from the building face. Refer to the building drawings for building connections. Supply and install pipe adapters as necessary.
- All valve boxes and curb boxes shall be adjusted to the final grades and located in grassed areas unless indicated otherwise on the plans.
- The Contractor shall provide traffic bearing concrete collars and lids for all cleanouts, manholes, inlets, valves, etc. which are located in paved areas.
- All existing pavement within the rights-of-way where utility piping is to be installed shall be saw cut and replaced or directionally bored in accordance with Local and/or State requirements. Existing pavement shall be repaired as necessary.
- All utility lines and trenches shall be installed, bedded and backfilled according to manufacturer's specifications and to the satisfaction of Local and State Authorities.
- Sanitary sewer laterals shall maintain (10' min. horizontal, 1.5' min. vertical) separation distance from water lines unless otherwise shown, or additional protection measures will be required. Where water line crosses above sanitary lateral by less than 2' vertical, a concrete encasement shall be installed. Contractor shall center one joint of pipe at crossing.
- Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

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.)
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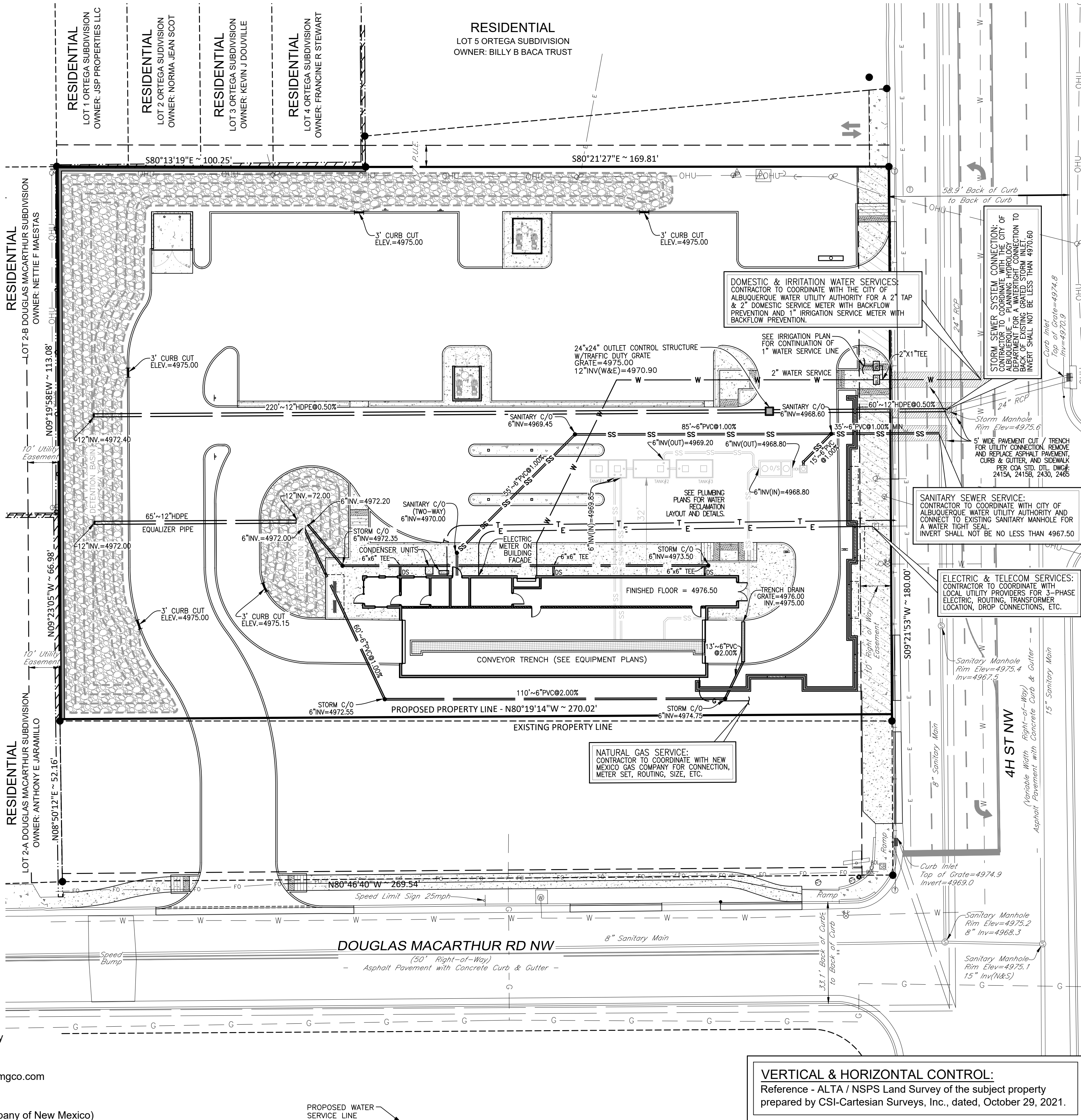
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Contact: Chase LeJeune
Telephone: 505-362-4180
Email: Chase.LeJeune2@pnm.com

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, October 29, 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.

