



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2021-005816

Application No. SI-2021-02066

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: March 30, 2022 HEARING DATE OF DEFERRAL: February 2, 2022

SUBMITTAL

DESCRIPTION: Revised plans and additional information for DRB consideration. Added infrastructure list.

CONTACT NAME: Jackie Fishman, AICP and Michael Vos, AICP, Consensus Planning, Inc.

TELEPHONE: (505) 764-9801 EMAIL: fishman@consensusplanning.com

vos@consensusplanning.com

**From:** [John Black](#)  
**To:** [John Stapleton](#); [Jackie Fishman](#)  
**Cc:** [Jeremy Shell](#); [Jesse Macias](#); [Michael Vos](#); [clayton@kingcapitalcre.com](mailto:clayton@kingcapitalcre.com)  
**Subject:** RE: Coors Car Wash DRB  
**Date:** Friday, February 25, 2022 2:56:57 PM  
**Attachments:** [NOD PR-2021-005816](#) [SI-2021-01684](#) [VA-2021-00363-Coors.pdf](#)  
**Importance:** High

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See Page 8 Item 12 re AMAFCA. The repairs have been completed to AMAFCA's drainage facilities as noted below:

On Feb 24, 2022, at 2:35 PM, Nolan Bennett <[nbennett@amafca.org](mailto:nbennett@amafca.org)> wrote:

Yes the work filling the void under the Cottonwood pond is acceptable to AMAFCA.

Nolan Bennett, P.E.

