

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 tool 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.

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

PERMITTING CONTACT INFORMATION:

PLANNING / ZONING / BUILDING
City of Albuquerque - Planning Department
Contact: Brennon Williams
Telephone: 505.924.3860
Email: bnwilliams@cabq.gov

UTILITY CONTACT INFORMATION:

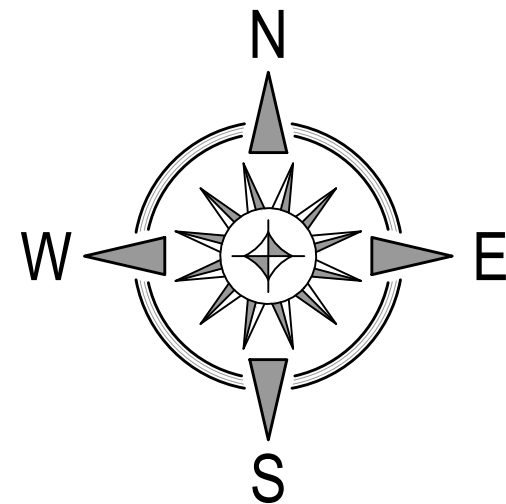
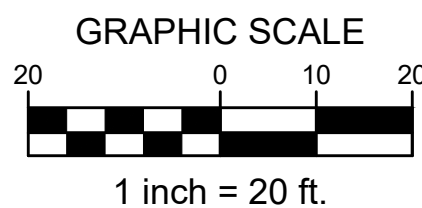
SANITARY SEWER / WATER
Albuquerque Bernalillo County Water Utility Authority
Contact: Robert Strong
Telephone: 505.261.4429
Email: rstrong@abcwua.org

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: Andrew Gurule
Telephone: 505.241.0589
Email: Andrew.Gurule@pnm.com

TELECOM
CenturyLink
Contact: Customer Service
Telephone: 865.465.2313

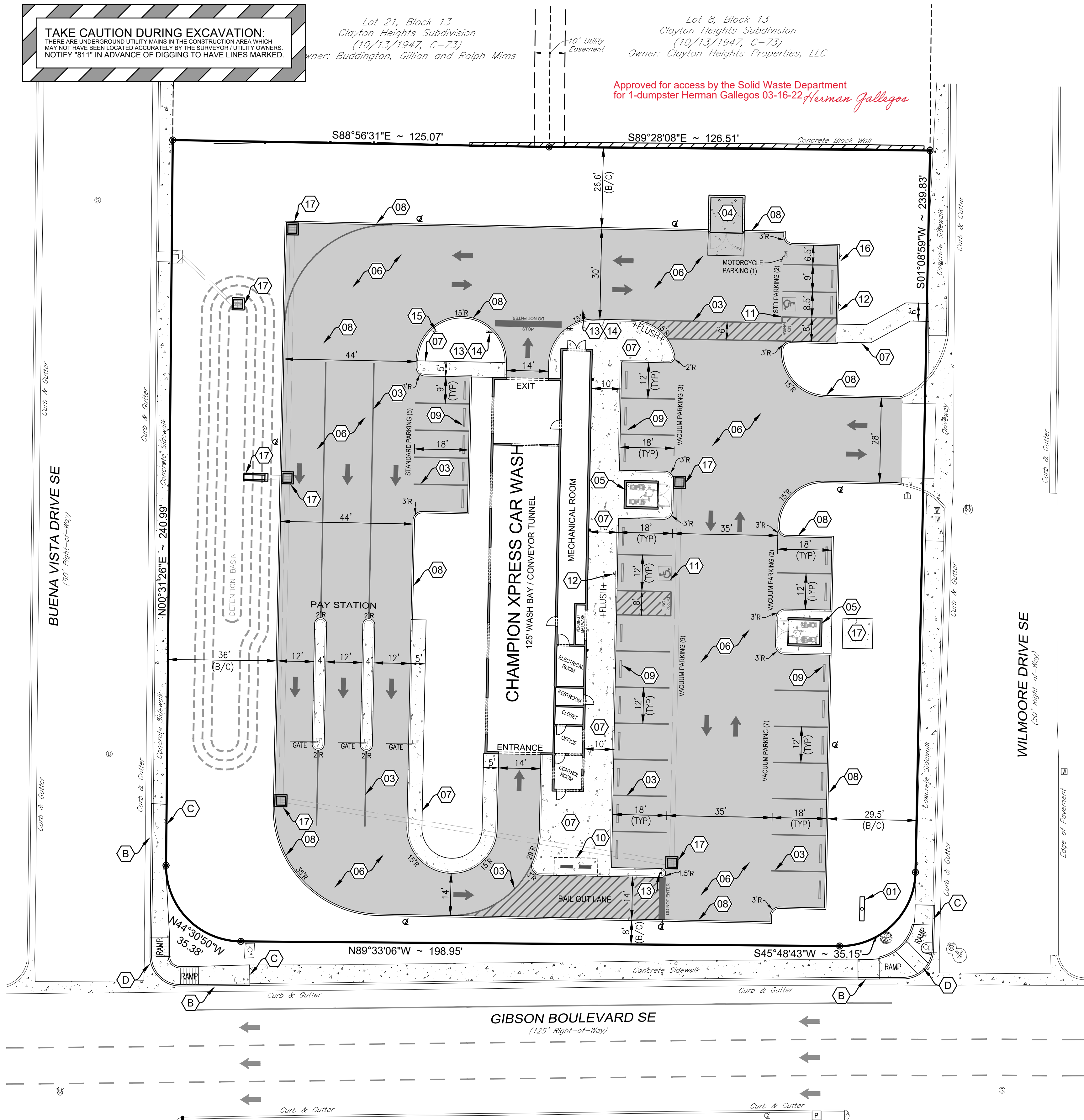


TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

Lot 21, Block 13
Clayton Heights Subdivision
(10/13/1947, C-73)
Owner: Buddington, Gillian and Ralph Mims

Lot 8, Block 13
Clayton Heights Subdivision
(10/13/1947, C-73)
Owner: Clayton Heights Properties, LLC

Approved for access by the Solid Waste Department
for 1-dumpster Herman Gallegos 03-16-22 *Herman Gallegos*



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

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.