STORM SEWER NOTES:

All storm sewer shall be reinforced concrete pipe (ASTM C76 - Class III, minimum) or high-density polyethylene pipe (ADS N-12 or equivalent), unless otherwise noted on plans. All pipe shall be installed according to Local, State, and manufacturer's specifications.

Storm sewer connection, permit and construction to be coordinated with The City of Albuquerque - Planning Hydrology Department.

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.

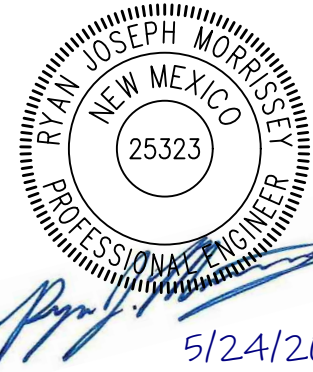
Coordinate site lighting, signage wiring, conduit locations, connections, etc. with electrical plans. Notify Engineers of any potential conflicts.

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 |
| PS | PROP. WATER METER & BACKFLOW PREVENTION |
| ===== | PROP. STORM SEWER PIPE |
| SS-----SS | PROP. SANITARY SEWER SERVICE |
| W-----W | PROP. WATER SERVICE |
| E-----E | PROP. ELECTRIC SERVICE |
| T-----T | PROP. TELECOM SERVICE |
| G-----G | PROP. GAS SERVICE |

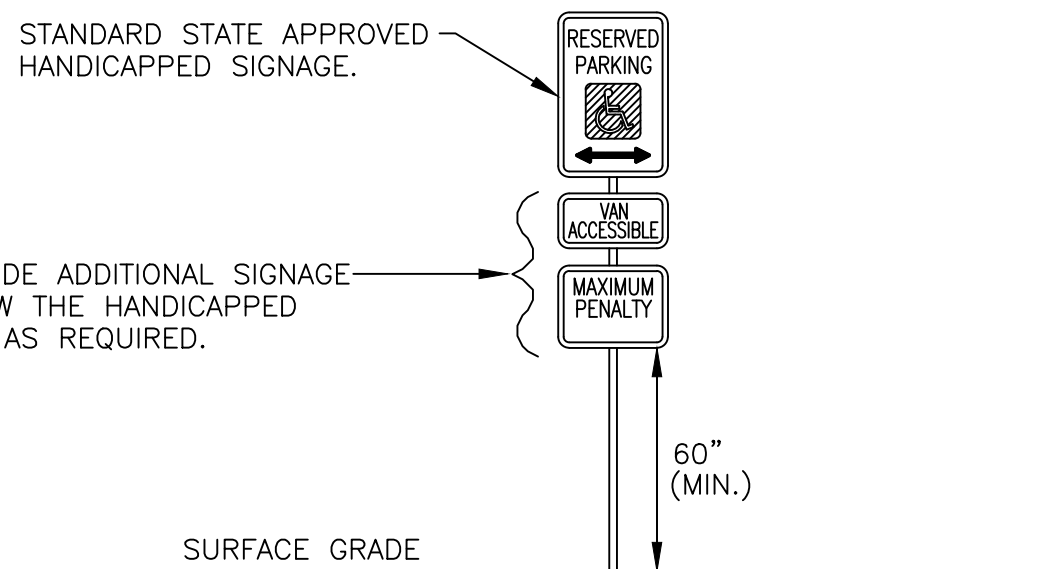


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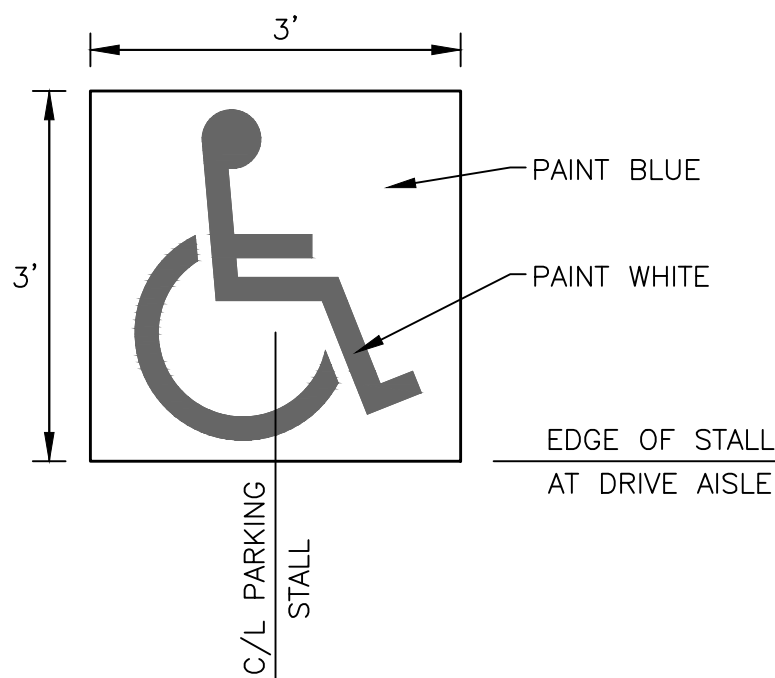
SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
5307 4TH STREET NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