Field Engineer

Albuquerque Metropolitan Arroyo Flood Control Authority

2600 Prospect Ave NE

Albuquerque, NM 87107

Direct Office: (505) 878-8943

Cell: (505) 301-6941

Main Office: (505) 884-2215

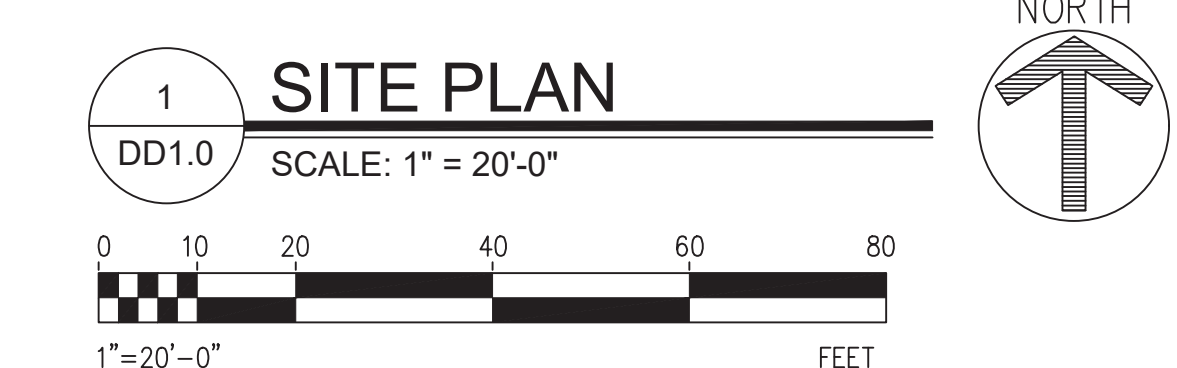
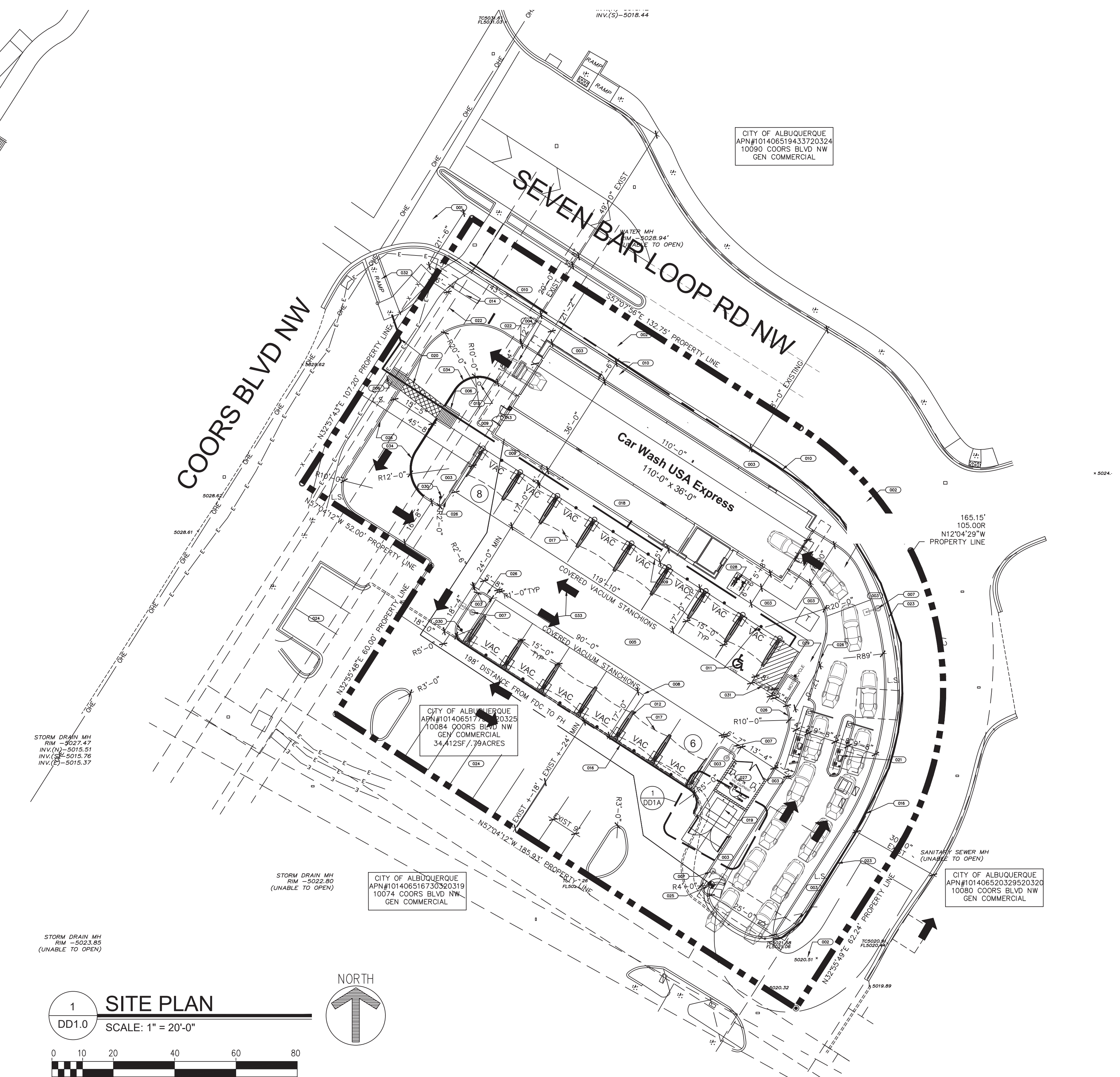
Fax: (505) 884-0214

[nbennett@amafca.org](mailto:nbennett@amafca.org)

**Please let us know where this project is now in the planning process.**

**John Black, Broker**  
**West Wood Realty**  
**3613 NM 528 St. H**  
**Albuquerque, NM 87114**  
**505-228-9351 Cell**





### 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 CIVIL
026	NEW 6" RAISED CURBING - SEE CIVIL
027	VACUUM ENCLOSURE
028	NEW BICYCLE PARKING - 3 SPACES DTL 1/DD1B
029	NEW MOTORCYCLE PARKING/SIGN DTL 2/DD1B
030	"DO NOT ENTER" SIGN
031	"NO PARKING" LETTERS 12"H
032	PUBLIC SIDEWALK UNDER SEPARATE NMDOT PERMIT
033	DIRECTIONAL ARROWS DEPICT DIRECTION OF TRAFFIC
034	ASPHALT CURBING AT EASEMENT.