ACCESSIBLE PARKING SYMBOL & MARKING NOTES

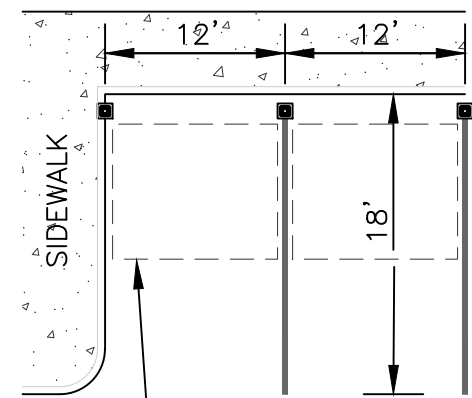
A paved accessible parking space must include:
- The International Symbol of Accessibility conspicuously on the surface in a color that contrasts the pavement.
- The words "NO PARKING" painted on any access aisle adjacent to the parking space.
Words must be painted in all capital letters with a letter 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.

SITE KEYNOTES

- NEW PYLON SIGN**
 - COORDINATE SIZE, LOCATION, AND PERMITTING WITH CHAMPION XPRESS CAR WASH PROJECT MANAGER.
 - CODE REQUIREMENTS: MAX SIZE = 240 SQ-FT, MAX HEIGHT = 40 FT
- PAY STATION CANOPY**
 - SEE ARCHITECTURAL PLANS FOR DETAILS.
- 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**
 - 12'x20' PAD TO BE CONSTRUCTED OF MIN. 8 IN. THICK 4000 PSI CONCRETE REINFORCED WITH MIN. 6X6-10/10WWM @ 12 IN. O.C. IN EACH DIRECTION LOCATED IN THE UPPER THIRD OF SLAB.
 - PAD DIMENSIONS: 14' WIDE x 26' LONG
 - PROVIDE PIPE BOLLARDS PER DETAIL / SHEET C-5.0
 - PROVIDE ONE (1) DUMPSTER.
 - SEE ARCHITECTURAL PLANS 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
- MONOLITHIC CONCRETE BARRIER CURB**
 - PER DETAILS / SHEET C-5.0
- CONCRETE WHEEL STOP**
 - PER DETAILS / SHEET C-5.0
- BICYCLE PARKING (2 RACKS)**
 - 30" RECOMMENDED SPACING.
 - PER DETAIL / SHEET C-5.0
- ADA PARKING SYMBOL**
 - PER DETAIL / SHEET C-5.0
- ADA PARKING SIGNAGE**
 - PER DETAIL / SHEET C-5.0
- TRAFFIC CIRCULATION SIGNAGE "DO NOT ENTER"**
 - PER DETAIL / SHEET C-5.0
- TRAFFIC CIRCULATION SIGNAGE "STOP"**
 - PER DETAIL / SHEET C-5.0
- TRAFFIC CIRCULATION SIGNAGE "ONE WAY"**
 - PER DETAIL / SHEET C-5.0
- MOTORCYCLE PARKING SIGNAGE**
 - PER DETAIL / SHEET C-5.0
- DRAINAGE STRUCTURE**
 - SEE UTILITY PLAN / SHEET C-4.0 FOR INSTALLATION DETAILS.
- ELECTRIC TRANSFORMER PAD**
 - SEE SHEET C-4.0 FOR DETAILS

STREET IMPROVEMENT KEYNOTES

- CITY DRIVEPAD WITH SIDEWALK AT BACK OF CURB**
 - MAINTAIN EXISTING DRIVEPAD IN RIGHT-OF-WAY. INSTALL NEW SIDEWALK / DRIVEPAD PER CITY DETAILS.
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2425A, 2425B, AND 2428
- CITY STANDARD CURB & GUTTER**
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2415A
- CITY STANDARD CONCRETE SIDEWALK**
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2430
- CITY STANDARD CURB RAMP**
 - PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING No. 2441



VACUUM BOOM AND CANOPY SYSTEM
-SEE ARCHITECTURAL PLANS FOR DETAILS

TYPICAL VACUUM BOOM AND CANOPY SYSTEM LAYOUT NOT TO SCALE

SITE AND PAVEMENT LEGEND

- (B/C) BACK-OF-CURB
- (TYP) TYPICAL PARKING STALL WIDTH
- R 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
2020 BUENA VISTA DRIVE SE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



Design: AFD Proj: 21.286
Draw: AFD Dwg: 21.286.dwg
Scale: RJM Tab: C2.0-SP
Check: 1" = 20'

Date: 02.25.2022

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-L" Mixed Use - Low Intensity Zone District
Proposed Use: Car Wash

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Email: rstrong@abcwua.org

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Contact: Renee Brissette
Telephone: 505.924.3995
Email: rbrissett@cabq.gov

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SANITARY SEWER SERVICE:
CONTRACTOR CONNECT TO EXISTING SANITARY MANHOLE PER ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
PROP. 6" INV.=5155.46+/-
CONTRACTOR TO COORDINATE CONNECTION / INSPECTION AS NEEDED WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
CITY OF ALBUQUERQUE STD. SET. DWG#2125

Sanitary Manhole
Rim=5164.80'
8" INV.=5155.60
8" INV.=5155.57
5" WIDE PAVEMENT CUT / TRENCH FOR UTILITY CONNECTION. REMOVE AND REPLACE ASPHALT PAVEMENT, CURB & GUTTER, AND SIDEWALK PER CITY OF ALBUQUERQUE STD. SET. DWG# 2415A, 2415B, 2430, 2465

