

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

September 3, 2024

Luis Noriega  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE:   Speedway at Juan Tabo  
      2932 Juan Tabo Blvd. NE  
      Permanent C.O. – Accepted  
      Engineer's Certification Date: 08/26/24  
      Engineer's Stamp Date: 07/27/2021  
      Hydrology File: H22D041**

Dear Mr. Noriega:

PO Box 1293

Based on the Certification received 08/26/2024 and site visit on 08/27/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Anthony Montoya, Jr., P.E.  
Senior Engineer, Hydrology  
Planning Department, 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:

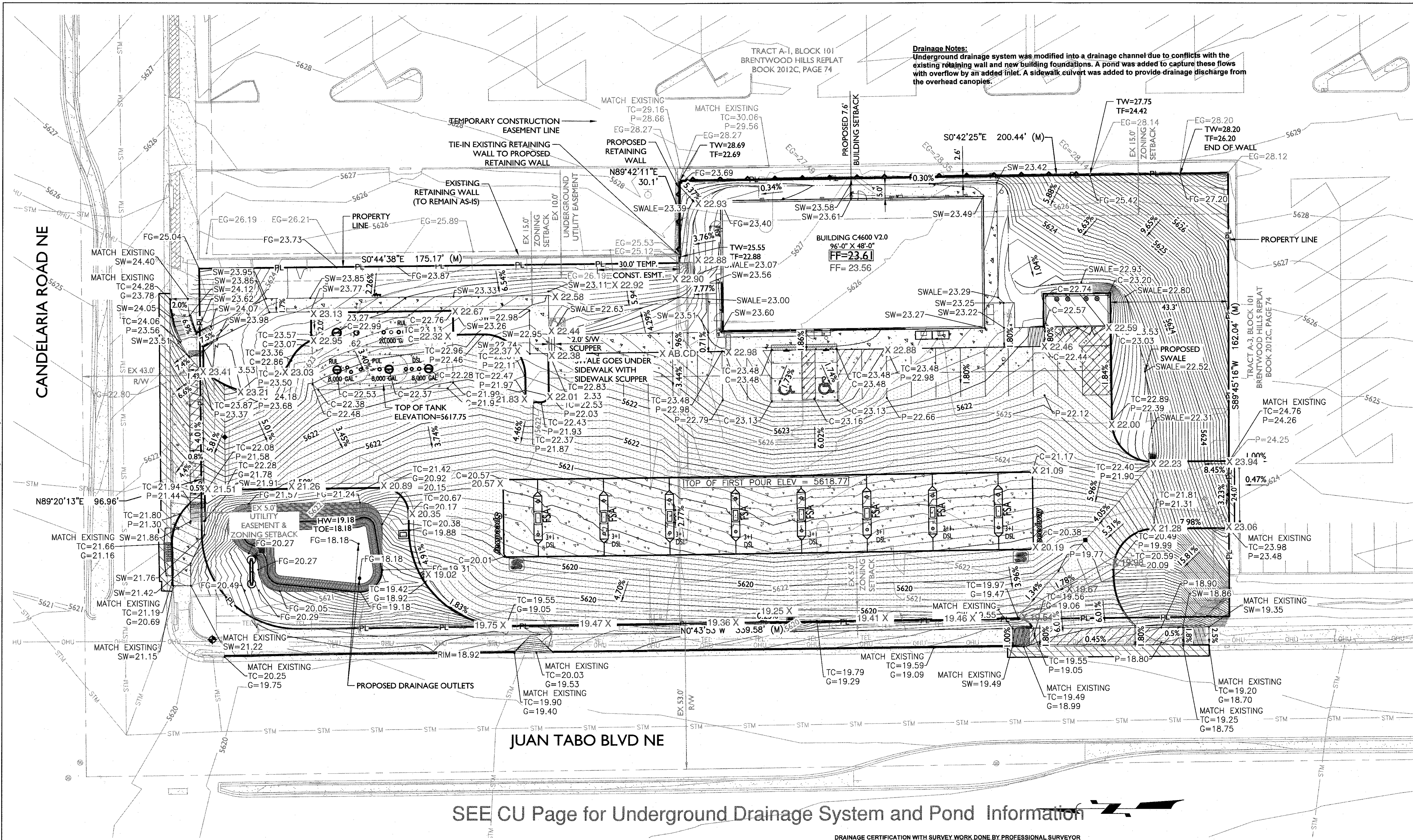
Engineering / Architect Certification  
Conceptual Grading & Drainage Plan  
Grading & Drainage Plan, and/or Drainage Report  
Drainage Report (Work Order)  
Drainage Master Plan  
Conditional Letter of Map Revision (CLOMR)  
Letter of Map Revision (LOMR)  
Floodplain Development Permit  
Traffic Circulation 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: \_\_\_\_\_





**Drainage Notes:**  
Underground drainage system was modified into a drainage channel due to conflicts with the existing retaining wall and new building foundations. A pond was added to capture these flows with overflow by an added inlet. A sidewalk culvert was added to provide drainage discharge from the overhead canopies.

