



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Site plan / Design review of proposed Take 5 Express Carwash on existing zone MX vacant parcel with existing access off of Coors Blvd to remain.		
New proposed on site circulation with new landscaping.		

APPLICATION INFORMATION		
Applicant: Jesse Macias – M3 Design LLC		Phone: 480-528-3136
Address: 2008 N. 7 th Avenue		Email: jmacias@m3designllc.com
City: Phoenix	State: AZ	Zip: 85007
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: Driven Brands Corporation		List <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 101406517730820325		Block: Unit:
Subdivision/Addition:		MRGCD Map No.: UPC Code:
Zone Atlas Page(s):	Existing Zoning: MX-L	Proposed Zoning N/A
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres): .079
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 10084 Coors Blvd NW	Between: Coors Bypass Blvd	and: Alameda Blvd NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:		Date: 7/28/2021			
Printed Name: Jesse Macias		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Meeting? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to 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 S2 at the front followed by the remaining documents *in the order provided on this form.*

X SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
- Letter describing, explaining, and justifying the request
 - Copy of recorded IIA
 - Proposed Final Plat (7 copies, 24" x 36" folded)
 - Design elevations & cross sections of perimeter walls (3 copies)
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - Proposed Infrastructure List, if applicable
 - DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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>	
Signature:	Date: 7/28/2021
Printed Name: Jesse Macias	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number _____
Staff Signature: _____	
Date: _____	



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: USA WHITE
(980) 259-0701

ARCHITECT: M3 DESIGN
2008 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 #: 101406517730820325

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. = 39.8%

BUILDING HEIGHT: MAXIMUM: 38'-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:	SETBACKS:	PROVD:	PROVIDED:
STREET FRONT (WEST)	5'	3'	10'
STREET SIDE (EAST)	0'	6'	2'
SIDE (WEST)	0'	102'	3'
REAR (SOUTH)	0'	90'	4'

TYPE OF CONSTRUCTION: VB
OCCUPANCY TYPE: B (BUSINESS)

PARKING: REQUIRED:
(2) SPACE PER 1000 GFA RETAIL/OFFICE/WAITING AREA

TOTAL S.F. OF OFFICE SPACE/WAITING AREA: 1 SPACES
335SF/1000X2 = TOTAL REQUIRED: 1 SPACES

PARKING PROVIDED:
ACCESSIBLE PARKING SPACES: 1 SPACES
STANDARD PARKING SPACES: 13 SPACES
TOTAL PROVIDED: 14 SPACES

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 REPLAY 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

