

General Notes

- GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK BEGINNING.
- SEE LANDSCAPE PLAN FOR ALL SITE LANDSCAPING.
- SEE CIVIL DRAINAGE PLAN FOR ALL SLOPES AND GRADING.

Keyed Notes

- EXISTING BUS STOP SEAT AND SIGN TO BE RELOCATED NORTH. REMOVE AND REUSE EXISTING SEAT, SIGN AND POST. REINSTALL PER CITY OF ALBUQUERQUE TRANSIT DEPARTMENT STANDARDS.
- EXISTING ELECTRIC METER TO BE REMOVED PROVIDE PERMANENT LOCATION PER C.O.A./P.W.M. REQUIREMENTS.
- SAVED CONCRETE SIDEWALK AND CURBING FOR NEW DRIVE. ALL CUTS TO BE TAKEN BACK TO NEAREST EXISTING EXPANSION OR CONSTRUCTION JOINT.
- 6" DIA. STEEL BOLLARDS, CONCRETE FILLED, TYP. OF (4).
- EXISTING DRIVES ACROSS FROM PROPOSED CAR WASH SITE.
- 18"x12"x16GA. STEEL OR 1/4" FIBERGLASS SIGN TO READ "EXIT ONLY". U-FLANGED HEAVY DUTY STEEL SIGN POST, ALL STEEL TO BE GALVANIZED, TYP. OF (2).
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Traffic Circulation Layout Notes

Planning History:

The property is currently undeveloped and Zoned C-1, Neighborhood Commercial.

Legal Description:

Lot C, of Block 32, Virginia Place Addition within the City of Albuquerque, Bernalillo County, and New Mexico

Type of Development:

Self-Service Car Wash

Size of Development:

Overall Site Area: 24,270 sq. ft.
Car Wash building area: 2,504 sq. ft.

Parking Requirements:

Not required under 14-16-3-1

Executive Summary:

The property is located one lot north of the corner of Gibson and San Pedro SE, on San Pedro. The physical address is 1225 San Pedro SE, Albuquerque, and New Mexico. It has not been developed and has been vacant. The site is adjacent to an automobile mechanics shop to the South, the rear yards of some duplex residences to the West, and the parking lot of an apartment complex to the North.

Isaac Benton & Associates staff met with the City Traffic Engineer at project concept to understand the site egress options available. We discussed two potential options: a central two-way access located at the center of the site and an option of two one-way driveways, one for access and one for egress. We chose the one-way option for this project.

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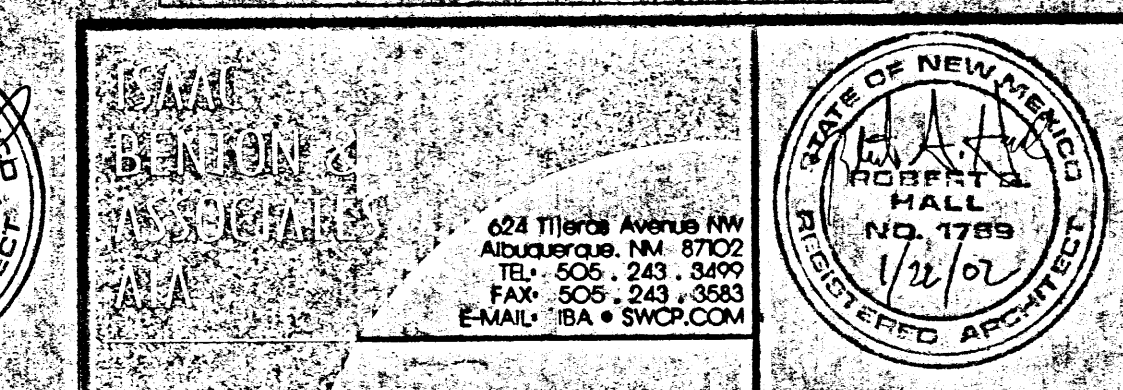
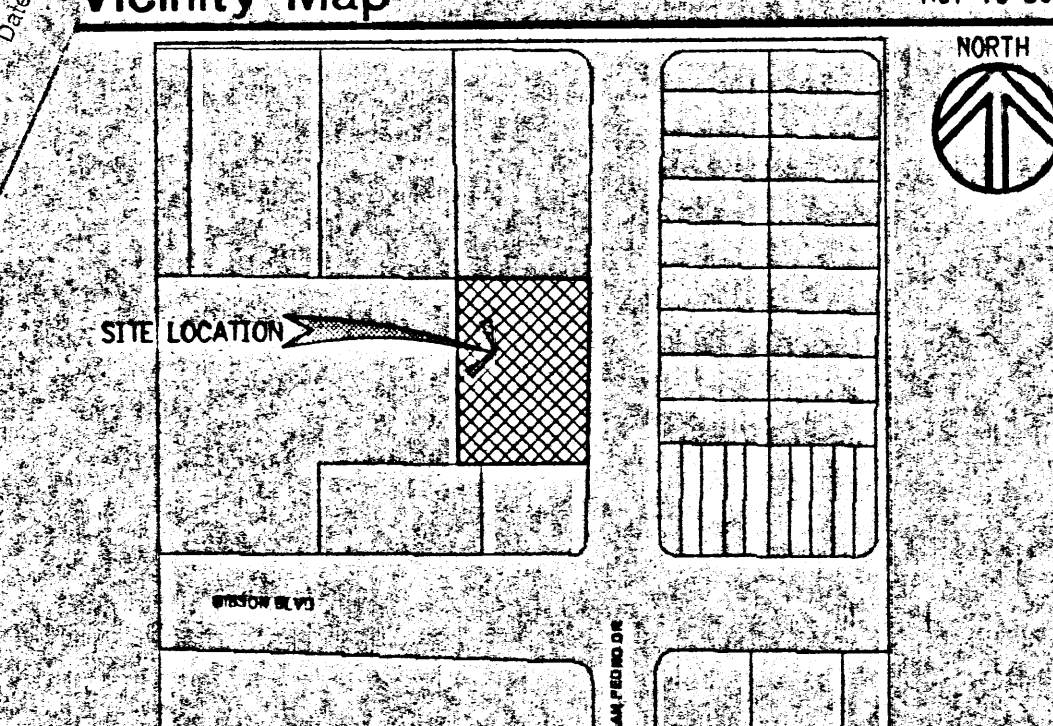
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There should be no impact to adjacent sites on their traffic flow.

There are no known traffic impact studies of the site.

All new curb cuts and driveways are to meet city of Albuquerque requirements.

