



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: JB Holdings, LLC / Take 5 Car Wash		Phone:
Address: 10416 MORNING STAR DR NE		Email:
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

### BRIEF DESCRIPTION OF REQUEST

DRB Final Sign-off of Major Amendment approved by EPC for development of a car wash at 10084 Coors Blvd NW

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 2-C	Block:	Unit:
Subdivision/Addition: Cottonwood Crossing Phase II	MRGCD Map No.:	UPC Code: 101406517730820325
Zone Atlas Page(s): B-14	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 1 (9 on overall plan)	# of Proposed Lots: No Change	Total Area of Site (acres): 0.7876 acres

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10084 Coors Blvd NW Between: Coors Bypass and: Seven Bar Loop

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-005816

Signature:	Date: 10/7/21
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**FORM P2A: FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC**

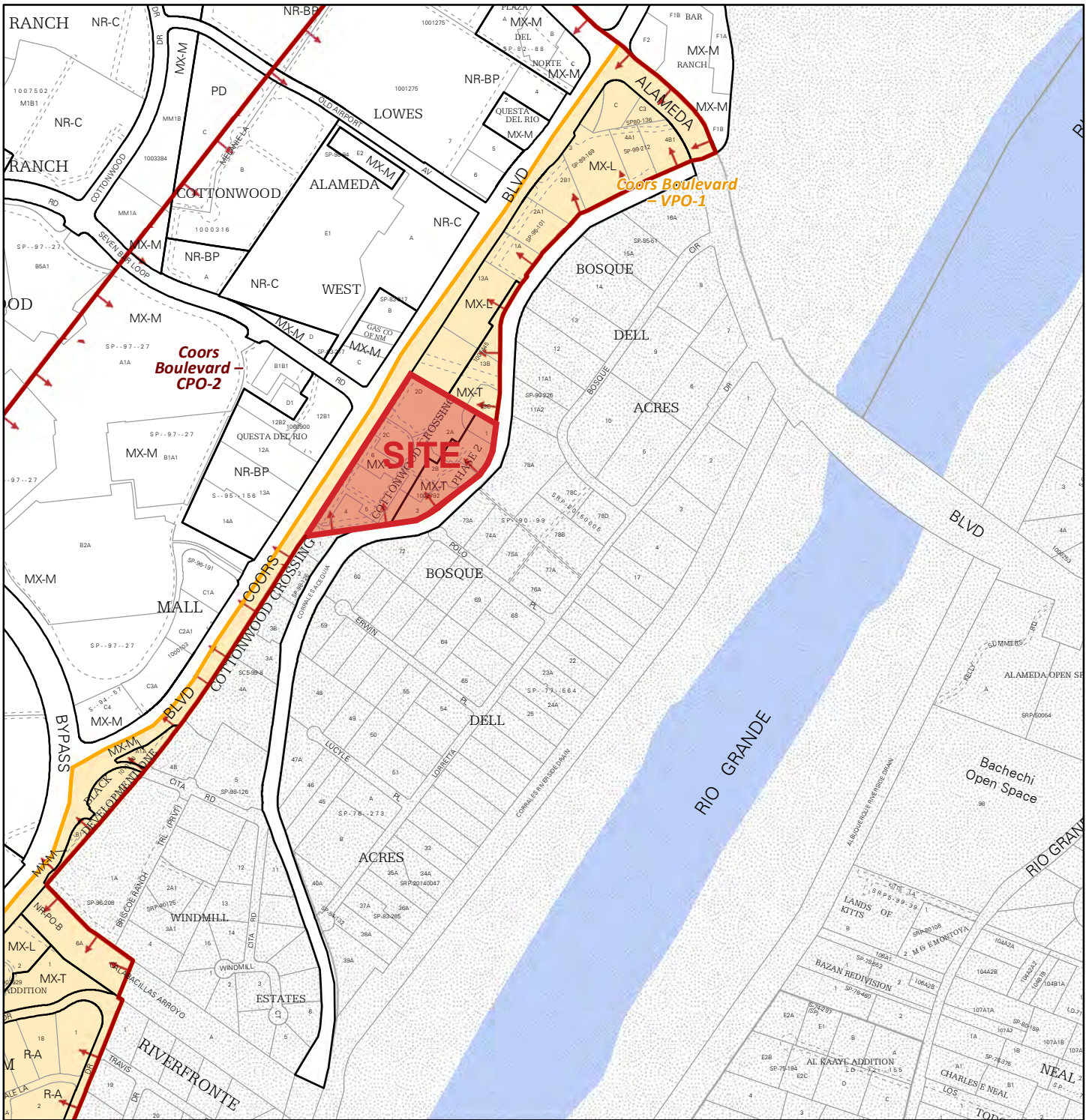
*Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.*

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

**FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

- Interpreter Needed for Hearing? NO if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal’s stamp, i.e. “Fire 1” plan *(not required for Master Development Plans)*
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings
- N/A Infrastructure List, if required

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 12/7/21</p>
<p>Printed Name: Jacqueline Fishman, AICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers:</p>	<p>Project Number:</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018

**AGIS**  
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**B-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading  
Represents Area Outside  
of the City Limits

N

0 250 500 1,000 Feet

October 6, 2021

Tim MacEachen, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. and M3 Design, LLC to act as agents for JB Holdings, LLC for a Major Amendment to the Cottonwood Crossing Site Development Plan and related applications for the property located along Coors Blvd NW and legally described as follows:

- LT 2-C LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II) CONT .7876 AC

JB Holdings, LLC is the owner of this lot proposed for development with a Take 5 Car Wash.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Black". The signature is written in a cursive style with a large initial "J".

John Black  
Managing Member  
JB Holdings, LLC

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.


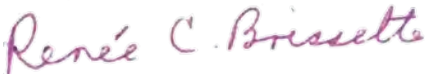
**PROJECT NAME:** COTTONWOOD CROSSING CAR WASH

**AGIS MAP #** B-14

**LEGAL DESCRIPTIONS:** LOT 2C LOTS 2A, 2B, 2C AND 2D COTTONWOOD  
CROSSING PHASE2

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**


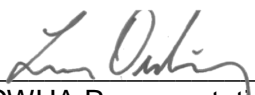
A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 5/21/21 (date).

 Applicant/Agent	<u>5/21/21</u> Date
 Hydrology Division Representative	<u>05/21/21</u> Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 5/20/21 (date).

 Applicant/Agent	<u>5/21/21</u> Date
 ABCWUA Representative	<u>5/21/21</u> Date

**PROJECT #** \_\_\_\_\_

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

June 15, 2021

Jesus Lopez, P.E.  
Respec  
5971 Jefferson St. NE  
Albuquerque, NM 8710

**RE: Cottonwood Crossing Car Wash  
10084 Coors Blvd NW  
Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 06/15/21  
Hydrology File: B14D010C**

Dear Mr. Lopez:

PO Box 1293

Based upon the information provided in your submittal received 05/21/2021, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

Albuquerque

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

NM 87103

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

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

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

July 16, 2021

**Chair**

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Walt Benson  
County of Bernalillo  
Commissioner, District 4

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Jesus Lopez  
RESPEC  
5971 Jefferson Street NE, Suite 101  
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Serviceability Letter #210518**  
**Project Name: Car Wash USA Cottonwood Crossing**  
**Project Address: 10084 Coors Boulevard NW**  
**Legal Description: LOT 2-C Lots 2-A, 2-B, 2-C, and 2-D. Cottonwood Crossing**  
**Phase 2**  
**UPC: 101406517730820325**  
**Zone Atlas Map: B - 14**

Dear Mr. Lopez:

**Project Description:** The subject site is located on Coors Boulevard at the intersection of Seven Bar Loop and Coors Boulevard, within City of Albuquerque limits. The proposed development consists of approximately 0.79 acres and the property is currently zoned MX-L for mixed-use, low intensity. The property lies within the Pressure Zone 2WR in the Corrales trunk. The request for information indicates plans to develop the lot for commercial use. Services will be used for a car wash.

**Service Connection Agreement:** As this development is outside the Water Authority's Adopted Service Area, a Service Connection Agreement must be approved by the Water Authority Board. The developer shall coordinate with the Utility Development Section of the Water Authority to obtain a Service Connection Agreement.

**Water Resource Charge:** All developments located outside of the Water Authority's Adopted Service Area will be assessed a Water Resource Charge (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. The WRC shall not be used for reimbursement of master planned facilities.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution main (project #26-7290.81-05) along easement along the eastern perimeter of the site.
- Eight-inch PVC distribution main (project #26-7290.81-05) along easement along the north west perimeter of the site, abandoned left as is.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC collector line (project #26-7290.81-05) along easement along the south-east perimeter of the site.
- 24-inch Asbestos Concrete interceptor line (project #07-007-80) along easement along the north west perimeter of the site.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing eight-inch main along the eastern perimeter, as noted in the "Existing Conditions" section above. Connection to the water main on the western perimeter of the site is prohibited due to its abandoned status.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** Sanitary sewer service can be provided via routine connection to the existing eight inch main along the eastern perimeter, as noted in the "Existing Conditions" section above. Connection to the 24-inch main is prohibited, due to Water Authority Legislation and Ordinance Section Seven: Water and Wastewater System Expansion.

All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 1,500 gallons-per-minute and one (1) hydrant. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the desired flow at the approximate location of hydrant 87.

Existing plans propose the relocation of the existing public hydrant 87. Development is contingent upon the following:

1. All new or relocated existing public hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.
2. All onsite hydrants and hydrants located outside of existing public waterline easements are to be considered private and painted safety orange.

Any changes to the proposed connection points shall be coordinated through Utility Development.

Engineer is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.



**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This serviceability letter does not provide a commitment from the Water Authority to provide services to the development. It only provides details of infrastructure that is available and potential precursors for the proposed development. For service to be provided, a Board approved service connection agreement must be supplemented by this serviceability letter. The serviceability letter will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 210518

# 210518 - Water



## Legend

Project Location

Valve

Hydrant

## Pipe

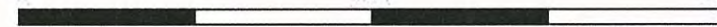
### SUBTYPE

Distribution Line

Hydrant Leg

Abandoned

0 195 390 Feet



--- General Map Keyed Notes

1. --- Fire Hydrant 00087 To Be Relocated



--- Fire Flow Analysis Points

1. --- Analysis Point



# 210518 - Sanitary Sewer

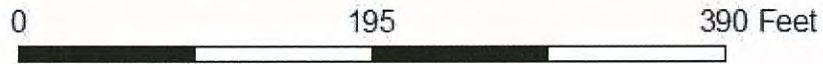


## Legend

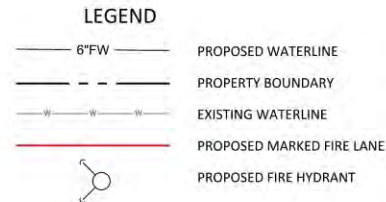
-  Project Location
-  Sewer Manhole

## Sewer Pipe SUBTYPE

-  COLLECTOR
-  INTERCEPTOR



NAME: N:\Projects\W0032 21002 M3 Cottonwood Commons Car Wash3 DWG\Sheets\W32 Fire One.dwg PLOT DATE: Jun 07, 2021 2:15pm



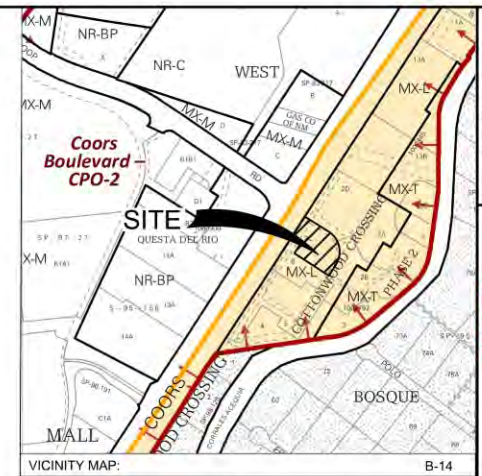
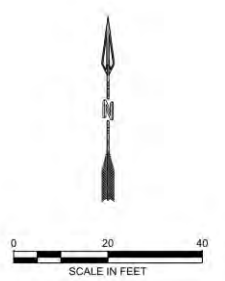
**FIRE ONE NOTES:**

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS
2. SQUARE FOOTAGE OF BUILDING = 3877.5 SF
3. BUILDINGS ARE TYPE II-B.
4. THE PROPOSED BUILDING SHALL BE FULLY SPRINKLED.
5. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
6. THE MINIMUM DRIVE AISLE WIDTH SHALL 26' UNLESS OTHERWISE SPECIFIED.
7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
8. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
9. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'. THE INLET SHALL BE BETWEEN 18" AND 48" ABOVE GRADE.
10. INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
11. ALL FIRE HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS
12. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.
13. KNOX BOX SHALL BE PROVIDED FOR BUILDING DOORS.

Private Cross Access Easement for the joint use and benefit of Lots 1 through 6 (to be maintained by Lots 1 through 6), New Public Water and Public Sanitary Sewer Easement to New Mexico Utilities, Inc. and New Dry Utility Easement. Granted by plat filed January 12, 2004 and by that certain "Declaration of Protective Covenants, Restrictions and Grant of Easements", filed February 19, 2004 in Book A73, page 711.



**FIRE 1 PERMIT**  
**ALBUQUERQUE FIRE MARSHAL'S OFFICE PLANS CHECK DIVISION**  
 PERMIT NUMBER: 21-006449  
 APPROVED BY: [Signature]  
 APPROVED DATE: 6/4/21  
**APPROVED**  
 SQFT: 3877 CONSTRUCTION TYPE: II-B  
 GPM: 1500 NUMBER OF HYDRANTS: 1  
 THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



REVISION	
DESIGNED HF	DATE 6.07.2021
DRAWN AR	CHECKED JL
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NEW MEXICO 87109 WWW.RESPEC.COM PHONE: (505) 253-9718	



PROJECT NAME:  
**COTTONWOOD CROSSING  
 CAR WASH  
 10084 COORS RD NW  
 ALBUQUERQUE, NM 87114**

SHEET TITLE:  
**FIRE ONE PLAN**

SUBMITTED FOR:  
**REVIEW**

SHEET NUMBER:  
**F-100**

URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

November 18, 2021

JB Holdings LLC/Take 5 Car Wash  
10416 Morning Star Dr. NE  
Albuquerque NM, 87111

**Project #2021-005816**  
**SI-2021-01684, VA-2021-00363**  
Site Plan Major Amendment and Variance-EPC

### LEGAL DESCRIPTION:

Consensus Planning, agent for JB Holdings, LLC/Take 5 Car Wash, requests the above action for Lot 2-C, Cottonwood Crossing Phase II Subdivision, an approximately 0.8 acre portion of the following: Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, and 6 of Cottonwood Crossing Phase II being a replat of Tracts 14-A and 14-B, Black Ranch, zoned MX-L, located at 10,084 Coors Blvd. NW, between Coors Bypass and Seven Bar Loop (B-14-Z).

Staff Planner: Silvia Bolivar

On November 18, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005816/SI-2021-01684/VA-2021-00363, Site Plan-EPC Major Amendment and Variance-EPC based on the following Findings and Conditions of Approval:

### FINDINGS- SI-2021-01684- Major Amendment

1. The request is for a Major Amendment to a Prior Approved Site Plan for Lot 2C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch, located at 10084 Coors Blvd NW, containing approximately 0.8 acres (the "subject site").
2. The subject site is part of a larger, approximately 10-acre site controlled by a site development plan for subdivision approved by the EPC in August of 2003. The approved site plan included four buildings on the property closest to Coors Boulevard.
3. The applicant proposes to amend the approved site plan by developing Lot 2-C with a car wash instead of the previously approved parking lot.
4. The EPC is hearing the case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Z), Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6-1 (Administration and Enforcement. The amendment exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments,

because all previous minor amendments are cumulative to the current proposal. IDO Section 14-16-6-5(Z)(1)(b)1, states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amendment. In this case, the EPC approved the Site Development Plan in August 2003, prior to the effective date of the IDO.

5. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.
6. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is in the Northwest Mesa Community Planning Area (CPA).
7. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).
8. Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors as designated by the Comprehensive Plan.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Employment Centers and complete communities.
  - A. Subpolicy 5.1.1(a): Prioritize office and commercial employment in areas with good access via automobile and transit.

The request would add commercial employment along Coors Boulevard, a Major Transit Corridor with good access via automobile and transit served by Fixed Route 157 and Commuter Route 96 that run north-south on Coors Boulevard.

- B. Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would facilitate development of a car wash, a use allowable in MX-L zones, that include townhouses, live-work, and multi-family residential uses that would help foster a community where people can live near work. The increase in employment density would also foster a community where residents would shop in the area as there are many commercial and retail services nearby.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to land uses, efficient development patterns and infill development.
  - A. Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable community because it would facilitate further development in an auto-oriented district. The request would facilitate redevelopment of an established commercial development and would contribute to a mix of uses

that would be conveniently accessible from surrounding neighborhoods. The residential zones to the to the south, east, and west would benefit from additional uses along Coors Boulevard NW.

- B. Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would further this subpolicy because the proposed use under the MX-L zone would encourage infill development and would add a complementary use to this auto-oriented area. The request would allow for the proposed infill development to be compatible in form and scale to the immediately surrounding auto-oriented development that include restaurants and commercial retail and services.

- C. Subpolicy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers this subpolicy because the subject site has been vacant for many years following the initial grading. The redevelopment of the 0.8 acres would allow for more productive use of a portion of an existing commercial development.

- D. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would this Goal because it would promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land to support the public good. The proposed development would be located near the intersection of Coors Boulevard NW and Seven Bar Loop NW which provides excellent access and would promote efficient use of the existing roadways and associated infrastructure.

- E. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an already developed area that has existing infrastructure and public facilities and the request would support additional growth.

12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Areas of Change.

- A. Policy 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would further Goal 5.6 – City Development Areas because it would result in growth near the Cottonwood Employment Center and adjacent to Coors Boulevard NW, a Major Transit Corridor where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Seven Bar Loop NW.

- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense development to a property located near the Cottonwood Employment Center and along Coors Boulevard NW and Seven Bar Loop NW where change is encouraged as per the Comprehensive Plan.

- C. Subpolicy 5.6.2(f): Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request would help minimize the potential negative impacts of development on existing residential uses by situating the proposed use near a major transit corridor and away from single-family residential properties located to the east of the subject site. A revised landscape plan has been submitted that shows more trees were added to the eastern side of the site to minimize potential negative impacts.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-L therefore, this criterion does not apply.
  - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
  - D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development. A traffic impact study is not required for this major amendment because the proposed use for the subject site, a car wash, does not meet thresholds established by the DPM.
  - E. 14-16-6-6(J)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within a Railroad and Spur Area and a cumulative impact analysis is not required, therefore this criterion does not apply.
14. The affected, registered neighborhood organizations is the Westside Coalition of Neighborhood Associations which was notified as required. Property owners within 100 feet of the subject site were also notified, as required.
15. A post-submittal neighborhood meeting was held with the Bosque del Acres Neighborhood Association (in the County) on November 4, 2021. Topics discussed included where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be. In response, the applicant has submitted a revised landscape plan where more trees have been added on the eastern side to address concerns over noise, light, etc.
16. As of this writing, Staff has not received any comments in support or opposition to the request.
17. The Commission finds that Lot 1 was not zoned as a Major Public Open Space (MPOS) at the time of application and hearing of the request.



### **CONDITIONS- SI-2021-01684- Major Amendment**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
4. The branding tower shall meet the VPO-1 requirement and shall be lowered to a maximum height of 27'-4".
5. Signage – Provide monument sign detail if a monument sign is proposed. The detail shall be dimensioned and shall specify colors and materials. Provide detail for the “prefabricated illuminated aluminum accent” that is to be placed 10'-8" above the finished floor elevation. The details shall include height, width, square footage of the sign face, colors, and materials at the time of DRB submittal.
6. Bicycle and motorcycle calculations shall be incorporated into the design and all parking calculations shall be revised.
7. Conditions from the Transportation Development Review Services shall be addressed.
  - Full sidewalk requirements along frontage of site where it is adjacent to a roadway. For NMDOT coordination, contact them for a permit for any work within their right-of-way.
  - Extend striping for east leg of traffic signal to incorporate queuing from the proposed development and to allow for rechannelization.
  - Shared access is needed when sharing an accessway with an adjacent parcel.
  - Provide clear sight triangle onto private accessway from proposed site.
  - List dimensions for all parking aisles and parking spaces. List all curb radii.
  - For one-way aisles, incorporate “Do Not Enter” signage, “One-Way” signage, and directional arrows.
  - Incorporate ADA parking, bicycle parking, and motorcycle parking as part of the IDO requirements. List all dimensioning and provide all necessary signage and details.
  - Provide curb and sidewalk details.
  - Call out the 6-foot ADA pathway from the building to the right-of-way and from the required handicapped spaces to the building.

8. Conditions from PNM shall be addressed.

There are existing PNM facilities abutting the site and/or in easements along Coors Blvd NW and within the site.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan.

Perimeter and interior landscape should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

9. The proposed colors for the subject site must comply with IDO 14-16-3-6(D)(6) where exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screen materials, shall be colors with light reflective value (LRV) ranging from 20 and 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

#### **FINDINGS – VA-2021-00363, Variance-EPC**

1. The request is for a Variance – EPC for Lot 2C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch, located at 10084 Coors Blvd NW, containing approximately 0.8 acres (the “subject site”).
2. The applicant is requesting that the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) be reduced by 33%. There are several utility easements including water and sanitary sewer that run parallel to Coors Boulevard that prevent the Applicant from planting trees and shrubs that would otherwise provide a significant amount of required coverage. The proposed landscape plan shows landscape coverage of 17% of the setback area.
3. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.
4. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is in the Northwest Mesa Community Planning Area (CPA).
5. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).

6. Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors as designated by the Comprehensive Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. Pursuant to IDO Section 6-6(N)(1) The request meets Variance-EPC Review and Decision Criteria 6-6(N)(3).
  - A. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties results from strict compliance with the minimum standards.

There are several utility easements abutting the site and/or in easements along Coors Boulevard NW and within the site that impact development of the property, specifically in a way that is not generally applicable to other lots. The circumstances are not self-imposed but are the result of previous actions that required the placement of easements for utilities on private property. In addition to the easements, the site also provides parking for the adjacent restaurant which further limits what could be developed on the property.

PNM has provided comments noting that perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements therefore the landscape plan and variance request are acceptable.

- B. The Variance would not be materially contrary to the public safety, health, or welfare.

The Variance request would not be materially contrary to public safety, health or welfare. The Variance would help facilitate infill development of a vacant property. The Applicant submitted a preliminary site plan to DRB for initial direction and comments and was informed by the Albuquerque/Bernalillo County Water Authority that planting trees within the easements along Coors Boulevard is unacceptable.

- C. The variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The proposed car wash use will be accommodated on the small site and infrastructure is available to serve the development along Coors Boulevard, a Major Transit Corridor. The proposed car wash building meets the setback requirements of Coors Boulevard.

- D. The Variance would not materially undermine the intent and purpose of this IDO or the applicable zone district.

The request would not materially undermine the intent and purpose of this IDO because it implements subsections 14-16-1-3, Purpose. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

In general, the Variance would not materially undermine the intent and purpose of the applicable zone district because it provides for an underutilized lot to be redeveloped and the uses for the subject site would be similar to those in the surrounding area.

- E. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff finds practical difficulties supports the Variance because there are existing easements that hinder development of the site without the Variance approval. The Landscape Plan shows plantings throughout the site that are in excess of what would normally be required along the site edges.