ZA CASE APPROVAL STIPULATIONS

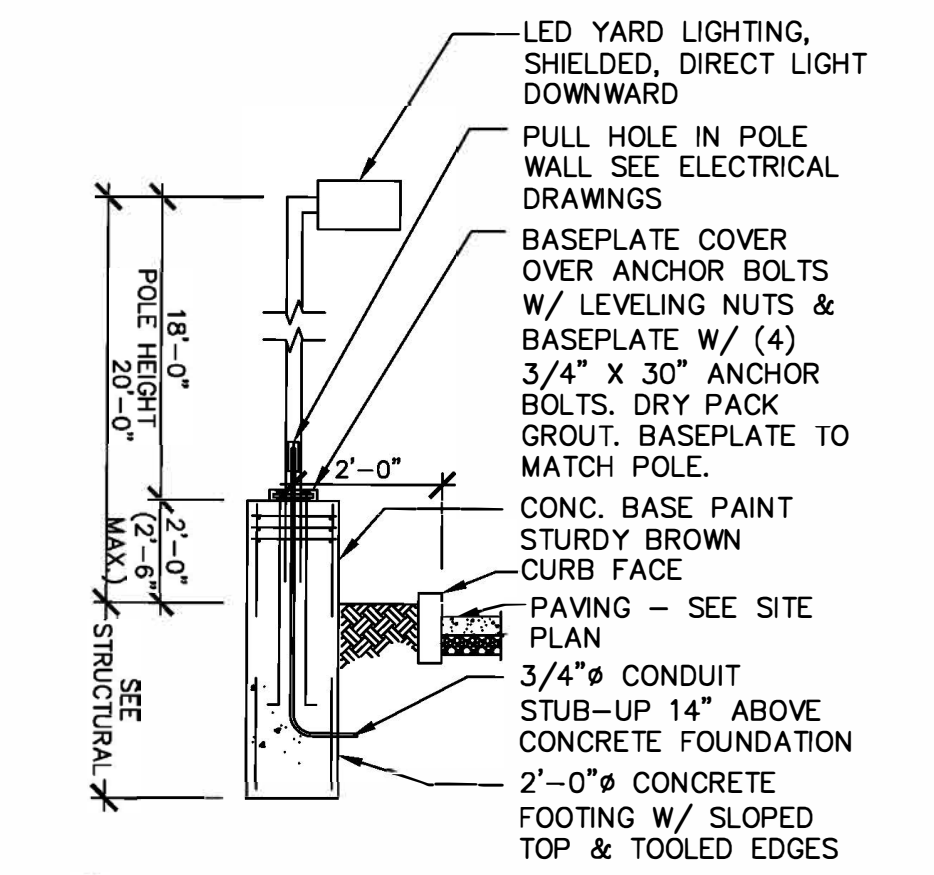
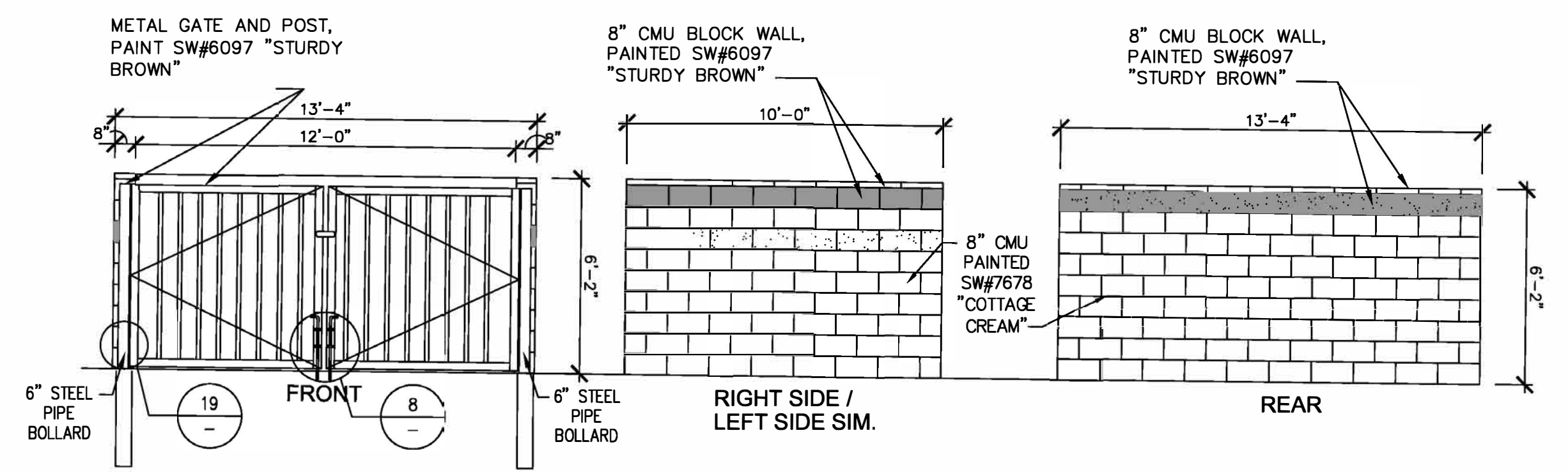
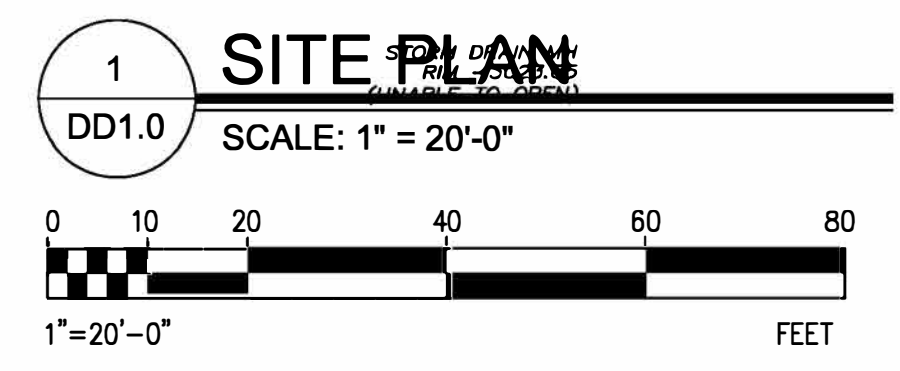
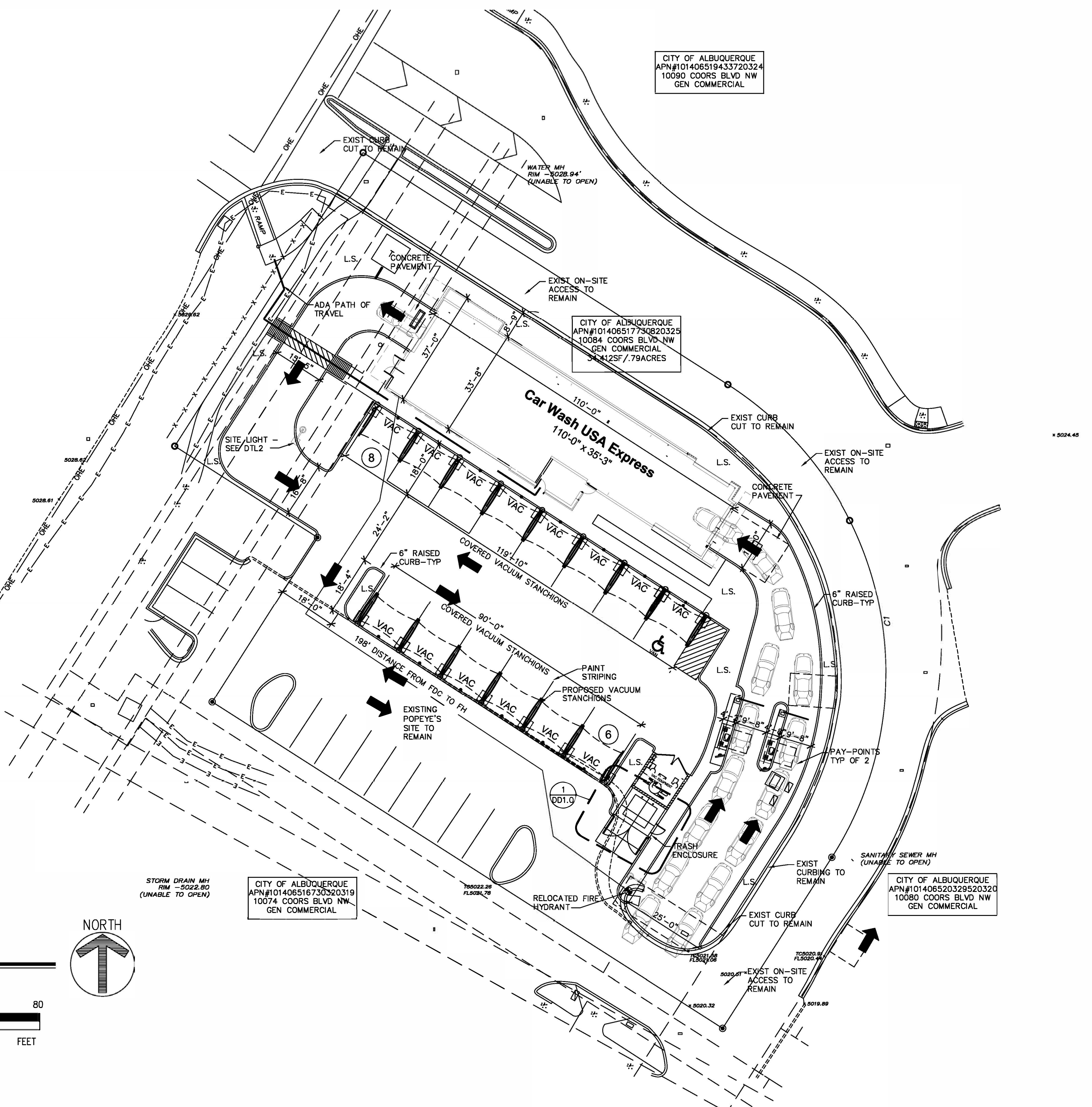
CITY OF ALBUQUERQUE SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. 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.
6. OWNERS OR PROPERTY ADJACENT TO PUBLIC ROW WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE ROW IN ACCORDANCE WITH APPROVED PLANS