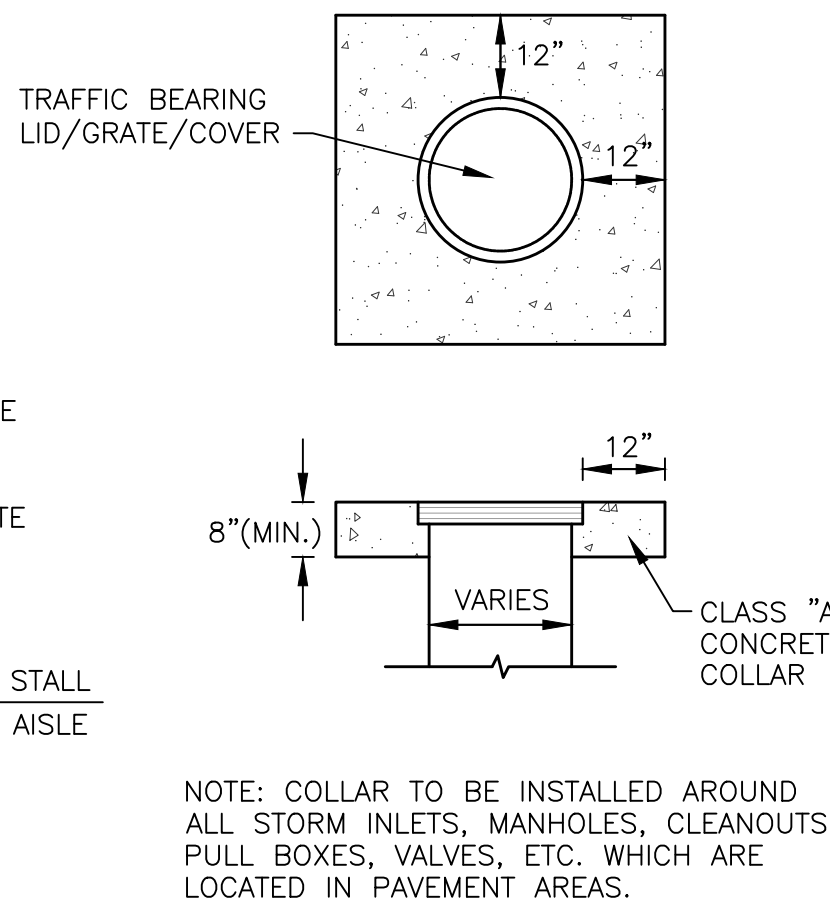
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Date: 05.24.2022	
Sheet: UTILITY PLAN	
Sheet No.: C-4.0	