### 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

### 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. = 39.9%
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:	STREET FRONT (WEST) 35' STREET SIDE (EAST) 44'-6" SIDE (WEST) 0' REAR (SOUTH) 0'
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: 3355F/1000X2 TOTAL REQUIRED: 1 SPACES REQUIRED: 3 BICYCLE SPACES / 1 MOTORCYCLE SPACE
PARKING PROVIDED:	ACCESSIBLE PARKING SPACES: 1 SPACES STANDARD PARKING SPACES: 13 SPACES TOTAL PROVIDED: 14 SPACES PROVIDED: 3 BICYCLE SPACES / 1 MOTORCYCLE SPACE

### 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

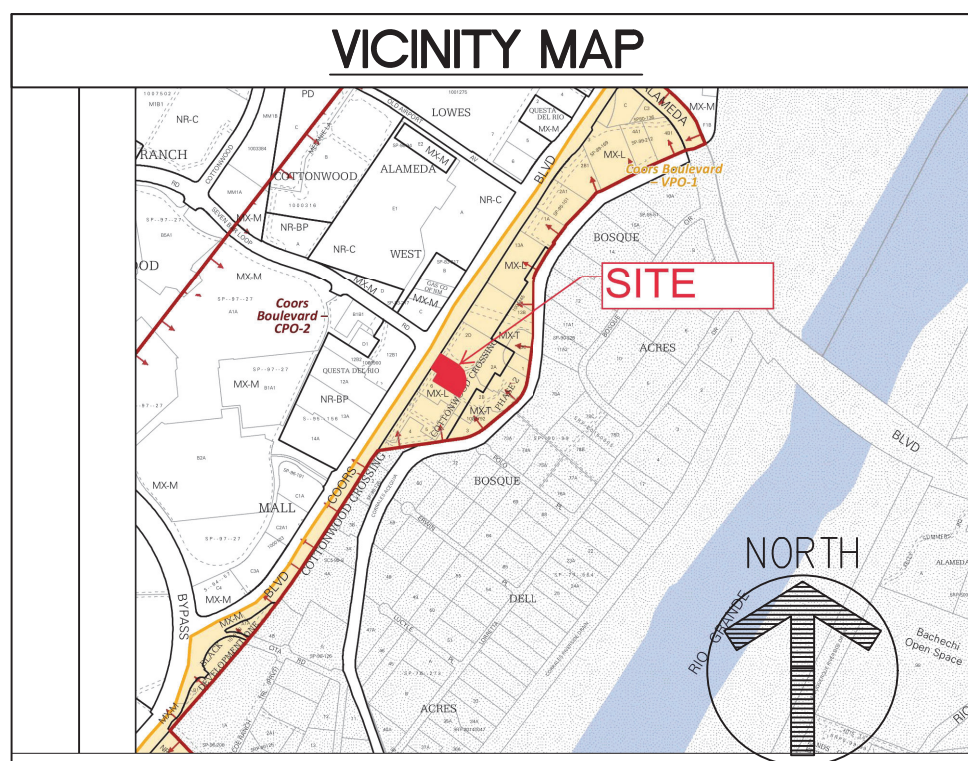
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE/ABCWUA SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING TO 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.
- NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE COOL SEASON GRASS SPECIES. IRRIGATED COOL SEASON GRASS SHALL NOT BE A PLANTED ON SLOPES EXCEEDING 1:4 RISE:RUN OR PLANTED IN NARROW OR IRREGULARLY SHAPED AREAS (10 FEET OR LESS IN ANY DIMENSION) IN ORDER TO AVOID WATER WASTE. ANY COOL SEASON GRASS SHALL BE INSTALLED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY NON-PERMEABLE HARD SURFACE. (A BUFFER USING MULCH CAN BE USED WHEN PLANTING COOL SEASON GRASS ADJACENT TO NON-PERMEABLE SURFACE.)