9. The EPC finds that the request for a Variance to the landscaping in setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) shall be 33% of the required 50%. The total required landscape shall be 17%.
10. The affected, registered neighborhood organization is the Westside Coalition of Neighborhood Associations. Property owners within 100 feet were also notified as required.
11. A post-submittal neighborhood meeting was held on November 4, 2021 with the Bosque del Acres Neighborhood Association. Topics discussed included where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be. In response, the applicant has submitted a revised landscape plan where more trees have been added on the eastern side to address concerns over noise, light, etc.
12. The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) has noted that the lot falls into the Cottonwood Crossing Phase II Subdivision which currently has an on-site drainage issue that is severely and negatively impacting an AMAFCA facility. The proposed variance for vegetation cover may impact the runoff and thus exacerbate the existing problems. AMAFCA will need to see resolution of the existing problem and how this increase in runoff associated with the increase in impervious surface is to be mitigated.
13. As of this writing, Staff has not received any comments in support or opposition.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,  
Planning Director

AV/SB

cc: JB Holdings, LLC/Take 5 Car Wash, 10416 Morning Star Dr NE, Albuquerque, NM 87111  
Jesse Macias, M3 Design, 2008 N 7th Avenue, Phoenix, AZ 85007  
Consensus Planning, [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)  
Westside Coalition of Neighborhood Associations, Rene Horvath, [aboard111@gmail.com](mailto:aboard111@gmail.com)  
Westside Coalition of Neighborhood Associations, Elizabeth Haley, [ekhaley@comcast.net](mailto:ekhaley@comcast.net)  
Legal, [kmorrow@cabq.gov](mailto:kmorrow@cabq.gov)  
EPC file



December 7, 2021

Jolene Wolfley, Chair  
Development Review Board  
600 Second Street NW  
Albuquerque, NM 87102

Re: Cottonwood Crossing Car Wash Final Site Plan Sign-off

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Madam Chair:

The purpose of this letter is to transmit the Site Plan that was approved by the Environmental Planning Commission (EPC) on November 18, 2021, under the project PR-2021-005816, SI-2021-01684. The request also included a variance to landscaping coverage under VA-2021-00363. The EPC placed the following conditions of approval. The response to each of the conditions are shown below.

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.

*The Site Plan is being submitted to the DRB for review at the December 15, 2021 meeting. The DRB review will ensure all technical conditions and other city requirements are met.*

2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

*Consensus Planning, as agent for the Applicant, met with Silvia Bolivar on December 12, 2021 to discuss the conditions of approval and changes to the site plan that were done to address them. Once the DRB approves the final plan and we obtain the Board member signatures, a finalized copy will be submitted to the Planning Department for filing.*

3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

*This letter satisfies this condition to outline the modifications made to address each of the EPC conditions. No other changes or additions have been made, and the only changes anticipated yet will be done to address any DRB comments.*

#### PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



4. The branding tower shall meet the VPO-1 requirement and shall be lowered to a maximum height of 27'-4".

*The building elevations have been revised to lower the height of the building to 27'-4" as required.*

5. Signage – Provide monument sign detail if a monument sign is proposed. The detail shall be dimensioned and shall specify colors and materials. Provide detail for the “prefabricated illuminated aluminum accent” that is to be placed 10'-8" above the finished floor elevation. The details shall include height, width, square footage of the sign face, colors, and materials at the time of DRB submittal.

*A freestanding sign detail has been added to the plan set with colors and materials called out. An additional detail sheet for the aluminum accents has been included in the set for reference.*

6. Bicycle and motorcycle calculations shall be incorporated into the design and all parking calculations shall be revised.

*Bicycle parking has been added near the building entrance and a motorcycle space has been added adjacent to the ADA parking. Appropriate details for each have been added to the detail sheets.*

7. Conditions from the Transportation Development Review Services shall be addressed.
  - Full sidewalk requirements along frontage of site where it is adjacent to a roadway. For NMDOT coordination, contact them for a permit for any work within their right-of-way.
  - Extend striping for east leg of traffic signal to incorporate queuing from the proposed development and to allow for rechannelization.
  - Shared access is needed when sharing an accessway with an adjacent parcel.
  - Provide clear sight triangle onto private accessway from proposed site.
  - List dimensions for all parking aisles and parking spaces. List all curb radii.
  - For one-way aisles, incorporate “Do Not Enter” signage, “One-Way” signage, and directional arrows.
  - Incorporate ADA parking, bicycle parking, and motorcycle parking as part of the IDO requirements. List all dimensioning and provide all necessary signage and details.
  - Provide curb and sidewalk details.
  - Call out the 6-foot ADA pathway from the building to the right-of-way and from the required handicapped spaces to the building.

*The site plan includes details and dimensions, as required. Upon further review by the DRB, the Applicant expects additional clarifications to be made to the site plan prior to obtaining final Board member signatures.*



8. Conditions from PNM shall be addressed.  
There are exiting PNM facilities abutting the site and/or in easements along Coors Blvd NW and within the site.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan.

Perimeter and interior landscape should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

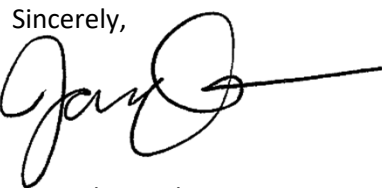
If existing lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

*The proposed plan follows PNM requirements. The associated Variance – EPC that was approved, allows for a reduction in landscape requirements within a PNM easement to allow the proposed groundcovers and shrubs to satisfy the minimum requirements. The Applicant will comply with any other terms and conditions of the applicable easements and will work with PNM regarding new service connections.*

9. The proposed colors for the subject site must comply with IDO 14-16-3-6(D)(6) where exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screen materials, shall be colors with light reflective value (LRV) ranging from 20 and 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

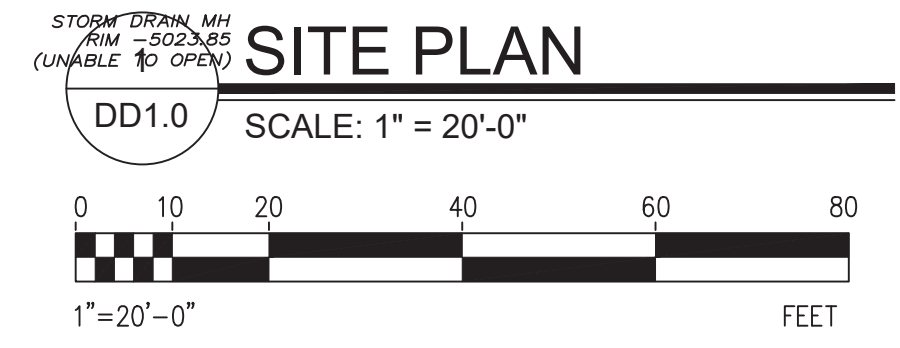
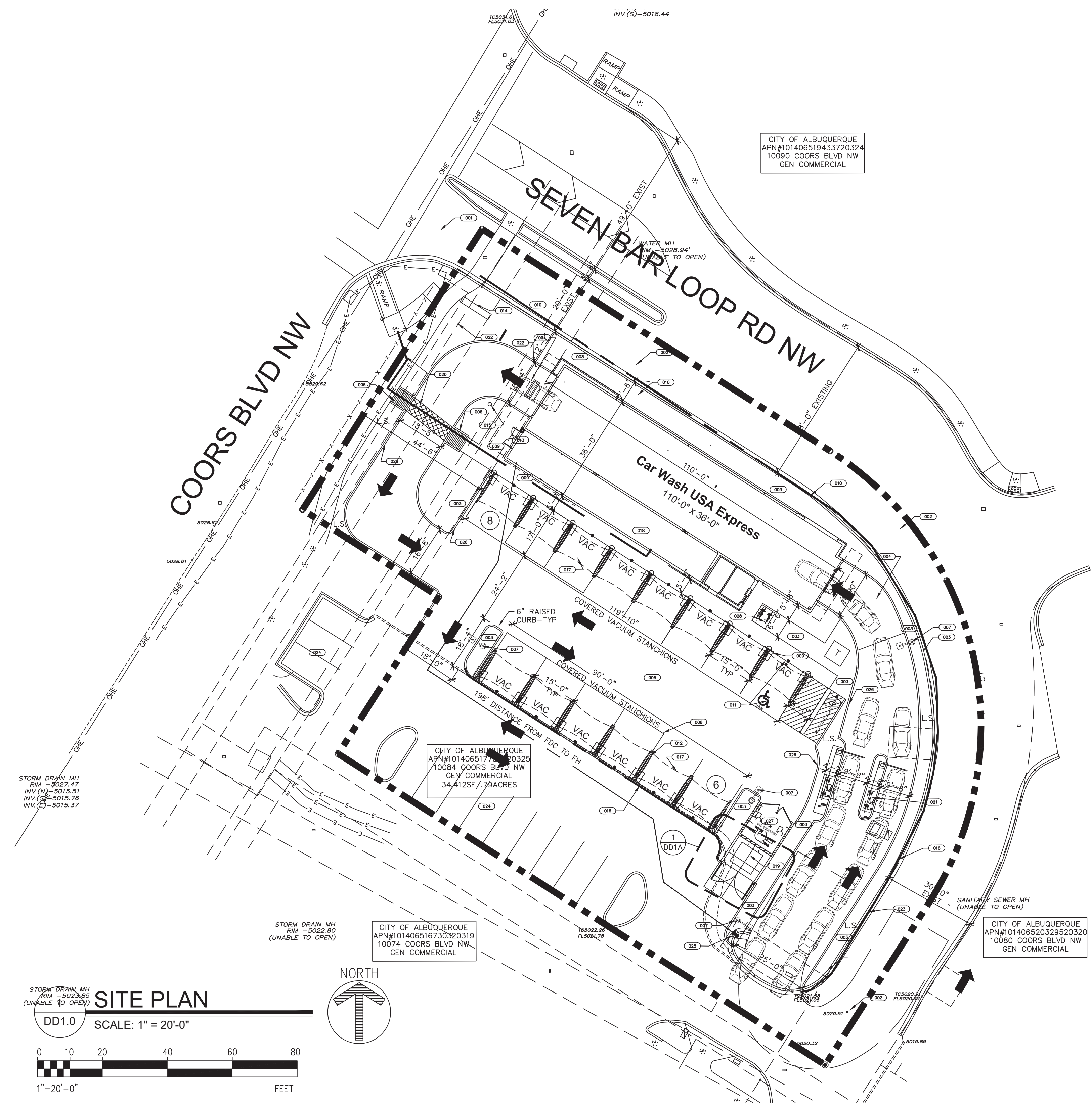
*The colors on the building elevations and wall details have been updated to reflect the appropriate LRV between 20 and 50 percent, as required.*

Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,  


Jacqueline Fishman, AICP  
Principal





### SHEET KEYED NOTES

001	EXISTING CURB CUT TO REMAIN
002	EXISTING ON-SITE ACCESS TO REMAIN
003	NEW PROPOSED LANDSCAPE - SEE LANDSCAPE DWGS
004	NEW CONCRETE PAVEMENT
005	NEW ASPHALT PAVEMENT
006	NEW SIDEWALK RAMP
007	NEW SITE LIGHTING - SEE DTL 10/DD1A
008	4" WIDE WHITE STRIPING AT PARKING SPACES & DRIVE LANES.
009	ZERO EDGE CONCRETE WALK/CONCRETE SIDEWALK
010	PROPOSED TRANSFORMER. FINAL LOCATION BY POWER CO
011	ACCESSIBLE PARKING SIGNS PER LOCAL CITY/DTL 8/9/DD1A
012	PROPOSED VACUUM STANCHIONS DTL13/DD1A
013	S.E.S. LOCATION.
014	MONUMENT SIGN - UNDER SEPARATE PERMIT. DTL 3/DD1B
015	18" SQUARE CONCRETE PAD FOR "STOP & GO" SIGN.
016	RED PAINTED CURB - "NO PARKING - FIRE LANE".
017	FABRIC CANOPY AWNING DTL 13/DD1A
018	UNISEX RESTROOM.
019	REFUSE ENCLOSURE SEE DETAIL 1/DD1A
020	ACCESSIBLE PATH/PEDESTRIAN PATHWAY 11/DD1A
021	PAY-POINT CANOPIES - TYP OF 2-DTL 13/DD1A
022	EXISTING UTILITY EASEMENTS
023	EXISTING CURBING TO REMAIN
024	EXISTING PARKING TO REMAIN
025	EXISTING FIRE HYDRANT TO BE RELOCATED. SEE CIVL
026	NEW 6" RAISED CURBING - SEE CIVL
027	VACUUM ENCLOSURE
028	NEW BICYCLE PARKING - 3 SPACES DTL 1/DD1B
029	NEW MOTORCYCLE PARKING/SIGN DTL 2/DD1B

### PROJECT DATA

PROJECT NAME:	TAKE 5 CAR WASH FACILITY 10084 COORS BLVD NW ALBUQUERQUE, NEW MEXICO
EXISTING USE:	VACANT
PROPOSED USE:	EXPRESS CAR WASH
OWNER:	JB HOLDING LLC 10416 MORNING STAR DR NE ALBUQUERQUE, NM 87111-7539
DEVELOPER:	DRIVEN BRANDS 440 S. CHURCH ST #700 CHARLOTTE, NC 28202 CONTACT: LISA WHITE (980) 259-0701
ARCHITECT:	M3 DESIGN 2308 N 7TH AVE PHOENIX, ARIZONA 85007 (480) 528-3136 CONTACT: JESSE MACIAS

### SITE DATA

SITE NET AREA:	34,412.4 S.F. / 0.79 AC.															
APN #:	10140651730820325															
GENERAL PLAN DESIGNATION:	COMMERCIAL															
ZONING:	MX-L MIXED USE LOW INTENSITY															
BUILDING FOOTPRINT:	3,400 S.F.															
BUILDING COVERAGE:	3,400 S.F. / 34,412.4 S.F. = 39.9%															
BUILDING HEIGHT:	MAXIMUM: 36'-0" PROVIDED: ±32'-0"															
LANDSCAPE:	5,435 S.F. / 34,412.4 S.F. = 15.9%															
IMPERVIOUS COVERAGE:	25,577.4 S.F. / 34,412.4 S.F. = 74.3%															
SETBACKS:	<table border="1"> <tr><th>SETBACKS</th><th>RECD.</th><th>PROVIDED:</th></tr> <tr><td>STREET FRONT (WEST)</td><td>35'</td><td>44'-6"</td></tr> <tr><td>STREET SIDE (EAST)</td><td>0'</td><td>60'-2"</td></tr> <tr><td>SIDE (WEST)</td><td>0'</td><td>102'-3"</td></tr> <tr><td>REAR (SOUTH)</td><td>0'</td><td>90'-4"</td></tr> </table>	SETBACKS	RECD.	PROVIDED:	STREET FRONT (WEST)	35'	44'-6"	STREET SIDE (EAST)	0'	60'-2"	SIDE (WEST)	0'	102'-3"	REAR (SOUTH)	0'	90'-4"
SETBACKS	RECD.	PROVIDED:														
STREET FRONT (WEST)	35'	44'-6"														
STREET SIDE (EAST)	0'	60'-2"														
SIDE (WEST)	0'	102'-3"														
REAR (SOUTH)	0'	90'-4"														
TYPE OF CONSTRUCTION:	VB															
OCCUPANCY TYPE:	B (BUSINESS)															
PARKING:	<p>REQUIRED:</p> <p>(2) SPACE PER 1000 GFA RETAIL/OFFICE/WAITING AREA</p> <p>TOTAL S.F. OF OFFICE SPACE/WAITING AREA: 3355F/1000X2 = 1 SPACES</p> <p>TOTAL REQUIRED: 1 SPACES</p> <p>REQUIRED: 3 BICYCLE SPACES / 1 MOTORCYCLE SPACE</p> <p>PARKING PROVIDED:</p> <p>ACCESSIBLE PARKING SPACES: 1 SPACES</p> <p>STANDARD PARKING SPACES: 13 SPACES</p> <p>TOTAL PROVIDED: 14 SPACES</p> <p>PROVIDED: 3 BICYCLE SPACES / 1 MOTORCYCLE SPACE</p>															

### PROJECT DESCRIPTION

NEW 3,400sf EXPRESS CAR WASH FACILITY WITH 14 SPACES ON EXISTING COMMERCIAL ZONED VACANT PARCEL WITH EXISTING CURB CUT ACCESS POINTS. PROPOSING NEW ON-SITE CIRCULATION, LANDSCAPE

### LEGAL DESCRIPTION

LOT NUMBERED TWO-C (2-C) OF COTTONWOOD CROSSING, PHASE II, (BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 1, 2004 IN PLAT BOOK 2004C, PAGE 201

- ### GENERAL SHEET NOTES
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
  - THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE/ABCWUA SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
  - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
  - ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
  - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
  - OWNERS OR PROPERTY ADJACENT TO PUBLIC ROW WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE ROW IN ACCORDANCE WITH APPROVED PLANS

### APPROVAL STAMPS

PROJECT NUMBER: PR-2021-005816

Application Number: \_\_\_\_\_

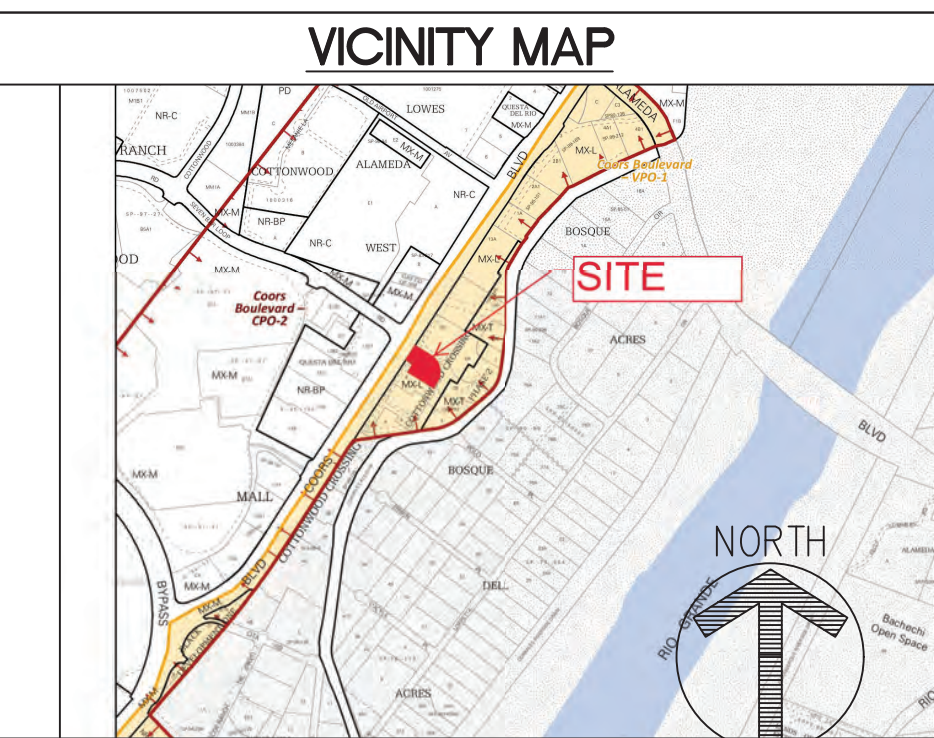
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved EPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
*Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