VICINITY MAP



APPROVAL STAMPS



1 TRASH ENCLOSURE
DD1.0 SCALE: 1/4"=1'-0"

2 LIGHT POLE DETAIL
DD1.0 SCALE: 1/4"=1'-0"



**CAR WASH USA/TAKE 5 RETAIL
PROJECT NARRATIVE**

May 15th, 2021

City of Albuquerque
Development Services/Planning Division
600 2nd St NW
Albuquerque, NM 87102

RE: **TAKE 5 CAR WASH Express**
10084 Coors Blvd NW
Albuquerque, AZ

Dear Planning Team:

We are very pleased to be submitting for Site Plan/Design Review for the proposed Take 5 Express Car Wash at 10084 Coors Blvd NW, on an existing 0.79 Acre parcel, Zoned MX-L (Mixed Use Low Density) and currently Vacant. Our proposed development is adjacent to existing Popeyes Restaurant with existing Curb Cut and interior on-site access road to remain.

Take 5 Car Wash is one of the best new businesses in the US and is New to the Albuquerque/NM Market. We bring our Quality and unparalleled Customer Service to our Customers with express Car Wash Services. Our Business Model is a great success and even more so in today's challenging times.

The proposed facility will include proposed 3,400sf Car Wash Building along with 14 proposed Parking spaces with 1 ADA Spaces.

Current Site has existing Access Points off of Coors Blvd which we intend to use with no new or revised curb cuts being proposed. The site also has an existing On-Site Circular Access connecting Coors Blvd to existing Popeyes and our Pad that will remain and provide access to our site.

We are proposing a Modern Theme, with Main Corner Tower Element. Our Bay Doors are Pre-finished Metal doors. We are proposing Quality Design with a cohesive Color Palette.

We appreciate the opportunity to be making our formal Site Plan/DR Submittal and we look forward to your review and feedback. We are eager to commence our Site Plan/Design Review Process through permitting.

Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.

Respectfully,



**CAR WASH USA/TAKE 5 RETAIL
PROJECT NARRATIVE**

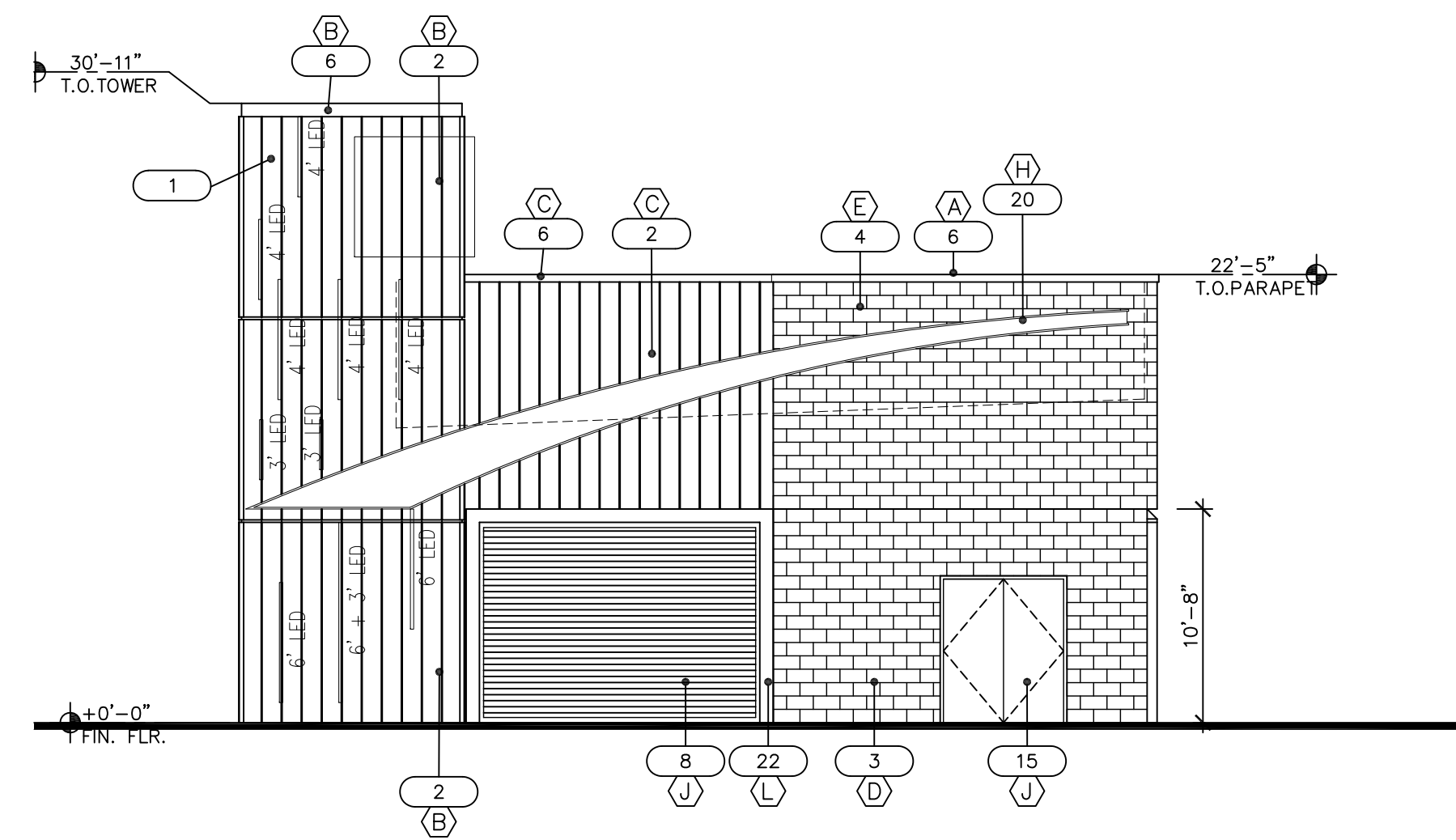


A handwritten signature in black ink, appearing to read 'Jesse Macias'.