### LEGEND

- T — EXISTING TELEPHONE
- OHE — EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS
- FO — EXISTING FIBER OPTIC
- UOE — EXISTING UNDERGROUND ELECTRIC
- 8" W — EXISTING WATER
- 8" S — EXISTING SEWER
- — — — — EXISTING VERTICAL CURB
- — — — — EXISTING ROLL CURB
- — — — — EXISTING CONTOUR
- FF=XX.XX EXISTING FINISHED FLOOR ELEVATION
- PAD=XX.XX EXISTING PAD ELEVATION
- EX TC=XX.XX EXISTING TOP OF CURB
- EX G=XX.XX EXISTING GROUND
- EXISTING STREET SIGN
- EXISTING STREET LIGHT
- EXISTING JUNCTION BOX
- EXISTING GUY WIRE
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- FF=XX.XX PROP. FINISHED FLOOR ELEVATION
- XXX PROP. PAD ELEVATION
- TC=XX.XX PROP. TOP OF CURB & GUTTER GRADE
- G=XX.XX PROP. GROUND GRADE
- SW=XX.XX PROP. SIDEWALK GRADE
- C=XX.XX PROP. CONCRETE GRADE
- PROP. STORM DRAIN LINE
- PROP. AC PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CATCH BASINS
- PROPOSED CATCH BASINS
- PROPOSED CATCH BASINS
- STORM DRAIN MANHOLE
- GRADE BREAK
- GRADE CHANGE
- DRYWELL
- 50' PROPOSED CONTOUR
- PROPOSED RETAINING WALL

### FLOOD ZONE NOTE

THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 35001C0357H DATED 8/16/2012.

FLOOD ZONE X IS DEFINED AS:  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTE:  
SEE DEMO PLAN FOR EXISTING CONDITIONS AND REMOVALS

### SPEEDWAY GRADING PLAN NOTES

- CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING IN AND AROUND EXISTING UTILITIES. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH PRIOR TO START OF CONSTRUCTION.
- EXCAVATE SOILS AS NECESSARY TO COMPLETE PROPOSED CONSTRUCTION. UNLESS OTHERWISE DIRECTED (REFER TO GEOTECHNICAL REPORT), USE ALL EXCAVATED SOILS AS FILL ON SITE. ANY SOILS THAT CANNOT BE UTILIZED ON SITE SHALL BE LOADED DIRECTLY ONTO TRANSPORT TRUCKS AND HAULED TO OWNER'S APPROVED LOCATION. ANY IMPACTED SOILS ENCOUNTERED SHALL BE LOADED SEPARATELY AND SHALL NOT BE COMINGLED WITH CLEAN SOILS. ANY EXCAVATED SOIL OR MATERIALS THAT LEAVE THE SITE MUST GO TO AN APPROVED LANDFILL LOCATION OR BE ACCOMPANIED BY AN APPROVED BILL OF SALE.
- BID AS ALTERNATE A: IMPACTED SOILS SHALL BE PLACED ON MINIMUM 6 MIL. VISQUEEN AND COVERED WITH 40" X 100" SHEETS OF 4 MIL. VISQUEEN. A SAND BERM SHALL BE CONSTRUCTED AROUND ENTIRE PILE OF SOIL TO HOLD THE VISQUEEN DOWN. ALL SEAMS OR OVERLAP (6" MINIMUM) IN THE VISQUEEN COVERING SHALL BE SECURED WITH WEIGHTED MATERIAL.
- BID AS ALTERNATE B: PROVIDE DEWATERING NECESSARY FOR ANY EXCAVATIONS AND TO PREVENT TANKS FROM FLOATING WHILE THE TANKS ARE NOT COVERED BY PROPER OVERBURDEN. DEWATERING SHALL CONSIST OF SUPPLYING EQUIPMENT AND LABOR TO MAINTAIN PUMPING ACTIVITIES AS NECESSARY. COORDINATE WITH OWNER'S REPRESENTATIVE TO DETERMINE WHERE WATER CAN BE PUMPED. IDENTIFY THIS COST AS A SPECIFIC LINE ITEM IN THE BID. DISPOSAL OF CONTAMINATED WATER SHALL BE THE OWNER'S RESPONSIBILITY.
- THE ENVIRONMENTAL CONSULTANT AND THE CONTRACTOR SHALL USE THE "SOILS WORKSHEET" TO ACCOUNT FOR ALL EXCAVATED SOILS.
- A REPORT OF THE SUBSURFACE INVESTIGATION IS MADE AVAILABLE TO THE CONTRACTOR AT TIME OF BIDDING. THE BASE BID SHALL INCLUDE LAND BALANCING ACTIVITIES BASED ON THE ASSUMPTION THAT EXCAVATED SOIL CAN BE REUSED AS NECESSARY FOR CONSTRUCTION. UPON REVIEWING THE SUBSURFACE INVESTIGATION, CONTRACTOR SHALL INCLUDE THE FOLLOWING AS ALTERNATE:  
A. OVER-EXCAVATE AREAS OF UNSUITABLE SOILS AND STABILIZE AREAS PER THE SUBSURFACE INVESTIGATION. ESTIMATE QUANTITY OF OVER-EXCAVATED AREAS AND REPLACEMENT BACKFILL IN EACH AREA, ALONG WITH THE TYPE OF BACKFILL. ACTUAL QUANTITIES WILL BE VERIFIED DURING CONSTRUCTION PER THE DIRECTION OF THE GEOTECH CONSULTANT AND OWNER'S REPRESENTATIVE, WITH DETAILED CHANGE ORDERS SUBMITTED TO OWNER.
- ANY DISCREPANCIES BETWEEN ELEVATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE DESIGN ENGINEER.

### DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

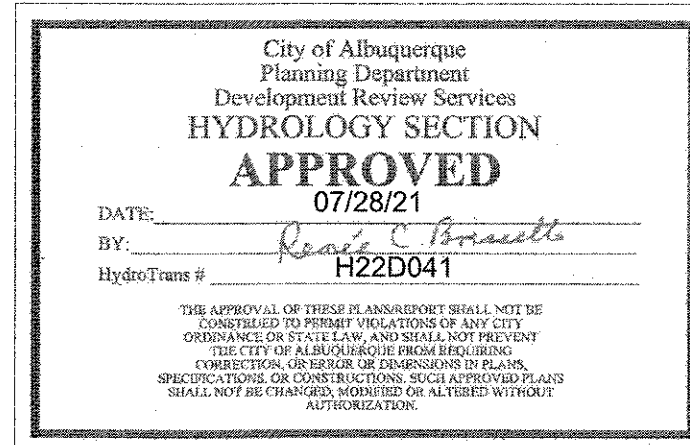
I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TIERBA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7/27/21. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS #18374, OF THE FIRM, CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/26/21 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:  
NONE TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPE # 7868  
8/26/21  
DATE

(SEAL)



### PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.



New Mexico 811  
811 or 1-800-321-2537

125 S. Avenida Blvd.  
Suite 115  
Albuquerque, NM 87102  
T: 505.547.4661  
www.epsgroupinc.com

**EPS GROUP**

ALI AZHARJIRANI  
NEW MEXICO  
24843  
Professional Engineer  
07/27/2021

**Speedway**  
Speedway Engineering and Construction Dept.  
El Paso, OH 45323

NO.	REVISIONS	DATE	BY	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

**GRADING PLAN**

STORE OR BLDG. NO. 9244

VERSION OR PROJECT ID 119405

SCALE 1" = 20'-0"