\*Environmental Health, if necessary  
2/6/18

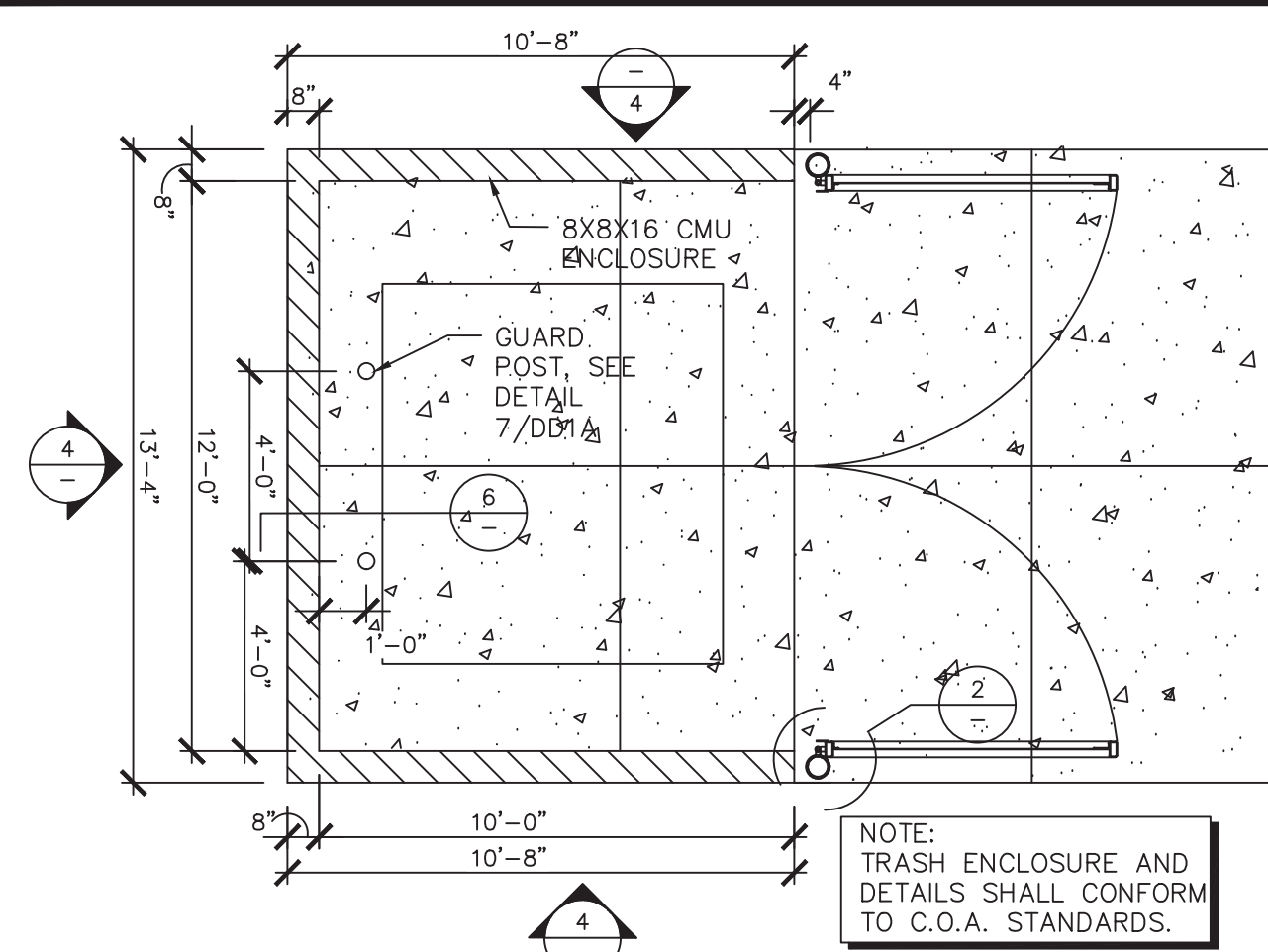


2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007

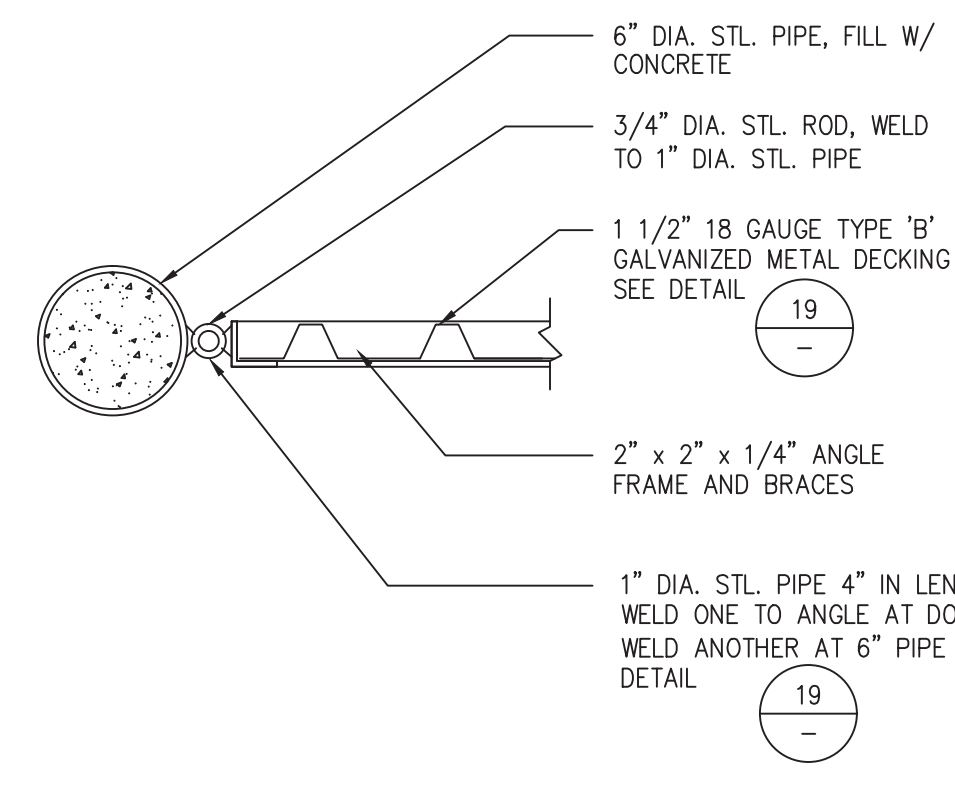


TAKE 5 CAR WASH EXPRESS  
10084 COORS BLVD NW  
ALBUQUERQUE, NM  
SITE PLAN

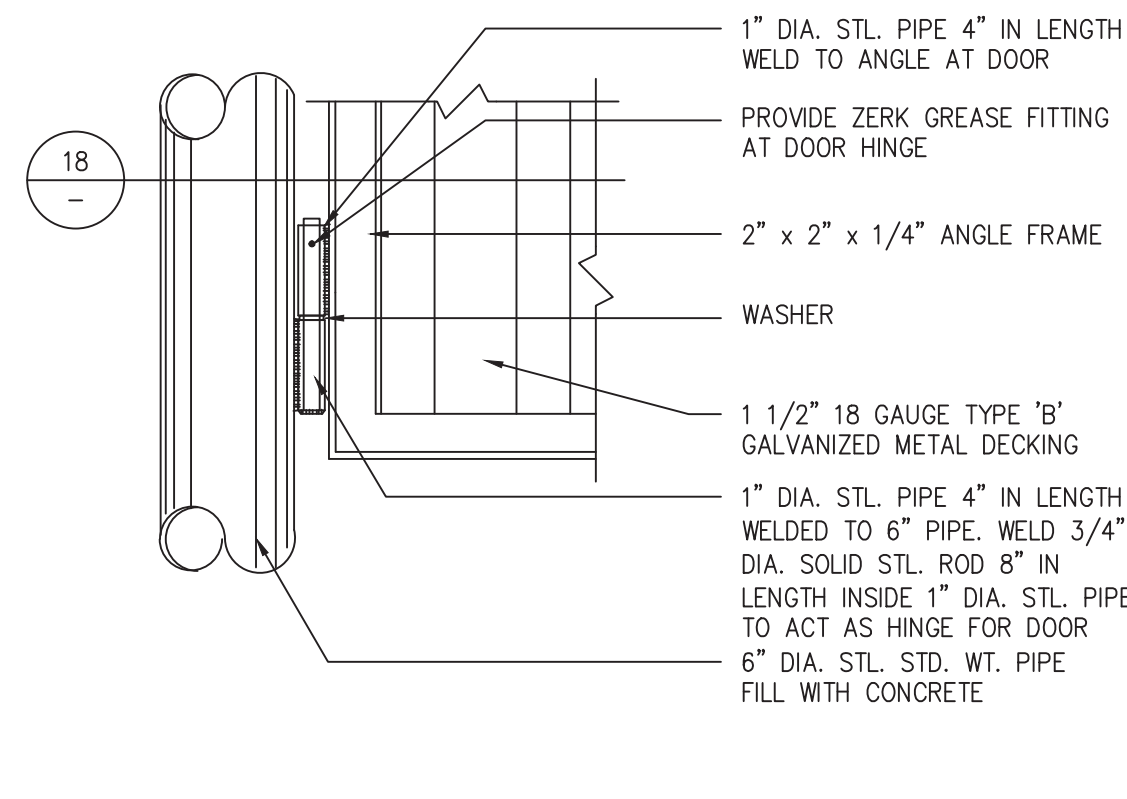
DATE: 2021-05-04  
SCALE: SCALE  
DRAWN BY: JM  
PROJECT NUMBER: CWU20001.0  
SHEET: DD1  
REV:



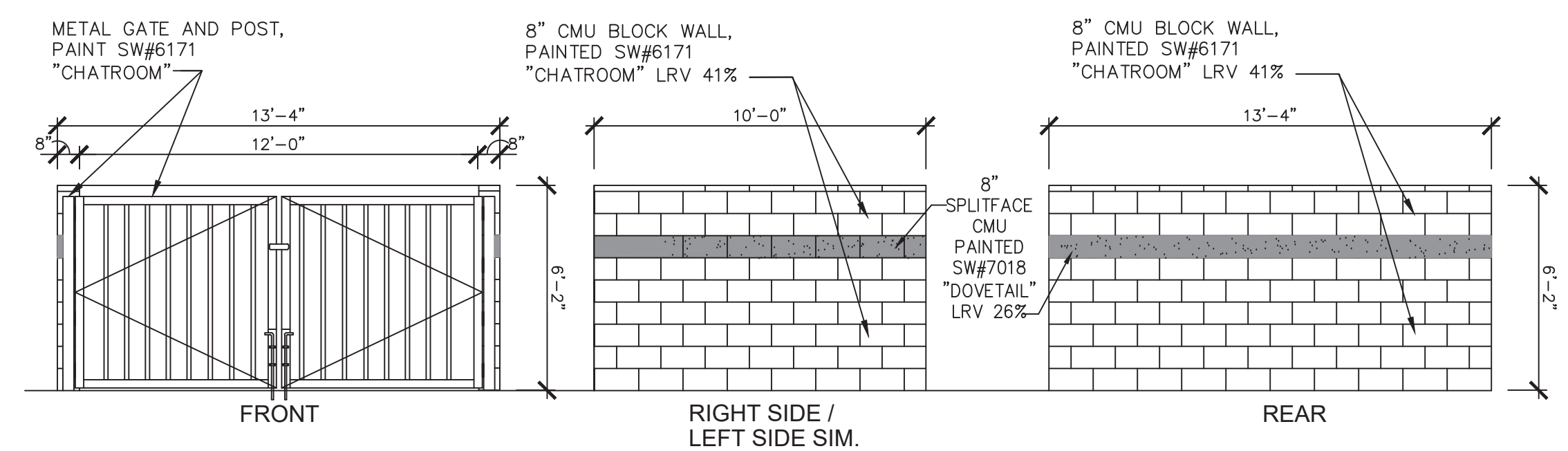
1 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



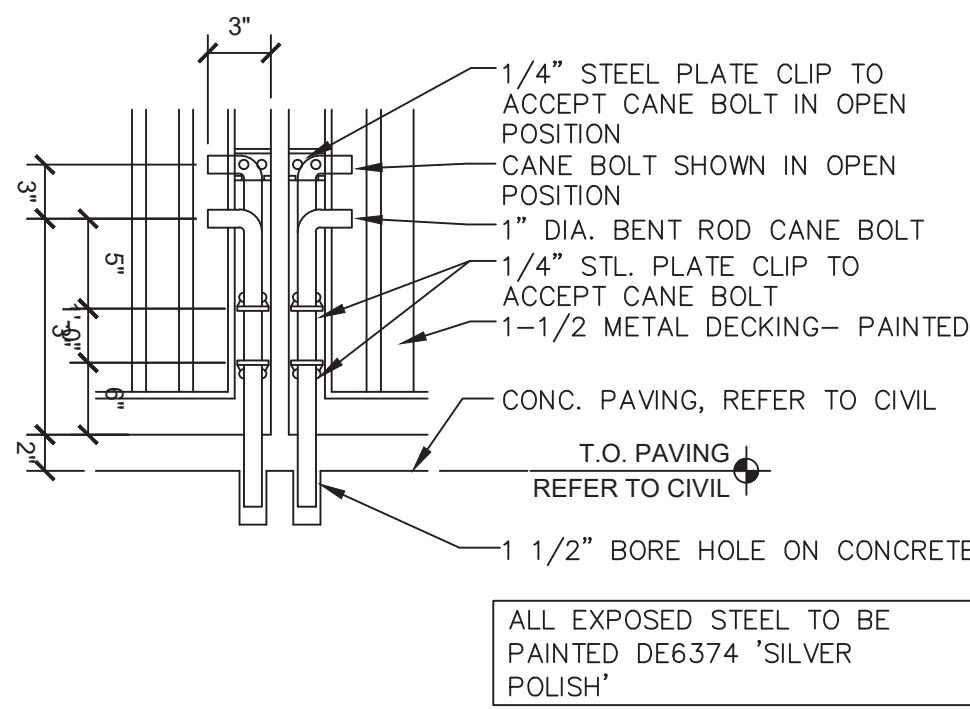
2 HINGE AT TRASH ENCLOSURE  
SCALE: 1-1/2" = 1'-0"



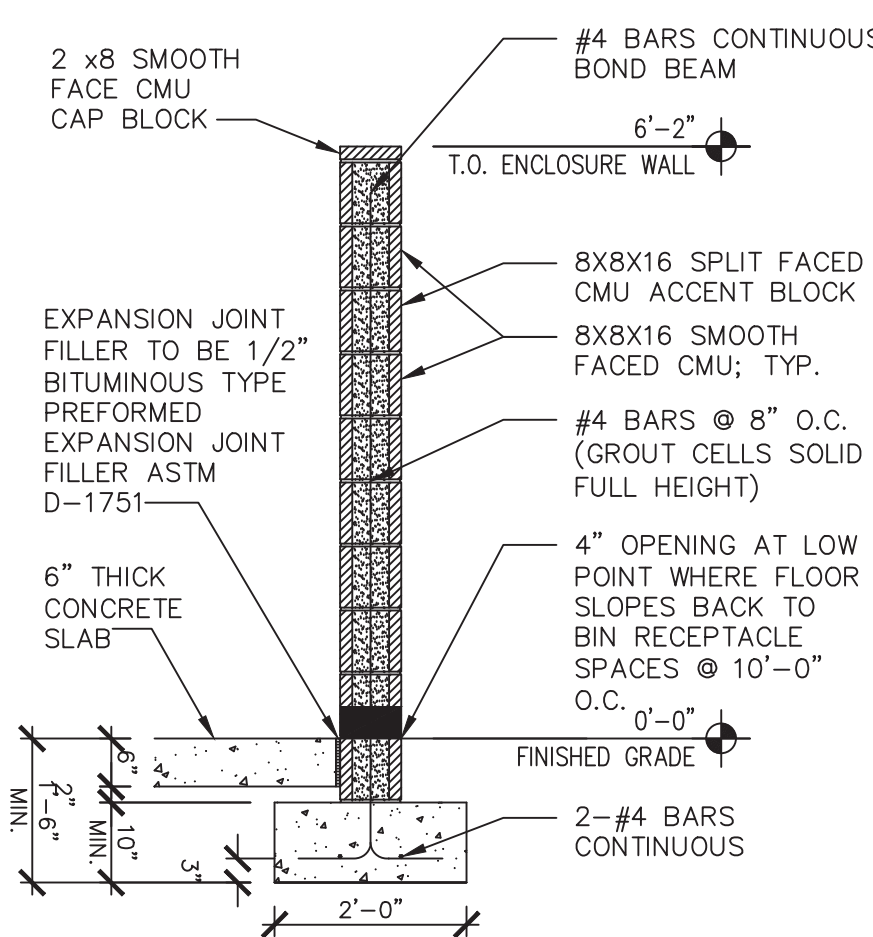
3 JAMB AT TRASH ENCLOSURE  
SCALE: 1-1/2" = 1'-0"



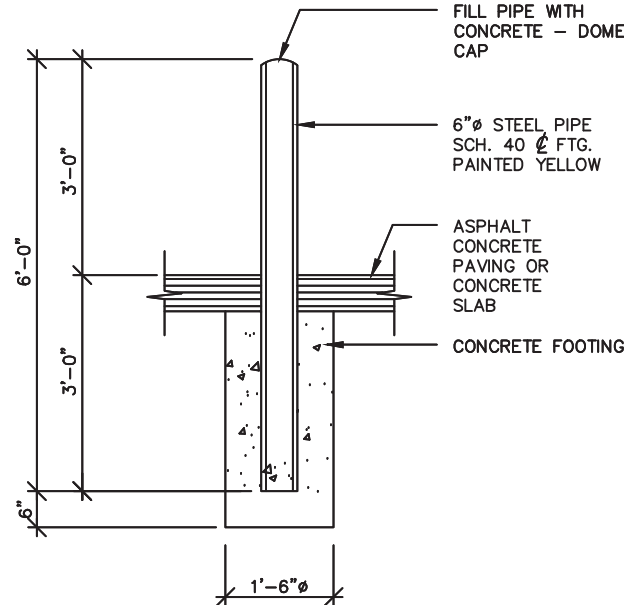
4 TRASH ENCLOSURE ELEV.  
SCALE: 1/4" = 1'-0"



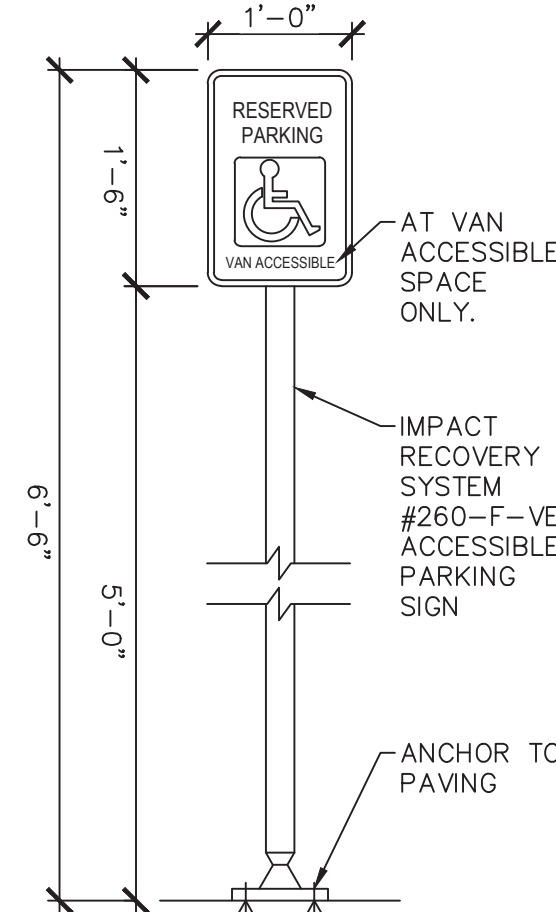
5 CANE BOLT DETAIL  
SCALE: 1 1/2" = 1'-0"



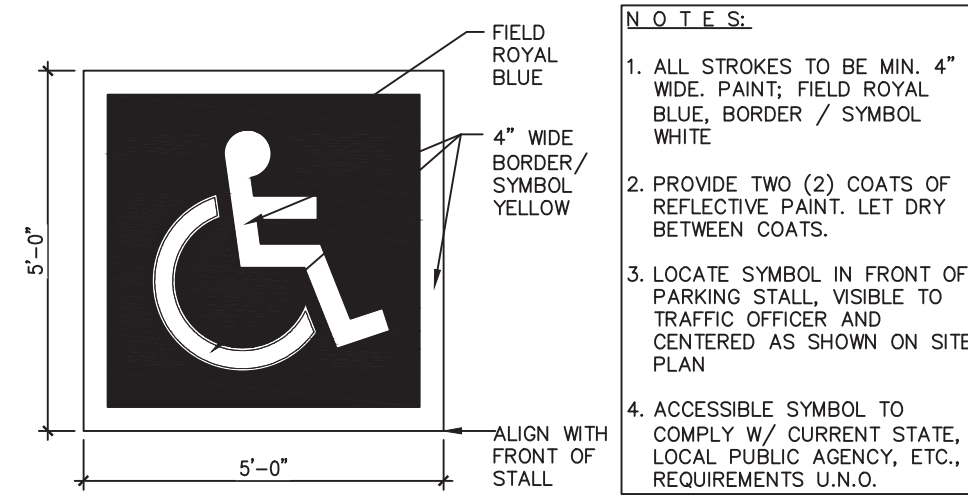
6 TRASH ENCL SECTION  
SCALE: 1/2" = 1'-0"



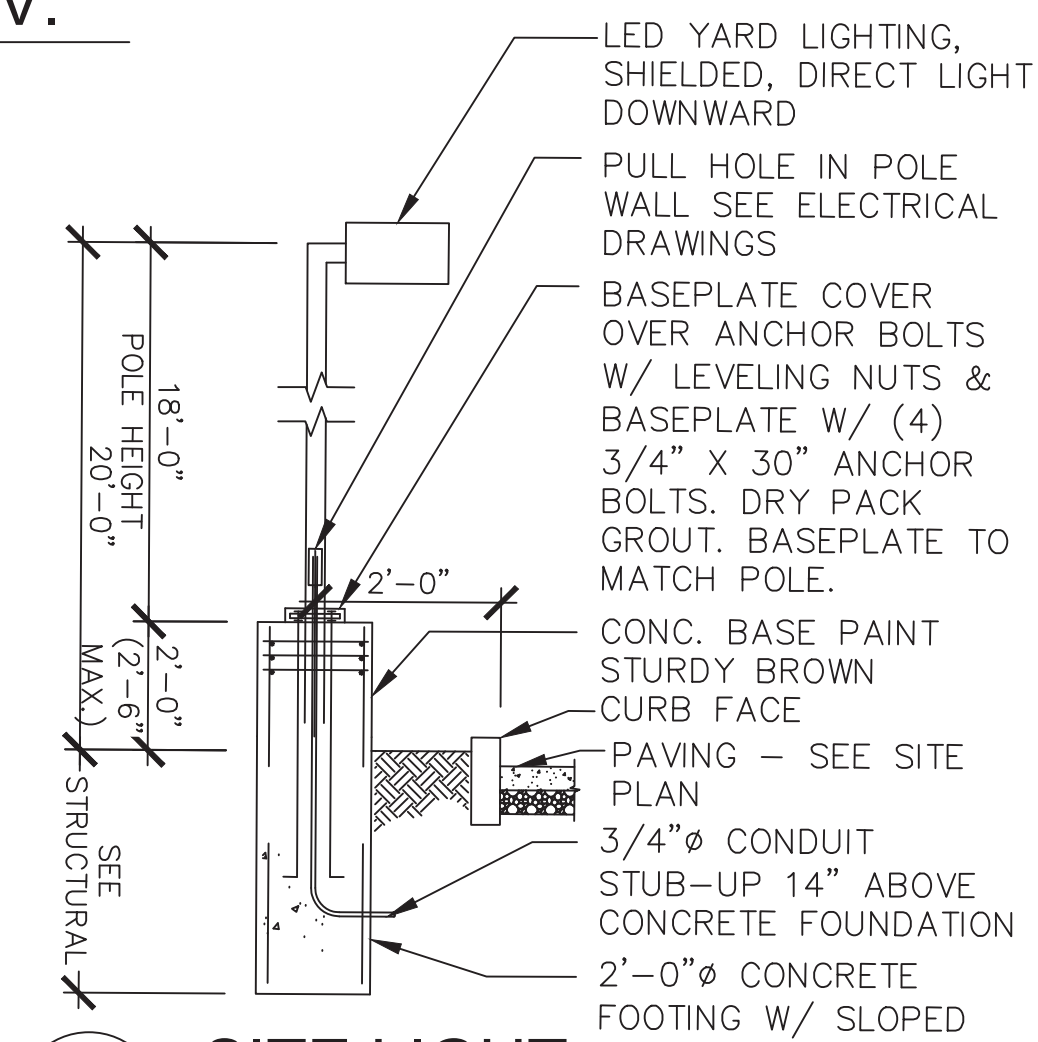
7 GUARD POST DETAIL  
SCALE: 1/2" = 1'-0"



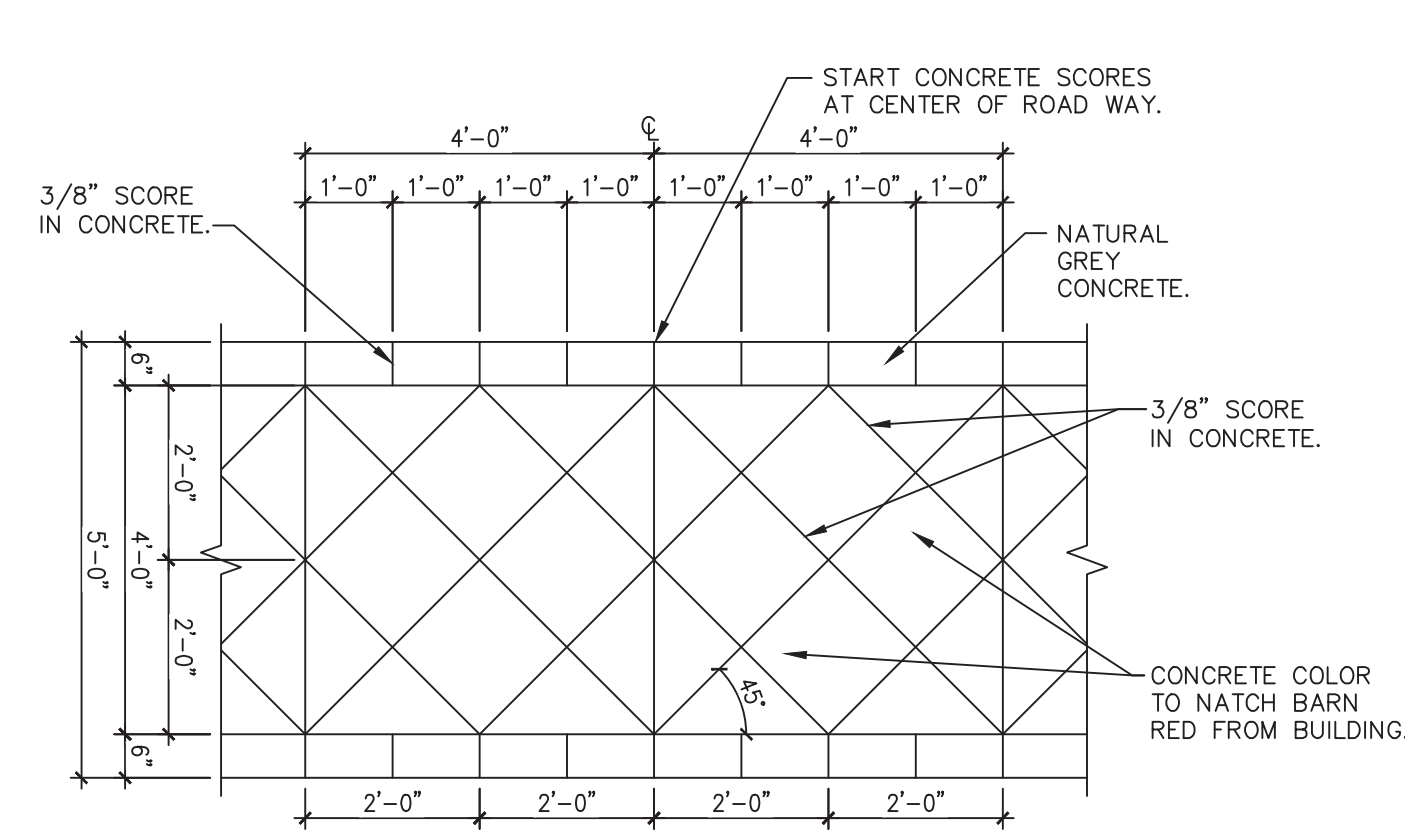
8 ACCESSIBLE PARKING SIGN  
SCALE: 3/4" = 1'-0"