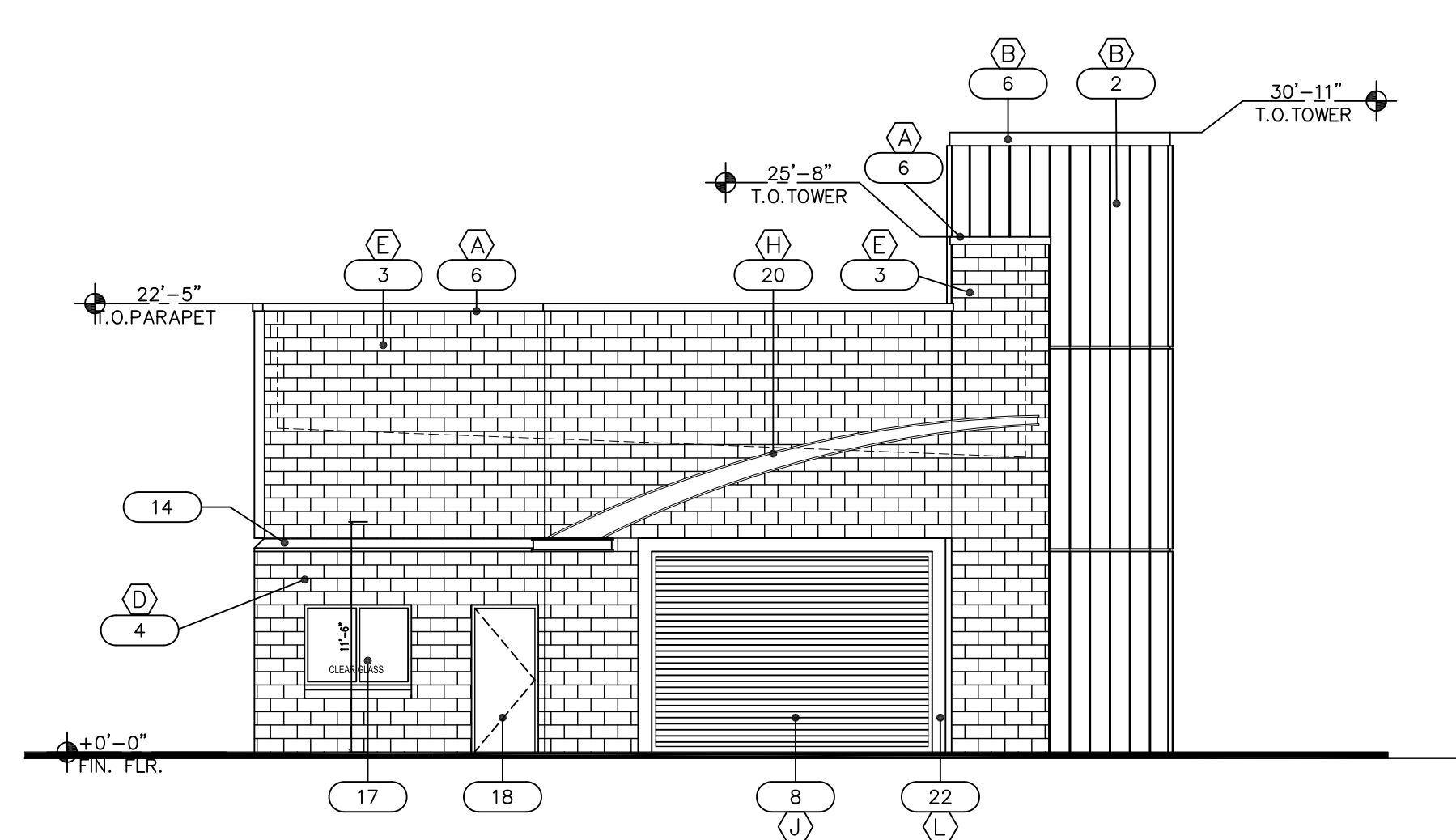
Jesse Macias
President
2008 N 7th Avenue
Phoenix, AZ 85007
jmacias@m3designllc.com

ELEVATION KEY NOTES

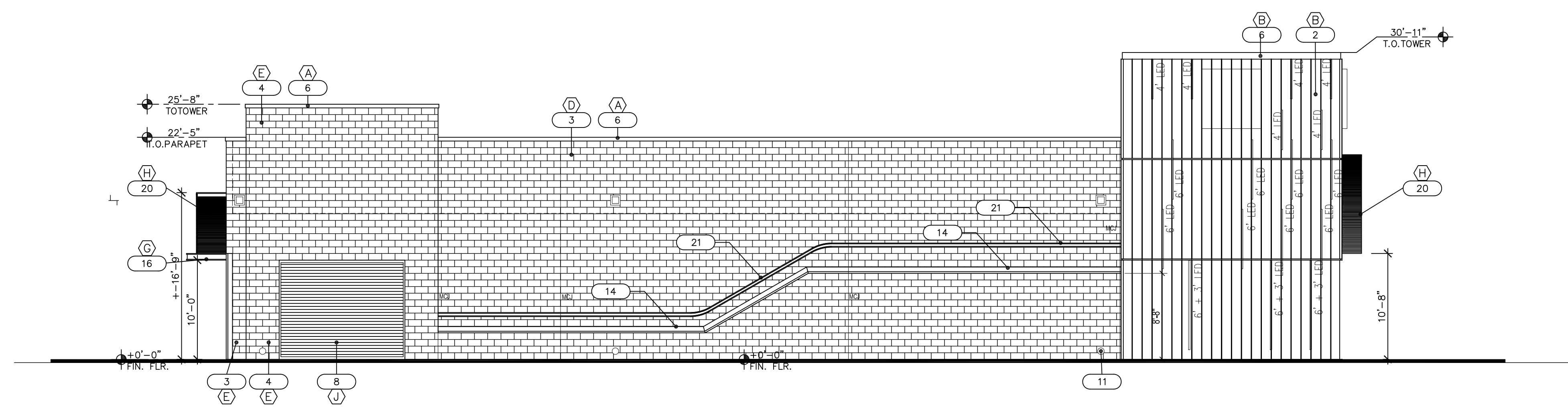
- 1 BUILDING ADDRESS – MIN 6" LETTERS W/CONTRASTING BACKGROUND
- 2 PRE-FINISHED ALUMINUM SIDING
- 3 STANDARD CMU – PAINTED
- 4 SPLIT-FACE CMU – PAINTED
- 5 SIGNAGE SHOWN FOR REF – UNDER SEPARATE PERMIT
- 6 PRE-FINISHED ALUMINUM COPING W/BAKED ENAMEL FINISH
- 7 SES – PAINTED TO MATCH ADJACENT WALL
- 8 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 ANGLE CANOPY – PAINTED
- 17 ALUMINUM STOREFRONT WITH GLAZING
- 18 ALUMINUM STOREFRONT DOOR
- 19 METAL DECK – PRE-FINISHED
- 20 PREFABRICATED ILLUMINATED ALUMINUM ACCENT
- 21 PREFABRICATED GRAPHICS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- 22 TUBE STEEL FRAME