Vicinity Map

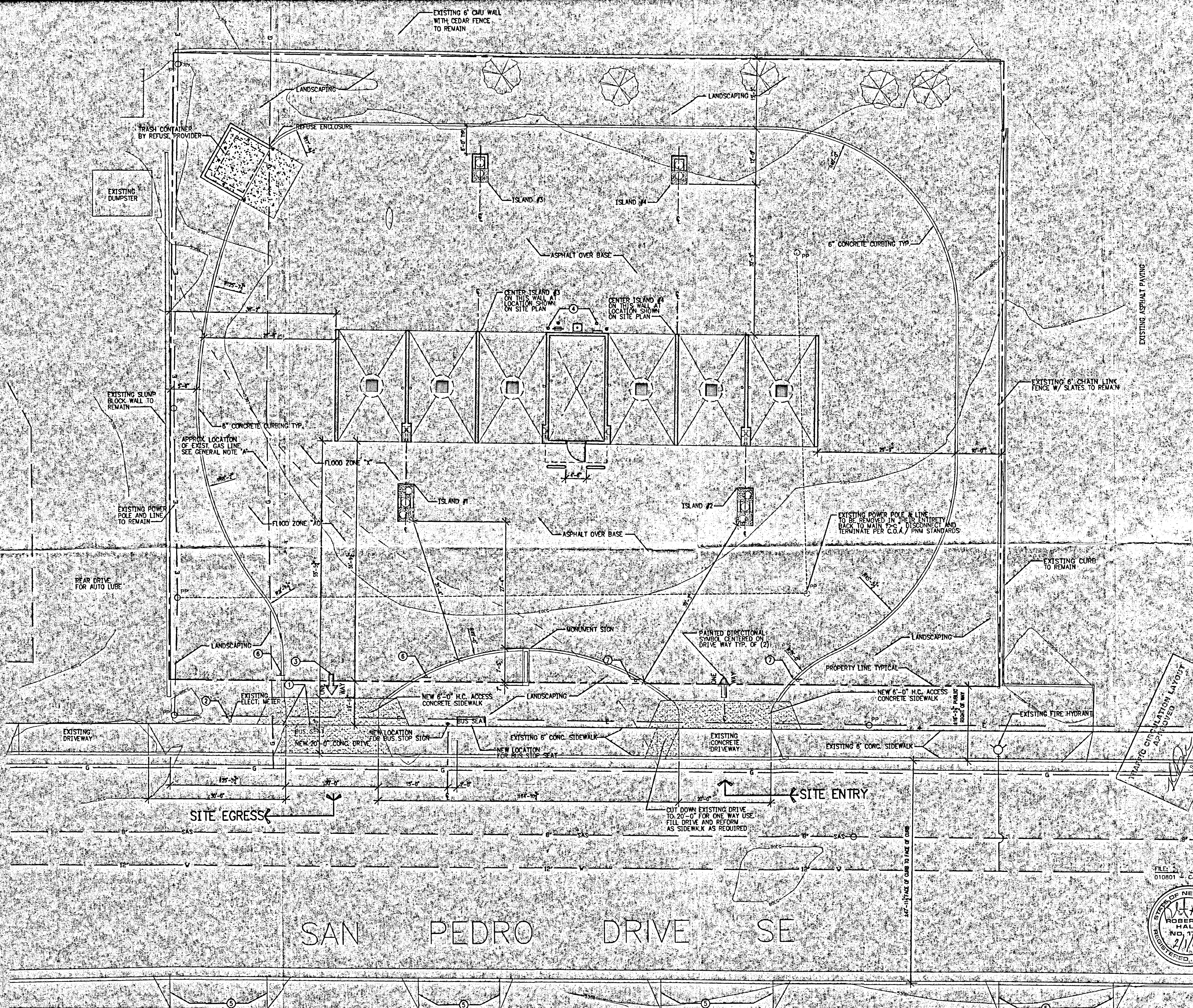


TINY BUBBLES CAR WASH
FOR MR. & MRS. SEPULVEDA
Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL/AIA
Project #: IBA-01-24-01-1
Date: JANUARY 22, 2002

TRAFFIC CIRCULATION LAYOUT

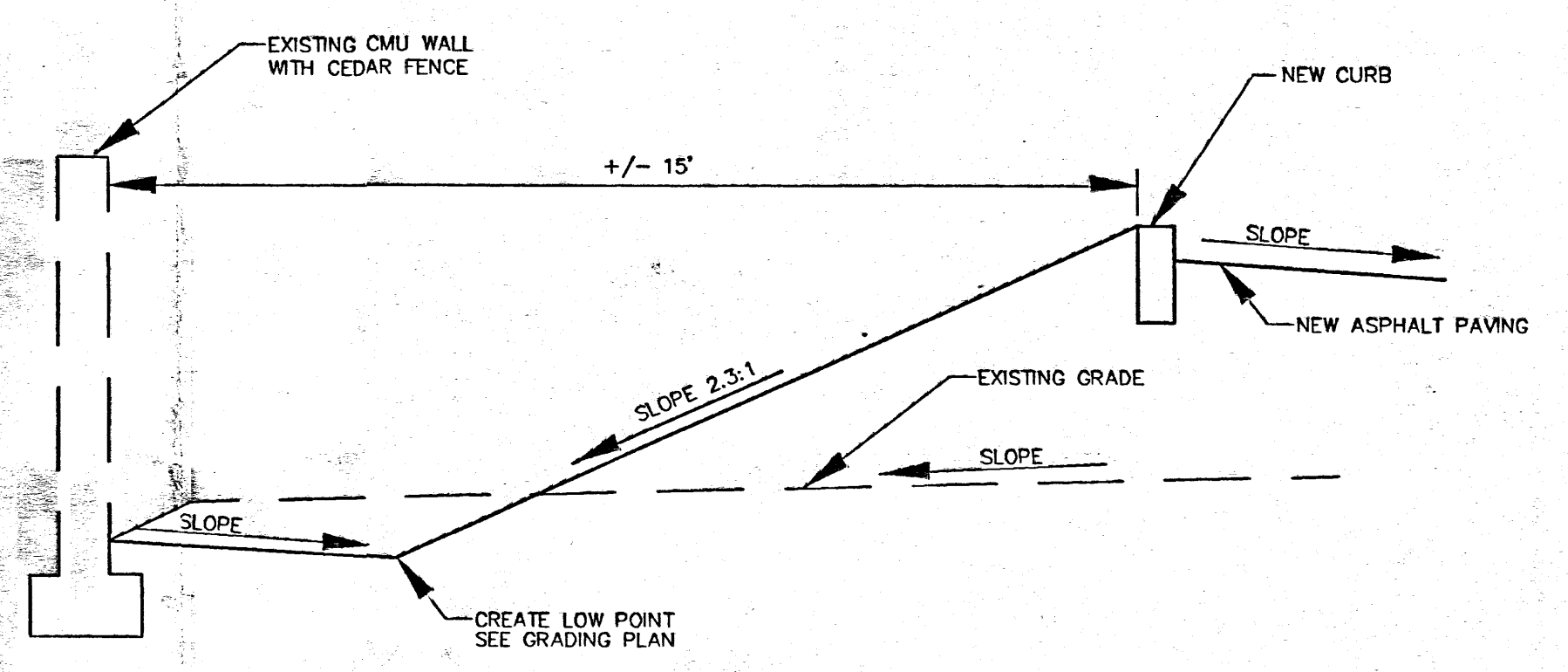
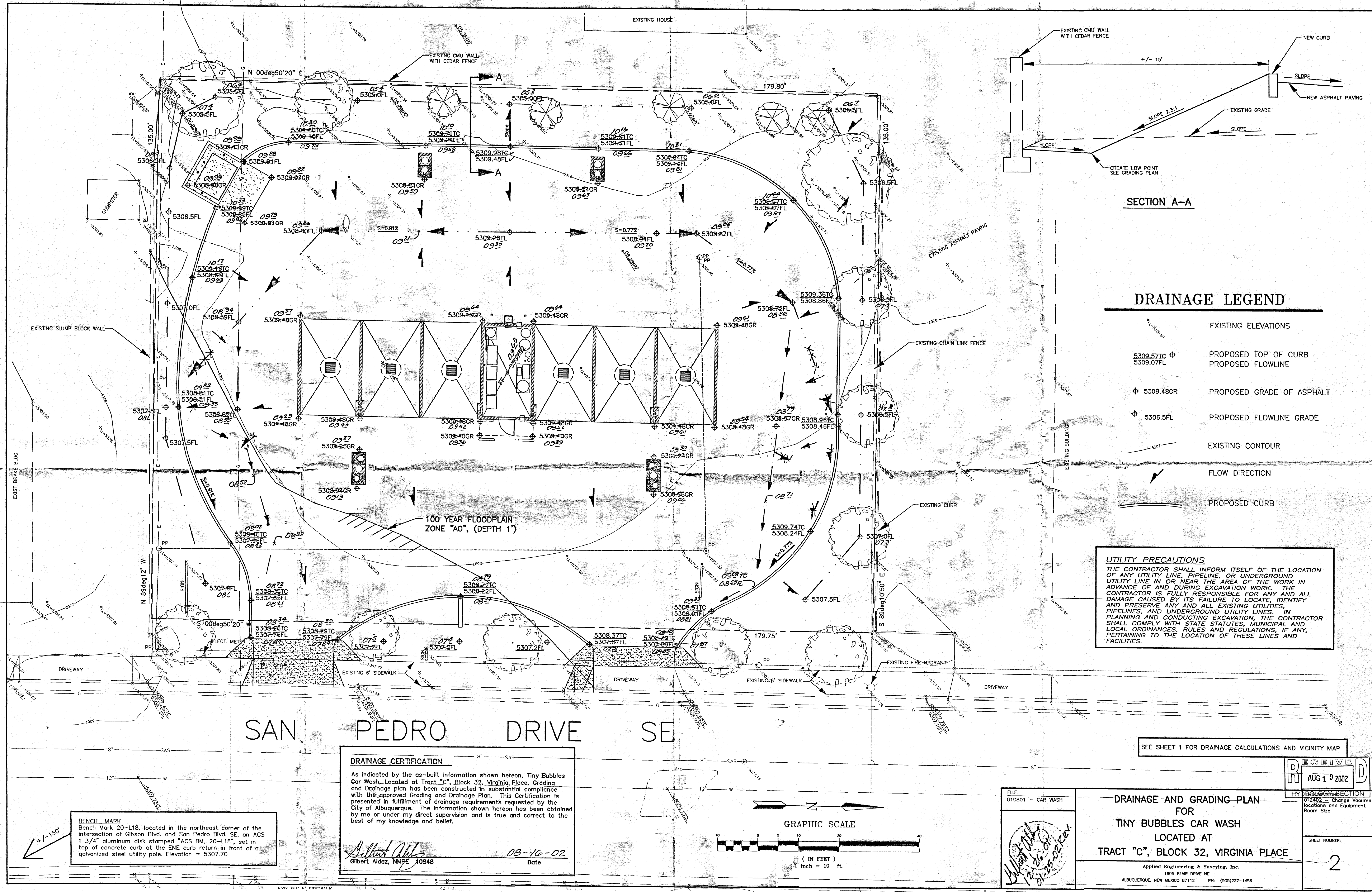
By: JAM, BEB
TINY BUBBLES TCDwg
HYDROLOGY SECTION
Sheet of 1
TCL-1