Sanitary Manhole
Rim=5170.50
6" INV.=5168.00
12" INV.=5167.50

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18" INV.=5320.00

Sanitary Manhole
Rim=5324.00
18" INV.=5321.00

Sanitary Manhole
Rim=5325.00
18" INV.=5322.00

Sanitary Manhole
Rim=5326.00
18" INV.=5323.00

Sanitary Manhole
Rim=5327.00
18" INV.=5324.00

Sanitary Manhole
Rim=5328.00
18" INV.=5325.00

Sanitary Manhole
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18" INV.=5326.00

Sanitary Manhole
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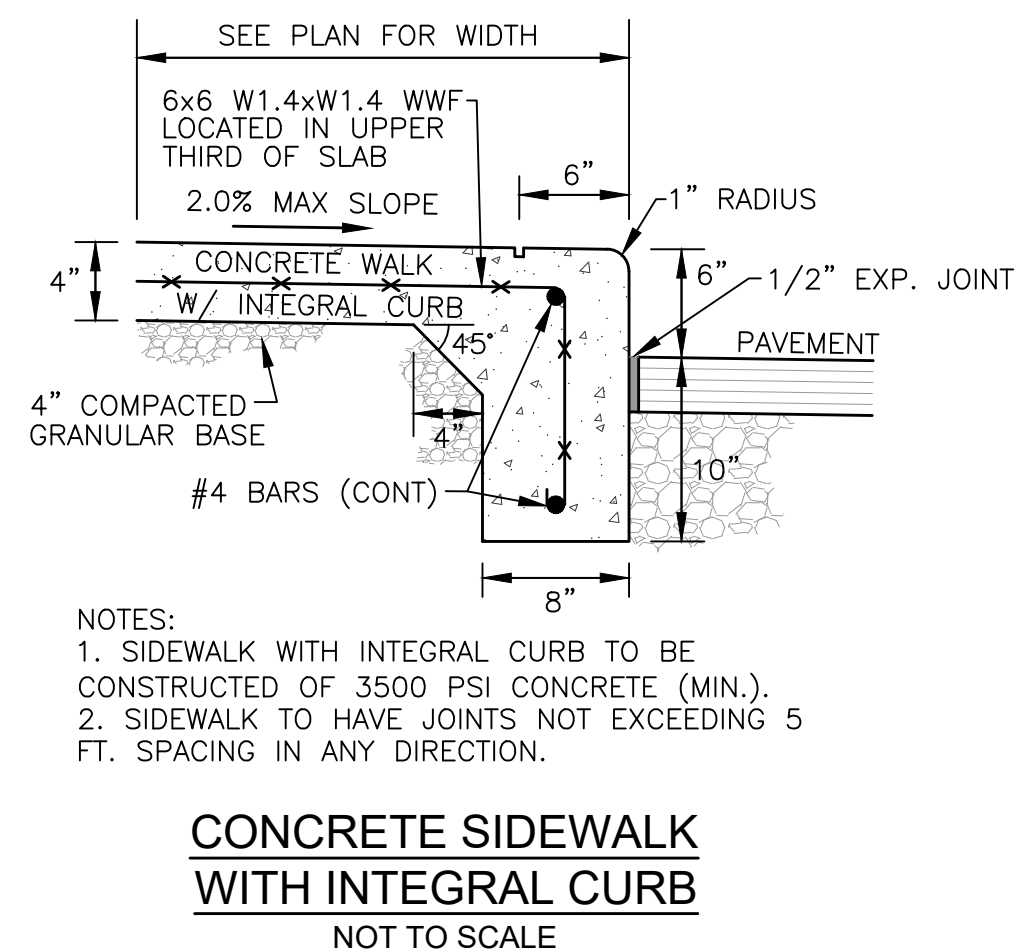
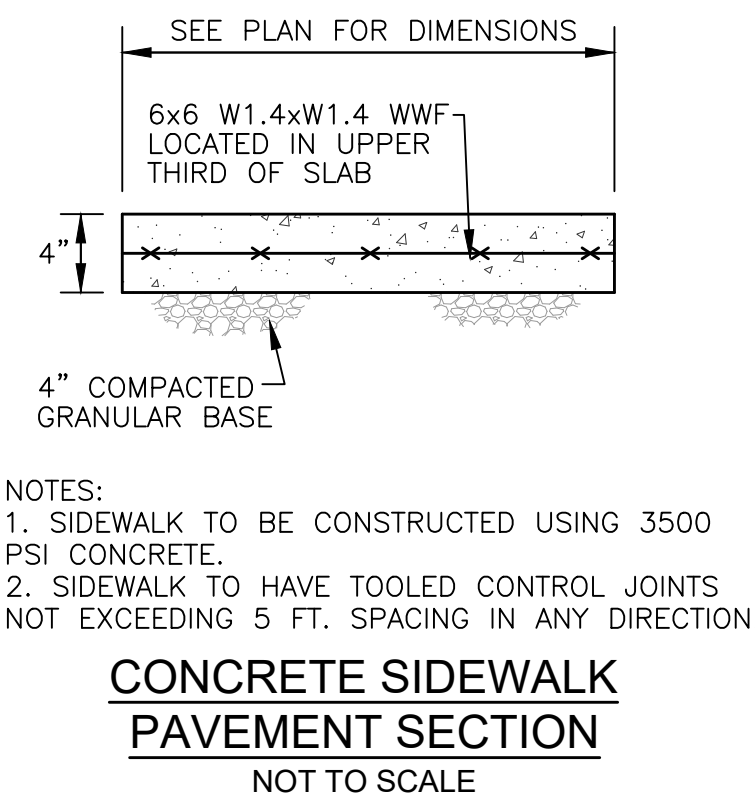