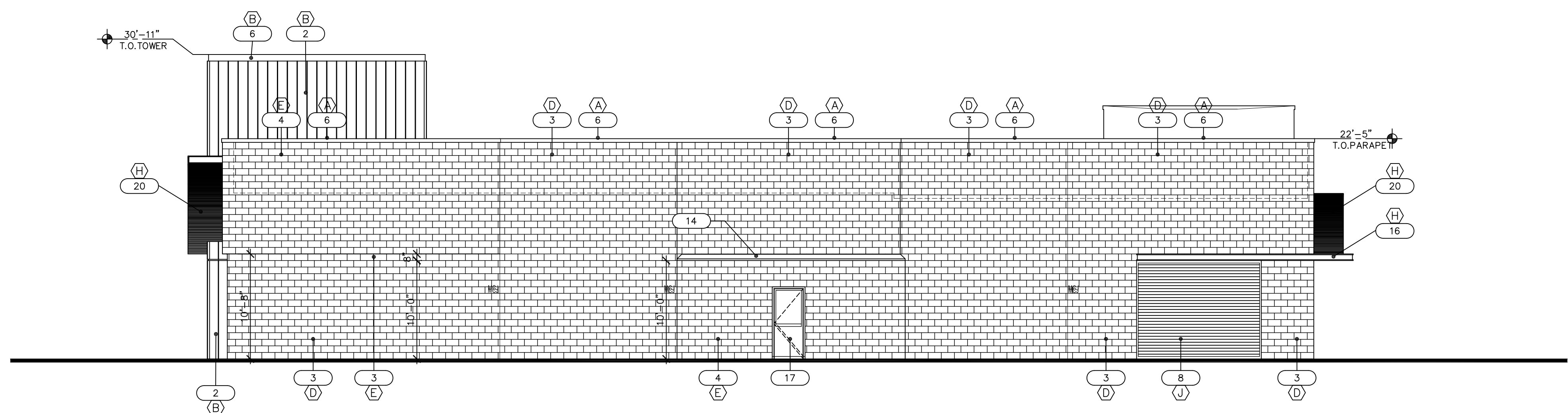
1 WEST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



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



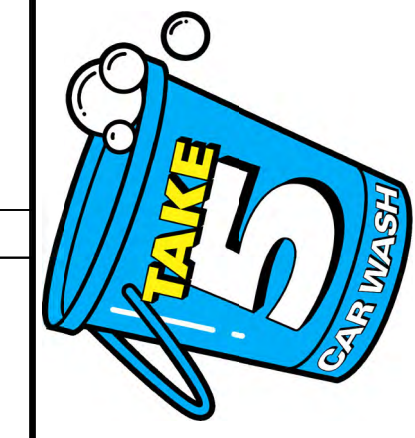
3 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



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

MATERIAL AND COLOR LEGEND

- (A) METAL COPING (PRE-FINISHED)
 - (B) PRE-FINISHED METAL PANELS @ TOWER SW#6871 "POSITIVE RED"
 - (C) PRE-FINISHED METAL PANELS SW#9177 "SALTY DOG"
 - (D) SW#7006 "EXTRA WHITE"
 - (E) SW#7674 "PEPPERCORN"
 - (F) BOLLARDS – "TRAFFIC YELLOW"
 - (G) STEEL ANGLE CANOPY – SW#7006 "EXTRA WHITE"
 - (H) PRE-FINISHED ILLUMINATED ALUMINUM EYEBROW ACCENT
 - (I) PRE-FINISHED METAL B-DECK
 - (J) HM METAL DOORS PRE-FINISHED DARK BRONZE
 - (K) OVERHEAD DOORS PRE-FINISHED DARK BRONZE
 - (L) TUBE STEEL FRAME-DARK BRONZE
- NOTE:
GC TO VERIFY ALL COLORS WITH OWNER.