TRAFFIC CIRCULATION LAYOUT



1"=10'-0"



DRAINAGE LEGEND

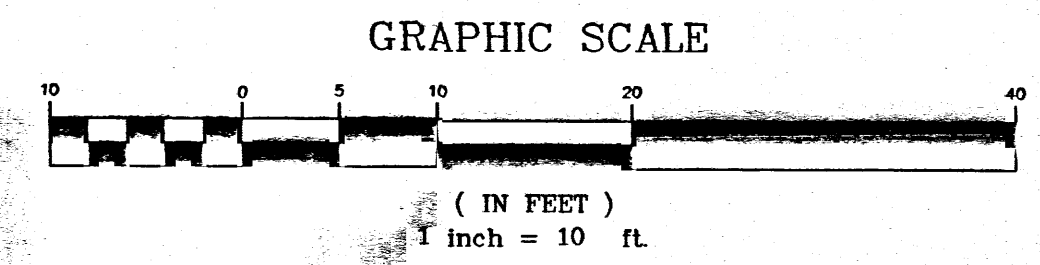
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DRAINAGE CERTIFICATION
As indicated by the as-built information shown hereon, Tiny Bubbles Car Wash, Located at Tract "C", Block 32, Virginia Place, Grading and Drainage plan has been constructed in substantial compliance with the approved Grading and Drainage Plan. This Certification is presented in fulfillment of drainage requirements requested by the City of Albuquerque. The information shown hereon has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief.
Gilbert Aldaz
Gilbert Aldaz, NMPE 10848
08-16-02
Date

BENCH MARK
Bench Mark 20-118, located in the northeast corner of the intersection of Gibson Blvd. and San Pedro Blvd. SE, on ACS 1 3/4" aluminum disk stamped "ACS BM, 20-118", set in top of concrete curb at the ENE curb return in front of a galvanized steel utility pole. Elevation = 5307.70

SEE SHEET 1 FOR DRAINAGE CALCULATIONS AND VICINITY MAP



FILE:
010801 - CAR WASH
[Signature]
08-16-02

DRAINAGE AND GRADING PLAN FOR TINY BUBBLES CAR WASH LOCATED AT TRACT "C", BLOCK 32, VIRGINIA PLACE

Applied Engineering & Surveying, Inc.
1605 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456

REVISIONS
AUG 19 2002
HYDROLOGY SECTION
012402 - Change Vacuum locations and Equipment Room Size
SHEET NUMBER:
2

DRAINAGE AND GRADING PLAN FOR TINY BUBBLES CAR WASH

DRAINAGE PLAN

The following items concerning the drainage and grading plan for the Tiny Bubble Car Wash are contained hereon:

1. Vicinity Map
2. Grading and Drainage Plan
3. Flood map
4. Drainage Calculations
5. Drainage Details

EXISTING CONDITIONS

As shown by the Vicinity Map, the site is just north of the northwest corner of San Pedro Drive SE and Gibson Boulevard SE. Adjacent to the west of the site is a residential townhouse complex, to the north is an apartment complex and to the south is a brake shop. The east side is the frontage onto San Pedro Drive SE. The site contains about 0.55 acres and is zoned C-1. At present the site is currently undeveloped, although it appears that the site was used as an interim parking lot for adjacent businesses and has been compacted by human activity. The site slopes in an east to west direction, and tends to pond adjacent to an existing block wall along the west boundary.

According to the Flood Insurance Rate Map, Panel 35001C0362 D, dated September 20, 1996 a portion of the southeast corner of this site lies in Flood Zone "AO" (depth 1'), the remaining area of the site including the car wash facility does not lie in a designated 100-year flood plain.

PROPOSED CONDITIONS

As shown by the plan the proposal is to install a new car wash along with associated paving, vacuum islands and a concrete dumpster pad. The current plan is to raise the site along the west side to redirect the flows from west to east so that all developed flows from the impervious area drains into San Pedro Drive SE. A landscaping buffer is proposed along the south, west and east sides of the car wash. The plan for the landscaping area is to create an area of ponding to promote water harvesting, and eliminate retaining wall requirements.

DOWNSTREAM CAPACITY

The existing site is known as an infill site since the area around it is fully developed. The additional flows from the impervious area of this site will not significantly impact the existing storm drainage system. The drainage from this site will flow into San Pedro Drive SE, then head south into Gibson Boulevard SE. The flow will then head west on Gibson Boulevard SE, and turns north about 50 feet into Cardenas Drive where it will drain into an existing inlet system that is in a sump condition.

The following calculations analyze both the existing and developed conditions for the 100-year, 6-hour rainfall runoff for peak flows. The procedure for 40 acre and smaller basins as set forth in the revision of Section 22.7 Hydrology of the Development Process Manual, Volume 2, Design Criteria, dated January 1993.

OFFSITE FLOWS

There are no offsite flows that enter or impact this site.

DRAINAGE CALCULATIONS

1. Precipitation Zone = 3
2. Design Storm = Depth (inches) at 100-Year Storm 6-Hour = 2.60 Inches
3. Peak Discharge (CFS/ACRE) for 100-Year, Zone 3, Table A-9
 $Q = 1.87 \text{ CFS/ACRE Soil Un-compacted "A"}$
 $Q = 2.60 \text{ CFS/ACRE Landscaped "B"}$
 $Q = 3.45 \text{ CFS/AC Compacted Soil "C"}$
 $Q = 5.02 \text{ CFS/ACRE Impervious Area "D"}$
 For Watersheds Less Than or Equal to 40 Acres

4. Excess Precipitation, E (INCHES), 6 Hour Storm, Zone 3, Table A-8
 $E = 0.66 \text{ INCHES Soil Un-compacted "A"}$
 $E = 0.92 \text{ INCHES Landscaped "B"}$
 $E = 1.29 \text{ INCHES Compacted Soil "C"}$
 $E = 2.36 \text{ INCHES Impervious Area "D"}$

5. Existing Conditions Onsite, Total Area = 0.55 acres

Treatment	Area(Acres)
A	0.14 (25% Undeveloped)
B	0
C	0.41 (Compacted by Human Activity)
D	0

$$Q(\text{Existing}) = (1.87 \times 0.14) + (3.45 \times 0.41) = 1.68 \text{ CFS}$$

6. Proposed Land Treatments and Peak Flows
 Basin A, Impervious Area = 0.42 ac

Treatment	Area(Acres)
A	0
B	0
C	0
D	0.42 (Car Wash Facility and Paving)

$$Q(\text{Proposed}) = (5.02 \times 0.42) = 2.10 \text{ CFS}$$

$$Q(\text{Increase}) = 2.10 - 0.42/0.55(1.68) = 0.82 \text{ cfs Increase into San Pedro SE}$$

- Basin B, Landscaped Area = 0.13 ac:

Treatment	Area(Acres)
A	0
B	0.13
C	0
D	0

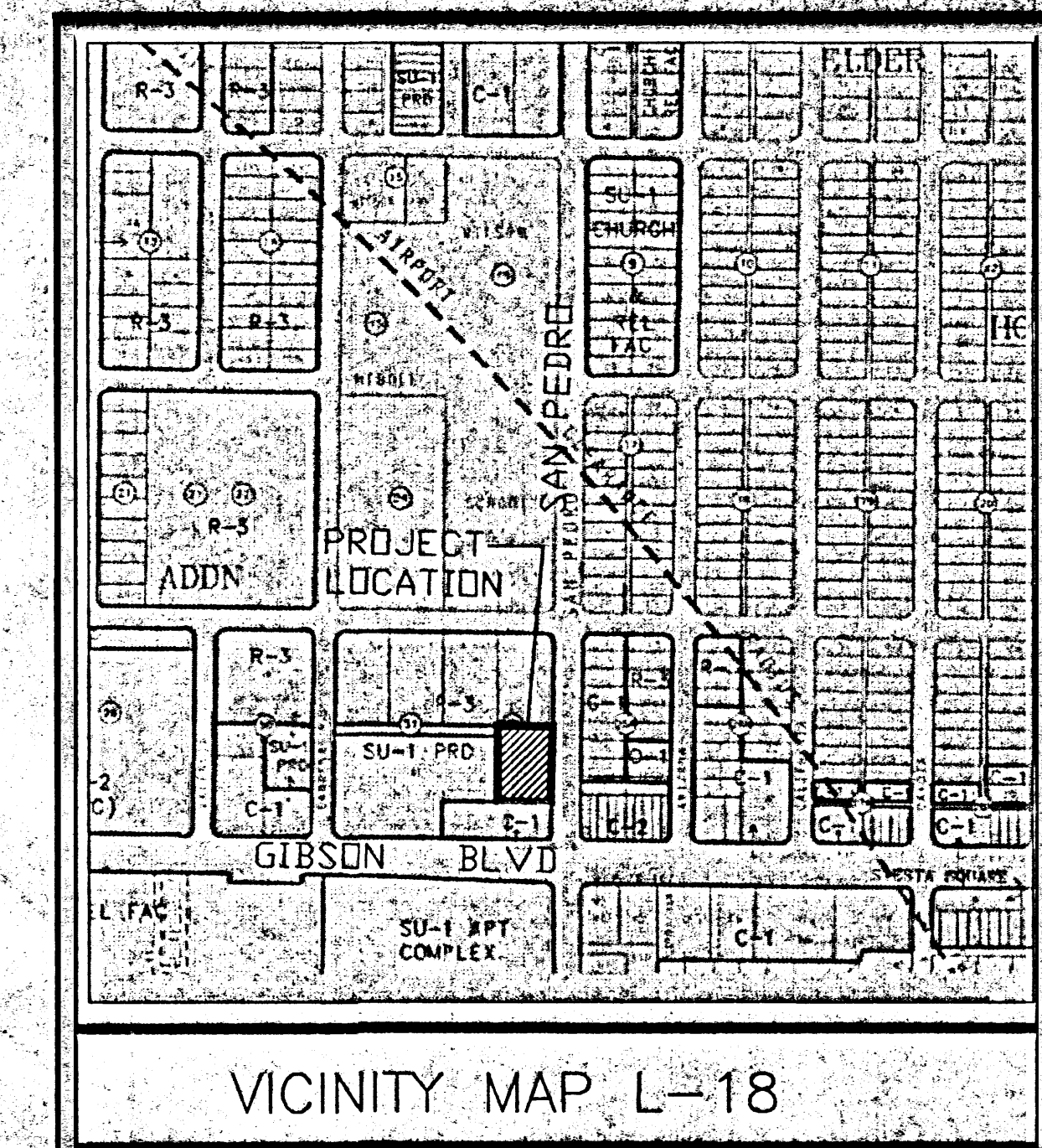
$$Q(\text{Proposed}) = (2.60 \times 0.13) = 0.34 \text{ CFS}$$

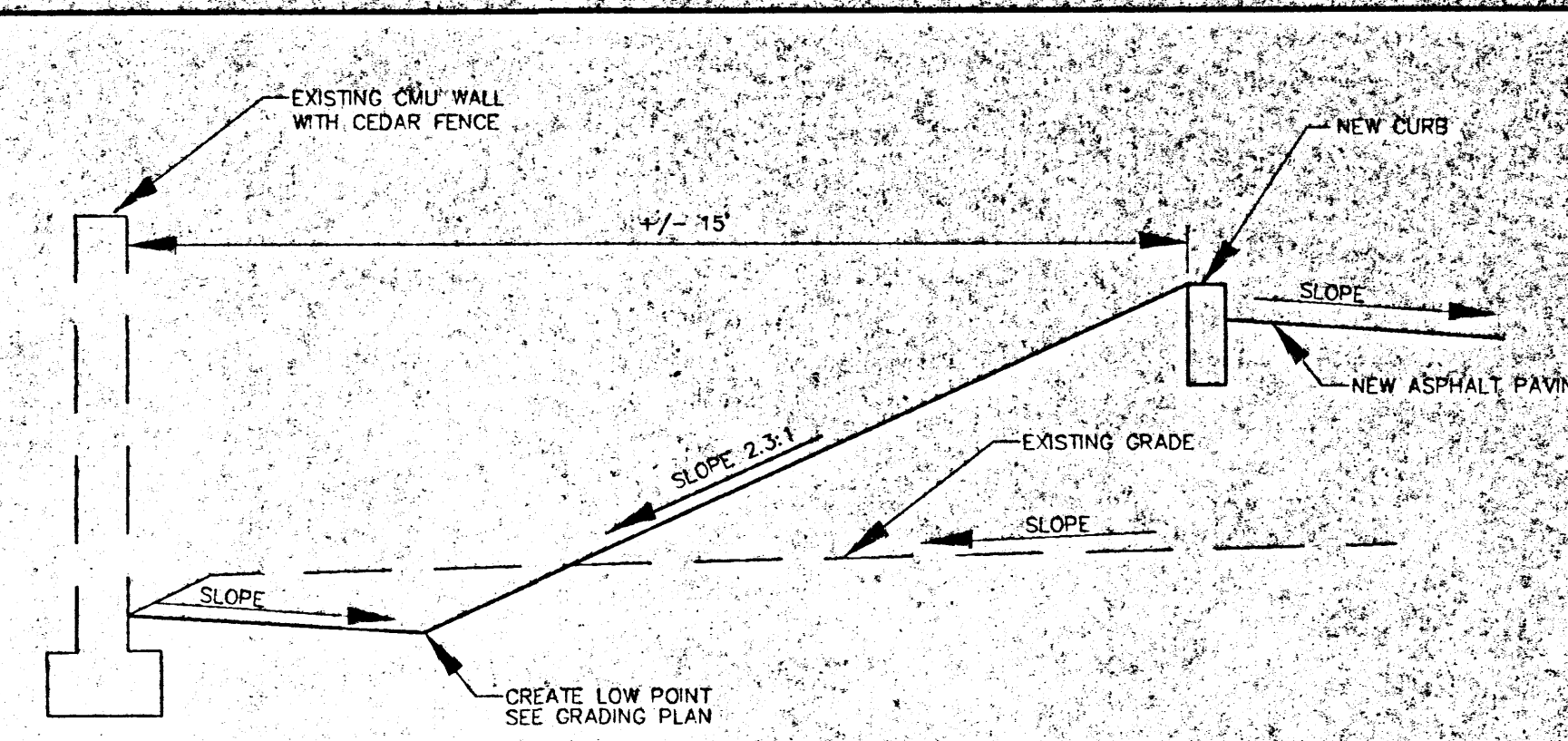
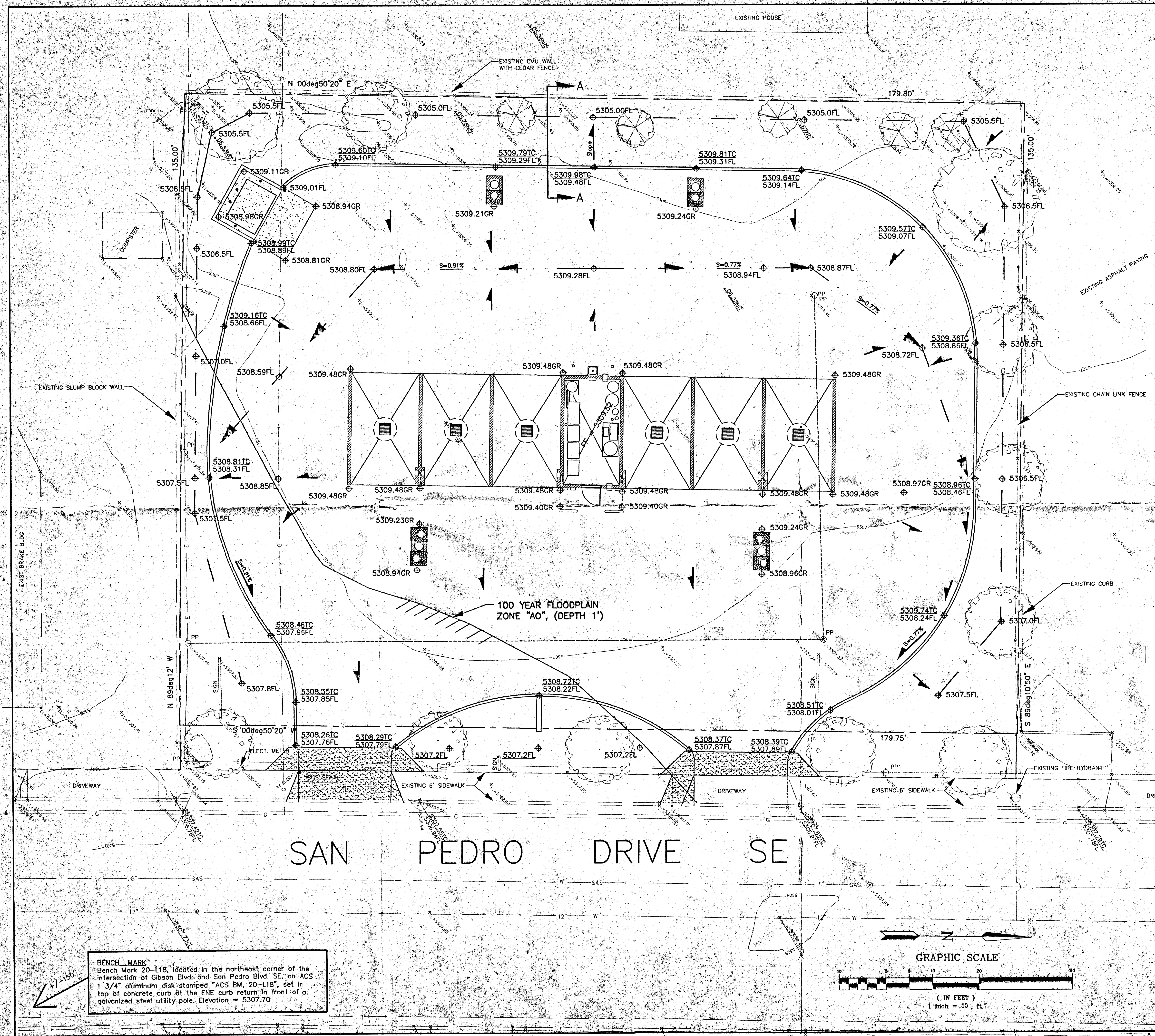
$$Q(\text{Increase}) = 0.34 - 0.13/0.55(1.68) = -0.05 \text{ CFS}$$