### CASE PROJECT #'S

PR #: PR-2021-005816  
APP # SI-2021-02066

### 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 DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
<b>DRB SITE DEVELOPMENT PLAN APPROVAL:</b>	
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	
2/16/18	



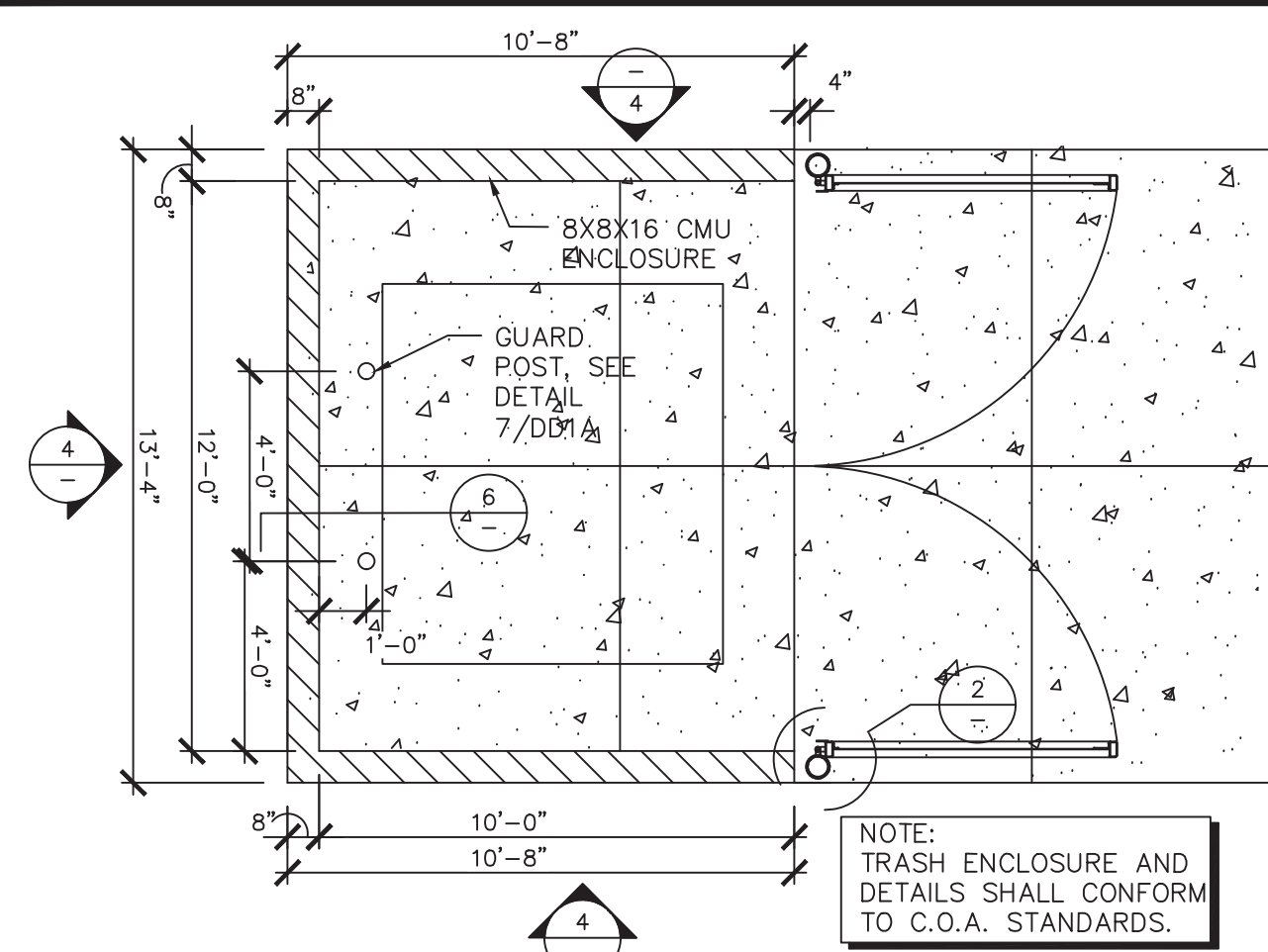
2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007