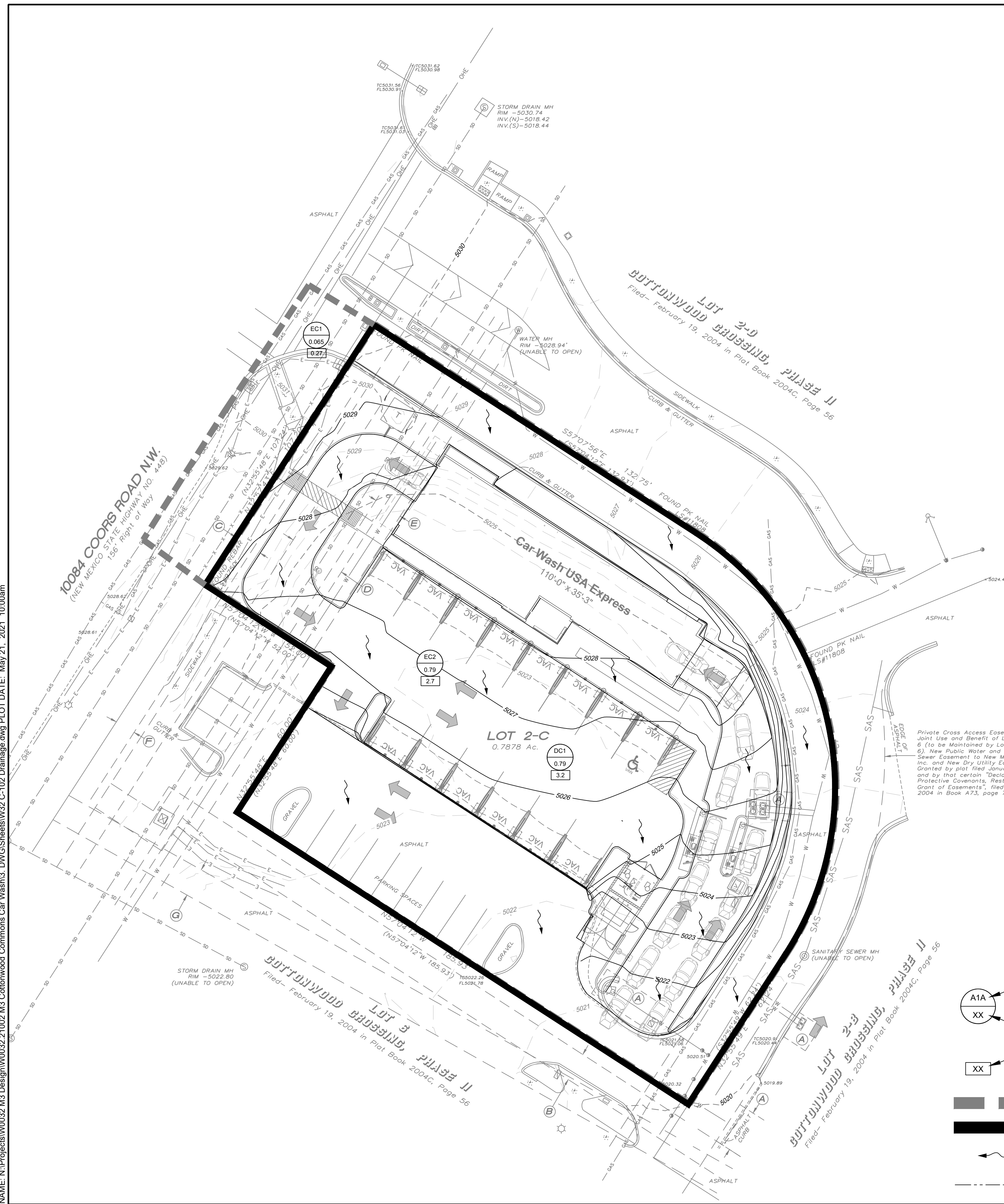


2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

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

DATE:	2021-05-04
SCALE:	SCALE
DRAWN BY:	JM
PROJECT NUMBER:	CWU20001.0
SHEET:	DD2.0
REV:	

NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Commons Car Wash\3. DWG\Sheets\W032-C-102 Drainage.dwg PLOT DATE: May 21, 2021 10:00am



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 22.2 USING THE RATIONAL METHOD 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 ASSUMED TO BE ACCOMMODATED FOR BY THE DRAINAGE FACILITY DOWNSTREAM, SIMILAR TO THE ADJACENT SITE'S DEVELOPMENT PROCESSES. 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 WHICH ALSO SERVES FOR WATER TREATMENT. 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 22.2, using the 100-year, 24-hour design storm

Runoff Rate:

Treatment Type Areas

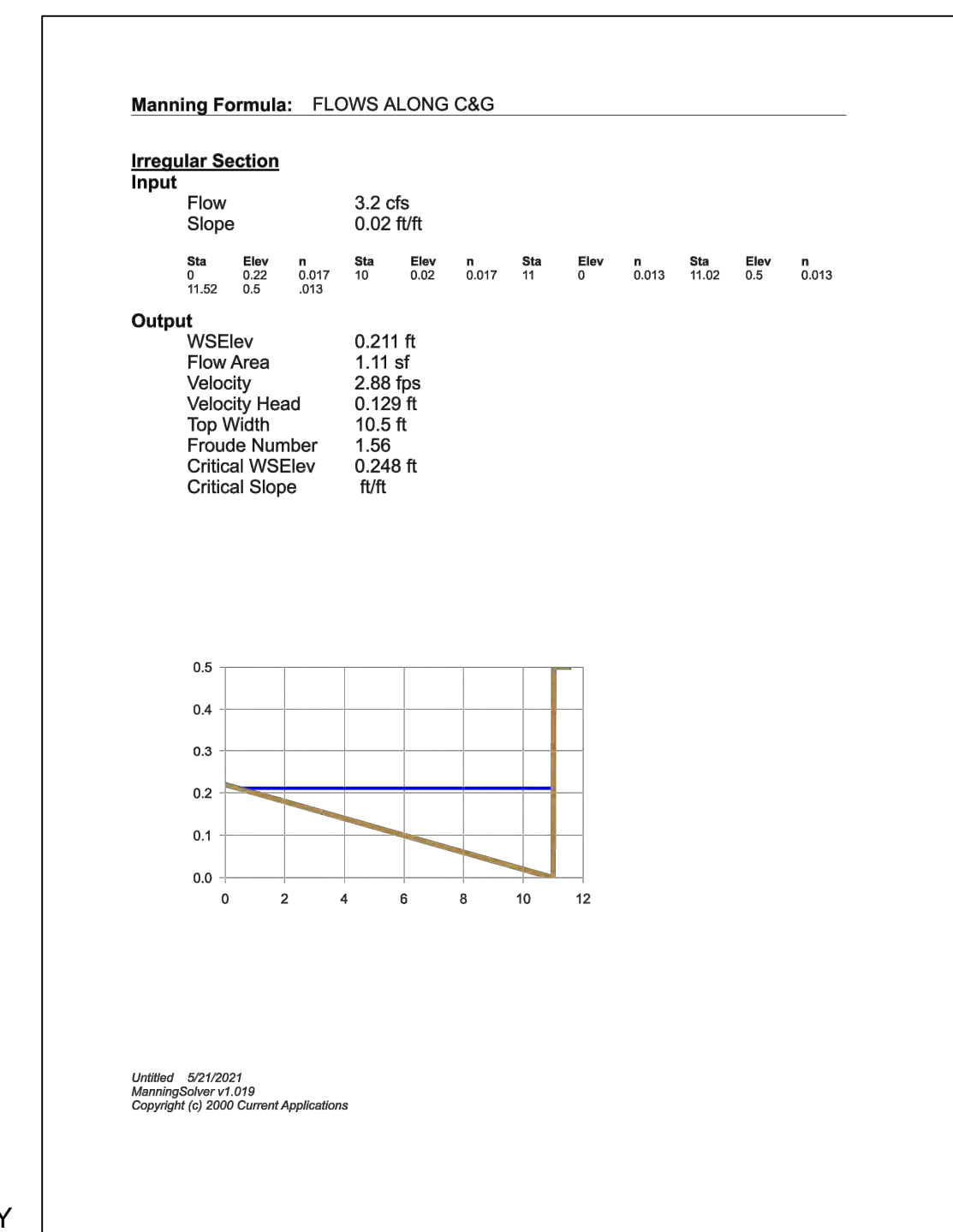
Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
EC1	0.00	0.00	0.00	0.07	0.07
EC2	0.00	0.00	0.47	0.32	0.79
DC1	0.00	0.00	0.07	0.72	0.79