(Landscaping the buffer areas will help reduce the net runoff)

$$V(\text{PROPOSED-6HR}) = ((0.92 \times 0.13) / 12 \times 43,560 = 434 \text{ CF} = 0.099 \text{ AC-FT PROPOSED VOLUME}$$

$$V(\text{PROVIDED-6HR}) = (+/-0.3') \times (5') \times (400') = 600 \text{ CF} > 434 \text{ CF Provided}$$





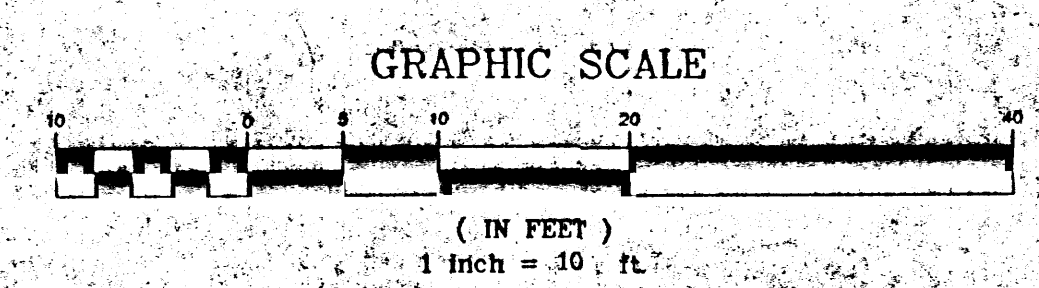
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FILE: 010801 - CAR WASH	DRAINAGE AND GRADING PLAN FOR TINY BUBBLES CAR WASH LOCATED AT TRACT "C", BLOCK 32, VIRGINIA PLACE	DATE/REVISION: 01/24/02 - Change Vacuum Location and Equipment Room Size
		SHEET NUMBER: 2

Applied Engineering & Surveying, Inc.
1605 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 P.O. BOX 237-1454

DRAINAGE AND GRADING PLAN FOR TINY BUBBLES CAR WASH

DRAINAGE PLAN

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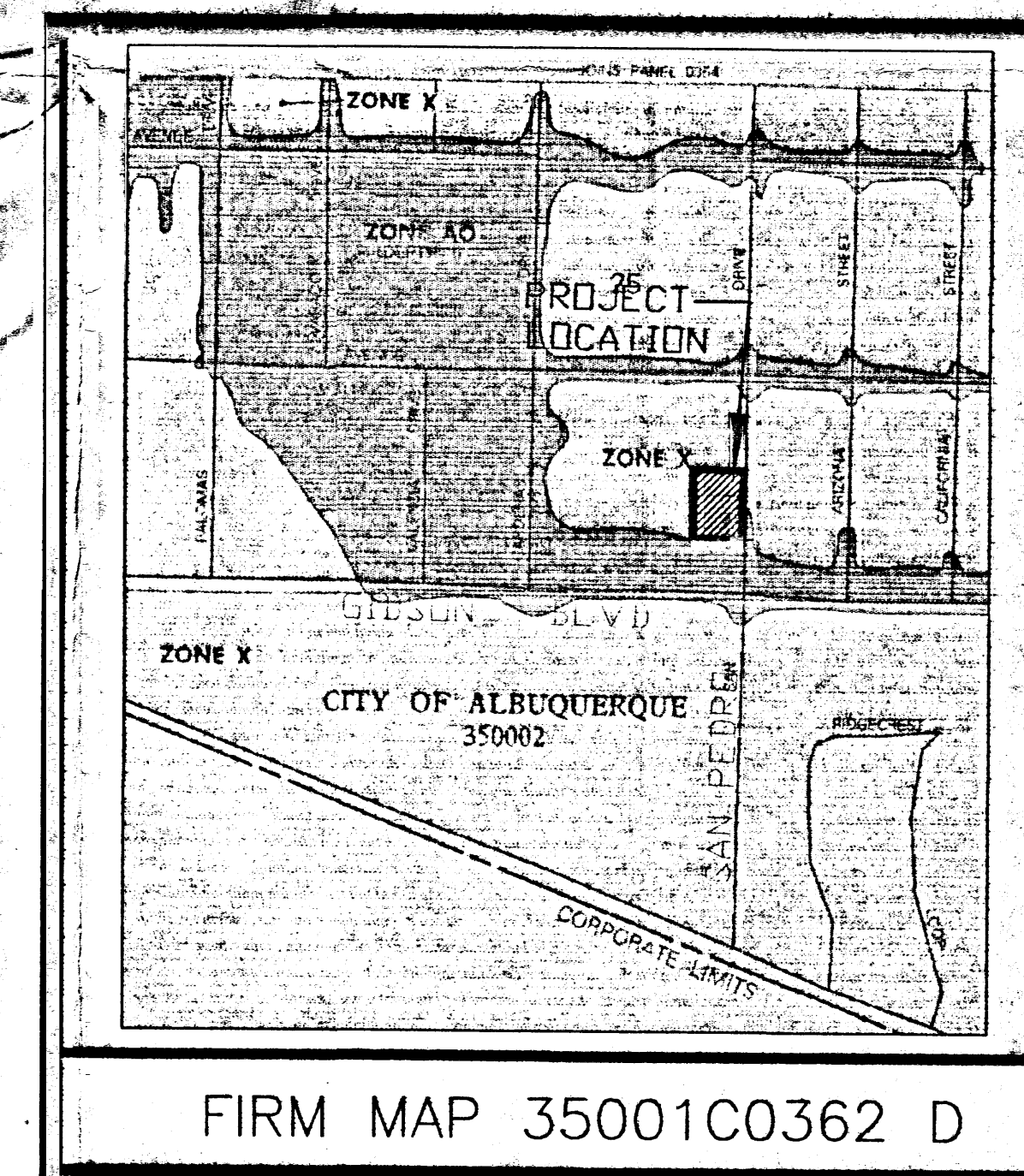
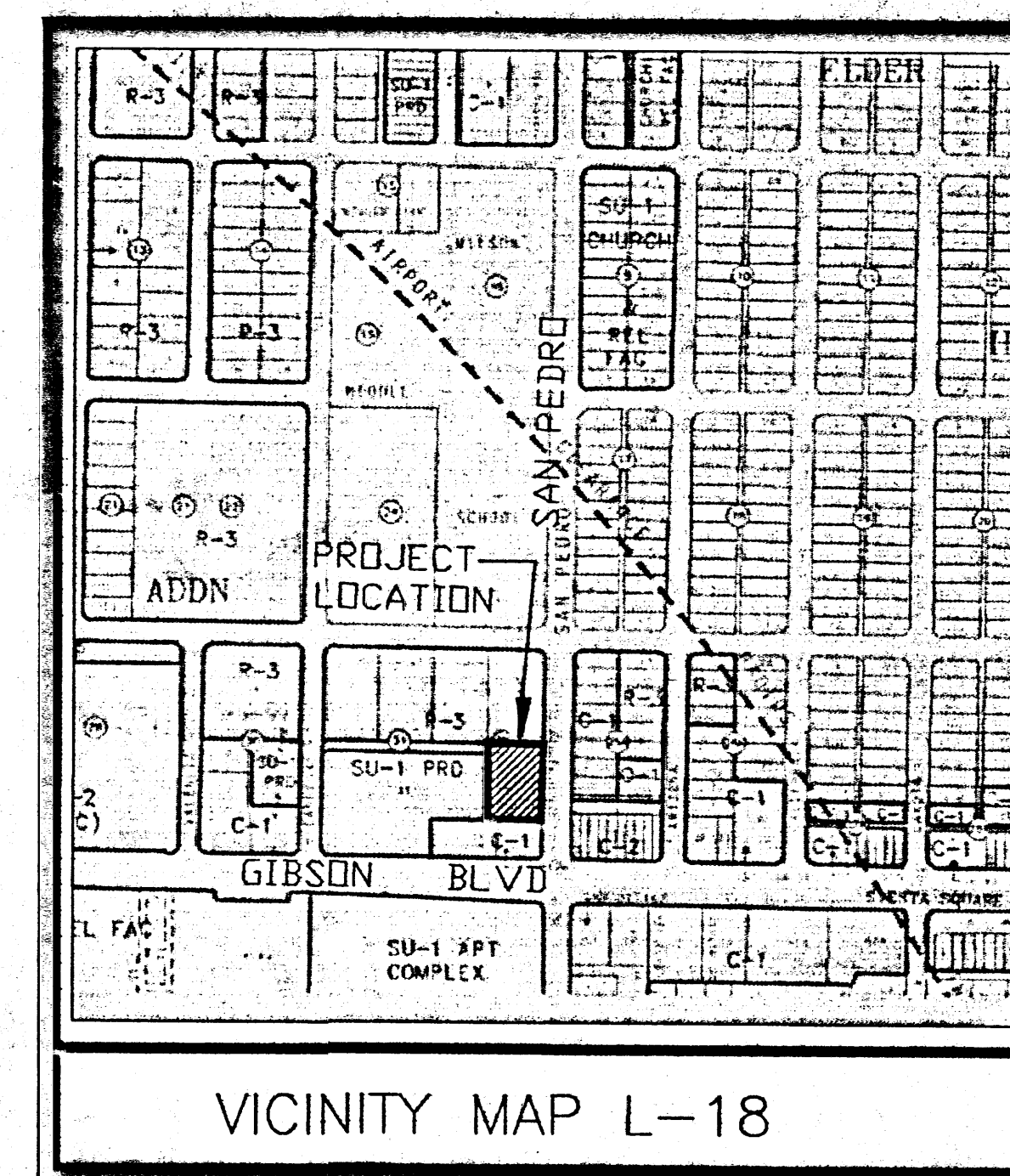
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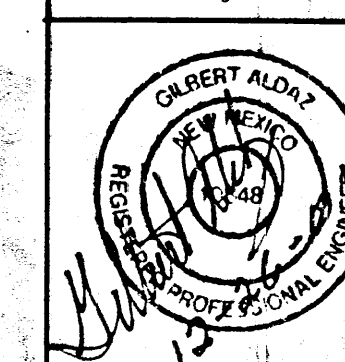
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FILE:
010802 - Car Wash Calcs.
San Pedro.dwg