DESIGN TEAM DATE

DGNR. EPS GROUP 7/27/2021

P.MGR. T. YOUNG 7/27/2021

R.VMR. A. BARKER 7/27/2021

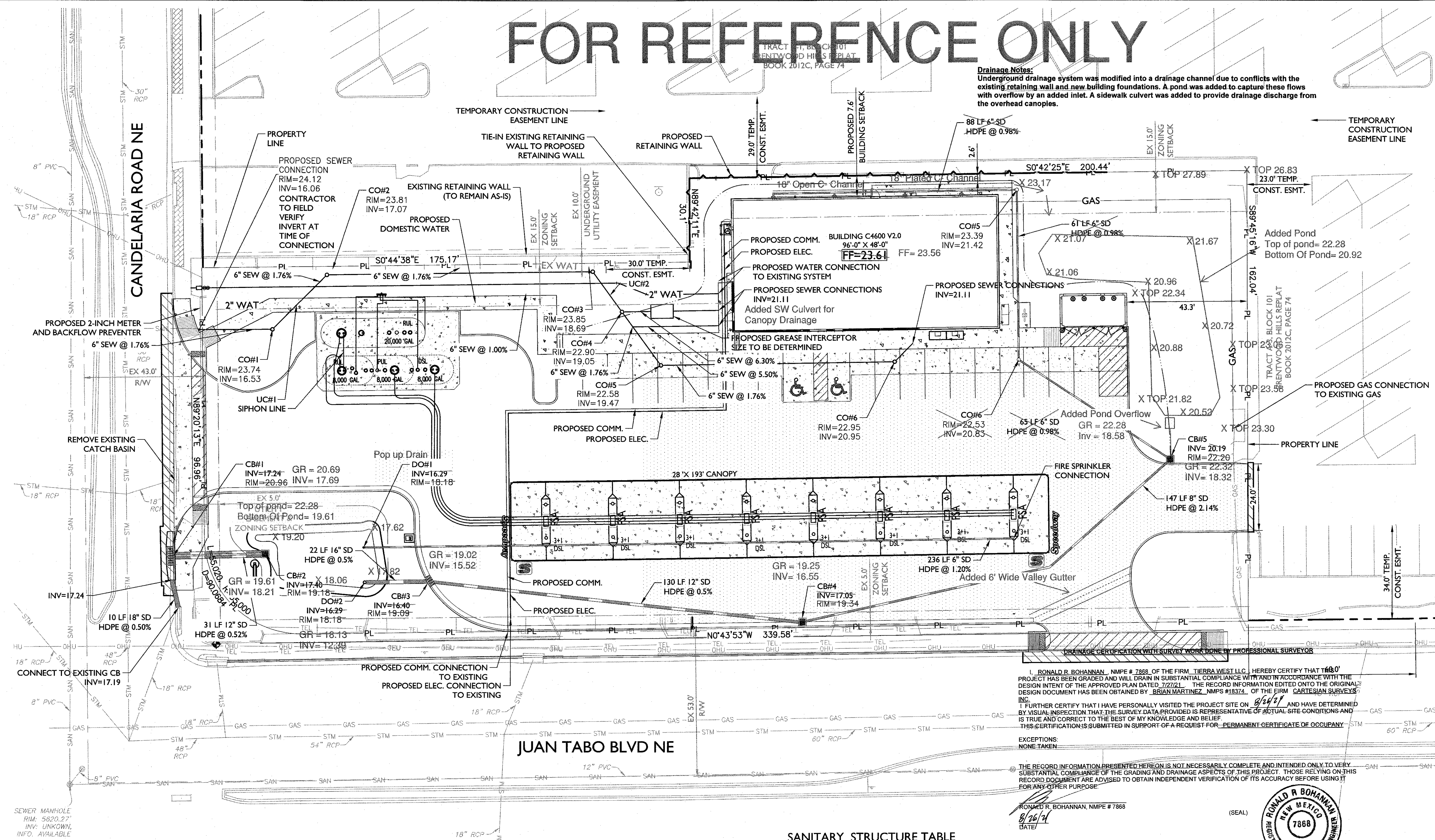
DRWG. NO. CG

REBUILD - STORE #9244  
2932 JUAN TABO BLVD.  
BENALILLO COUNTY  
ALBUQUERQUE, NM



FOR REFERENCE ONLY

Drainage Notes:  
Underground drainage system was modified into a drainage channel due to conflicts with the existing retaining wall and new building foundations. A pond was added to capture these flows with overflow by an added inlet. A sidewalk culvert was added to provide drainage discharge from the overhead canopies.