Peak Discharge values based on Zone 3 from Table A-9

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

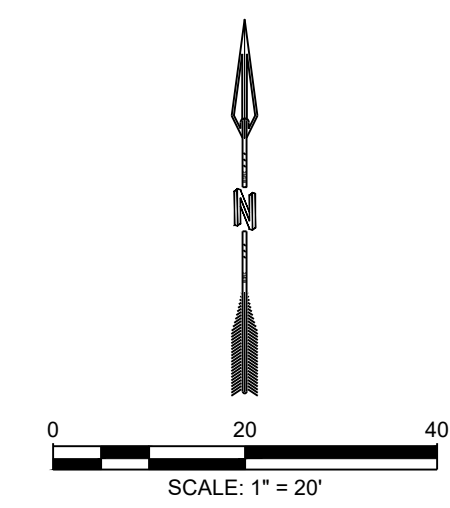
Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
EC1	0.3
EC2	2.7
DC1	3.2



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



<p>DESIGNED HF: _____</p> <p>DRAWN AR: _____</p> <p>CHECKED JL: _____</p> <p>DATE: 5.21.2021</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> </table>				
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87113 WWW.RESPEC.COM PHONE: (505) 253-9718</p>					
<p>STAMP</p>					
<p>PRELIMINARY NOT FOR CONSTRUCTION 5/2021</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p>					
<p>PROJ. #: W0032.31002</p>					
<p>PROJECT NAME: COTTONWOOD CROSSING CAR WASH</p>					
<p>SHEET TITLE: DRAINAGE PLAN</p>					
<p>SUBMITTED FOR: REVIEW</p>					
<p>SHEET NUMBER: C-102</p>					

NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Commons Car Wash\3. DWG\Sheets\W032-C-101 Grading.dwg PLOT DATE: May 21, 2021 9:55am



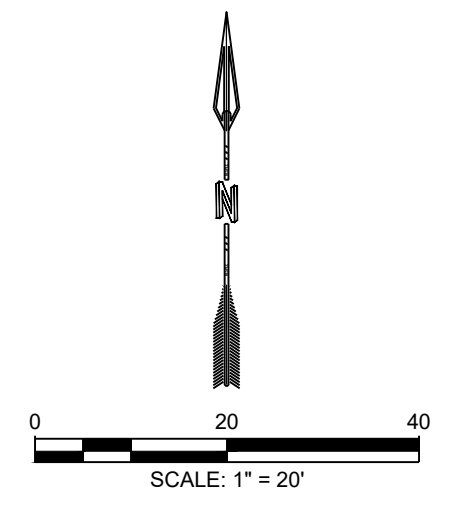
SYMBOL LEGEND


	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

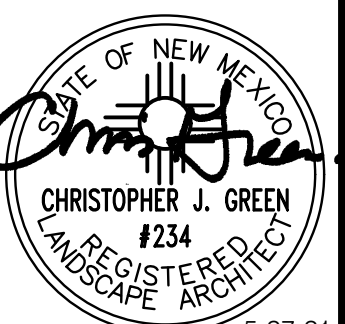
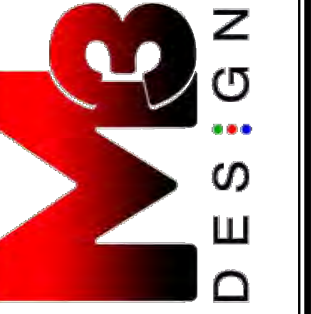
SPOT ELEVATION SYMBOLS

	90.25	FLOWLINE ELEVATION
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- 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-SEEDING 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 5.21.2021</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;"> </td> <td style="width: 15%;"> </td> <td style="width: 80%;"> </td> </tr> </table>			
<p>RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 DENVER, CO 80231 WWW.RESPEC.COM PHONE: (303) 525-9718</p>				
<p>STAMP</p> <p style="color: red; font-weight: bold;">PRELIMINARY NOT FOR CONSTRUCTION 5/2021</p> <p style="font-size: small;">THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>  <p>PROJ. #: W0032.31002</p>				
<p>PROJECT NAME:</p> <p style="text-align: center; font-weight: bold;">COTTONWOOD CROSSING CAR WASH</p>	<p>SHEET TITLE:</p> <p style="text-align: center; font-weight: bold;">GRADING PLAN</p>			
<p>SUBMITTED FOR:</p> <p style="text-align: center; font-weight: bold;">REVIEW</p>	<p>SHEET NUMBER:</p> <p style="text-align: center; font-weight: bold;">C-101</p>			



5-27-21
NOT FOR CONSTRUCTION

PLANT LEGEND

ON-SITE QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
TREES				
2		CHILOPSIS LINEARIS (RW) DESERT WILLOW 'BUBBA'	24" BOX MS	8' MIN HT. 25' HT X 25' SPR.
5		FORESTIERA NEOMEXICANA (RW) NEW MEXICO OLIVE	15 GAL MS	6' MIN HT. 15' HT X 15' SPR.
SHRUBS/GROUNDCOVERS				
34		ARISTIDA LONGISETA (RW) PURPLE THREEAWN	5-GAL	3' O.C. 2' HT. X 2' SPR.
1		BUDDELLIA DAVIDII (M) COMMON BUTTERFLY BUSH	5-GAL	5' O.C. 5' HT. X 5' SPR.
5		DASYLIIRION WHEELERI (L) BLUE SOTOL	5-GAL	5' O.C. 3' HT. X 3' SPR.
1		OPUNTIA ENGELMANNII (RW) ENGELMANN'S PRICKLY PEAR	5-GAL	5' O.C. 3' HT. X 6' SPR.
9		FALLUGIA PARADOXA (RW) APACHE PLUME	5-GAL	5' O.C. 4' HT. X 4' SPR.
22		JUNIPERUS HORIZONTALIS (L+) BAR HARBOR JUNIPER	5-GAL	5' O.C. 9' HT. X 6' SPR.
14		PENSTEMON STRICTUS (L+) ROCKY MOUNTAIN PENSTEMON	5-GAL	2' O.C. 2' HT. X 2' SPR.
6		PENSTEMON PINIFOLIUS (L+) PINELEAF PENSTEMON	5-GAL	2' O.C. 2' HT. X 2' SPR.
5		PINUS MUGO MUGO (M) MUGO PINE	5-GAL	5' O.C. 8' HT. X 8' SPR.
8		RHAMPHOLEPIS INDICA PINKIE (M) INDIAN HAWTHORN	5-GAL	4' O.C. 3' HT. X 4' SPR.
4		RHUS TRILOBATA 'AUTUMN AMBER' (RW) CREEPING THREE LEAF SUMAC	5-GAL	5' O.C. 18" HT. X 7' SPR.
8		SPIREA BUMALDA (M) ANTHONY WATERER	5-GAL	3' O.C. 3' HT. X 4' SPR.
LANDSCAPE BOULDERS AND GRAVEL MULCH				
13		MOSS ROCK BOULDERS (MIN. 27CF)		
1,821 SF		1" MOUNTAIN BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
2,173 SF		2"-4" COYOTE MIST COBBLE MULCH (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		