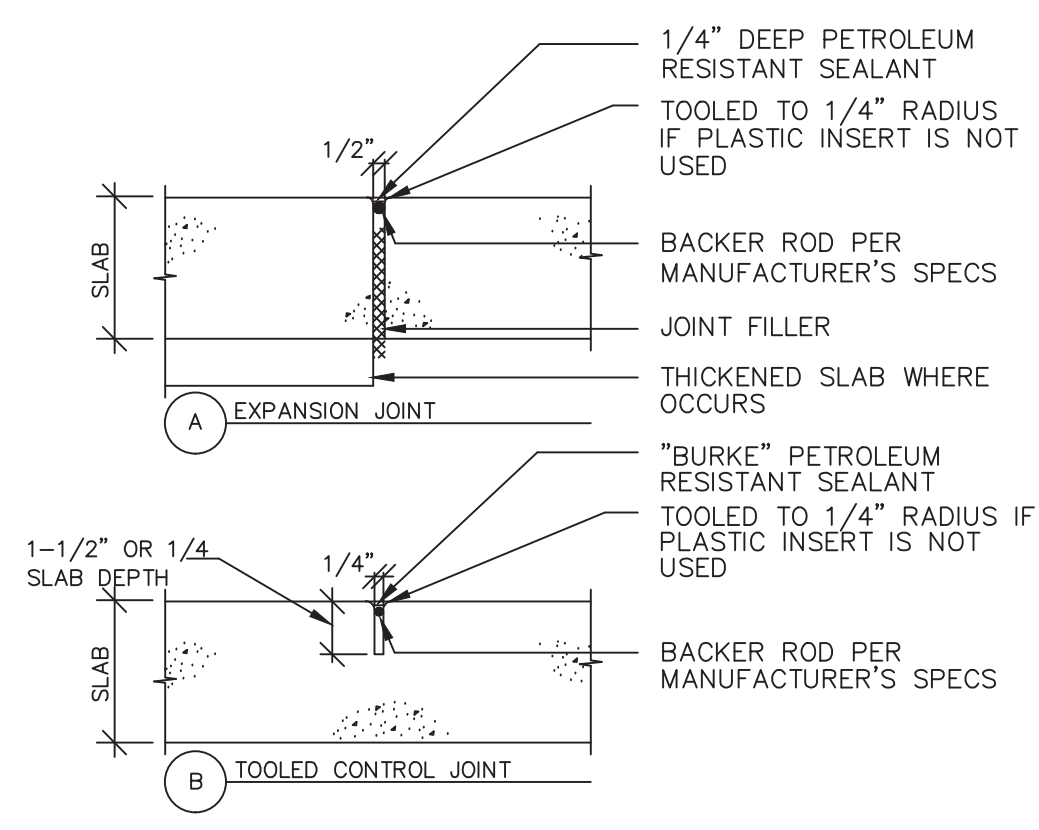
9 ACCESSIBLE PARKING SYMBOL  
SCALE: 1/2" = 1'-0"



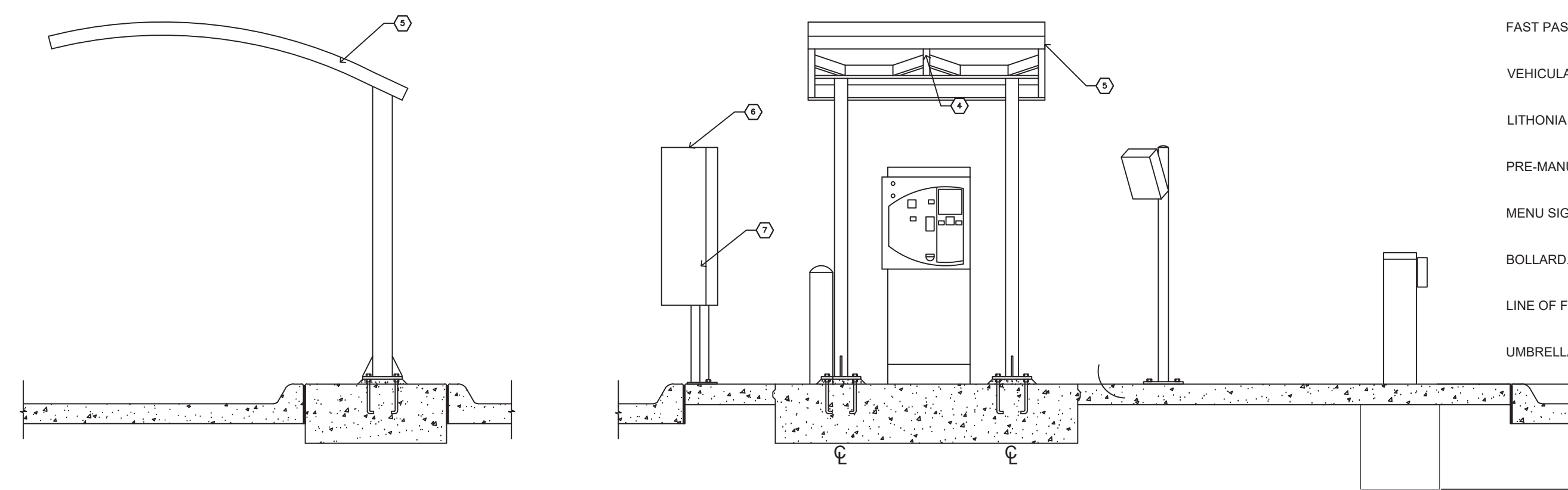
10 SITE LIGHT  
SCALE: 3/8" = 1'-0"



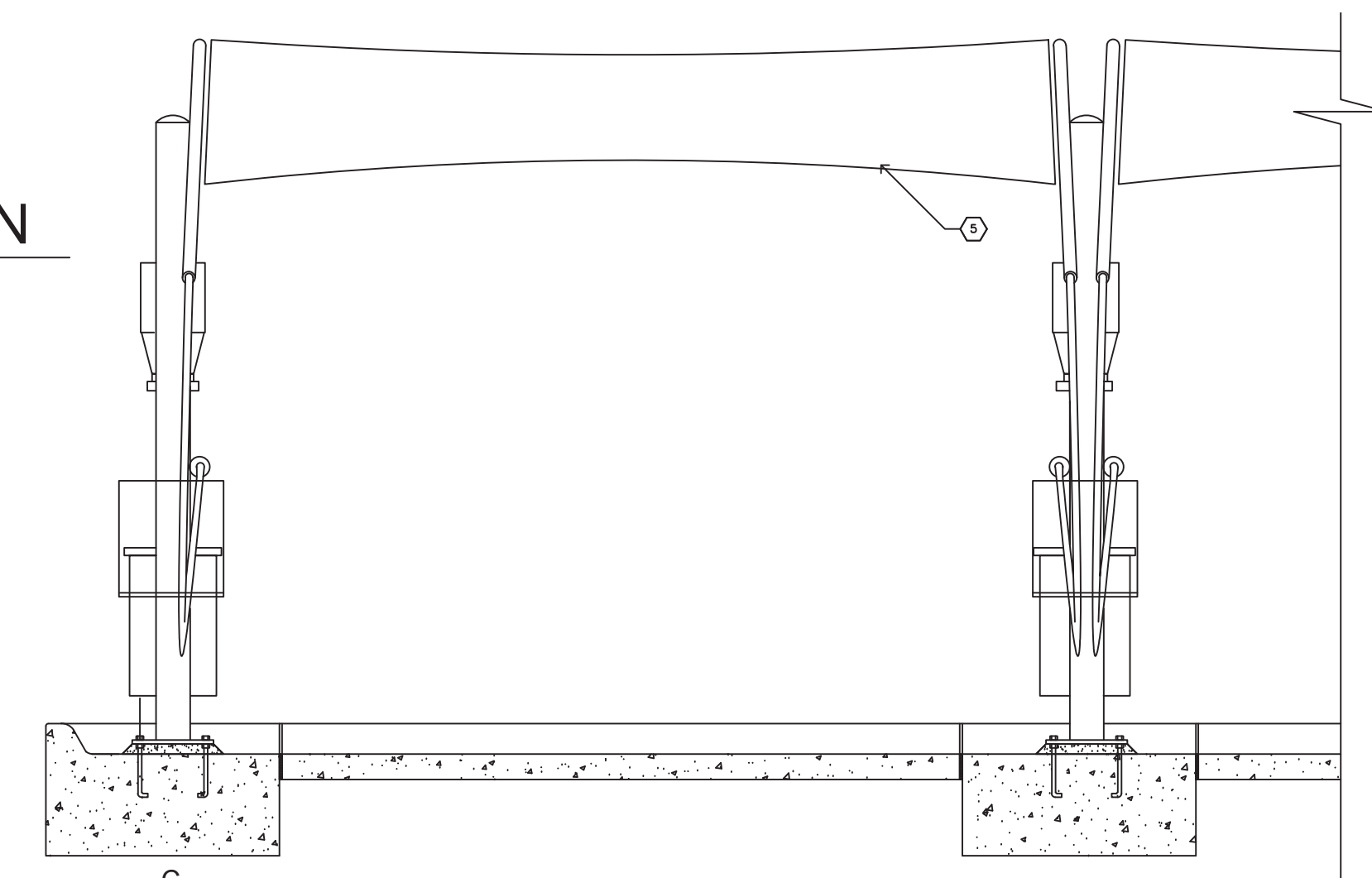
11 PEDESTRIAN CROSSING  
SCALE: 3/4" = 1'-0"



12 CONCRETE DETAILS  
SCALE: 1/2" = 1'-0"



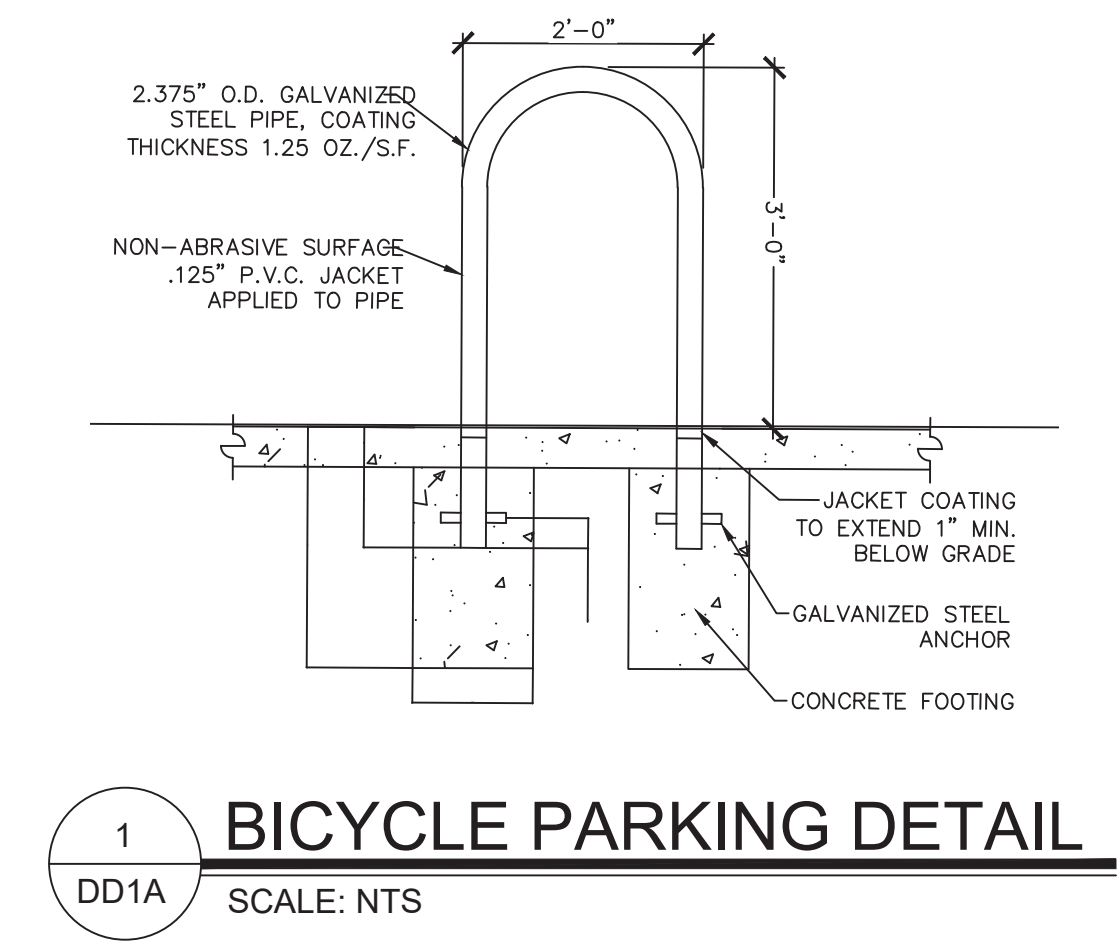
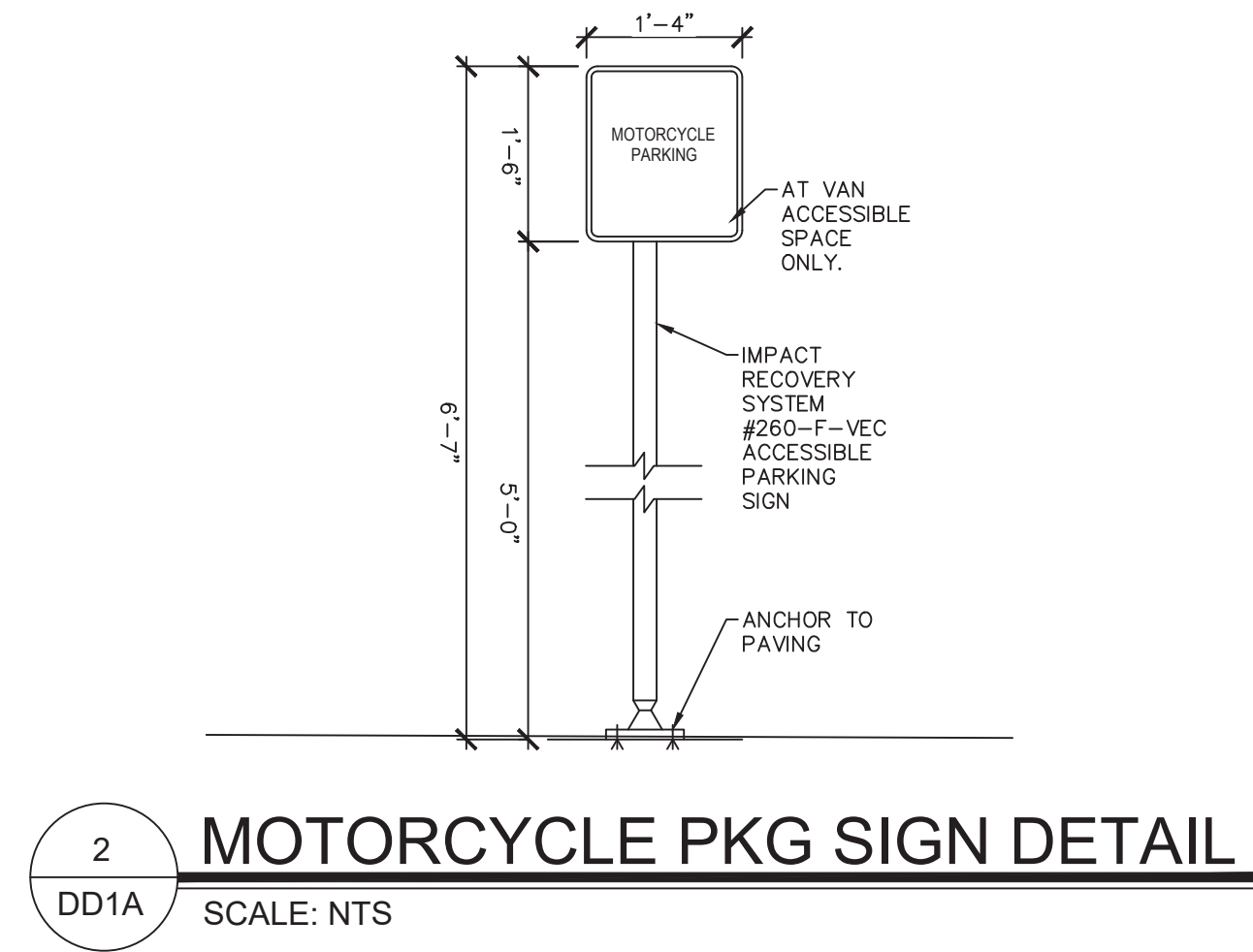
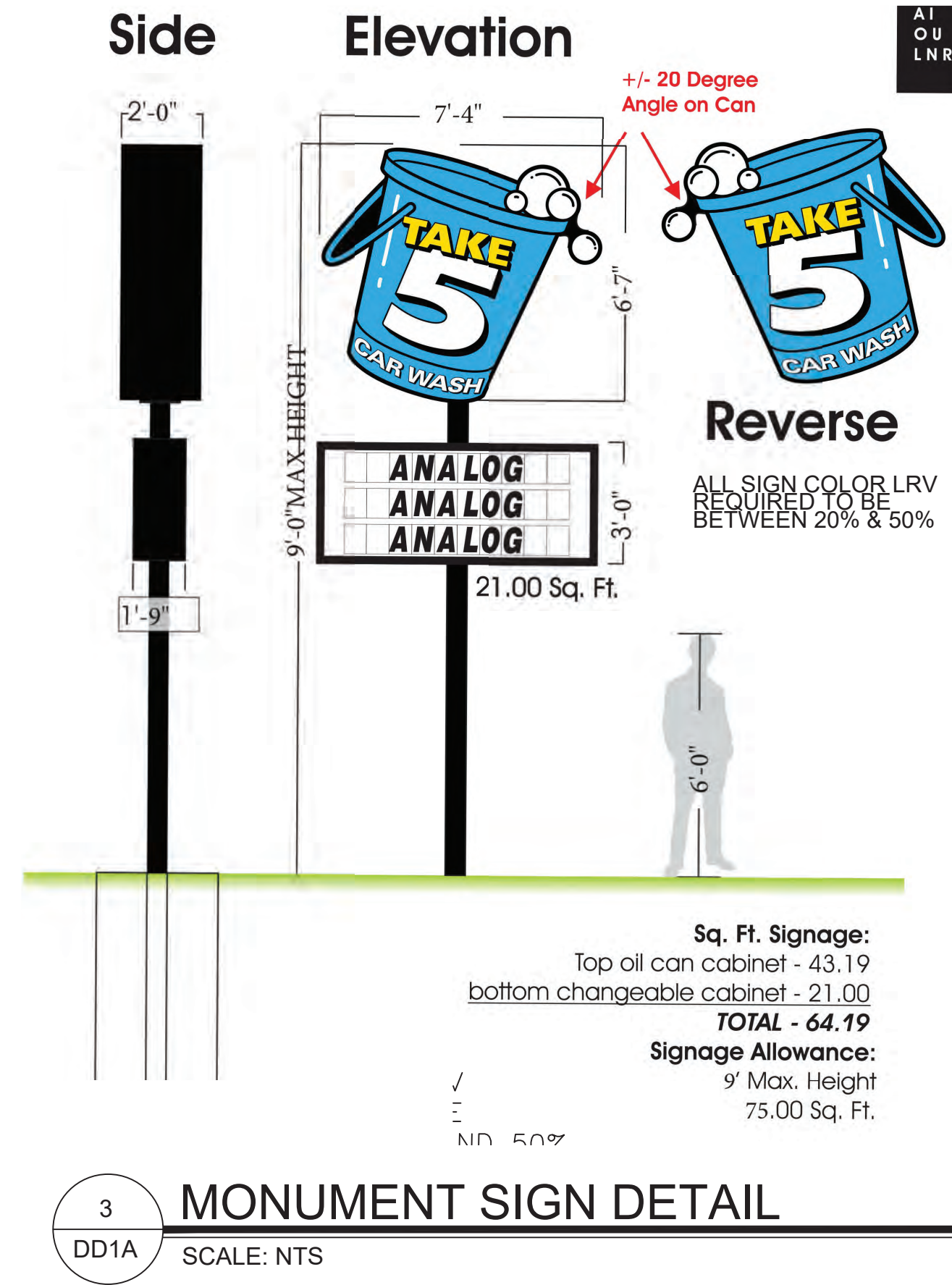
13 PAY-POINT/VACUUM ELEVATION  
SCALE: 1/2" = 1'-0"



KEYNOTES

- XPT PAY KIOSK ON 6" CURB
- FAST PASS READER.
- VEHICULAR GATE.
- LITHONIA LED LIGHT
- PRE-MANUFACTURED CANOPY BY TSS
- MENU SIGN
- BOLLARD. DTL
- LINE OF FOOTING.
- UMBRELLA ARCH.



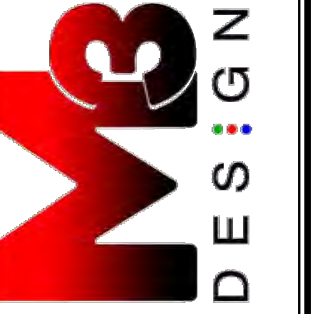


2008 NORTH 7th AVENUE  
 PHOENIX, ARIZONA 85007



TAKE 5 CAR WASH EXPRESS  
 10084 COORS BLVD NW  
 ALBUQUERQUE, NM  
 SITE DETAILS

DATE:	2021-05-04
SCALE:	SCALE
DRAWN BY:	JM
PROJECT NUMBER:	CWU20001.0
SHEET:	DD1B
REV:	



11-7-21  
NOT FOR CONSTRUCTION

PLANT LEGEND

ON-SITE QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
<b>TREES</b>				
3	(Symbol)	CHILOPSIS LINEARIS (RW) DESERT WILLOW 'BUBBA'	24" BOX MS	8' MIN HT. 25' HT X 25' SPR.
3	(Symbol)	FORESTIERA NEOMEXICANA (RW) NEW MEXICO OLIVE	15 GAL MS	6' MIN HT. 15' HT X 15' SPR.
3	(Symbol)	FRAXINUS OXYCARPA 'RAYWOOD' (M) RAYWOOD ASH	2" CAL. B&B	12' MIN HT. 30' HT X 25' SPR.
8	(Symbol)	JUNIPERUS SCOP. 'SKYROCKET' (M) SKYROCKET JUNIPER	15 GAL	6' MIN HT. 12' HT X 6' SPR.