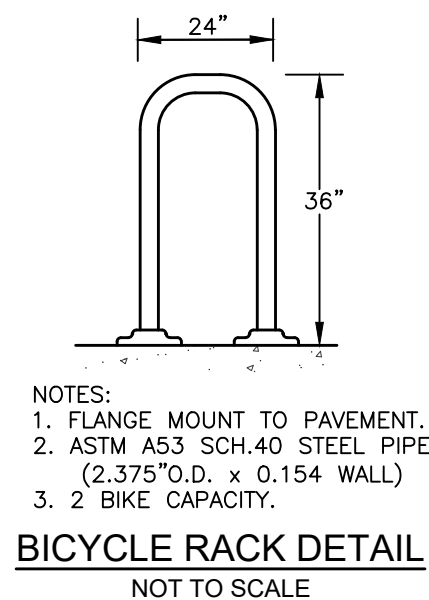
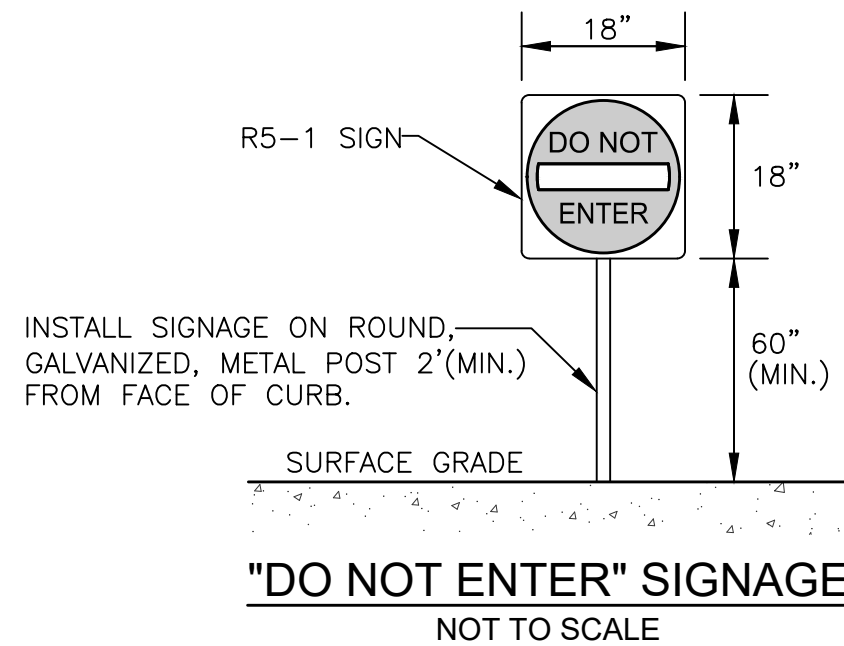
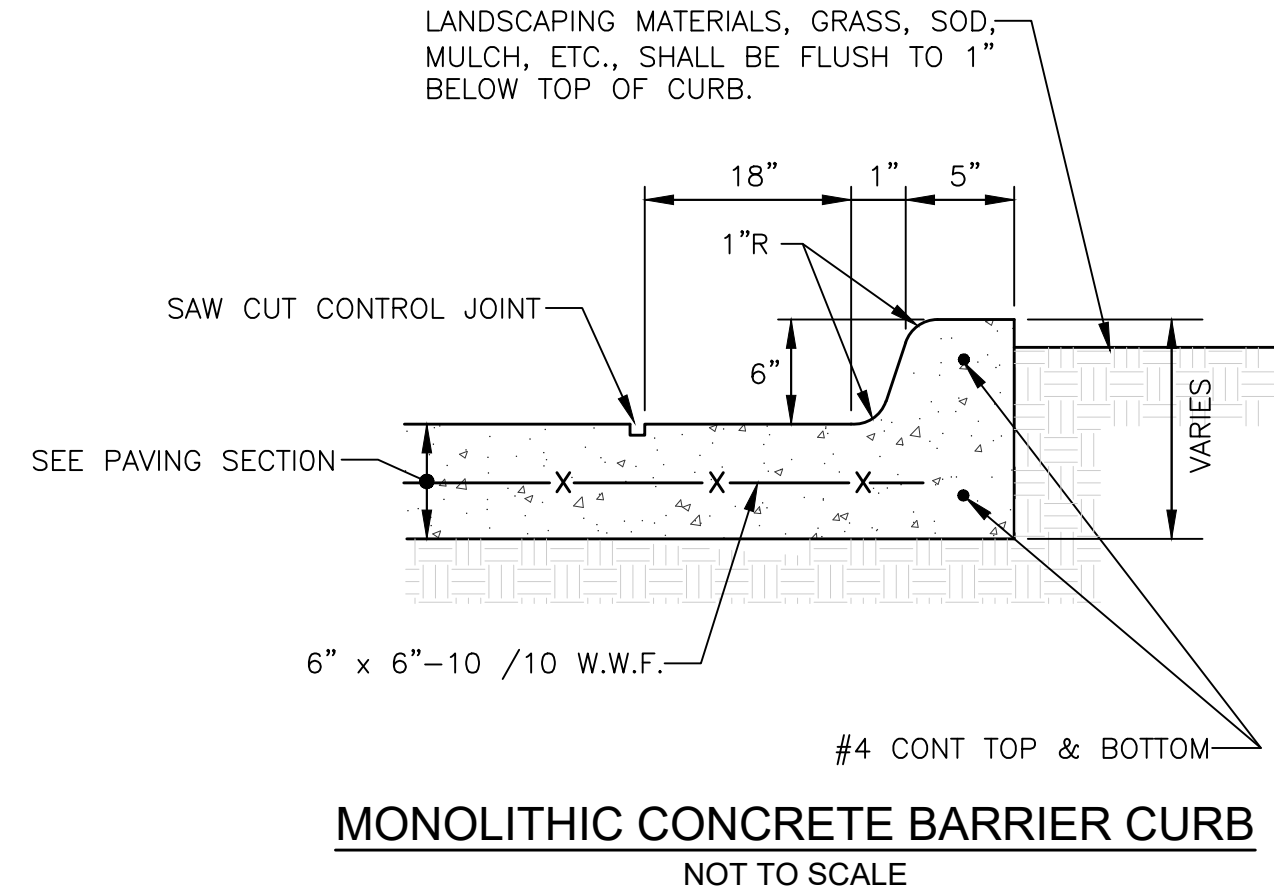
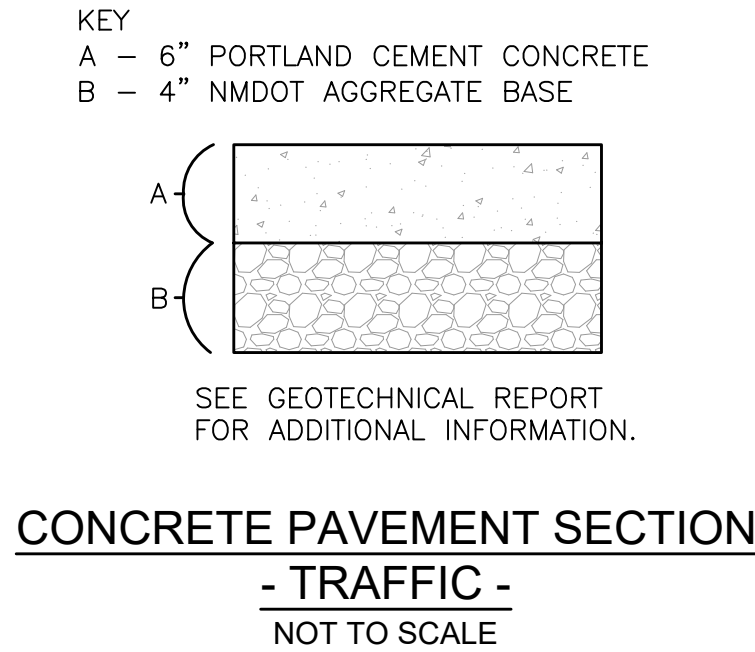
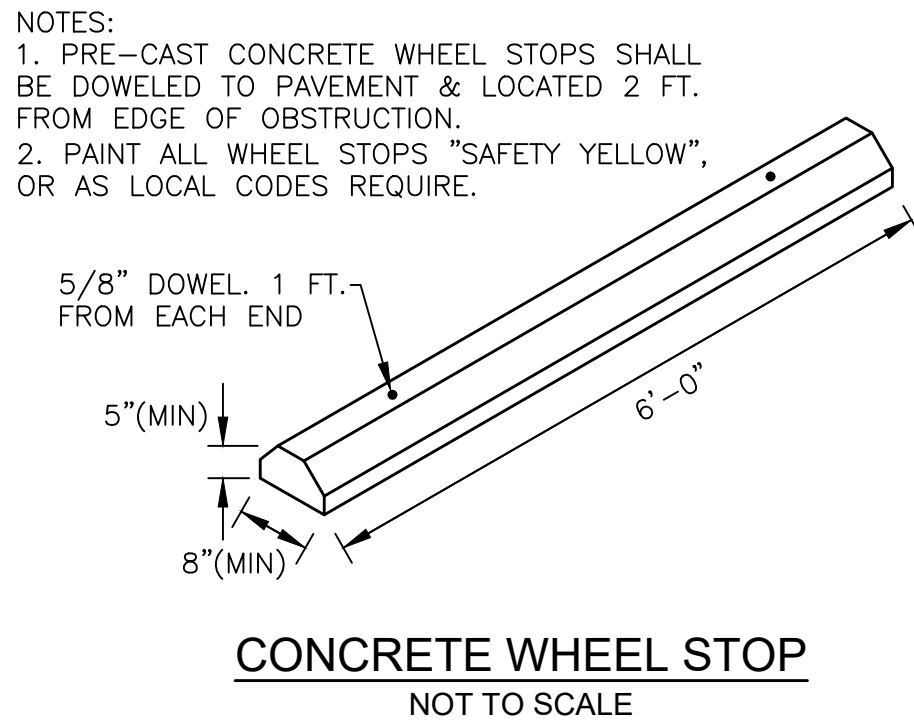
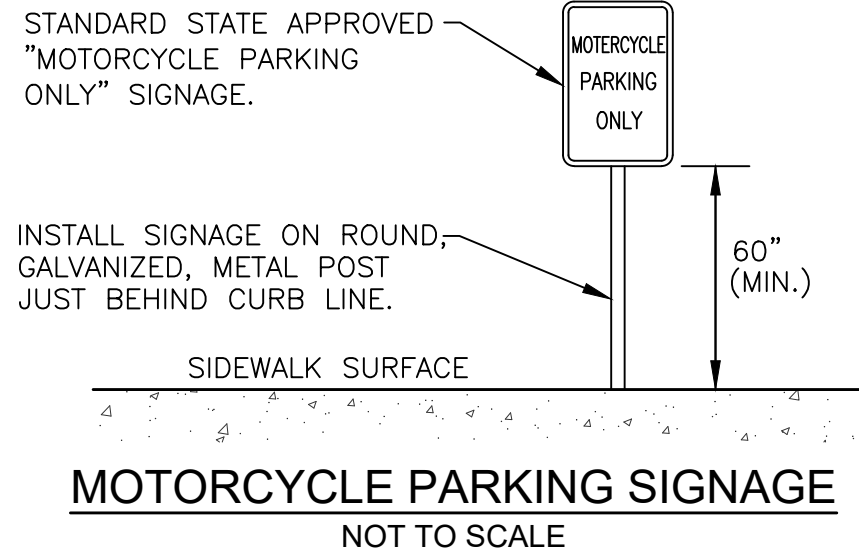
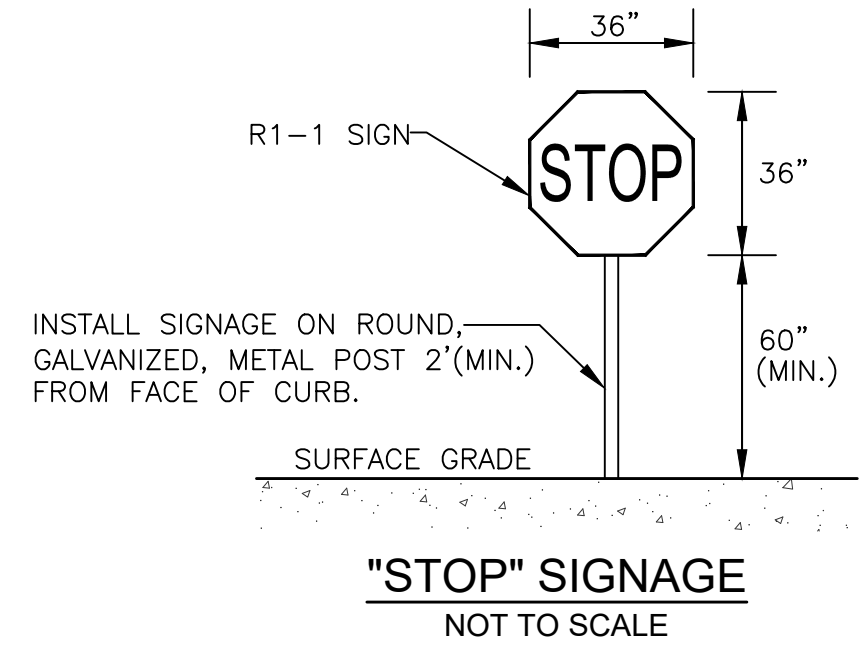