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

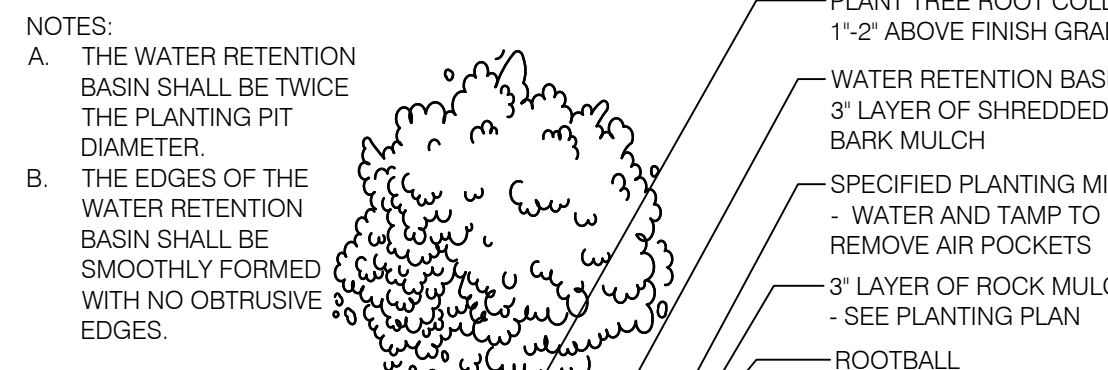
PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

THE PROJECT IS PROVIDING 14 PARKING SPACES.

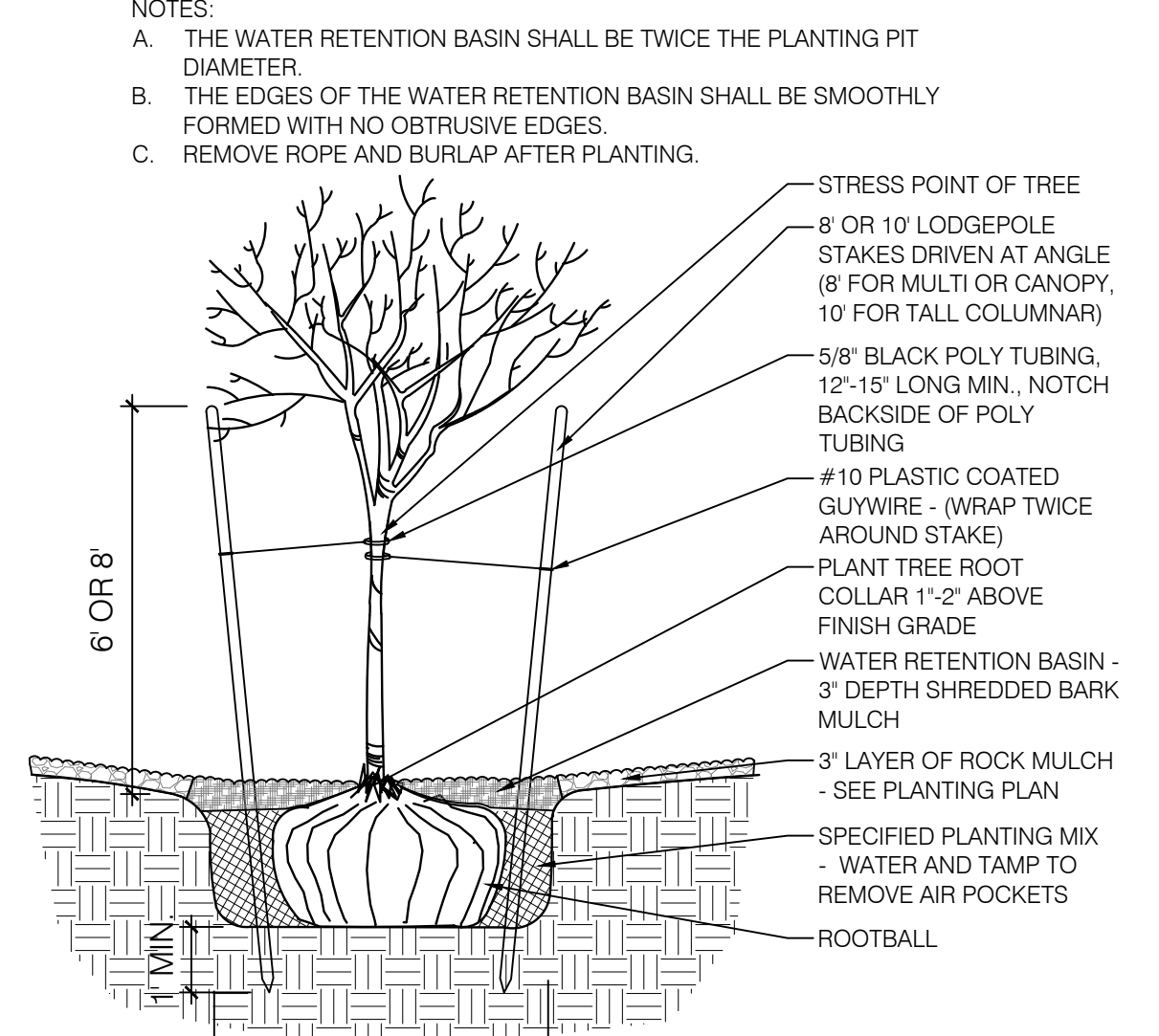
TOTAL PARKING LOT AREA:	13,473 SF
REQUIRED LANDSCAPE AREA:	1,347 SF
PROVIDED LANDSCAPE AREA: (INCLUDING EXISTING ISLANDS)	1,808 SF (13%)

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



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



B TREE PLANTING DETAIL
SCALE: N.T.S.