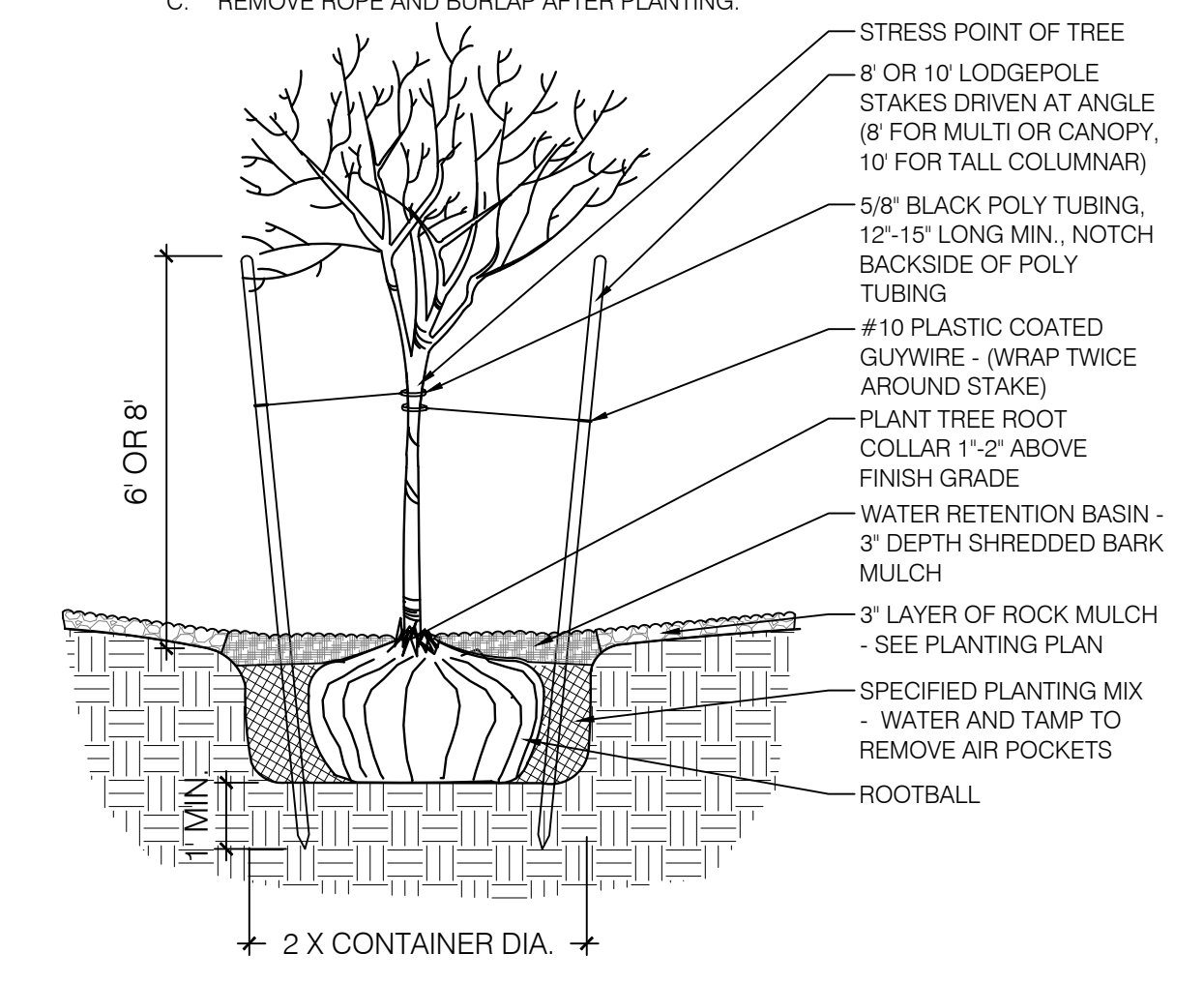
<b>SHRUBS/GROUNDCOVERS</b>				
37	(Symbol)	CALAMOGROSTIS A. 'KARL FOERSTER' (RW) KARL FOERSTER FEATHER REED GRASS	5-GAL.	3 HT. X 3' SPR.
1	(Symbol)	BUDDLEIA DAVIDI (M) COMMON BUTTERFLY BUSH	5-GAL.	5 HT. X 5' SPR.
5	(Symbol)	DASYLIRON WHEELERI (L) BLUE SOTOL	5-GAL.	3 HT. X 3' SPR.
1	(Symbol)	OPUNTIA ENGLERMANNI (RW) ENGELMANN'S PRICKLY PEAR	5-GAL.	3 HT. X 6' SPR.
9	(Symbol)	FALLUGIA PARADOXA (RW) APACHE PLUME	5-GAL.	4 HT. X 4' SPR.
22	(Symbol)	JUNIPERUS HORIZONTALIS (L+) BAR HARBOR JUNIPER	5-GAL.	9' HT. X 6' SPR.
14	(Symbol)	PENSTEMON STRICTUS (L+) ROCKY MOUNTAIN PENSTEMON	5-GAL.	2 HT. X 2' SPR.
6	(Symbol)	PENSTEMON PINIFOLIUS (L+) PINELEAF PENSTEMON	5-GAL.	2 HT. X 2' SPR.
4	(Symbol)	PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	8 HT. X 8' SPR.
9	(Symbol)	RHAPHIOLEPIS INDICA 'PINKIE' (M) INDIAN HAWTHORN	5-GAL.	3 HT. X 4' SPR.
4	(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' (RW) CREEPING THREE LEAF SUMAC	5-GAL.	18' HT. X 7' SPR.
8	(Symbol)	SPIREA BUMALDA (M) ANTHONY WATERER	5-GAL.	3 HT. X 4' SPR.

<b>LANDSCAPE BOULDERS AND GRAVEL MULCH</b>	
13	(Symbol) MOSS ROCK BOULDERS (MIN. 27CF)
1,821 SF	(Symbol) 1" MOUNTAINAIR BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNERS REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTORS CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
- THE OWNERS REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNERS REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- MAINTENANCE OF ALL PLANTING, INCLUDING THOSE WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY VEGETATION THAT DIES SHALL BE REPLACED BY THE PROPERTY OWNER.

- NOTES:
- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
  - THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
  - REMOVE ROPE AND BURLAP AFTER PLANTING.



GENERAL LANDSCAPE NOTES

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES. SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**LANDSCAPE AREA COVERAGE**

TOTAL SITE AREA (79 AC.):	34,412 SF
BUILDING AREA:	- 3,400 SF
NET AREA:	31,012 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 4,652 SF  
PROVIDED LANDSCAPE AREA: 5,435 SF (16%)

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE	4,076 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	7,520 SF (84%)
REQUIRED GROUND-LEVEL PLANT COVERAGE	1,019 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE	1,588 SF (55%)

**LANDSCAPE TURF**  
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.

NO TURF IS PROVIDED ON THIS SITE

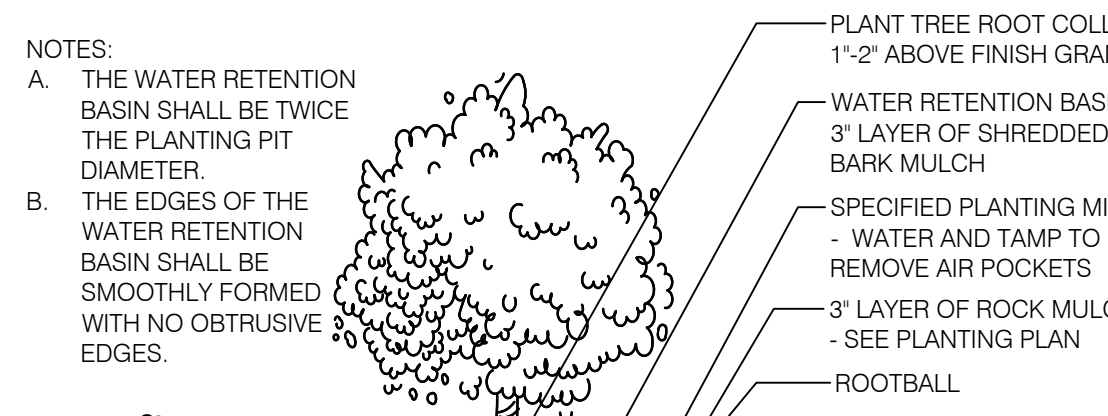
**PARKING LOT AREA**  
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

THE PROJECT IS PROVIDING 14 PARKING SPACES.

TOTAL PARKING LOT AREA:	13,473 SF
REQUIRED LANDSCAPE AREA:	1,347 SF
PROVIDED LANDSCAPE AREA: (INCLUDING EXISTING ISLANDS)	1,808 SF (13%)

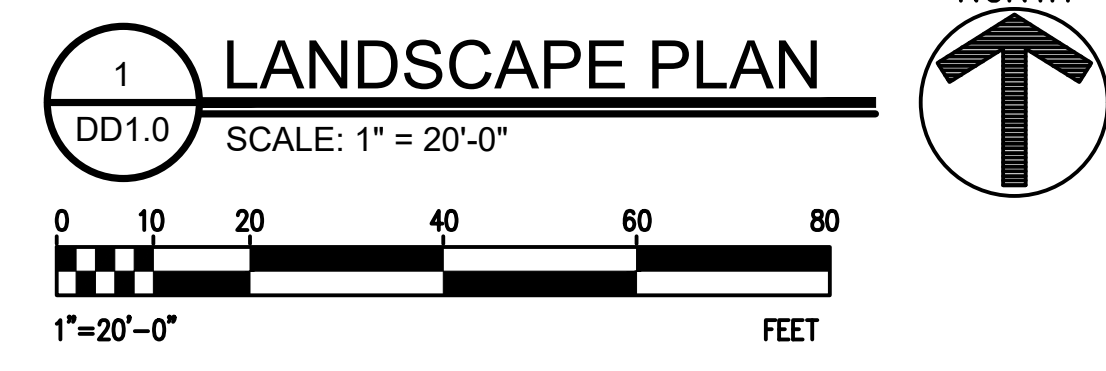
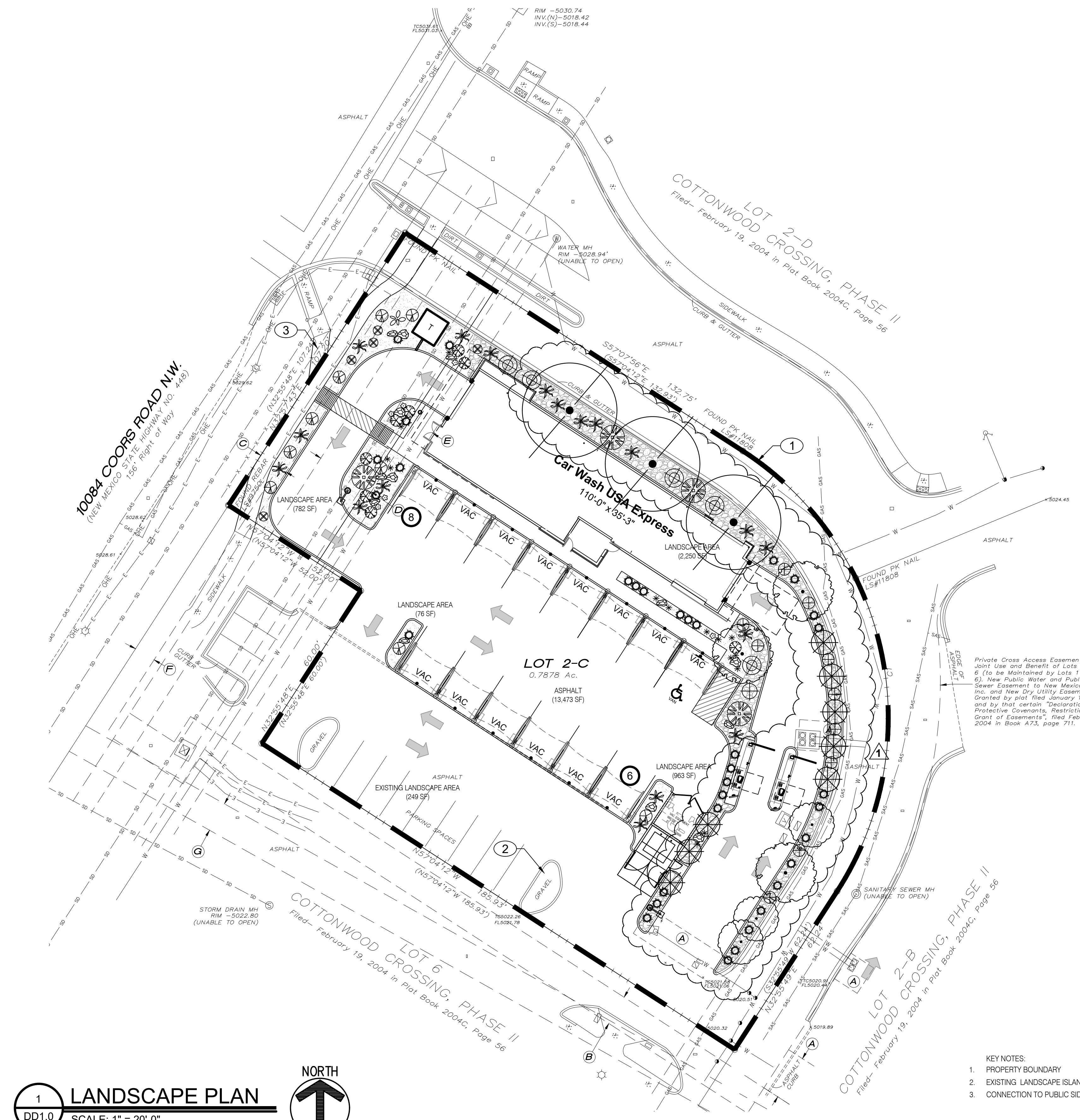
**PARKING LOT TREES**  
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

THE PROJECT IS PROVIDING 14 PARKING SPACES.  
PARKING LOT TREES REQUIRED: 1  
PARKING LOT TREES PROVIDED: 1



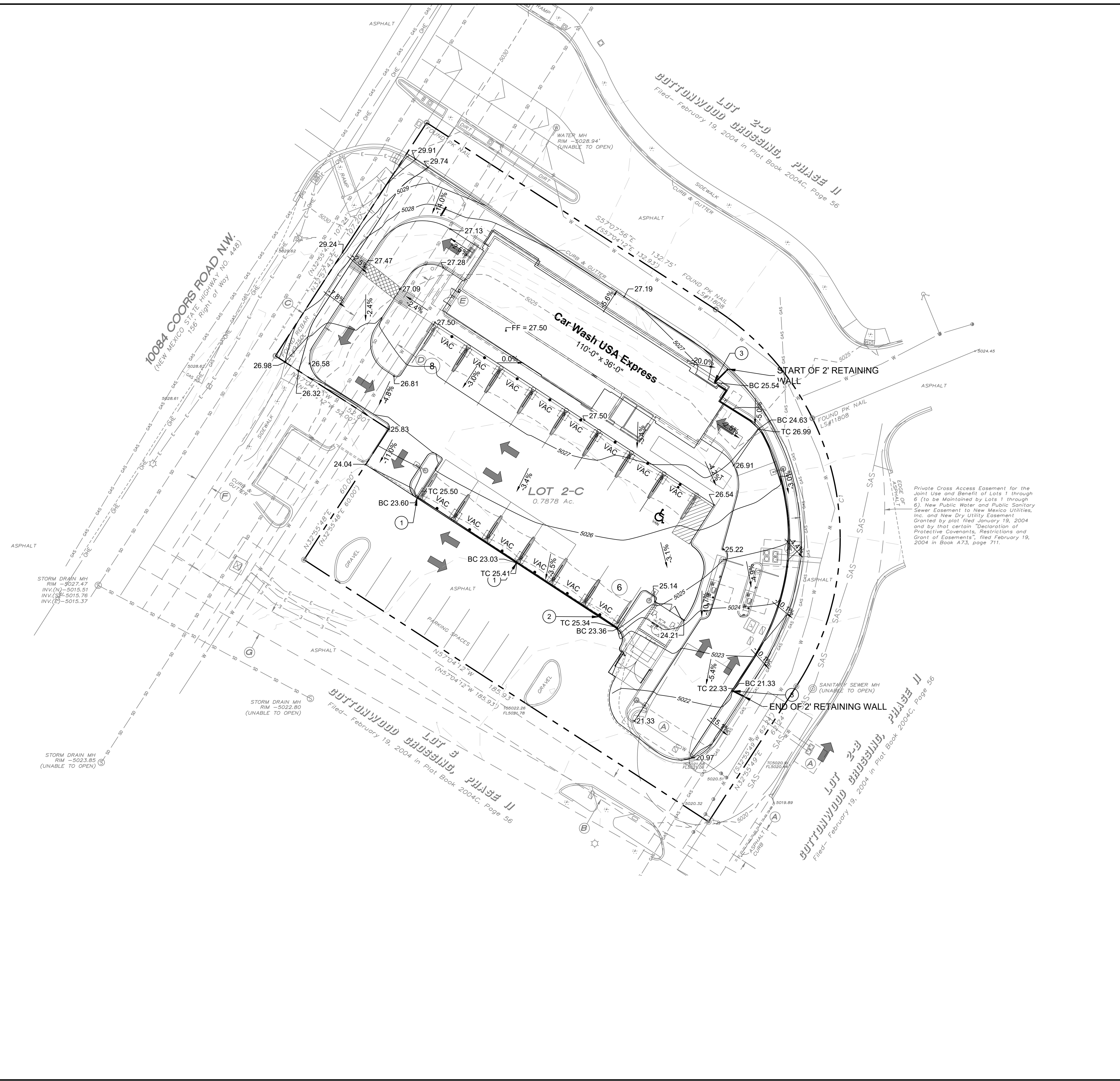
NOTES:  
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.  
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

(A) SHRUB PLANTING DETAIL  
SCALE: N.T.S.



- KEY NOTES:
- PROPERTY BOUNDARY
  - EXISTING LANDSCAPE ISLANDS, 2
  - CONNECTION TO PUBLIC SIDEWALK

NAME: N:\Projects\W0032 M3 Design\W0032-21002 M3 Cottonwood Crossing Car Wash\3 DWG\Sheets\W32 C-101 Grading.dwg PLOT DATE: Dec 07, 2021 9:29am



**SYMBOL LEGEND**

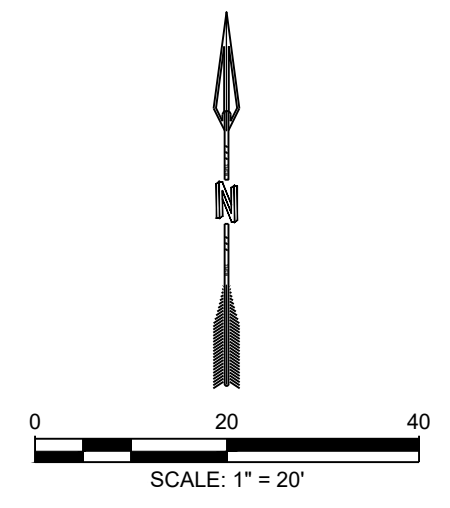
	7290	PROPOSED MAJOR CONTOUR
	7291	PROPOSED MINOR CONTOUR
	7290	EXISTING MAJOR CONTOUR
	7291	EXISTING MINOR CONTOUR
	1.0%	PROPOSED SLOPE ARROW
		PROPERTY LINE
		RETAINING WALL

**SPOT ELEVATION SYMBOLS**

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

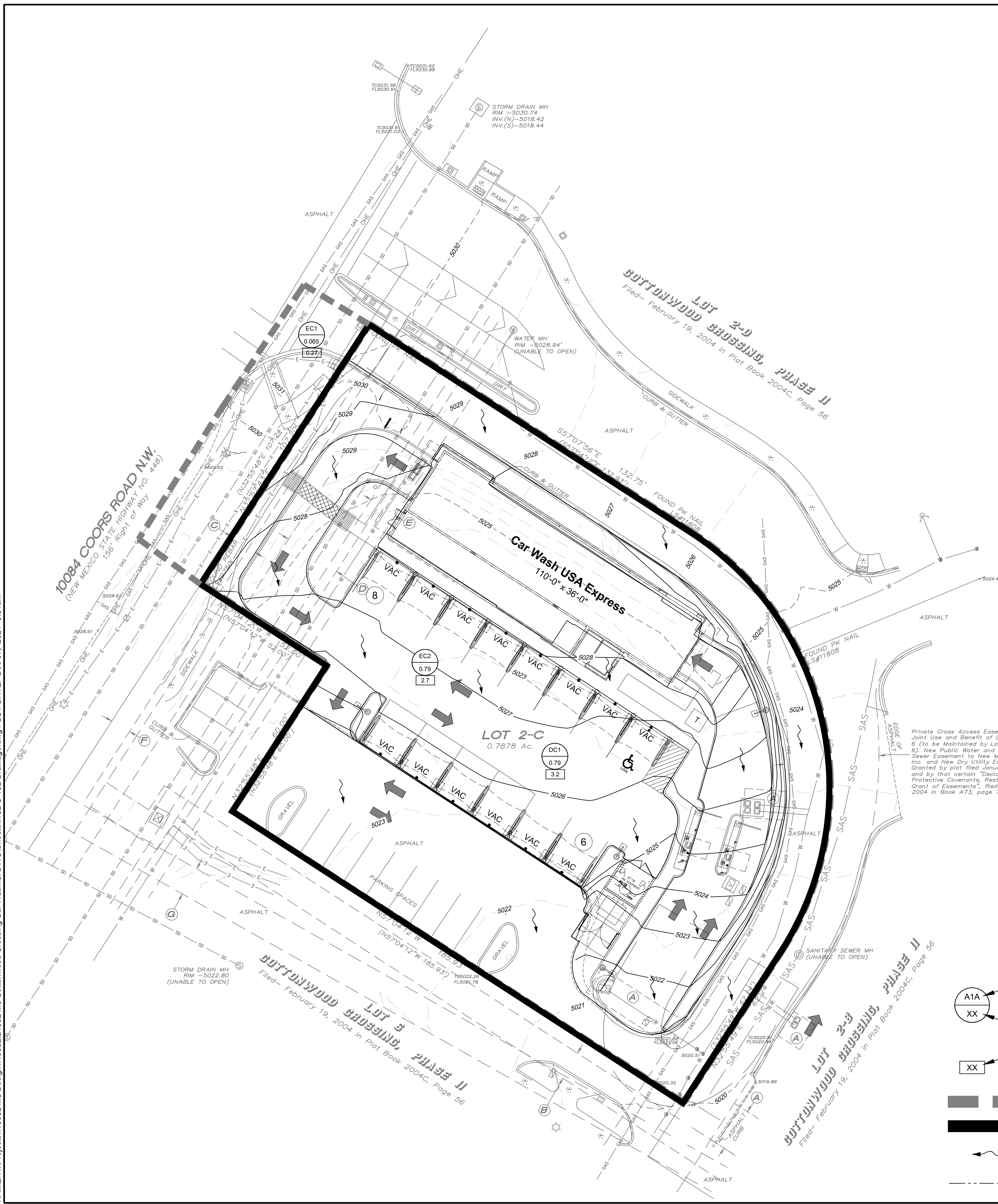
	90.25	FLOWLINE ELEVATION
	TC 90.25	TOP OF CURB ELEVATION
	BC 90.25	BOTTOM OF CURB ELEVATION
	FF = 90.25	FINISHED FLOOR ELEVATION

- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  - PARKING LOT STRIPING HAS BEEN SCREENED BACK FOR VISUAL CLARITY.
  - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
  - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
  - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
  - ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
  - ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.



<p>DESIGNED HF DRAWN AR CHECKED JL DATE 12.07.2021</p>	<p>REVISION</p>
<p><b>RESPEC</b> COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 DENVER, CO 80231 WWW.RESPEC.COM PHONE: (855) 523-9718</p>	<p>STAMP</p> <p style="color: red; text-align: center;"><b>PRELIMINARY</b> NOT FOR CONSTRUCTION 12/2021</p> <p style="font-size: small; text-align: center;">THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p> <p style="text-align: center;"> Know what's below. Call before you dig.</p> <p style="text-align: center;">PROJ. # W0032-31002</p>
<p>PROJECT NAME:</p> <p style="text-align: center;"><b>COTTONWOOD CROSSING CAR WASH</b></p>	<p>SHEET TITLE:</p> <p style="text-align: center;"><b>GRADING PLAN</b></p>
<p>SUBMITTED FOR:</p> <p style="text-align: center;"><b>DRB</b></p>	<p>SHEET NUMBER:</p> <p style="text-align: center;"><b>C-101</b></p>

NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Crossing Car Wash.dwg PLOT DATE: Dec 07, 2021 9:31am



**BACKGROUND**

10084 COORS BLVD NORTHWEST IS APPROXIMATELY 0.788 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS LOCATION IS AT THE SOUTHEAST CORNER OF COORS BLVD AND SEVEN BAR LOOP ROAD NORTHWEST. THE INTENT FOR THIS PROPERTY IS TO BE USED AS A CAR WASH. THERE IS NO DESIGNATED 100-YR FLOOD ZONE SHOWN ON THE SITE.

**METHODOLOGY**

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 6-2 USING THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS TO CALCULATE PEAK FLOW RATES FOR THE 100-YEAR, 24-HOUR STORM TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. WATER QUALITY IS ACCOUNTED FOR THROUGH THE PAYMENT-IN-LIEU OPTION PER SECTION 6-2(C)(1) IN THE DPM. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

**EXISTING CONDITIONS**

THE EXISTING SITE IS PARTIALLY UNDEVELOPED WITH LOW VEGETATIVE COVER AND SEVERAL DISTURBED AREAS. THE SOUTH AREA OF THE SITE IS PAVED AND IN USE FOR PARKING. THE SITE, IN GENERAL, SLOPES FROM THE NORTH/NORTHWEST TO THE SOUTHEAST CORNER TOWARD AT APPROXIMATELY 1.5-3%. STORM WATER RUNOFF GENERATED IN THE EXISTING AREA FLOW GENERALLY TO THE SOUTHEAST, WITH EVENTUAL DISCHARGE INTO THE DRAINAGE POND INSTALLED IN THE "COTTONWOOD CROSSING PHASE II". THE SITE HAS BEEN DIVIDED INTO BASIN EC1 FOR ROW FLOWS AND EC2 FOR SITE FLOWS.