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

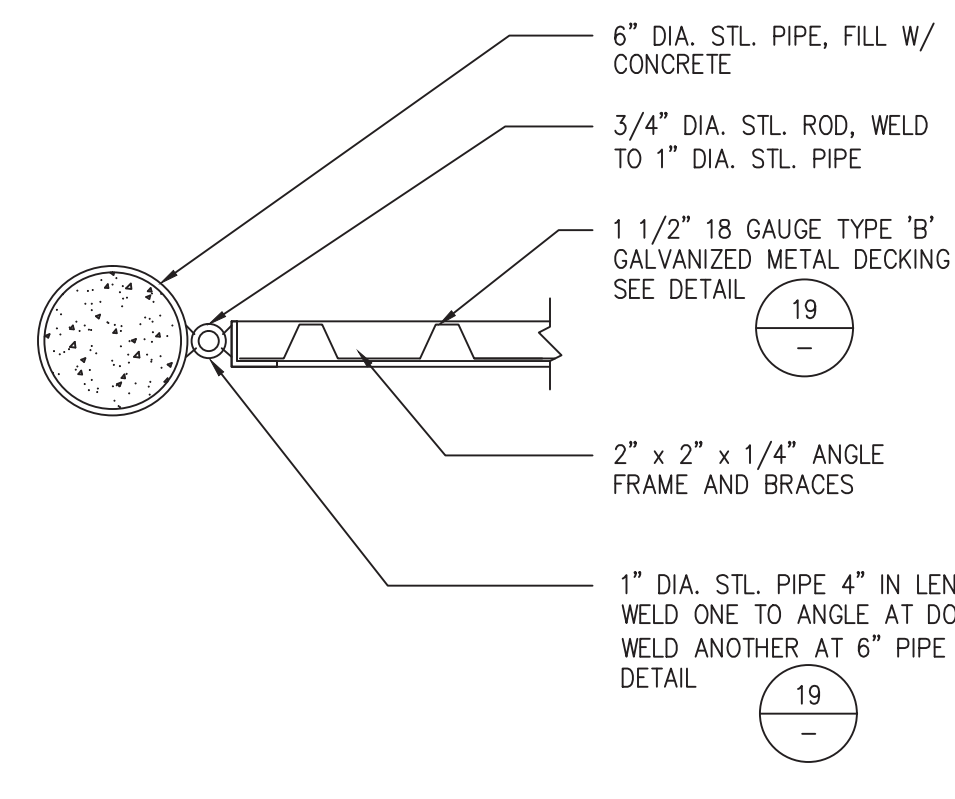
SITE PLAN

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