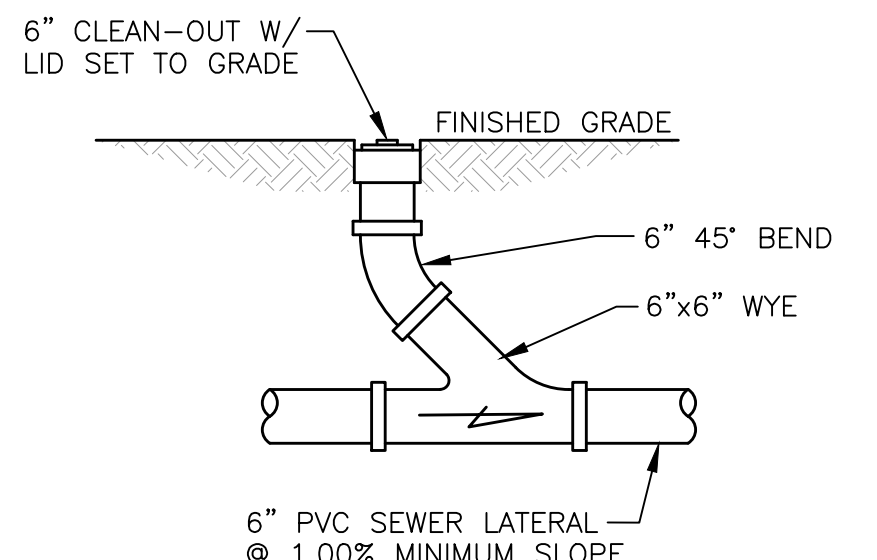
ADA PARKING SIGNAGE
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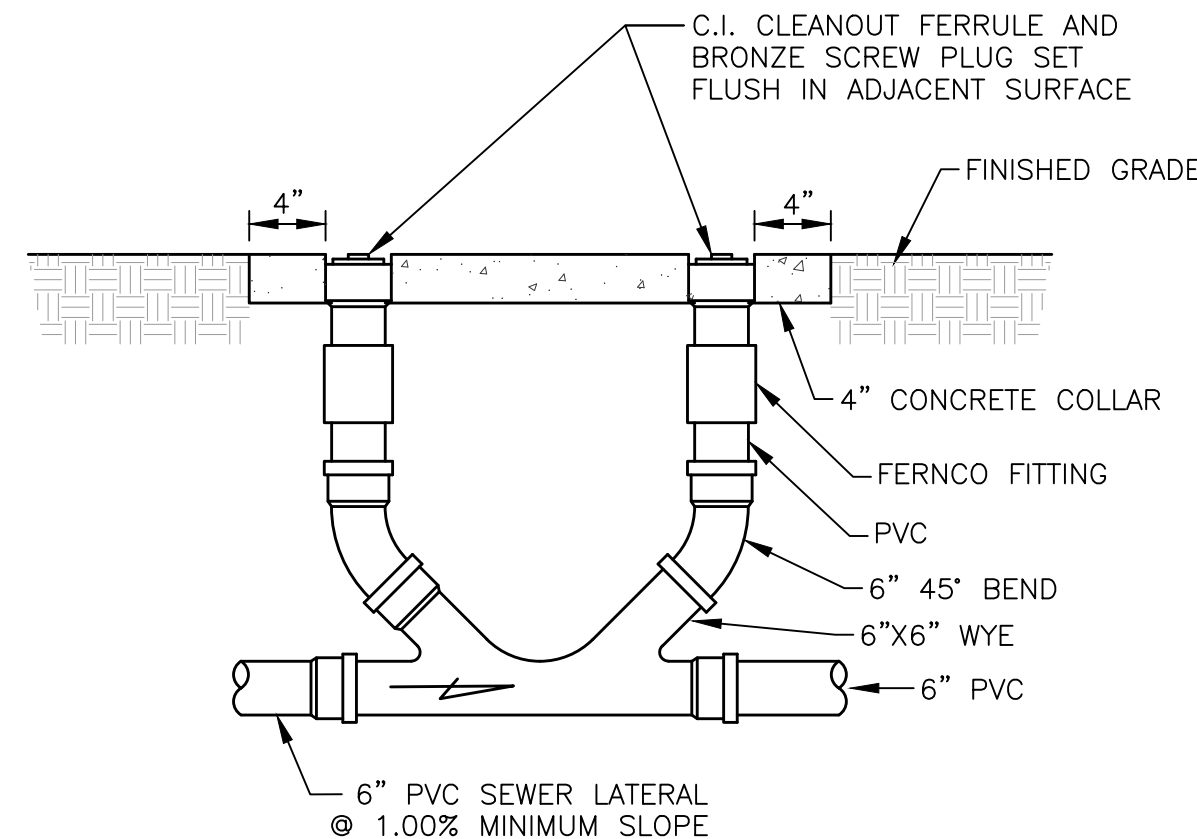
ADA PARKING SYMBOL
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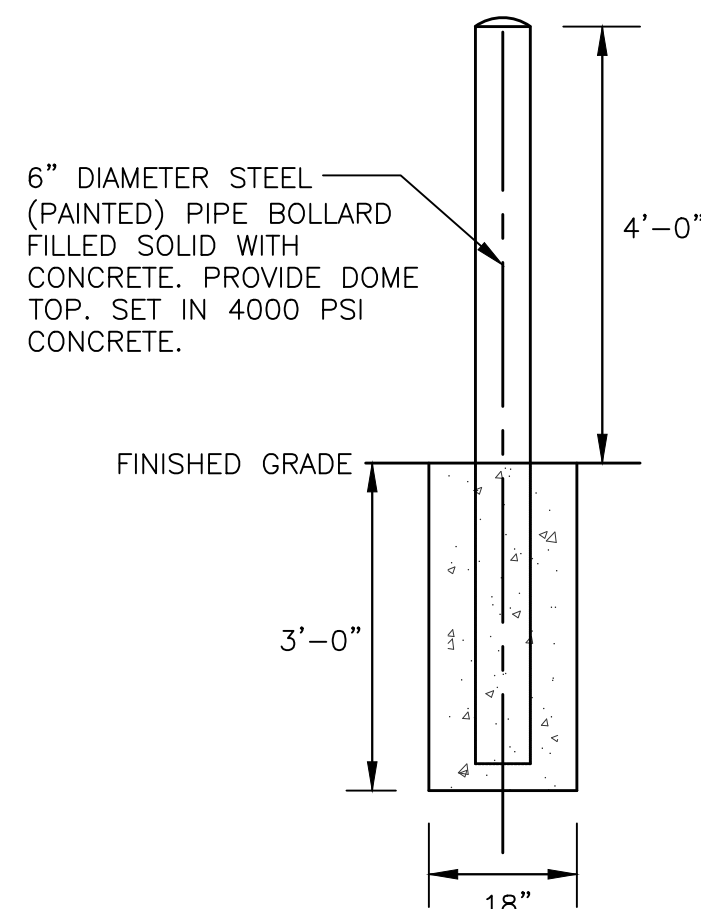
CONCRETE COLLAR