SUB-BASIN EC1 IS 0.788 ACRES AND SUB-BASIN EC2 IS 0.065 ACRES. THE EXISTING FLOW FOR EC2 IS 2.7 CFS. THE RUNOFF FREE DISCHARGES AT THE SOUTHEAST CORNER OF THE SITE TO THE POND LOCATED SOUTHEAST OF THE SITE VIA EXISTING SURFACE FLOWS.

**DEVELOPED CONDITIONS**

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN WITH FREE DISCHARGE. USING THE COTTONWOOD CROSSING PHASE II DRAINAGE REPORT AS REFERENCE, THERE IS ALLOWED FREE DISCHARGE TO THE DOWNSTREAM POND. THE NEW CAR WASH WILL BE CONSTRUCTED, PRESERVING THE EXISTING PARKING LOT ON THE SITE. DEVELOPED FLOWS INCREASE FROM 2.7 TO 3.2 CFS.

SUB-BASIN DC1 IS 0.788 ACRES AND GENERATES 3.2 CFS WHICH IS CONVEYED TO THE SOUTHEAST CORNER OF THE SITE VIA SHEET FLOW. CALCULATIONS FOR THE DEVELOPED CONDITIONS ARE SHOWN BELOW.

**Hydrology Calculations**

The following calculations are based on Albuquerque's Development Process Manual, Section 6-2(A), using the 100-year, 24-hour design storm

**Runoff Rate:**

Treatment Type Areas

Subbasin	Area <sub>1</sub> (ac)	Area <sub>2</sub> (ac)	Area <sub>3</sub> (ac)	Area <sub>4</sub> (ac)	Total (ac)
EC1	0.00	0.00	0.00	0.07	0.07
EC2	0.00	0.00	0.47	0.32	0.79
DC1	0.00	0.00	0.07	0.72	0.79

Peak Discharge values based on Zone 1, Table 6.2.14

$Q_A = 1.54 \text{ cfs/ac}$     $Q_B = 2.16 \text{ cfs/ac}$     $Q_C = 2.87 \text{ cfs/ac}$     $Q_D = 4.12 \text{ cfs/ac}$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

Subbasin	Discharge (cfs)
EC1	0.3
EC2	2.7
DC1	3.2

Subbasin	Volume (cu. ft.)
EC1	N/A
DC1	678

**STORMWATER QUALITY CALCULATIONS**

IMPERVIOUS AREA = 0.72 ACRES X 0.42" DEPTH = 1098 CF

PAYMENT IN LIEU = \$8/CF X 1098 = \$8784

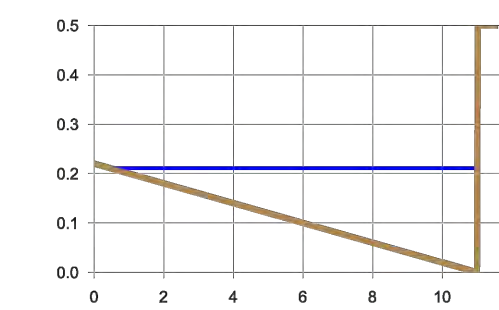
**Manning Formula: FLOWS ALONG C&G**

**Input**

Flow Slope	3.2 cfs 0.02 ft/ft							
Sta	Elev	n	Sta	Elev	n	Sta	Elev	n
1+52	5.22	0.017	10	5.02	0.017	11	5.0	0.013
	0.03			0.013		11.02	5.0	0.013

**Output**

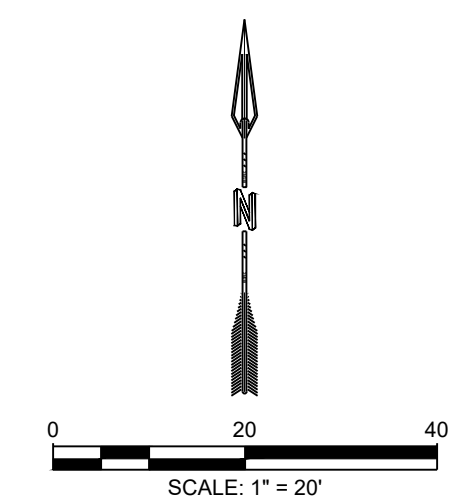
WSElev	0.211 ft
Flow Area	1.11 sf
Velocity	2.88 fps
Velocity Head	0.123 ft
Top Width	10.5 ft
Froude Number	1.56
Critical WSElev	0.248 ft
Critical Slope	ft/ft



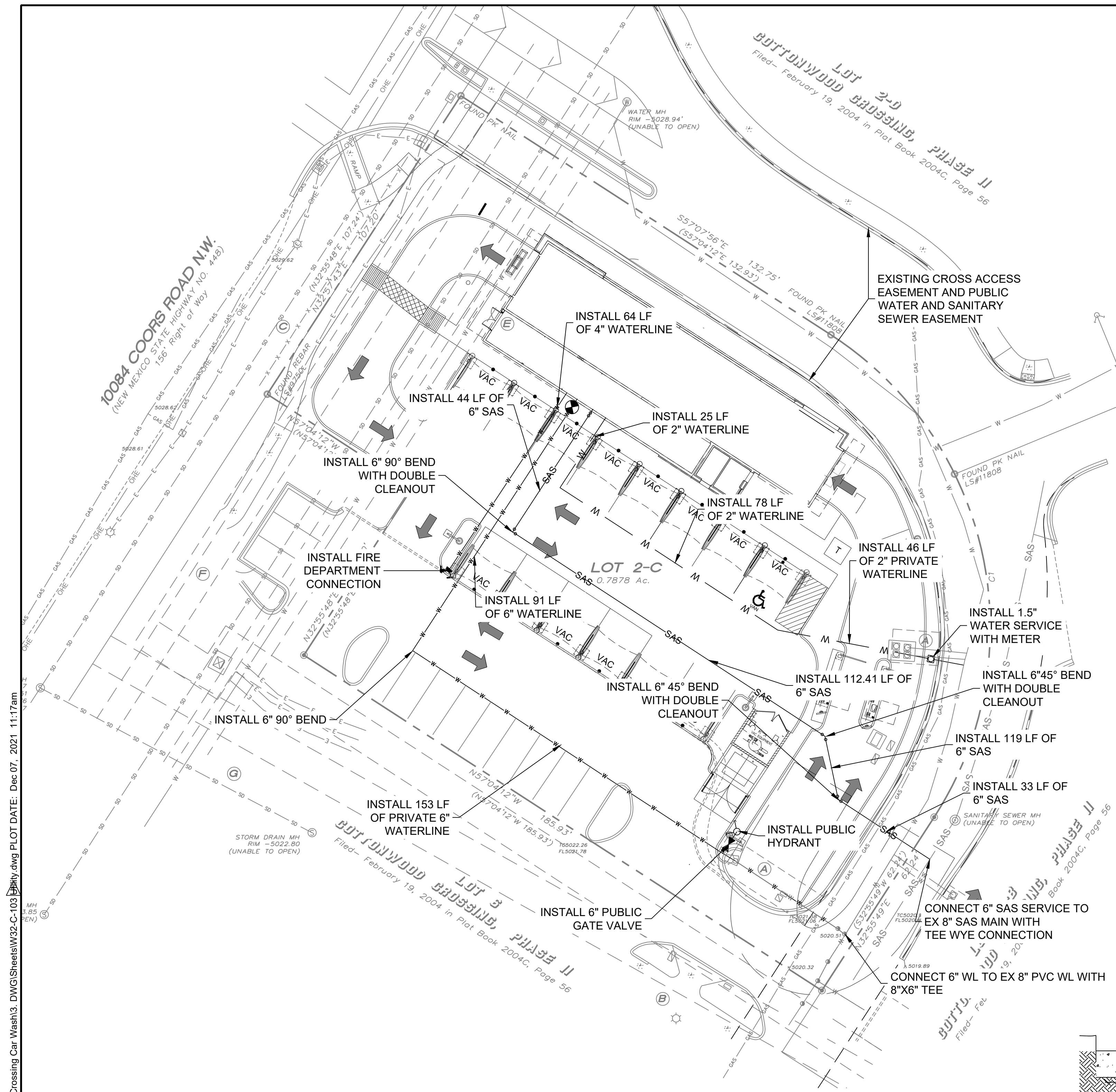
**LEGEND**

- A1A BASIN DESIGNATION
- XX BASIN AREA, ACRES
- XX 100 YEAR STORM, CFS
- EXISTING SUB-BASIN BOUNDARY
- PROPOSED SUB-BASIN BOUNDARY
- DIRECTION OF DRAINAGE FLOW
- PROPERTY LINE

Updated: 9/21/2021  
Manufactured: 11/19  
Copyright © 2000 Current Applications



<p>DESIGNED HF DRAWN AR CHECKED JL DATE 12.07.2021</p>	<p>REVISION</p>
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM PHONE (505)253-9718</p>	
<p>STAMP</p>	
<p>PRELIMINARY NOT FOR CONSTRUCTION 12/2021</p>	<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>
<p>Know what's below. Call before you dig.</p>	
<p>PROJECT NAME: <b>COTTONWOOD CROSSING CAR WASH</b></p>	
<p>SHEET TITLE: <b>DRAINAGE PLAN</b></p>	
<p>SUBMITTED FOR: <b>DRB</b></p>	
<p>SHEET NUMBER: <b>C-102</b></p>	



**EXISTING SYMBOL LEGEND**

- EXISTING PROPERTY LINE
- W — W — W — W — EXISTING WATERLINE
- SAS — EXISTING SANITARY SEWER LINE
- SD — SD — SD — SD — EXISTING STORM DRAIN
- G — G — EXISTING GAS LINE
- E — E — EXISTING ELECTRIC
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING SD MANHOLE
- ⊠ EXISTING IRRIGATION BOX
- ⊠ EXISTING WATER VALVE

**PROPOSED SYMBOL LEGEND**

- W — W — PROPOSED WATER LINE SERVICE
- W — W — PROPOSED FIRE LINE
- SAS — PROPOSED SANITARY SEWER LINE
- ∞ PROPOSED DOUBLE CLEANOUT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WALL INDICATOR VALVE (WIV)
- ⊠ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- ⊠ PROPOSED WATERLINE VALVE
- ⊠ PROPOSED WATER METER
- ⊠ PROPOSED REDUCED PRESSURE BACKFLOW PREVENTER

**UTILITY GENERAL NOTES**

1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, DEPTHS, AND MATERIAL PRIOR TO CONSTRUCTION. RELOCATION OF EXISTING UTILITIES MAY BE REQUIRED FOR THE CONSTRUCTION OF PROPOSED IMPROVEMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.
3. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
4. ALL UTILITIES TO BE INSTALLED PER CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS.
5. ALL ON-SITE PRIVATE FIRE HYDRANTS TO BE PAINTED SAFETY ORANGE.
6. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
7. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
8. ADJUST ALL CASTINGS TO FINISH GRADES.
9. KEEP SITE LIGHTING CONDUITS OUTSIDE OF PAVEMENT IF POSSIBLE.
10. ELECTRIC, PHONE, GAS, AND IRRIGATION LINE BY OTHERS.

**EASEMENT NOTES**

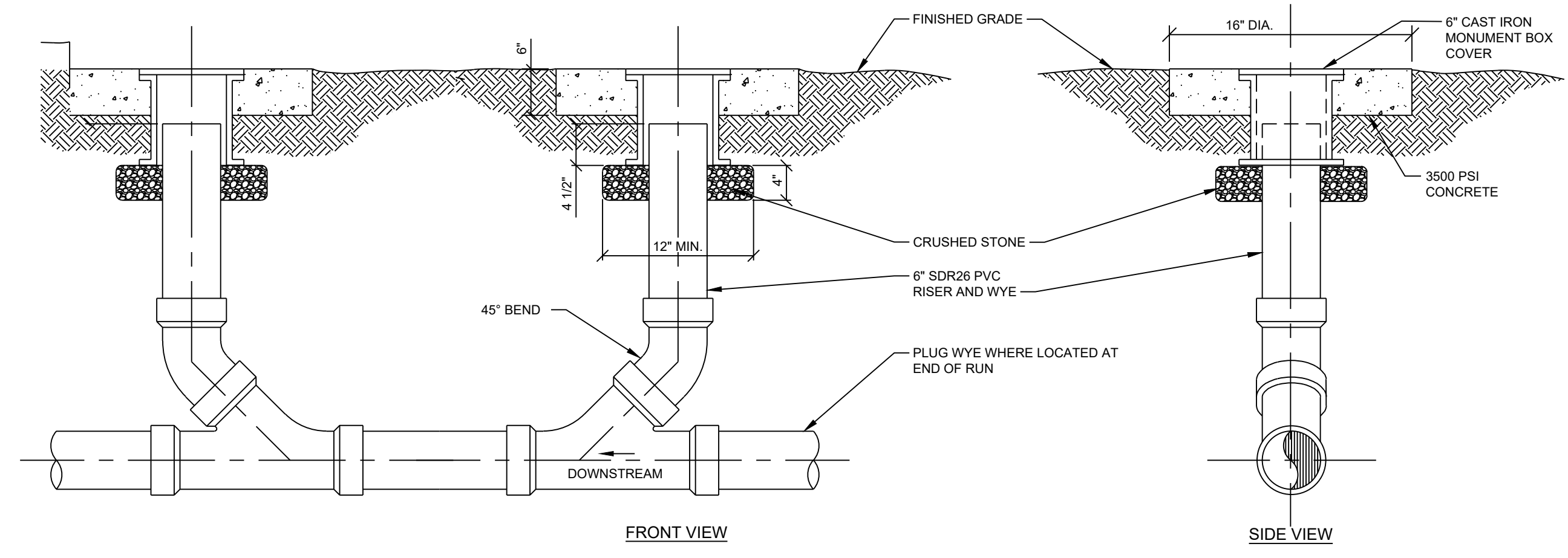
- 1 EXISTING 10' P.U.E. (1/6/1995, 95C-5)
- 2 EXISTING 20' SANITARY SEWER EASEMENT (1/5/1995, BK. 95-1, PG. 2894-2900) [OUTSIDE OF LIMITS]
- 3 EXISTING 7' MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT (4/21/1965, MISC. RW 143, Pg. 329) [OUTSIDE OF LIMITS]
- 4 EXISTING 30' GAS TRANSMISSION LINE EASEMENT (9/19/1994, BK. MISC. 94-26, PG. 9234-9339) [OUTSIDE OF LIMITS]
- 5 EXISTING 50' SOUTHERN UNION EASEMENT (9/16/1930, BK. MISC. 112, PG. 515), (12/11/1931, BK. MISC. 123, PG. 152), (1/14/1946, BK. MISC. 220, PG. 547), (3/29/1956, BK. MISC. D346, PG. 356), AND (3/7/1961, BK. MISC. D585, PG. 409) [OUTSIDE OF LIMITS]
- 6 EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Symbol]
- 7 EXISTING PERMANENT PRIVATE ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Symbol]
- 8 EXISTING WATERLINE EASEMENT, WIDTHS VARY, AS SHOWN HEREON (1/31/1997, 97C-33)
- 9 EXISTING 20' P.U.E. (1/31/1997, 97C-33)
- 10 EXISTING 25' X 16' PNM TRANSFORMER EASEMENT (1/31/1997, 97C-33) [OUTSIDE OF LIMITS]
- 11 EXISTING 15' X 20' TRANSFORMER EASEMENT (7/18/95, 95C-263) [OUTSIDE OF LIMITS]
- 12 EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/95, 95C-5) (BLANKET)

**WATER SERVICE NOTES**

1. INSTALL WATER MAIN WITH A MINIMUM OF 3' FEET OF COVER.
2. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
3. RPBF FOR 6" FIRE LINE, IRRIGATION, AND DOMESTIC SERVICES TO BE INSTALLED INTERNAL TO THE BUILDING.

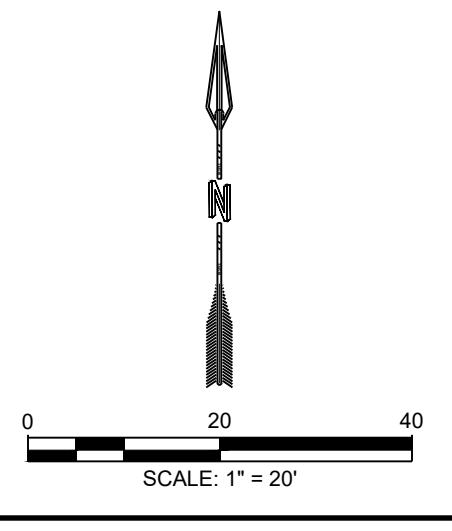
**SANITARY SEWER SERVICE NOTES**

1. INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE.
2. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.



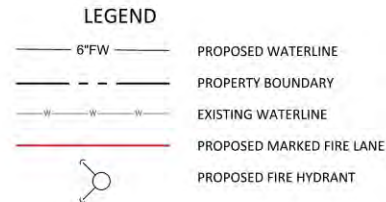
**1 SEWER CLEANOUT DETAIL**  
NO SCALE

NAME: N:\Projects\W0032 M3 Design\W0032-21002 M3 Cottonwood Crossing Car Wash\3\_DWG\Sheets\W32-C-103.dwg PLOT DATE: Dec 07, 2021 11:17am



DESIGNED HF DRAWN AR CHECKED JL DATE 12.07.2021	REVISION         
<b>PRELIMINARY</b> NOT FOR CONSTRUCTION 12/2021	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
PROJECT NAME: <b>COTTONWOOD CROSSING CAR WASH</b>	
SHEET TITLE: <b>UTILITY PLAN</b>	
SUBMITTED FOR: <b>DRB</b>	
SHEET NUMBER: <b>C-103</b>	

NAME: N:\Projects\W0032 21002 M3 Cottonwood Commons Car Wash3 DWG\Sheets\W32 Fire One.dwg PLOT DATE: Jun 07, 2021 2:15pm



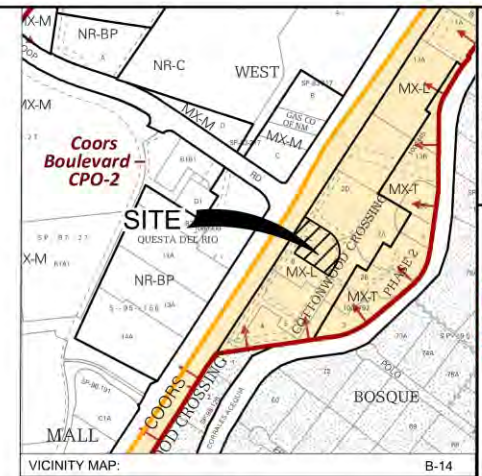
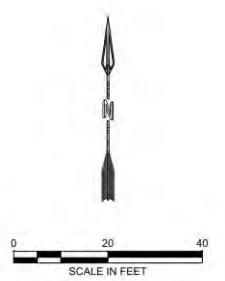
**FIRE ONE NOTES:**

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS
2. SQUARE FOOTAGE OF BUILDING = 3877.5 SF
3. BUILDINGS ARE TYPE II-B.
4. THE PROPOSED BUILDING SHALL BE FULLY SPRINKLED.
5. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
6. THE MINIMUM DRIVE AISLE WIDTH SHALL 26' UNLESS OTHERWISE SPECIFIED.
7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
8. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
9. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'. THE INLET SHALL BE BETWEEN 18" AND 48" ABOVE GRADE.
10. INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
11. ALL FIRE HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS
12. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.
13. KNOX BOX SHALL BE PROVIDED FOR BUILDING DOORS.

Private Cross Access Easement for the joint use and benefit of Lots 1 through 6 (to be maintained by Lots 1 through 6), New Public Water and Public Sanitary Sewer Easement to New Mexico Utilities, Inc. and New Dry Utility Easement. Granted by plat filed January 12, 2004 and by that certain "Declaration of Protective Covenants, Restrictions and Grant of Easements", filed February 19, 2004 in Book A73, page 711.



**FIRE 1 PERMIT**  
**ALBUQUERQUE FIRE MARSHAL'S OFFICE PLANS CHECK DIVISION**  
 PERMIT NUMBER: 21-006449  
 APPROVED BY: [Signature]  
 APPROVED DATE: 6/4/21  
**APPROVED**  
 SQFT: 3877 CONSTRUCTION TYPE: II-B  
 GPM: 1500 NUMBER OF HYDRANTS: 1  
 THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



REVISION	
DESIGNED HF	DATE 6.07.2021
DRAWN AR	CHECKED JL
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NEW MEXICO 87109 WWW.RESPEC.COM PHONE: (505) 253-9718	



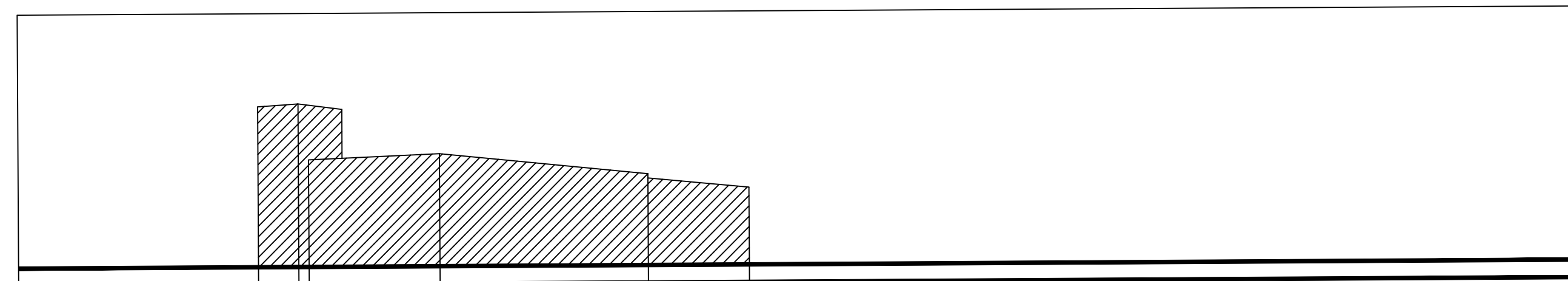
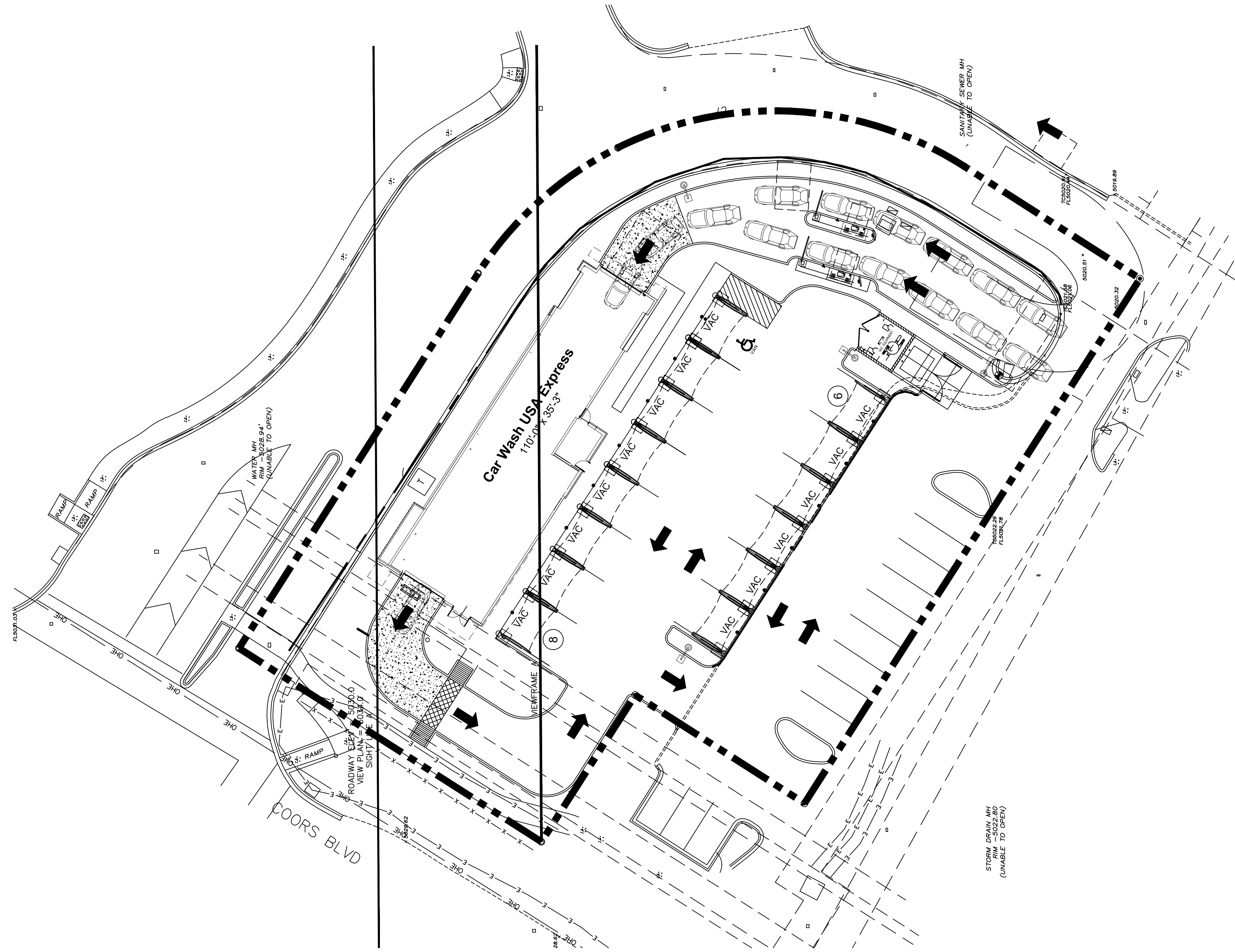
PROJECT NAME:  
**COTTONWOOD CROSSING  
 CAR WASH  
 10084 COORS RD NW  
 ALBUQUERQUE, NM 87114**