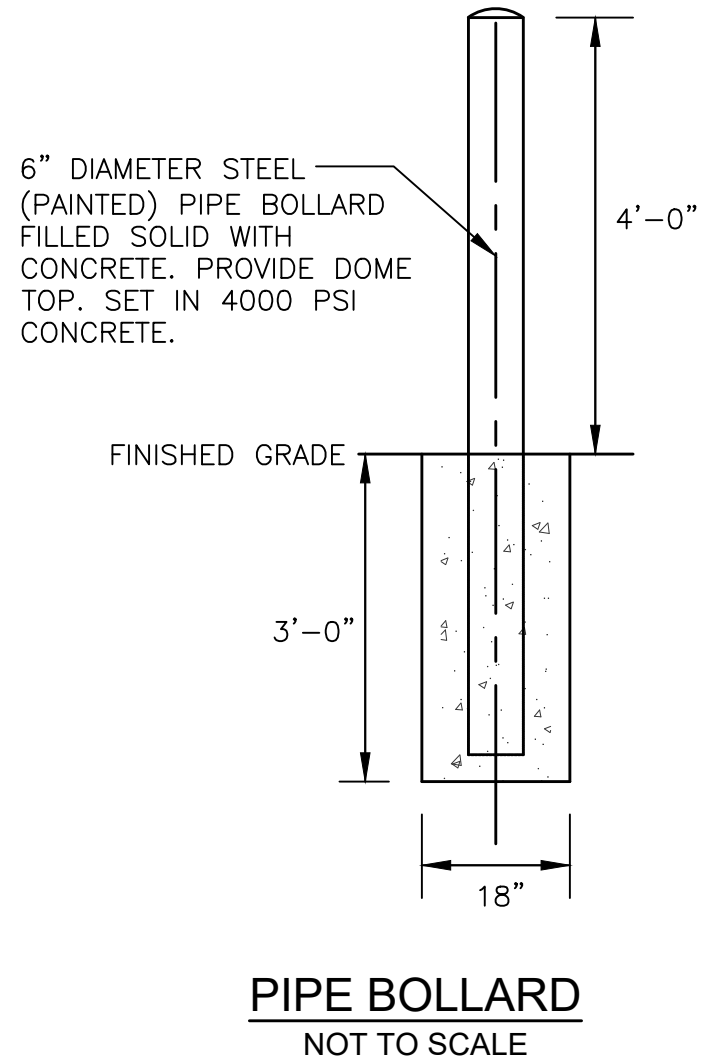
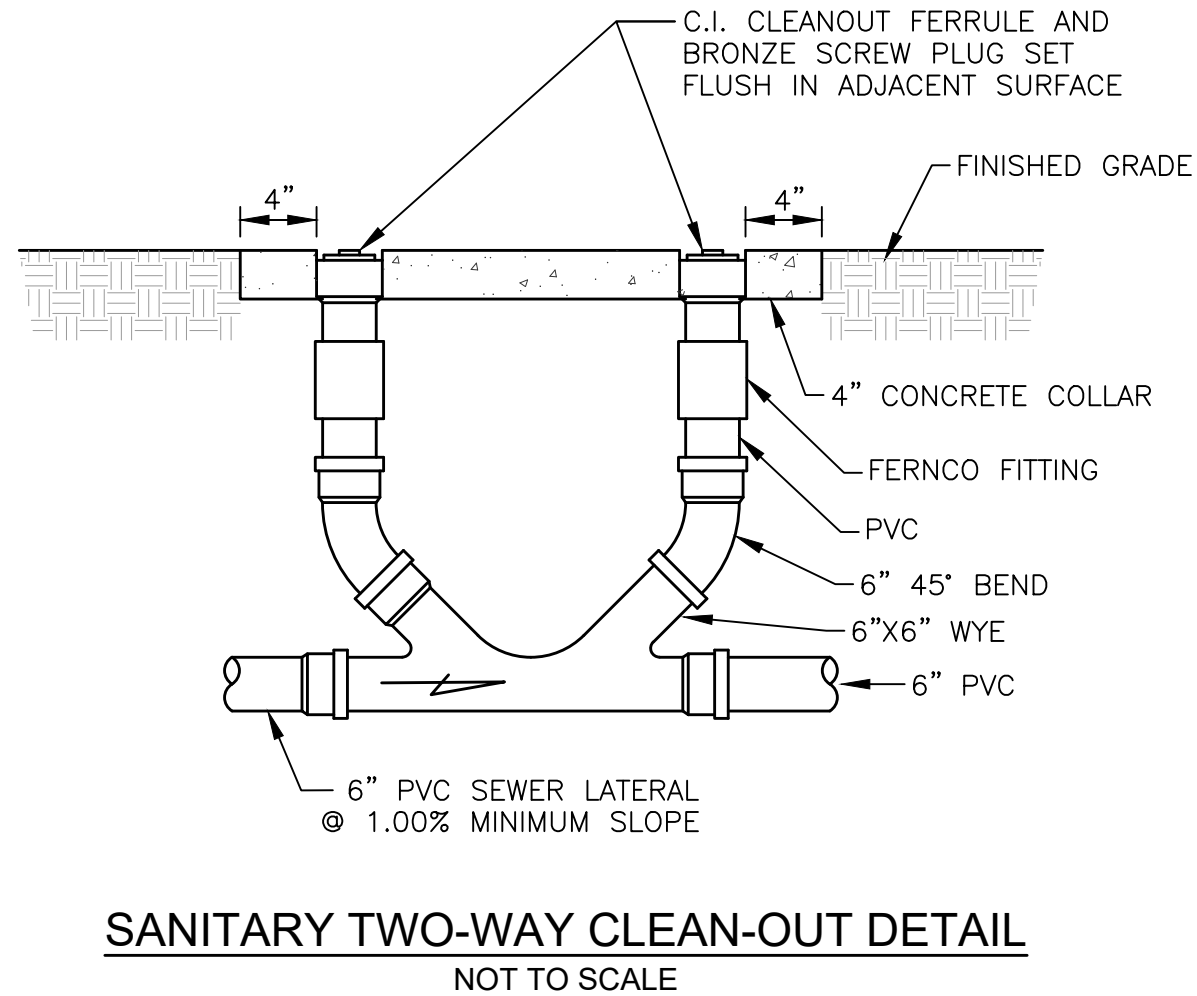
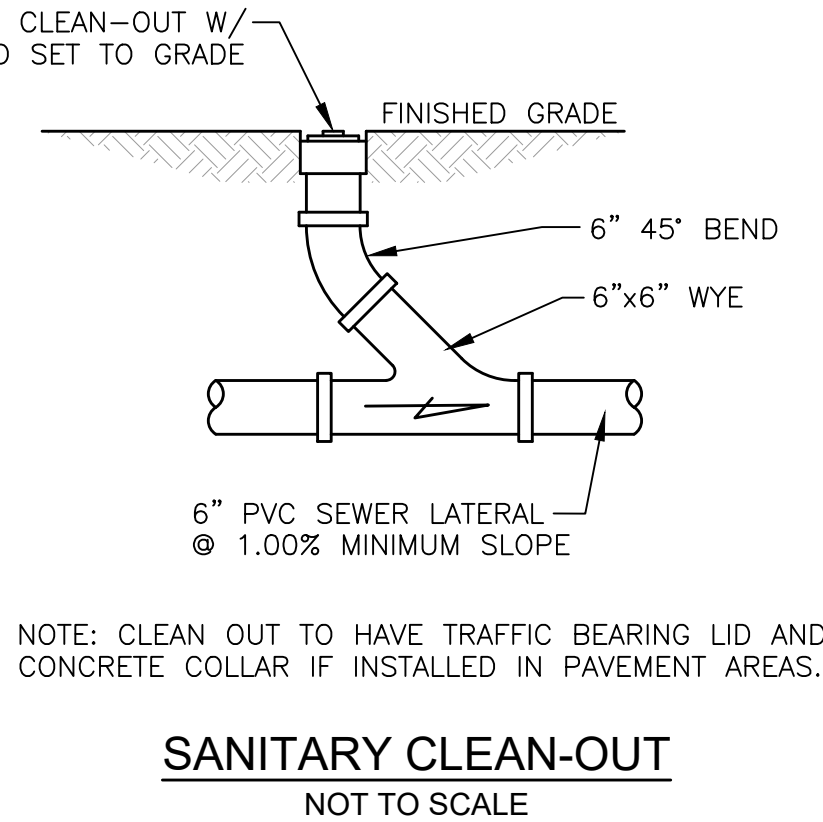
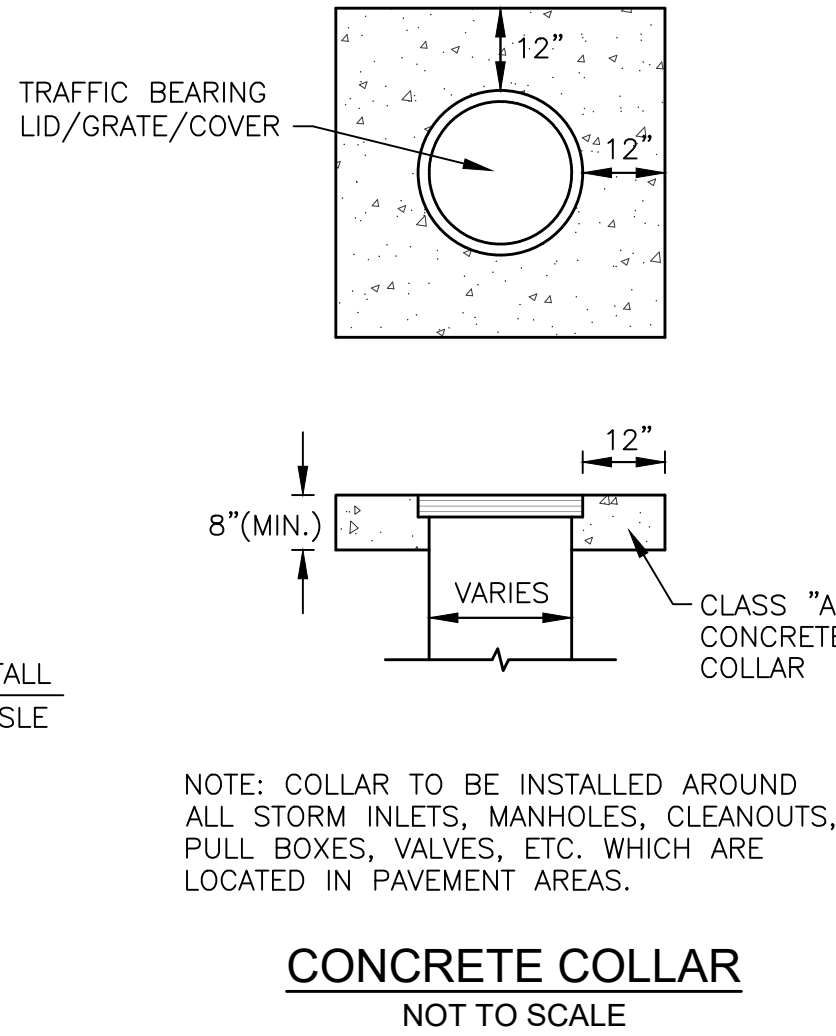
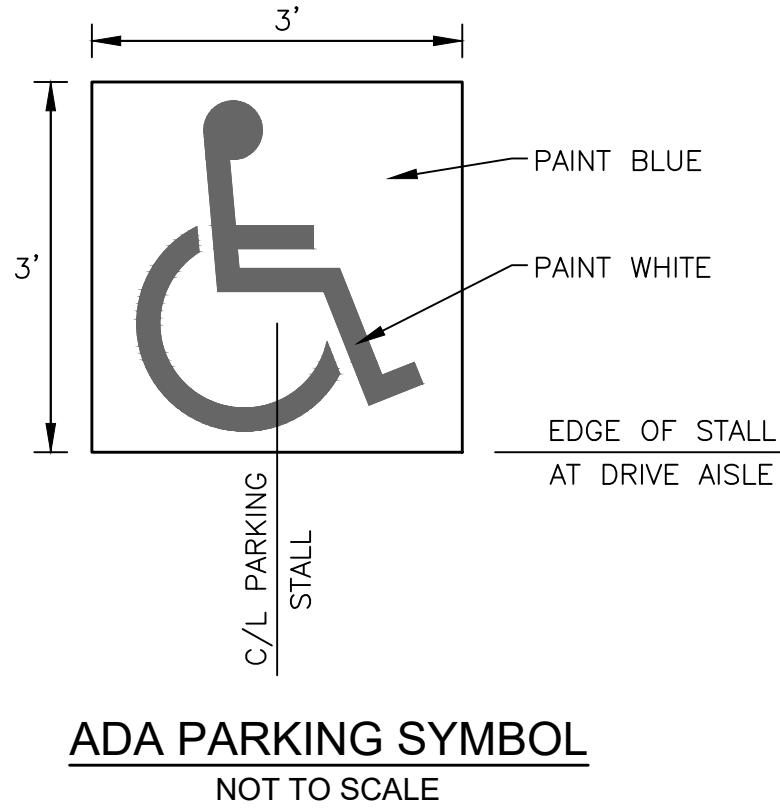
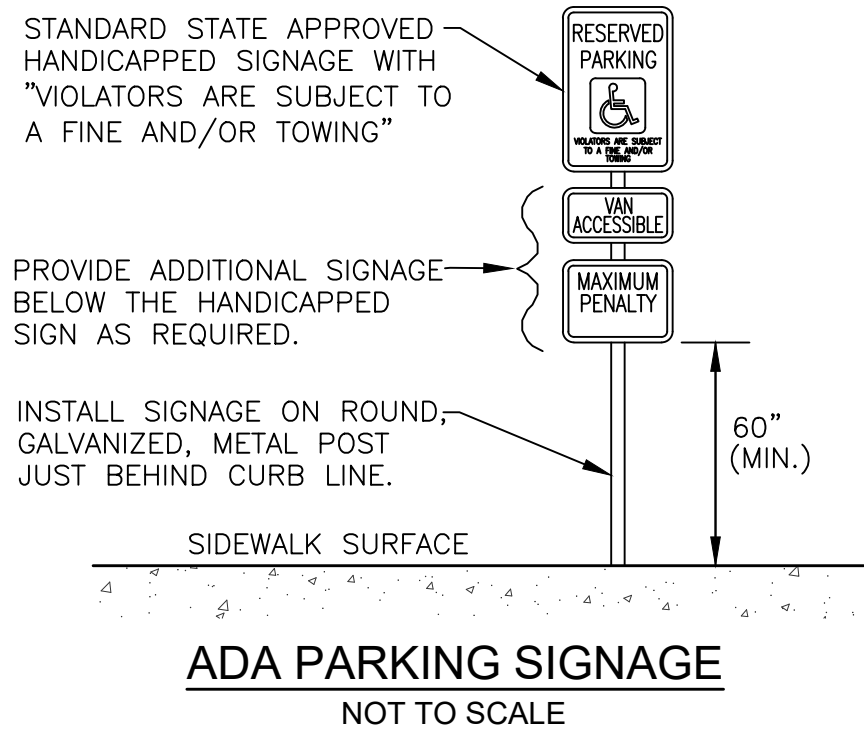
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Sanitary Manhole
Rim=5332.00
18" INV.=5329.00

Sanitary Manhole
Rim=5333.00
18" INV.=5330.00

Sanitary Manhole
Rim=5334.00
18" INV.=5331.00

Sanitary Manhole
Rim=5335.00
18" INV.=5332.00



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
2020 BUENA VISTA DRIVE SE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

BURKHARDT
ENGINEERS & SURVEYORS
28 North Cherry Street | Guntamtown, Ohio 43327 | Phone: 937-388-0069 | BURKHARDTING.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 21.286
Draw: AFD	Dwg: 21.286.dwg
Check: RJM	Tab: C5.0-DET
Scale: N/A	
Date: 02.25.2022	
Sheet: SITE DETAILS	
Sheet No.: C-5.0	