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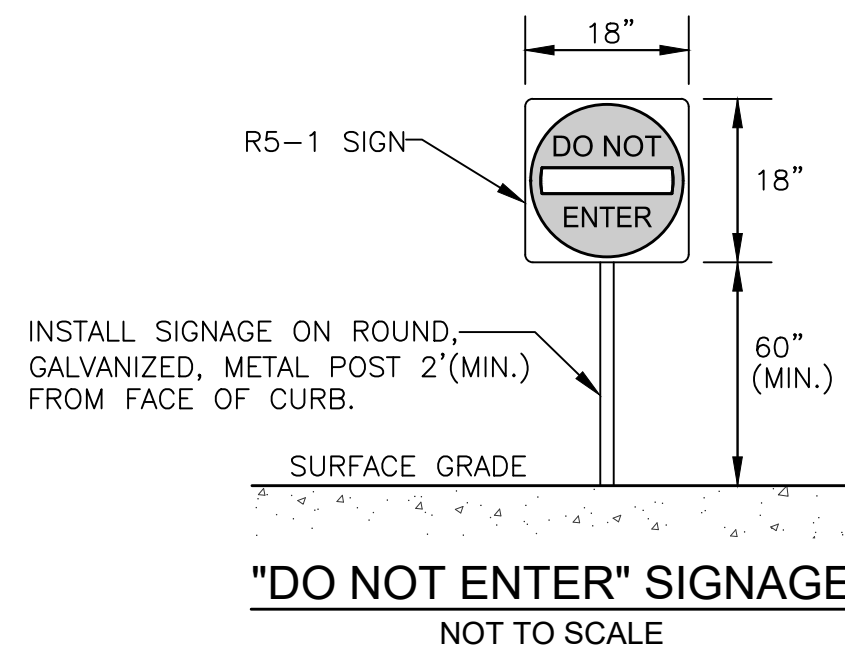
SANITARY CLEAN-OUT
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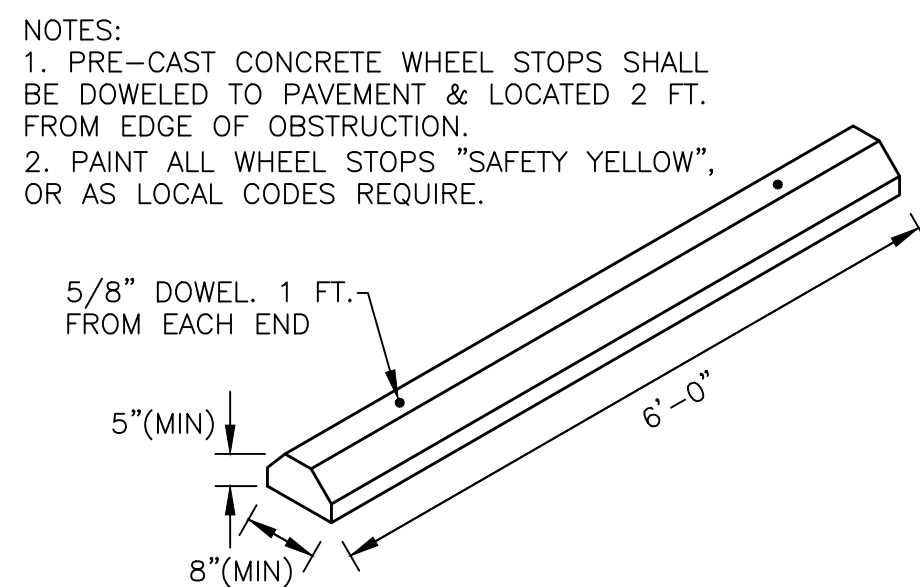
SANITARY TWO-WAY CLEAN-OUT DETAIL
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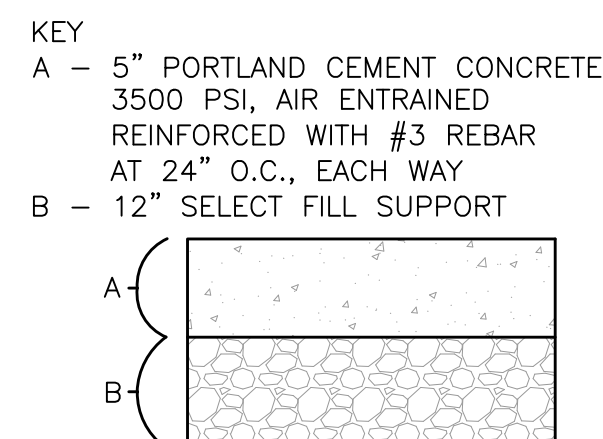
PIPE BOLLARD
NOT TO SCALE