SHEET TITLE:  
**FIRE ONE PLAN**

SUBMITTED FOR:  
**REVIEW**

SHEET NUMBER:  
**F-100**





1 VIEW ANALYSIS  
DD1.0 SCALE: 1" = 20'-0"

NORTH ↑

**PROJECT DATA**

PROJECT NAME: TAKE 5 CAR WASH FACILITY  
10084 COORS BLVD NW  
ALBUQUERQUE, NEW MEXICO

EXISTING USE: VACANT

PROPOSED USE: EXPRESS CAR WASH

OWNER: JB HOLDING LLC  
10416 MORNING STAR DR NE  
ALBUQUERQUE, NM 87111-7539

DEVELOPER: DRIVEN BRANDS  
440 S. CHURCH ST #700  
CHARLOTTE, NC 28202  
CONTACT: LISA WHITE  
(980) 259-0701

ARCHITECT: M3 DESIGN  
2008 N 7TH AVE  
PHOENIX, ARIZONA 85007  
(480)528-3136  
CONTACT: JESSE MACIAS

2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007



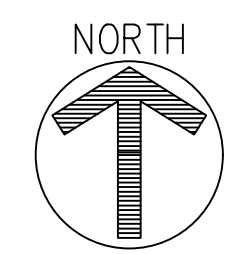
**VICINITY MAP**



TAKE 5 CAR WASH EXPRESS  
10084 COORS BLVD NW  
ALBUQUERQUE, NM

VIEW ANALYSIS

DATE: 2021-05-04  
SCALE: SCALE  
DRAWN BY: JM  
PROJECT NUMBER: CWU20001.0  
SHEET: DD4  
REV:



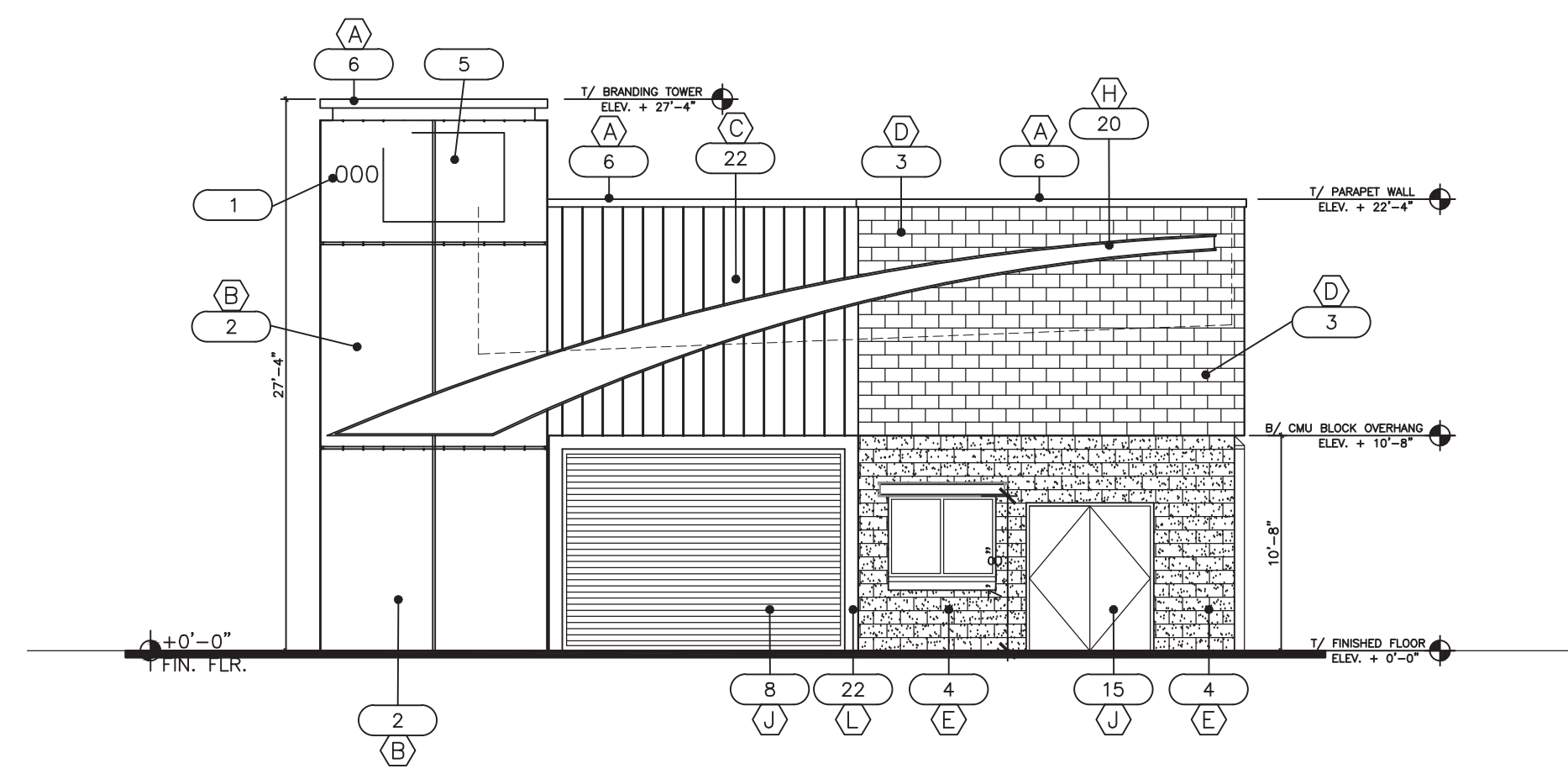


ELEVATION KEY NOTES

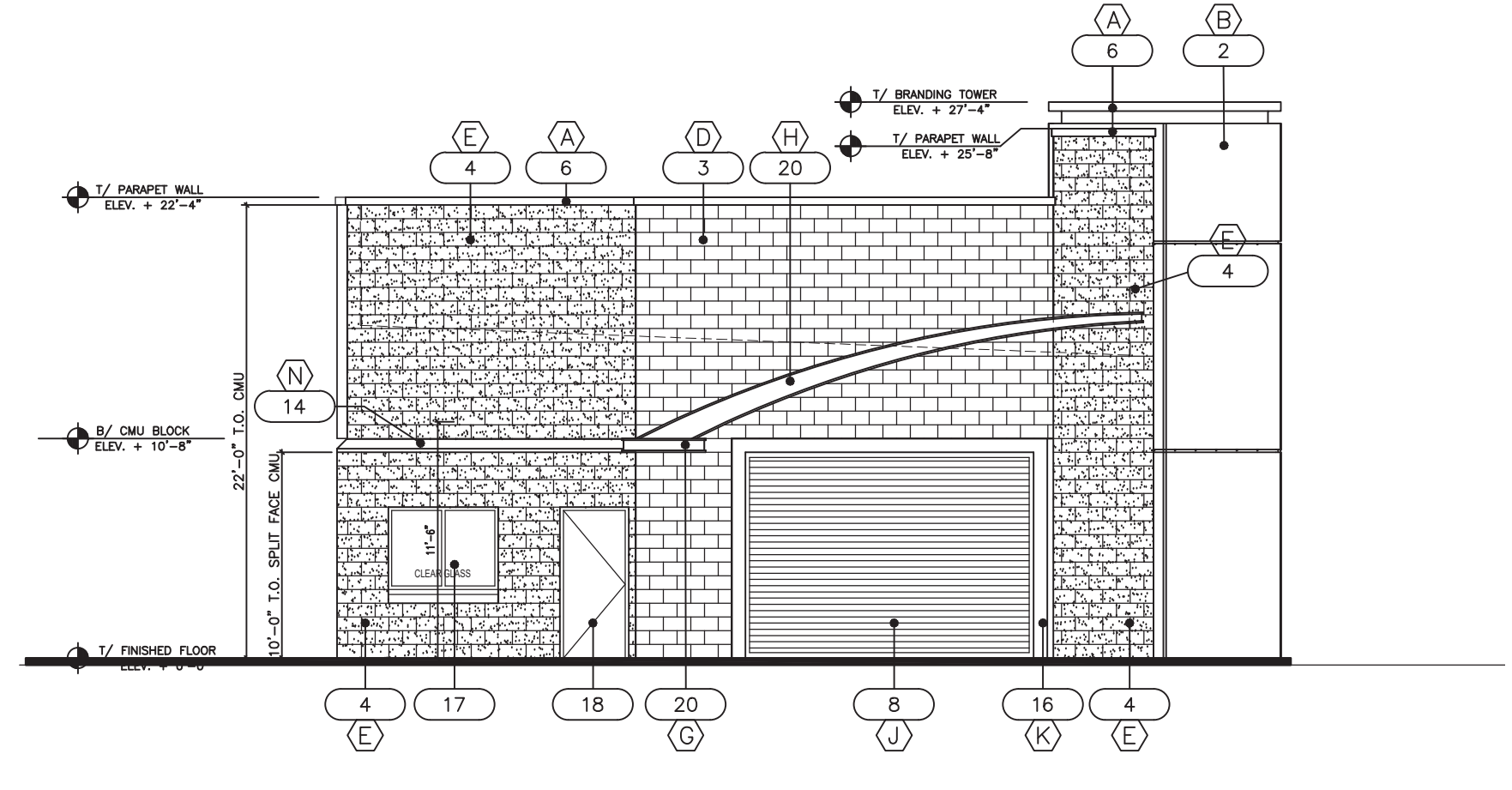
- 1 BUILDING ADDRESS - MIN 6" LETTERS W/CONTRASTING BACKGROUND
- 2 PRE-FINISHED ACM PANELS
- 3 8X8X16 SMOOTH-FACE CMU- PAINTED
- 4 4X8X16 SPLIT-FACE CMU - PAINTED
- 5 SIGNAGE SHOWN FOR REF - UNDER SEPARATE PERMIT
- 6 PRE-FINISHED ALUMINUM COPING W/BAKED ENAMEL FINISH
- 7 SES - PAINTED TO MATCH ADJACENT WALL
- 8 OVERHEAD ROLL UP DOOR PRE-FINISHED
- 9 BUILDING MOUNTED WALL SCENCE
- 10 OVERFLOW DRAIN - PAINTED
- 11 ROOF DRAIN - BRASS SHEEPS TONGUE
- 12 ROOF MTD UNITS - FULLY SCREENED
- 13 6" PIPE BOLLARD - PAINTED
- 14 PRE-CAST CONCRETE
- 15 HM METAL DOOR - PAINTED TO MATCH ADJACENT WALL
- 16 STEEL TUBE FRAME AT OVHD - PAINTED
- 17 ALUMINUM STOREFRONT WITH GLAZING
- 18 ALUMINUM STOREFRONT DOOR
- 19 NOT USED
- 20 PREFABRICATED ILLUMINATED ALUMINUM ACCENT
- 21 PREFABRICATED GRAPHICS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- 22 VERTICAL METAL PANELS - PRE-FINISHED

MATERIAL AND COLOR LEGEND

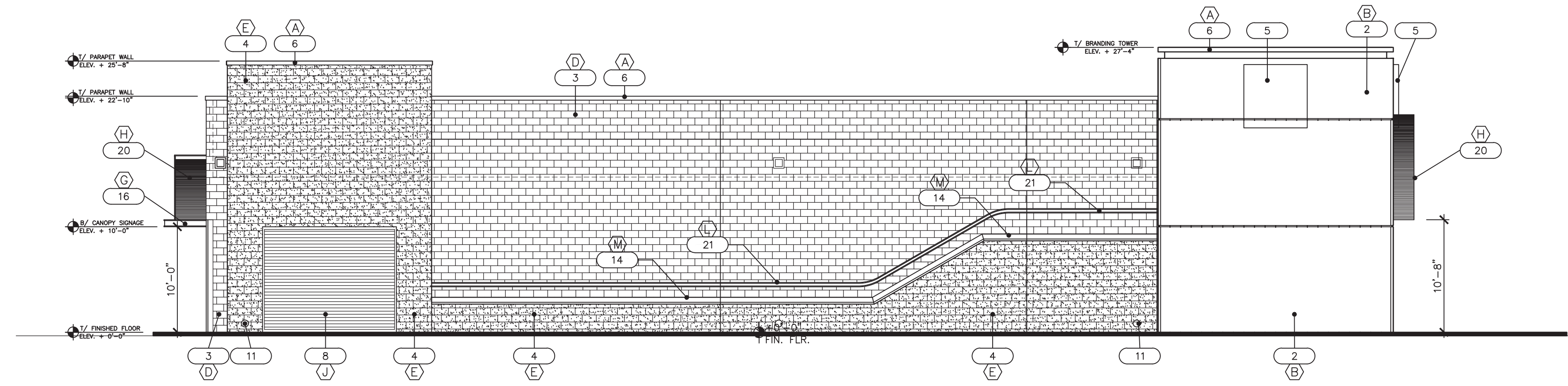
- (A) METAL COPING (PRE-FINISHED) DARK BRONZE
  - (B) PRE-FINISHED ACM PANELS @ TOWER SW#6171 "CHATROOM" (LRV 41%)
  - (C) PRE-FINISHED METAL PANELS 1760 "LIMESTONE"
  - (D) SW#6171 "CHATROOM" (LRV 41%)
  - (E) SW#7018 "DOVETAIL" (LRV 26%)
  - (F) BOLLARDS - "TRAFFIC YELLOW"
  - (G) PRE-FINISHED ILLUMINATED CANOPY-TAKE 5 TEAL
  - (H) PRE-FINISHED ILLUMINATED ALUMINUM EYEBROW ACCENT - TAKE 5 TEAL
  - (I) HM METAL DOORS PRE-FINISHED DARK BRONZE
  - (J) OVERHEAD DOORS PRE-FINISHED DARK BRONZE
  - (K) TUBE STEEL FRAME-DARK BRONZE
  - (L) PRE-FINISHED ILLUMINATED GRAPHIC BOX-POSITIVE RED
  - (M) PRE-CAST - TAKE 5 TEAL
  - (N) PRE-CAST - SW#7018 "DOVETAIL" (LRV 26%)
- NOTE:  
GC TO VERIFY ALL COLORS WITH OWNER.



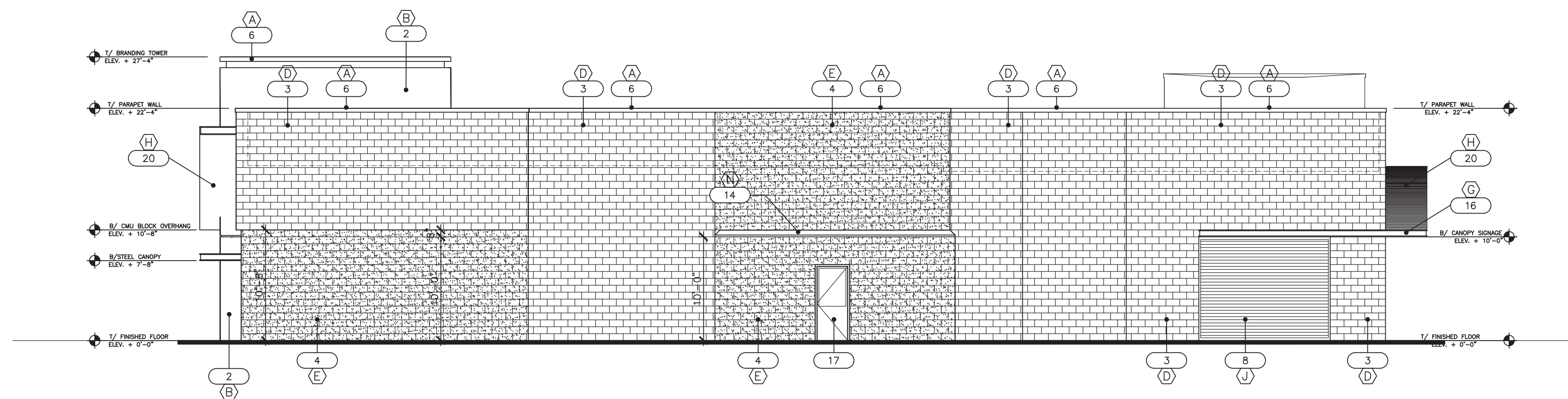
1 SOUTH ELEVATION (CAMELBACK)  
SCALE: 1/4" = 1'-0"