- LEGEND**
- TEL EXISTING TELEPHONE
  - WTR EXISTING WATER
  - STM EXISTING STORM DRAIN
  - SAN EXISTING SANITARY
  - OHU EXISTING OVERHEAD UTILITY
  - GAS EXISTING GAS
  - ELE EXISTING ELECTRIC
  - T EXISTING TELEPHONE
  - OHE EXISTING OVERHEAD ELECTRIC
  - G EXISTING GAS
  - FO EXISTING FIBER OPTIC
  - UGE EXISTING UNDERGROUND ELECTRIC
  - W EXISTING WATER
  - S EXISTING SEWER
  - VC EXISTING VERTICAL CURB
  - RC EXISTING ROLL CURB
  - SC EXISTING CONTOUR
  - SS EXISTING STREET SIGN
  - SL EXISTING STREET LIGHT
  - JB EXISTING JUNCTION BOX
  - GW EXISTING GUY WIRE
  - SM EXISTING SEWER MANHOLE
  - WM EXISTING WATER METER
  - WV EXISTING WATER VALVE
  - FH EXISTING FIRE HYDRANT
  - PSD PROP. STORM DRAIN LINE
  - PAV PROP. ASPHALT PAVEMENT
  - PCW PROP. CONCRETE SIDEWALK
  - CB PROP. CATCH BASINS
  - SDM STORM DRAIN MANHOLE
  - DW DRYWELL
  - PCO PROP. CONTOUR
  - PRW PROP. RETAINING WALL
  - SWG SW=XX.XX PROP. SIDEWALK GRADE
  - CWG C=XX.XX PROP. CONCRETE GRADE
  - FGW FG=XX.XX PROP. PROPERTY CORNER ELEVATION
  - FFW FF=XX.XX PROP. FINISHED FLOOR ELEVATION
  - TCW TC=XX.XX PROP. TOP OF CURB & GUTTER GRADE
  - GWG G=XX.XX

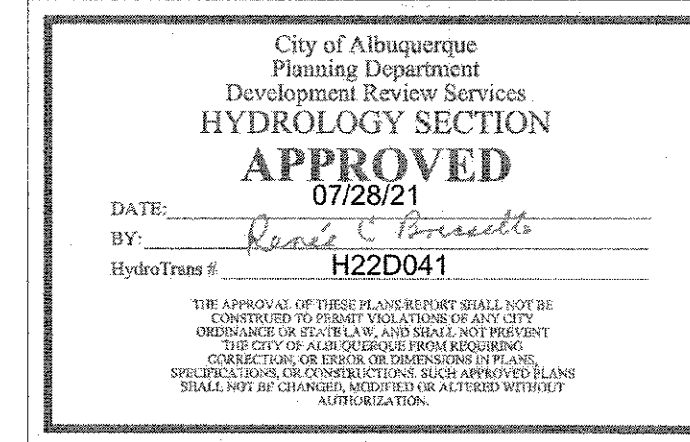
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RONALD R. BOHANNAN, NMPE # 7888  
DATE: 8/26/21



- NOTES:**
- WHERE PLUMBING FIXTURES ARE INSTALLED ON A FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION ABOVE THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE, IPC 714.
  - FOR PRIVATE SEWER SYSTEM MANHOLES, THE INLET AND OUTLET CONNECTIONS SHALL BE MADE BY THE USE OF FLEXIBLE COMPRESSION JOINTS NOT LESS THAN 12 INCHES AND NOT MORE THAN 3 FEET FROM THE MANHOLE. NO FLEXIBLE COMPRESSION JOINTS SHALL BE EMBEDDED IN THE MANHOLE BASE, IPC 3005.2, UPC 719.6. PLEASE PROVIDE DETAIL THAT SHOWS COMPLIANCE.
  - ALL ON-SITE PLUMBING WORK TO COMPLY WITH THE 2018 INTERNATIONAL PLUMBING CODE, 2018 IPC, AND ALL CITY OF PHOENIX ADOPTED CODES AND AMENDMENTS, IBC 107.2. CALL FOR INSPECTION AND WITNESS TESTING PRIOR TO CONCEALING WATER, SEWER.
  - CONTRACTOR TO VERIFY LOCATION AND INVERT OF EXISTING SEWER PRIOR TO ANY TRENCHING. SHOULD ANY DISCREPANCIES BE FOUND, CONTACT ENGINEER IMMEDIATELY, IBC 107.2.
  - PROVIDE PIPE, FITTING, PIPE TAPPING, VALVE, TESTING, AND BACKFILL SUBMITTAL TO ENGINEER AND CITY OF PHOENIX BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ORDER AND START OF INSTALLATION, IBC 107.2.
  - BUILDING SEWER PIPE SHALL CONFORM TO IPC TABLE 702.3. BUILDING DRAIN PIPE SHALL CONFORM TO IPC TABLE 702.2. PIPE FITTINGS SHALL CONFORM TO TABLE 702.4 TO POINT OF PUBLIC SEWER CONNECTION.
  - WATER SERVICE PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF LISTED STANDARDS IN IPC TABLE 605.3. WATER DISTRIBUTION PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF LISTED STANDARDS IN IPC TABLE 605.4. PIPE FITTINGS SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO TABLE IPC TABLE 605.5.
  - FOR 6-INCH PIPE AND SMALLER, PROVIDE CLEANOUTS IN BUILDING SEWER PIPING WITHIN EVERY 100 FEET OF STRAIGHT PIPE AND CHANGE OF DIRECTION, IPC 708.3.
  - WATER PIPING INSTALLED MINIMUM OF 12 INCH ABOVE SEWER AT CROSSINGS IPC 603.2.
  - FOR NONMETALLIC PIPE, PROVIDE UNDERGROUND LOCATING DEVICE, SUCH AS A TRACER WIRE, ARS 40-360.22.
  - TEST ALL SEWER AND WATER PIPING PRIOR TO BACKFILL AND COVER. CALL FOR INSPECTION AND WITNESS TESTING PRIOR TO CONCEALING WATER AND SEWER PIPING, IBC 107.2, 312.0.
  - FLUSH ALL POTABLE WATER PIPING PRIOR TO OCCUPANCY, IPC 610.
  - PROVIDE COMPLETE AS-BUILTS AFTER INSTALLATION SHOWING PIPE SIZE, INSTALLATION, INVERTS, MANHOLES, AND TIE-IN TO PUBLIC SEWER SYSTEM. SUBMIT ALL REQUIRED DOCUMENTATION UNDER SEAL AND SIGNATURE OF THE PROFESSIONAL REGISTRANT, IBC 107.2.