"DO NOT ENTER" SIGNAGE
NOT TO SCALE

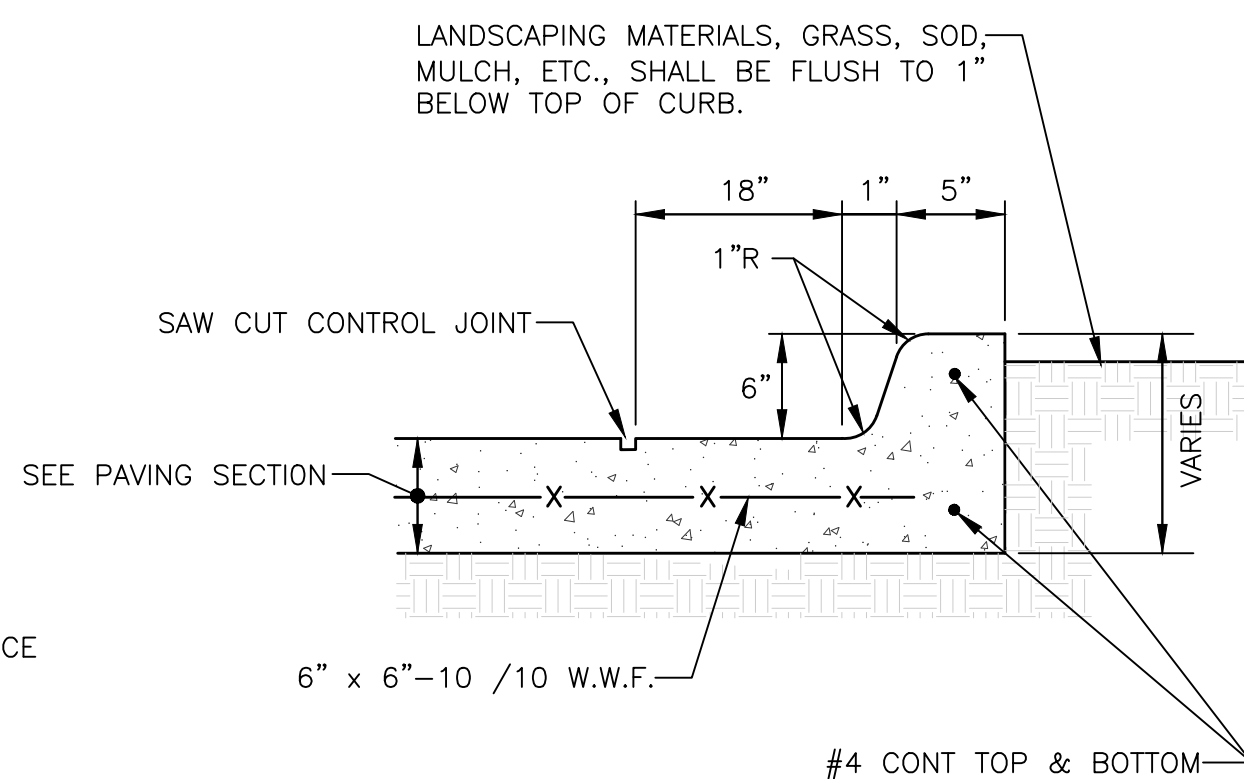


CONCRETE WHEEL STOP
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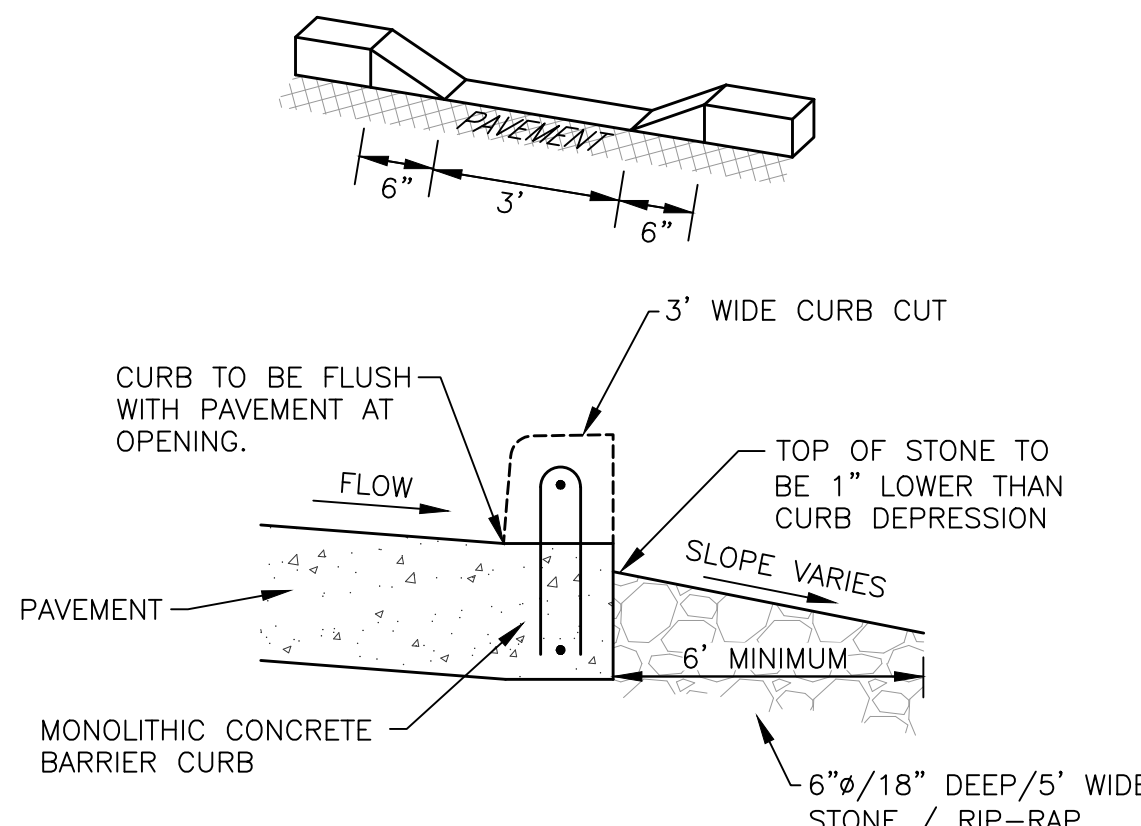