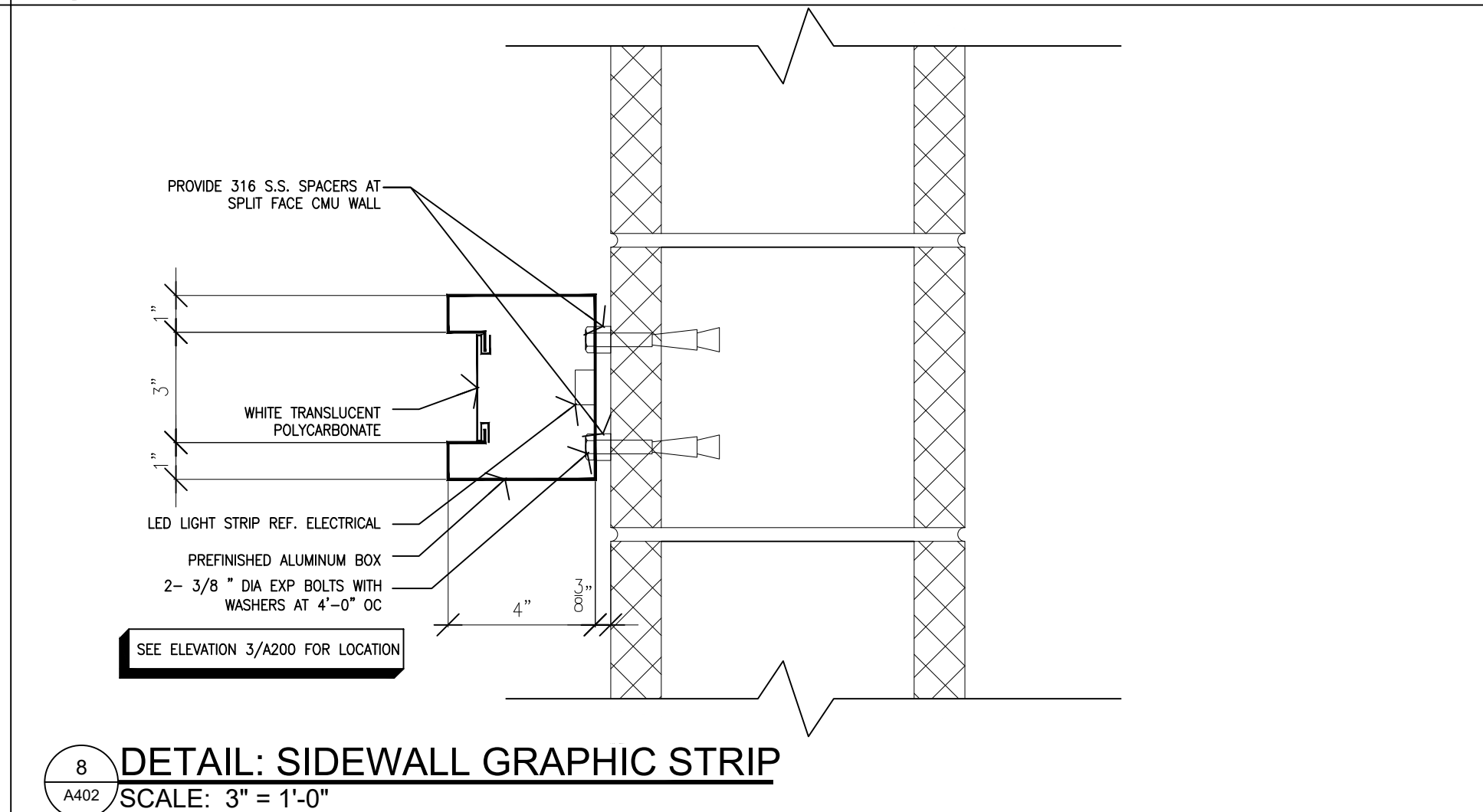
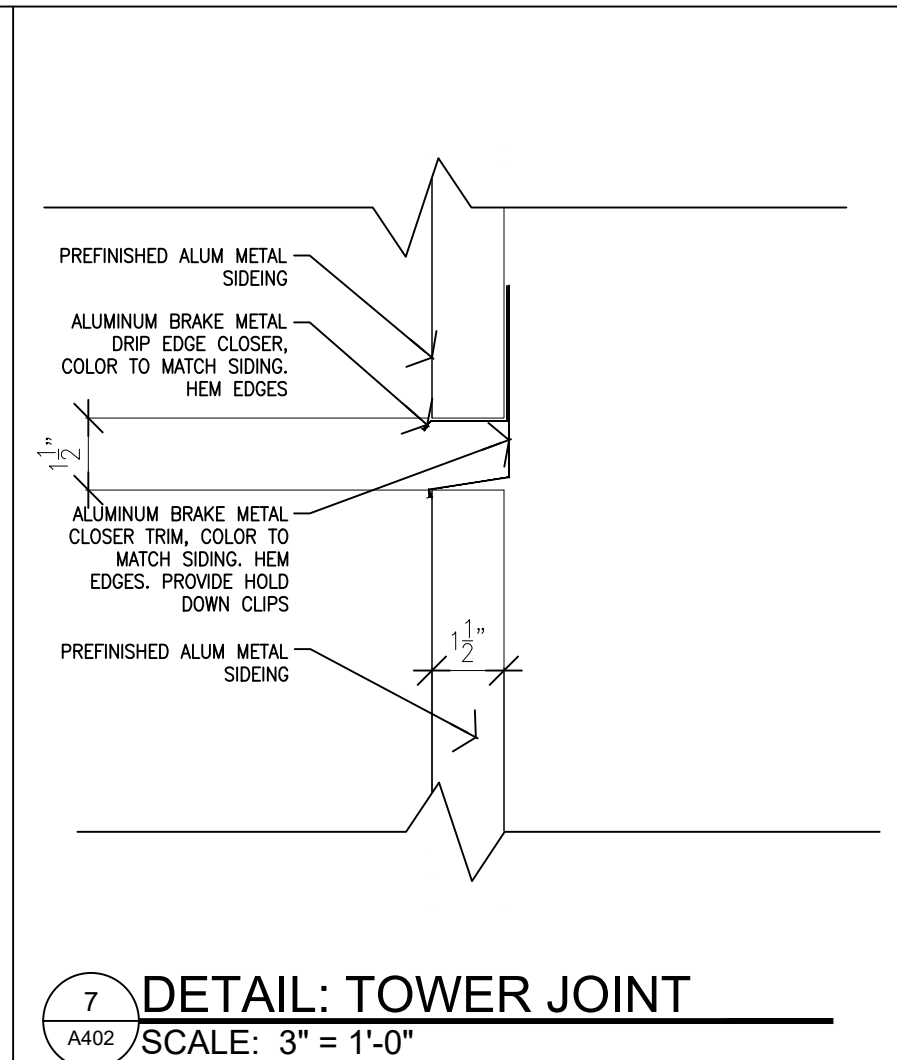
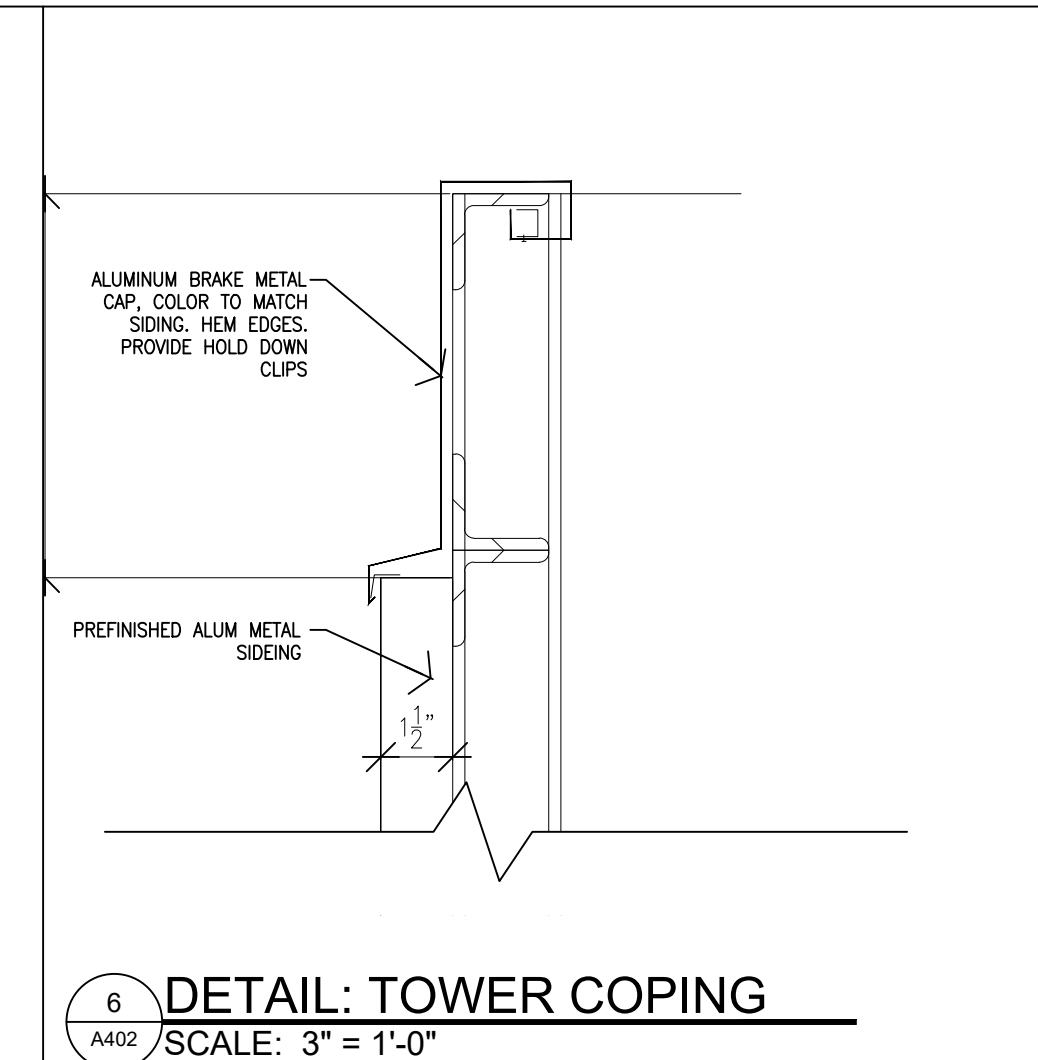
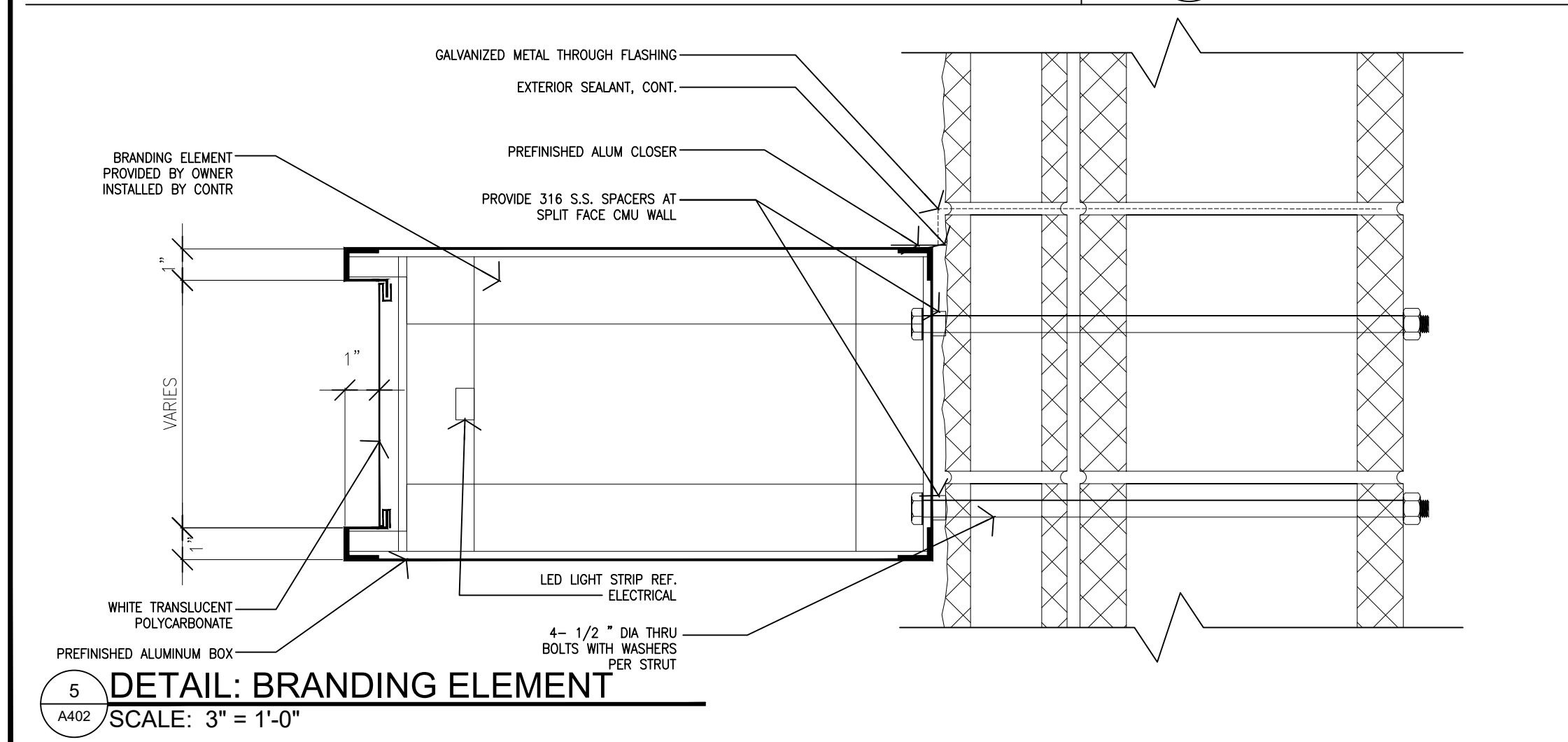
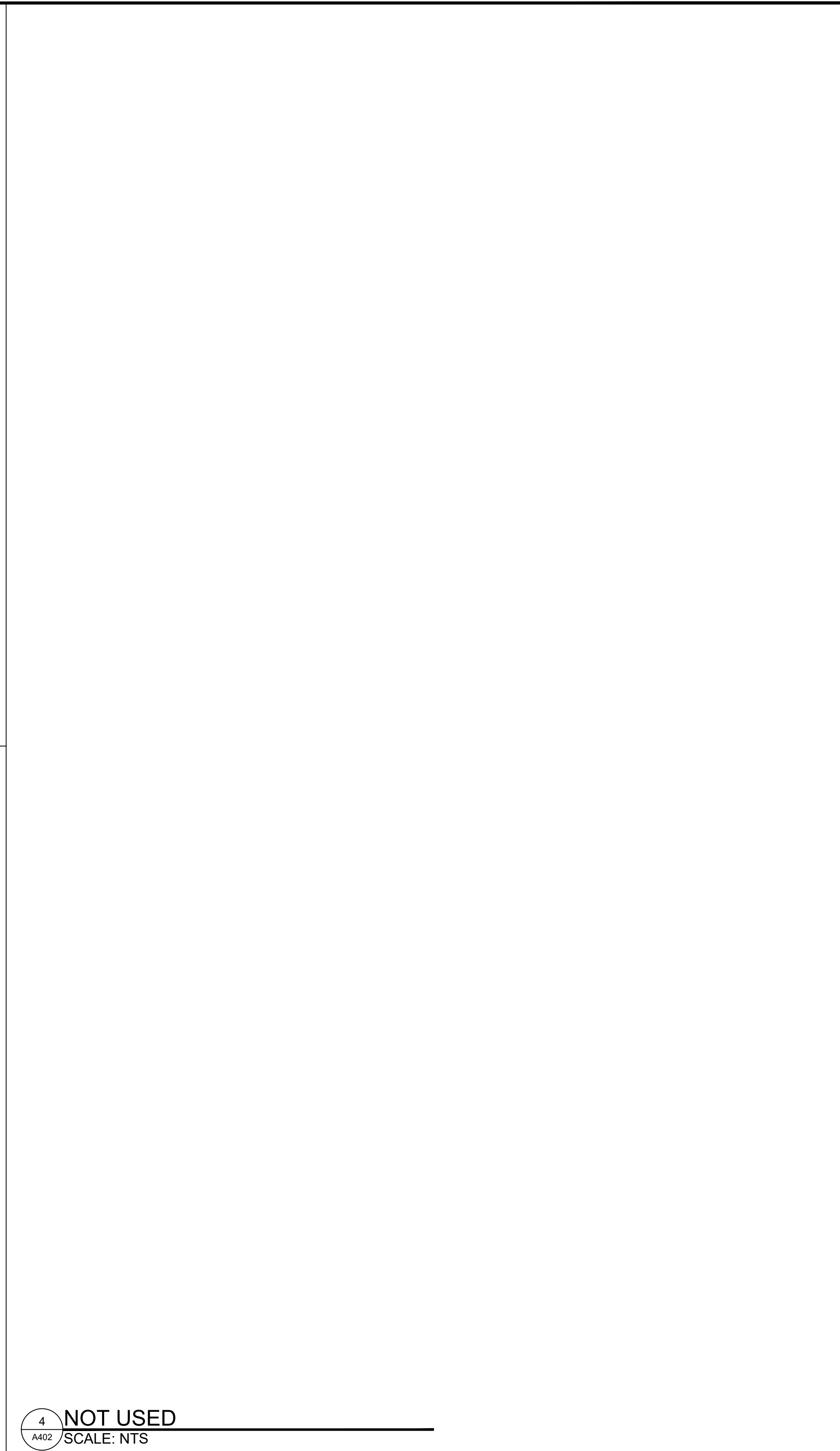
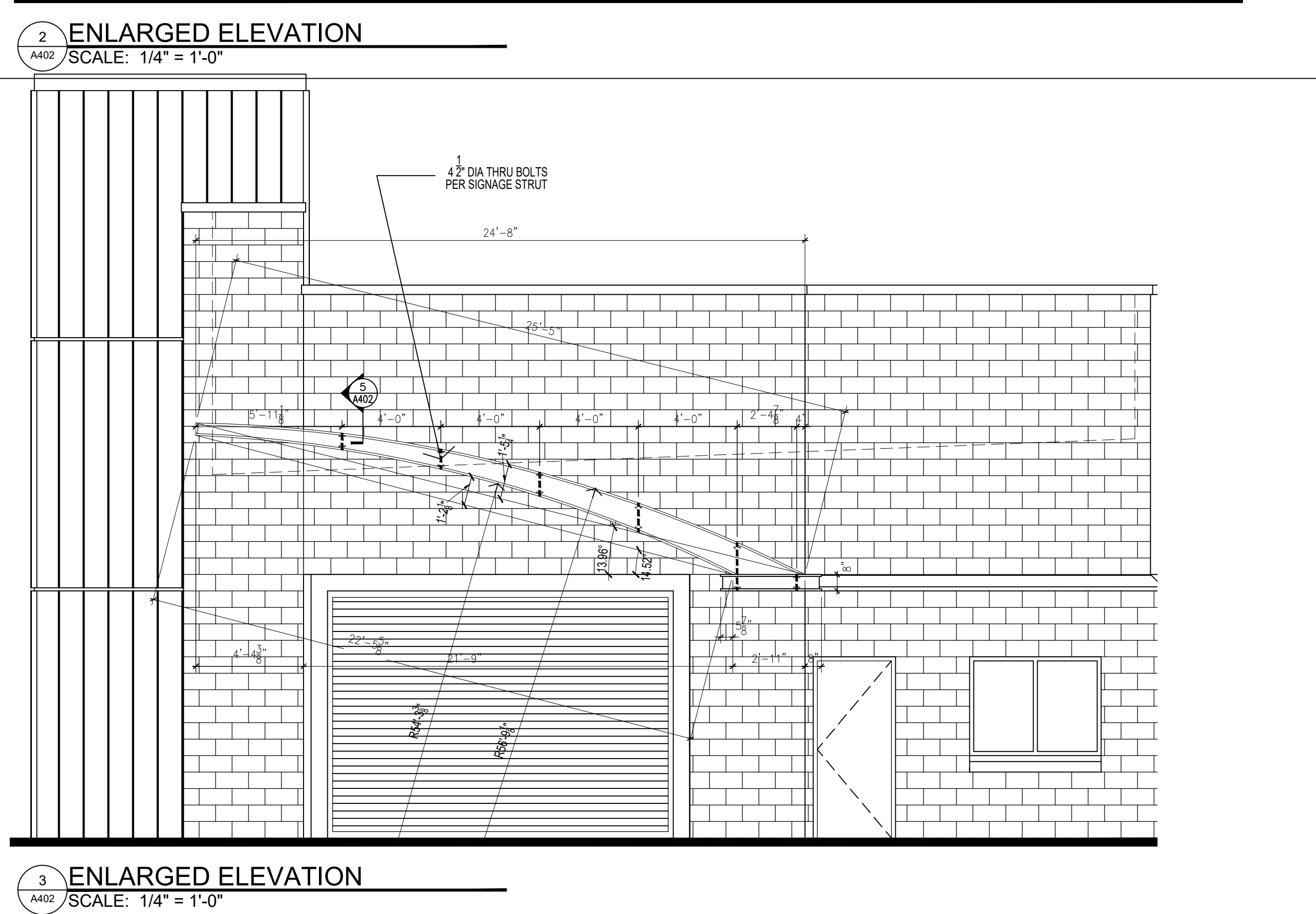
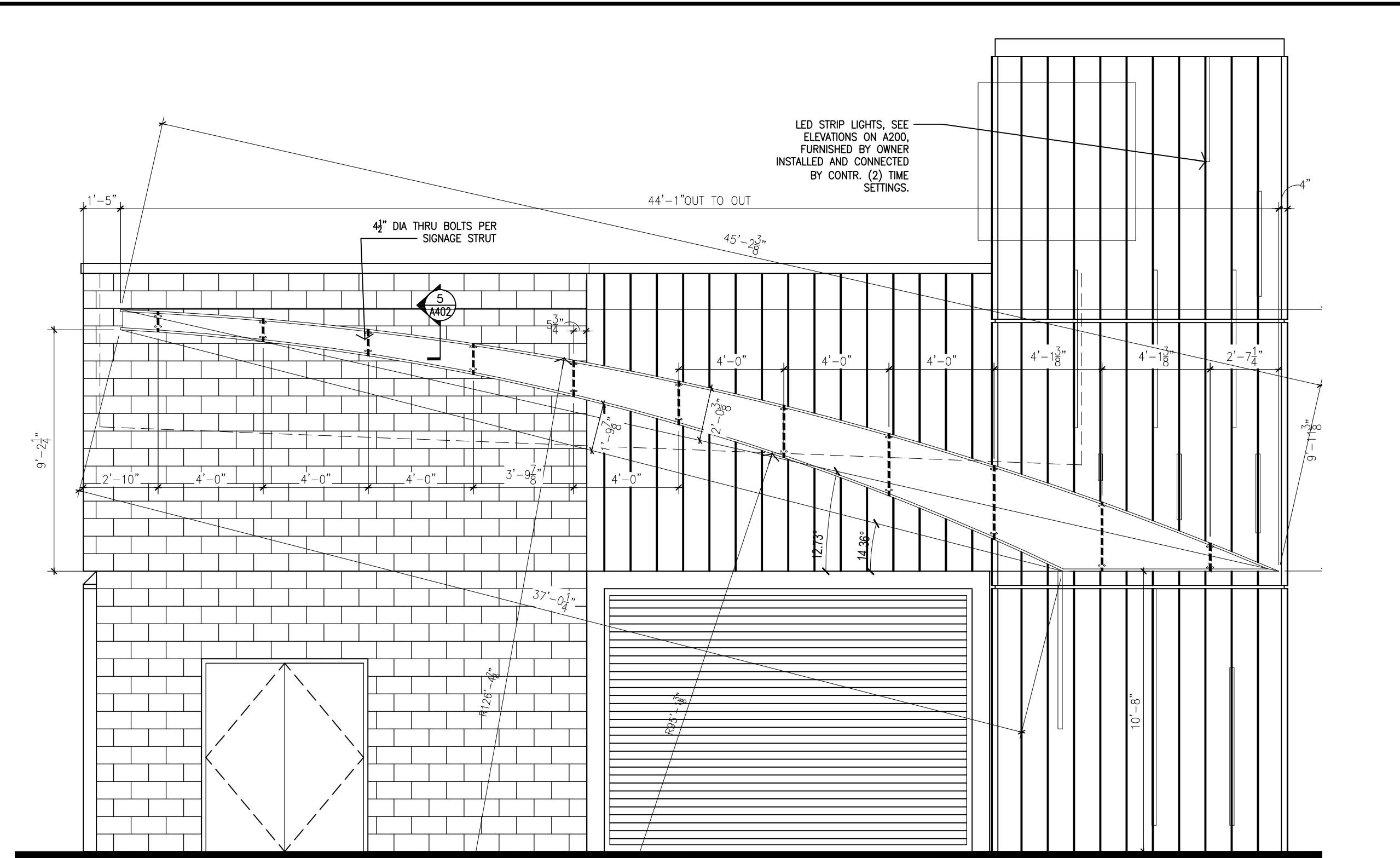
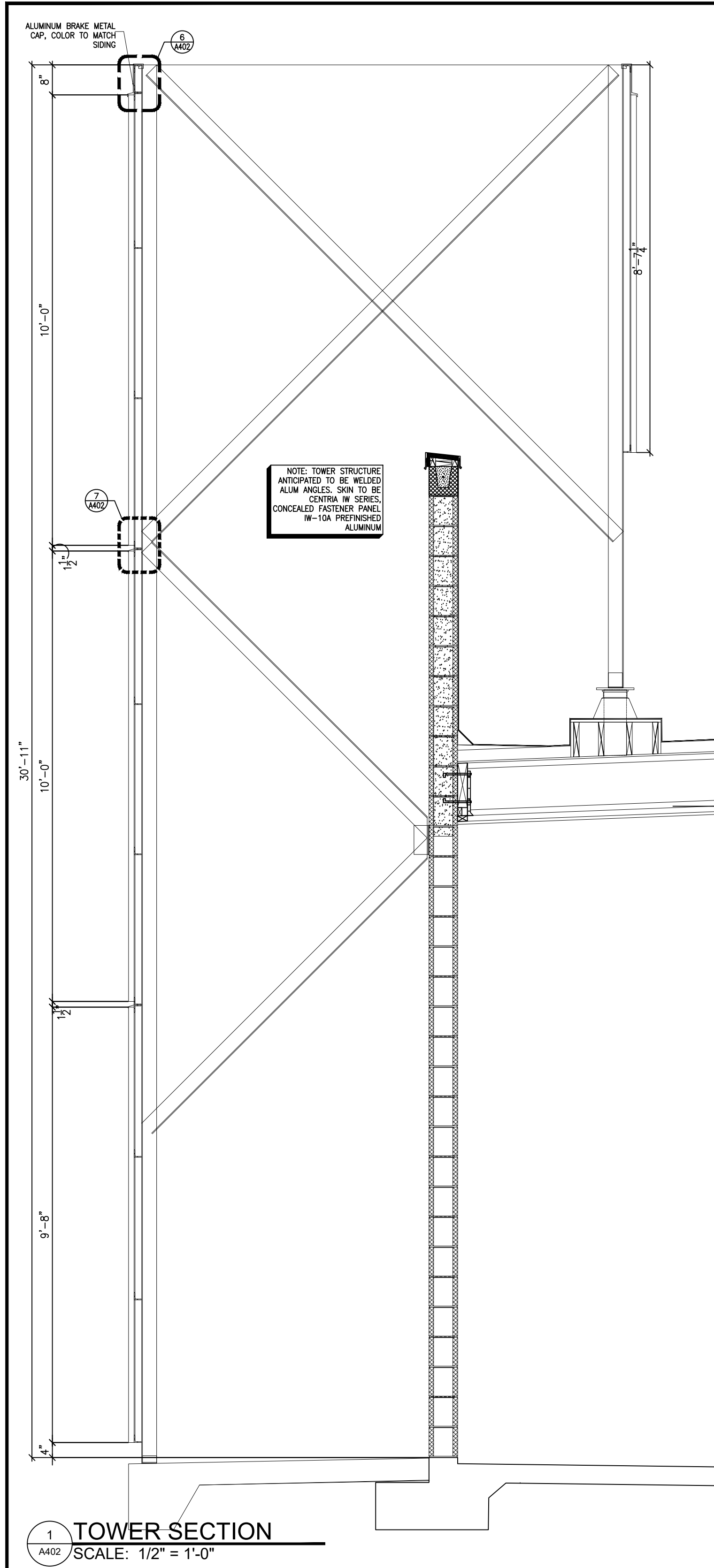
2 NORTH ELEVATION (REAR)  
SCALE: 1/4" = 1'-0"



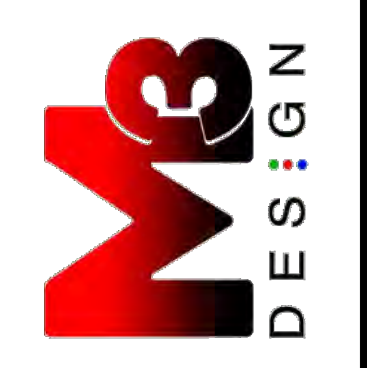
3 WEST ELEVATION (SIDE)  
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007



TAKE 5 CAR WASH FACILITY  
10084 COORS BLVD  
ALBUQUERQUE, NM

BRANDING SECTIONS

DATE: 2021-2-14  
SCALE:  
DRAWN BY: JM  
PROJECT NUMBER: CWU20001.0  
SHEET:  
A-402  
REV:



1 PERSPECTIVES  
SCALE: NTS

2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007



TAKE 5 CAR WASH EXPRESS  
10084 COORS BLVD NW  
ALBUQUERQUE, NM

TAKE 5 CAR WASH PERSPECTIVES

DATE:	2021-05-04
SCALE:	1/4"=1'-0"
DRAWN BY:	JM
PROJECT NUMBER:	CWU20001.0
SHEET:	DD3.0
REV:	