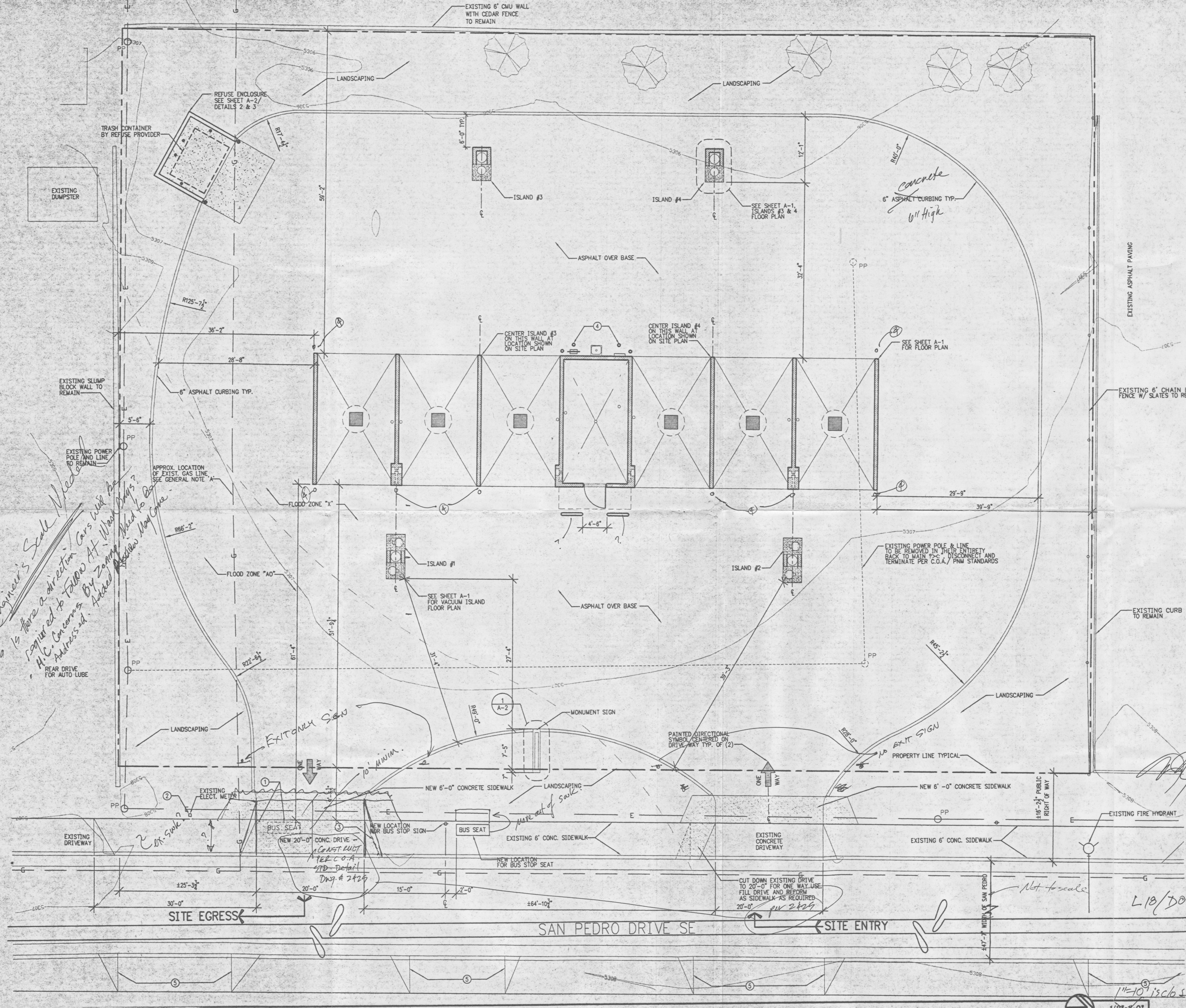


DRAINAGE CALCULATIONS FOR TINY BUBBLES CAR WASH

Applied Engineering & Surveying, Inc.
1625 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456

DATE/REVISIONS:

SHEET NUMBER:



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 - 5. EXISTING DRIVES ACROSS FROM PROPOSED CAR WASH SITE.

Traffic Circulation Layout Notes

Planning History:
The property is currently undeveloped and Zoned C-1, Neighborhood Commercial.

Legal Description:
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Type of Development:
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Size of Development:
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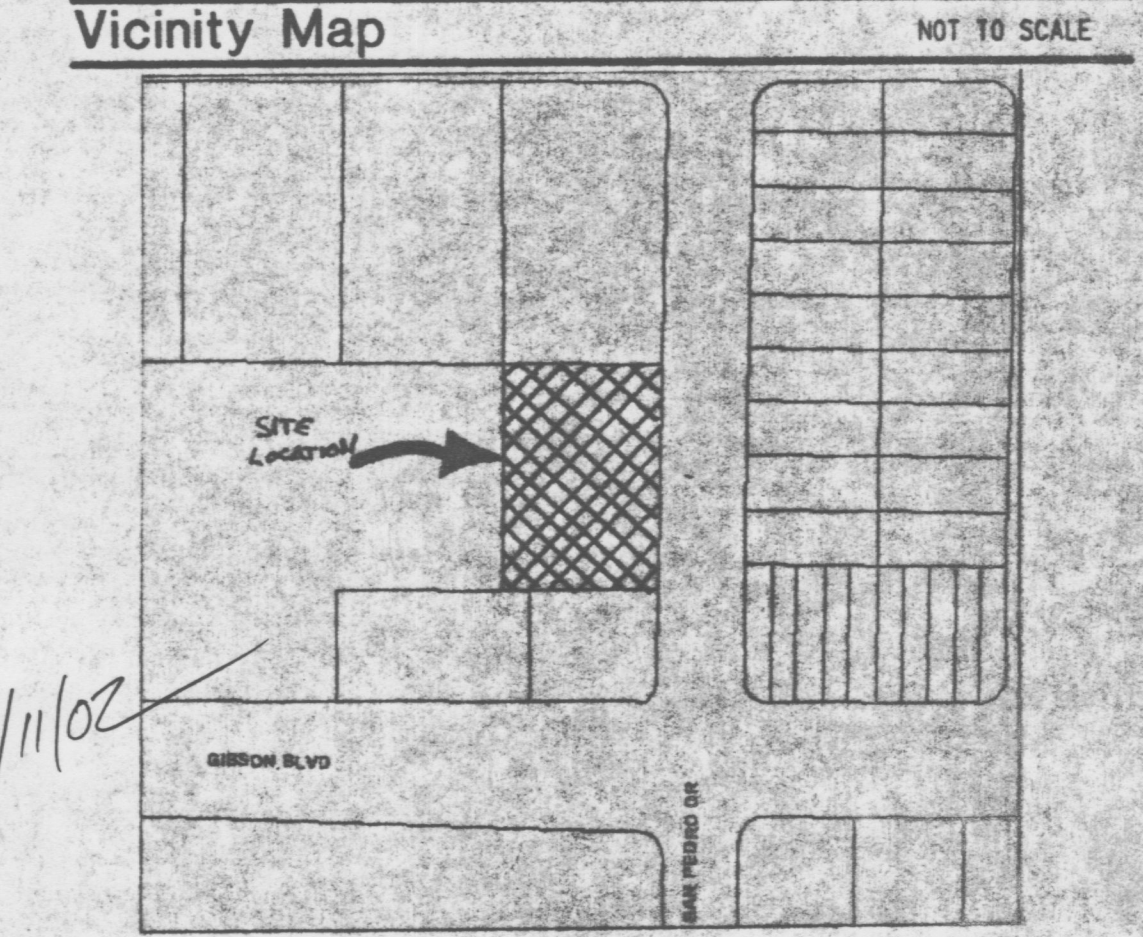
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ISAAC BENTON & ASSOCIATES AIA