**SANITARY STRUCTURE TABLE**

STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
CO #1	5623.74	SEWER CLEANOUT	CLEANOUT DETAIL, SHT PS	INV=5616.53
CO #2	5623.81	SEWER CLEANOUT	CLEANOUT DETAIL, SHT PS	INV=5617.07
CO #3	5623.85	SEWER CLEANOUT	CLEANOUT DETAIL, SHT PS	INV=5618.69
CO #4	5622.90	SEWER CLEANOUT	CLEANOUT DETAIL, SHT PS	INV=5619.05
CO #5	5622.58	SEWER CLEANOUT	CLEANOUT DETAIL, SHT PS	INV=5619.47
CO #6	5622.95	SEWER CLEANOUT	CLEANOUT DETAIL, SHT PS	INV=5620.95

**STORM STRUCTURE TABLE**

STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
CB #1	5620.96	STORM INLET DOUBLE "A"	C.O.A DWG. 2206	INV =5617.24
CB #2	5619.18	24" X 24" CATCH BASIN	BROOKS DWG. 2424 CB	INV =5617.40
CB #3	5619.09	18" x 44" ENVIRONMENTAL CATCH BASIN	FABCO DETAIL, SHEET PS	INV =5616.40
CB #4	5619.34	24" X 24" CATCH BASIN	BROOKS DWG. 2424 CB	INV =5617.05
CB #5	5622.20	24" X 24" CATCH BASIN	BROOKS DWG. 2424 CB	INV =5620.19
CO #5	5623.66	STORM DRAIN CLEANOUT	CLEANOUT DETAIL, SHT PS	INV=5621.42
CO #6	5622.53	STORM DRAIN CLEANOUT	CLEANOUT DETAIL, SHT PS	INV=5620.83
DO#1	5618.18	DRAINAGE OUTLET	OUTLET #1 DETAIL, SHEET PS	INV=5616.29
DO#2	5618.18	DRAINAGE OUTLET	OUTLET #2 DETAIL, SHEET PS	INV=5616.29

**UTILITY CROSSING TABLE**

CROSSING NUMBER	TYPE	BOTTOM / TOP OF PIPE	INVERT	CLEARANCE
UC1	PROPOSED 1.5" WATER	TOP	BOT = 5616.92	2.00'
	PROPOSED 6" SEWER	BOTTOM	BOT = 5618.92	
UC2	PROPOSED 1.5" WATER	BOTTOM	BOT = 5620.33	1.41'
	PROPOSED 6" SEWER	TOP	TOP = 5618.92	

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Avondale, AZ 85323  
T: 623.547.4661  
www.epsgrp.com

**EPS GROUP**

ALU AZIMJIRI SARMI  
24843  
Alta Agamyrasari  
07/27/2021  
PROFESSIONAL ENGINEER

**Speedway**  
Engineering and Construction Dept.  
El Paso, TX 79903

NO.	REVISIONS	DATE	CLIENT
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