SEE GEOTECHNICAL REPORT PREPARED BY GEOSCIENCE ENGINEERS, LLC DATED FEBRUARY 15 2022 FOR ADDITIONAL INFORMATION.

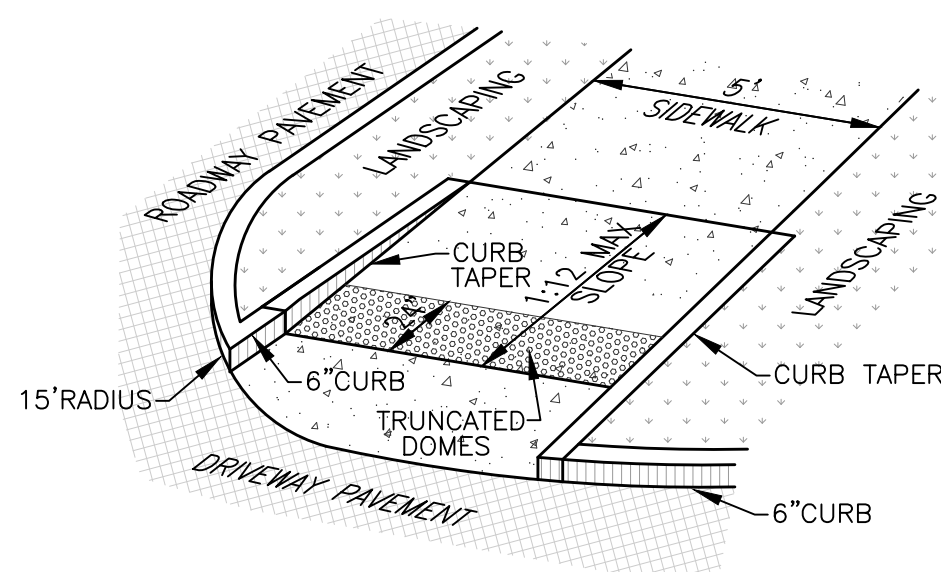
CONCRETE PAVEMENT SECTION - TRAFFIC -
NOT TO SCALE



MONOLITHIC CONCRETE BARRIER CURB
NOT TO SCALE

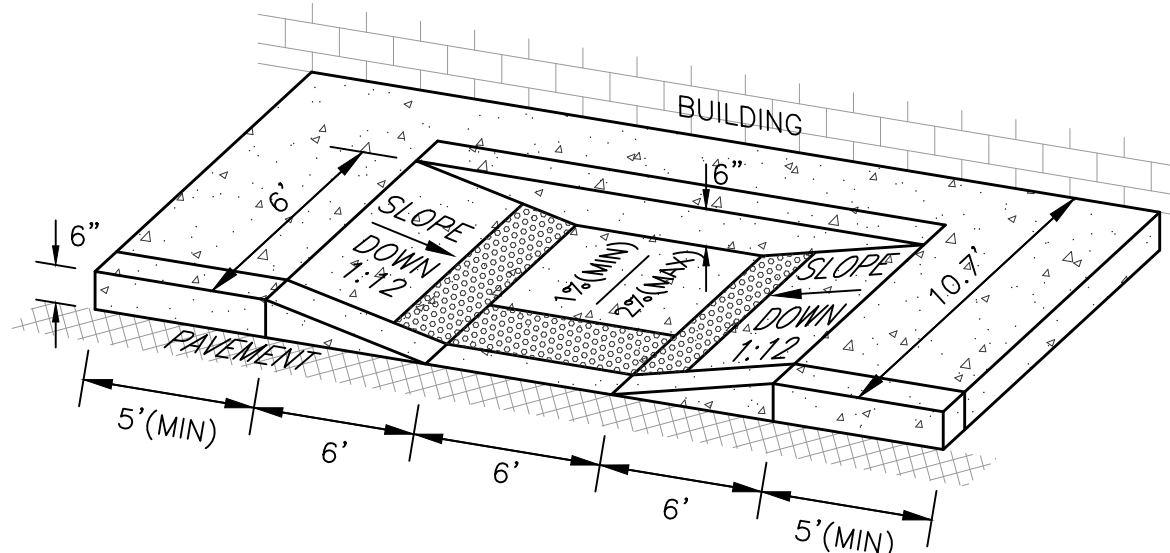


CURB CUT FOR CROSS DRAINAGE DETAIL
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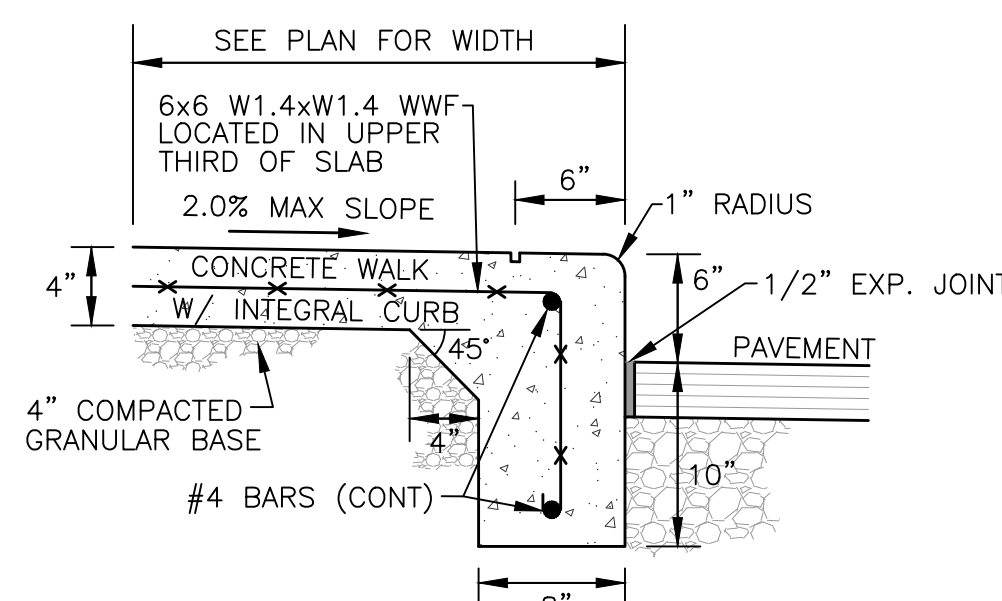
NOTES:
1. HANDICAP RAMPS TO BE INSTALLED PER ADA REQUIREMENTS.

ADA ACCESSIBLE RAMP DETAILS
NOT TO SCALE

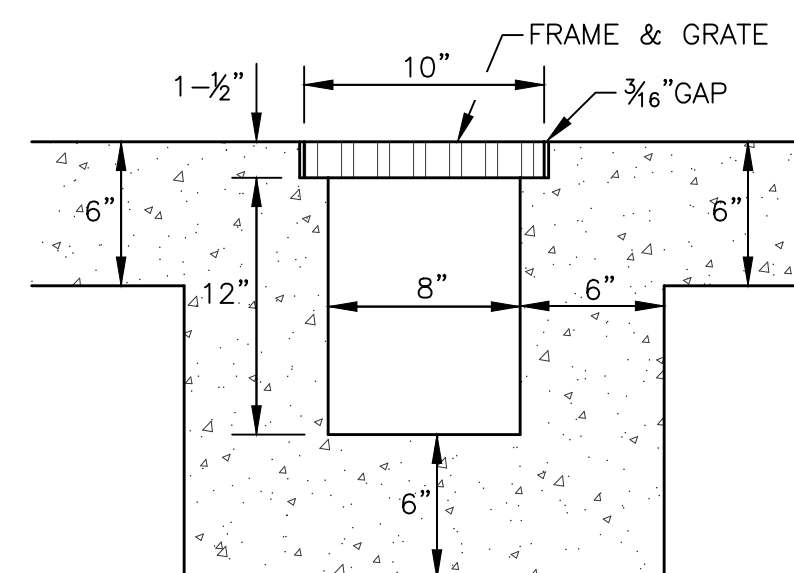


NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 3500 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK PAVEMENT SECTION
NOT TO SCALE



CONCRETE SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE



NOTES:
1. INSTALL NEENAH FOUNDRY HEAVY DUTY BOLTED TRENCH R-4999-BX W/ TYPE C GRATE PER MANUFACTURER RECOMMENDATIONS.
2. INSTALL SURROUNDING PAVEMENT PER CONCRETE PAVEMENT SECTION SEEN ON THIS SHEET AND MANUFACTURER SUGGESTED FORMING INSTRUCTIONS.
3. INSTALL 6" OUTLET PIPE FROM TRENCH TO STORM SEWER SYSTEM AT MINIMUM OF 1% PIPE SLOPE. SEE UTILITY PLAN, SHEET C-4.0 FOR ROUTING.

TRENCH DRAIN SECTION
NOT TO SCALE

Date	
Description	
Item	

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Design: RJM Proj: 21.262
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Check: RJM Tab: C5.0-DET
Scale: N/A

Date: 05.24.2022

Sheet:

SITE DETAILS

Sheet No.:

C-5.0



Know what's below.
Call before you dig.