204 THURGOOD AVENUE NW
ALBUQUERQUE, NM 87102
TEL: 505-243-6499
FAX: 505-243-3683
E-MAIL: IBA@SWCH.COM

TINY BUBBLES CAR WASH
FOR MR. & MRS. SEPULVEDA
Albuquerque, New Mexico

PROJECT ARCHITECT:
BOB HALL, AIA

Project #:
IBA-01-24-01-F

Date:
JANUARY 8, 2002

TRAFFIC CIRCULATION LAYOUT

By:	JAM, BEB	Sheet of
File:	TINY BUBBLES TCL.dwg	TCL 1



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Isaac Benton & Associates staff met with the City Traffic Engineer at project concept to understand the site egress options available. We discussed two potential options, a central two way access located at the center of the site and an option of two one way driveways, one for access and one for egress. We chose the one way option for this project.

We met with City of Albuquerque refuse, Teresa Baca, to layout the trash enclosure that would meet their requirements.

Traffic will enter off of San Pedro to the northern edge of the site and proceed directly in line with a wash bay. They will vacuum their cars and proceed into the bay. Once complete, they will drive out the egress located on the southern edge of the site onto San Pedro.

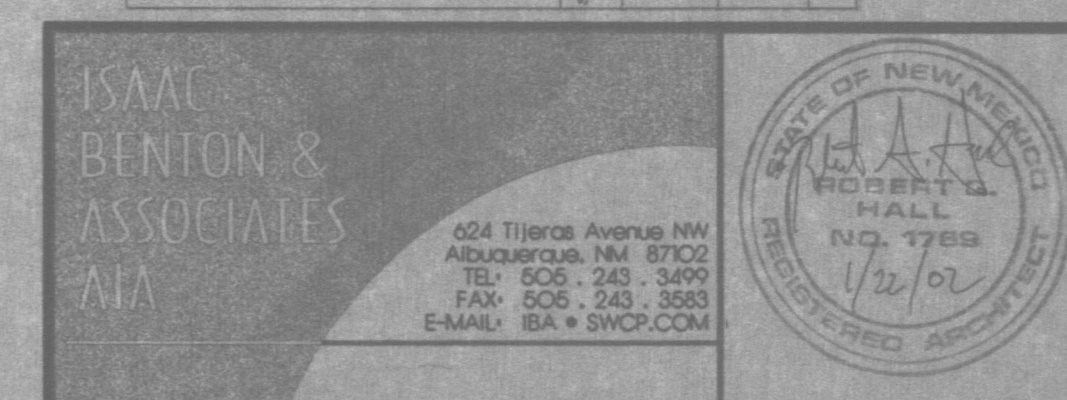
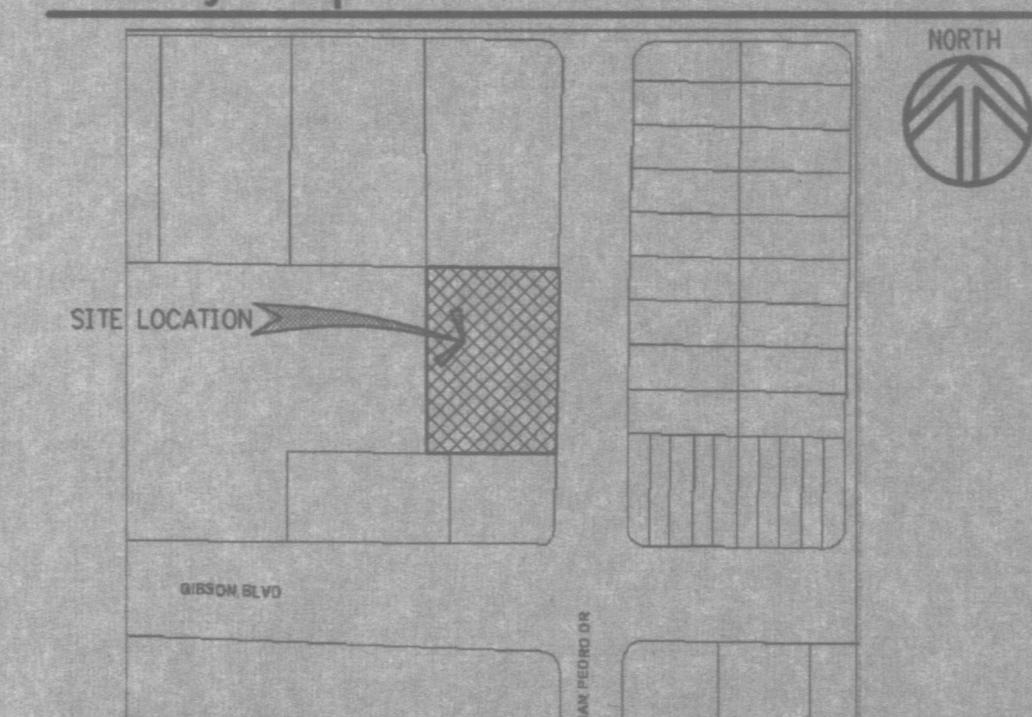
There should be no impact to adjacent sites on their traffic flow.

There are no known traffic impact studies of the site.

All new curb cuts and driveways are to meet city of Albuquerque requirements.

Vicinity Map

NOT TO SCALE



TINY BUBBLES CAR WASH
FOR MR. & MRS. SEPULVEDA
Albuquerque, New Mexico

PROJECT ARCHITECT:	Project #:	IBA-01-24-01-P
BOB HALL, AIA	Date:	JANUARY 22, 2002

TRAFFIC CIRCULATION LAYOUT

By:	JAM, BEB	Sheet	of
File:	TINY BUBBLES TCL.dwg	701	1

General Notes

- GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK BEGINNING.
- SEE LANDSCAPE PLAN FOR ALL SITE LANDSCAPING.
- SEE CIVIL DRAINAGE PLAN FOR ALL SLOPES AND GRADING.

Keyed Notes

- EXISTING BUS STOP SEAT AND SIGN TO BE RELOCATED NORTH. REMOVE AND REUSE EXISTING SEAT, SIGN AND POST. REINSTALL PER CITY OF ALBUQUERQUE TRANSIT DEPARTMENT STANDARDS.
- EXISTING ELECTRIC METER TO BE REMOVED PROVIDE PERMANENT LOCATION PER C.O.A./PNW REQUIREMENTS.
- SAW CUT CONCRETE SIDEWALK AND CURBING FOR NEW DRIVE. ALL CUTS TO BE TAKEN BACK TO NEAREST EXISTING EXPANSION OR CONSTRUCTION JOINT.
- 6" DIA. STEEL BOLLARDS, CONCRETE FILLED, TYP. OF (4).
- EXISTING DRIVES ACROSS FROM PROPOSED CAR WASH SITE.
- 18"x12"x16GA. STEEL OR 1/4" FIBERGLASS SIGN TO READ "EXIT ONLY". U-FLANGED HEAVY DUTY STEEL SIGN POST, ALL STEEL TO BE GALVANIZED, TYP. OF (2).
- 18"x12"x16GA. STEEL OR 1/4" FIBERGLASS SIGN TO READ "NO EXIT". U-FLANGED HEAVY DUTY STEEL SIGN POST, ALL STEEL TO BE GALVANIZED, TYP. OF (2).

Traffic Circulation Layout Notes

Planning History:

The property is currently undeveloped and Zoned C-1, Neighborhood Commercial.

Legal Description:

Lot C, of Block 32, Virginia Place Addition within the City of Albuquerque, Bernalillo County, and New Mexico

Type of Development:

Self Service Car Wash

Size of Development:

Overall Site area: 24,270 sq. ft.
Car Wash building area: 2,504 sq. ft.

Parking Requirements:

Not required under 14-16-3-1

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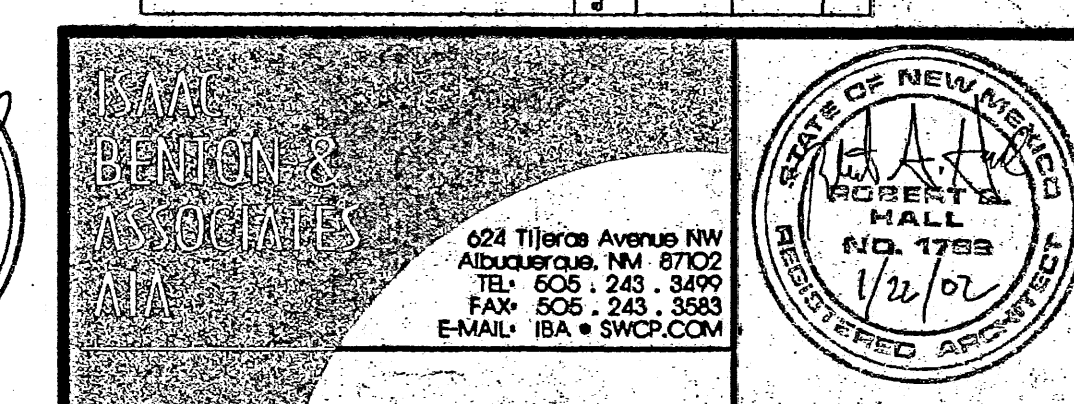
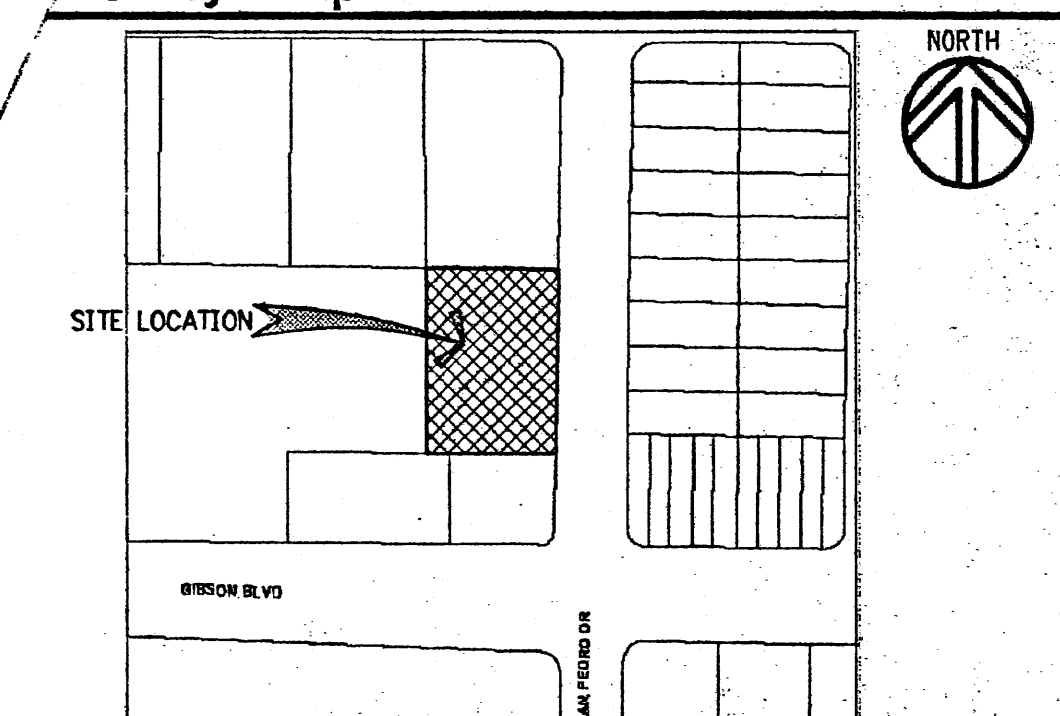
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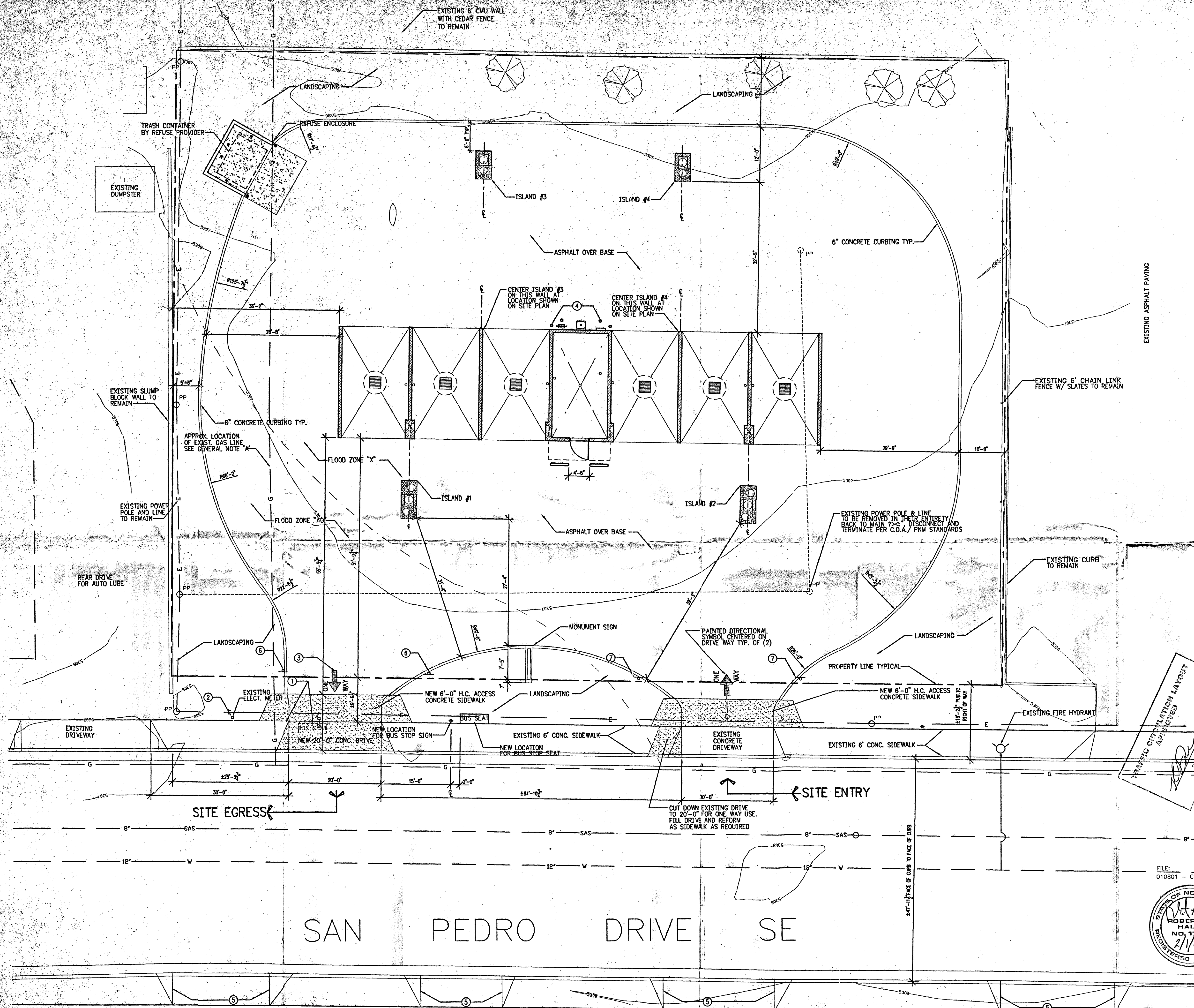


TINY BUBBLES CAR WASH
FOR MR. & MRS. SEPULVEDA
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PROJECT ARCHITECT: BOB HALL, AIA
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TRAFFIC CIRCULATION LAYOUT

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Sheet of: 1
TCL-1



TRAFFIC CIRCULATION LAYOUT

1"=10'-0"