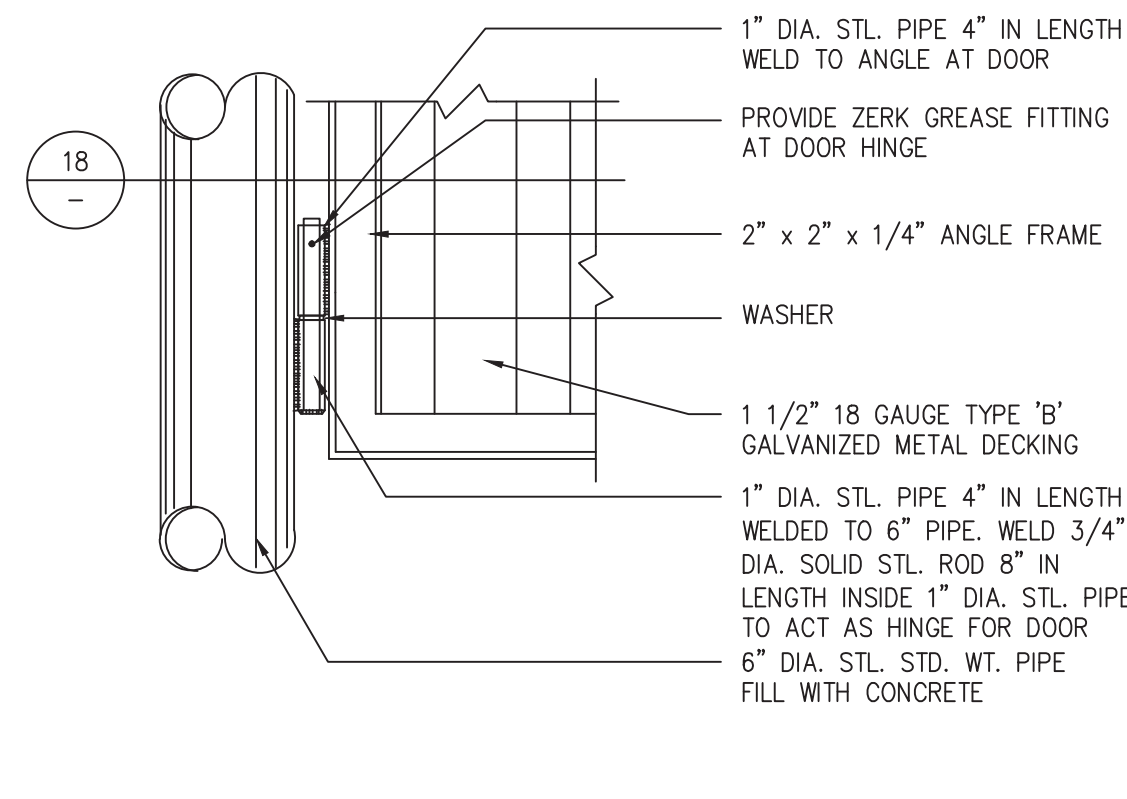




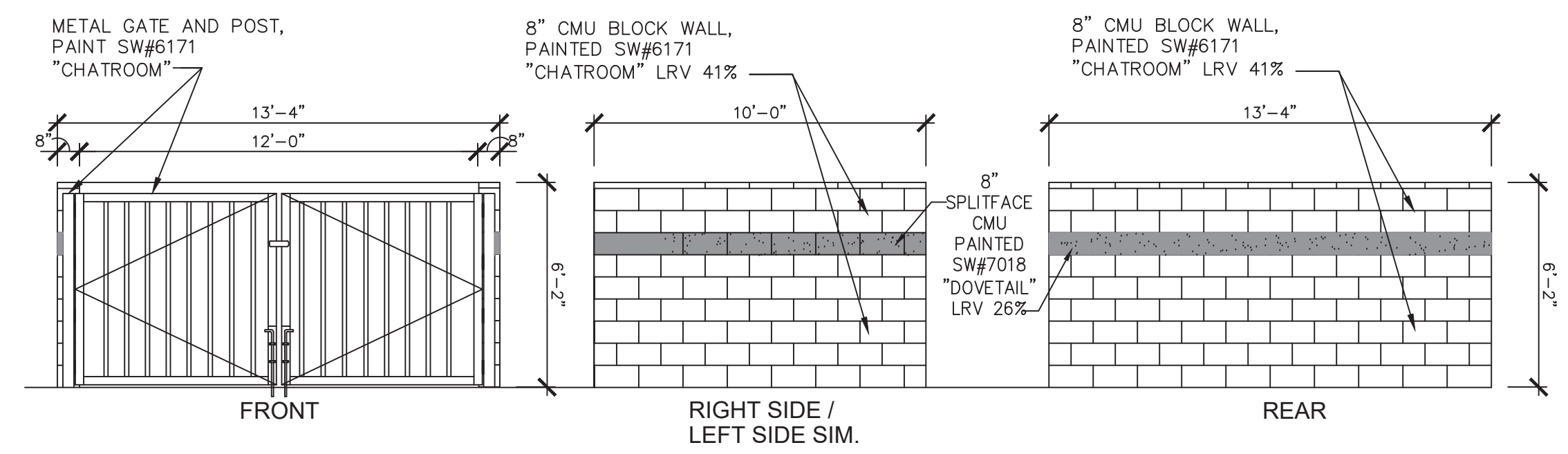
1 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



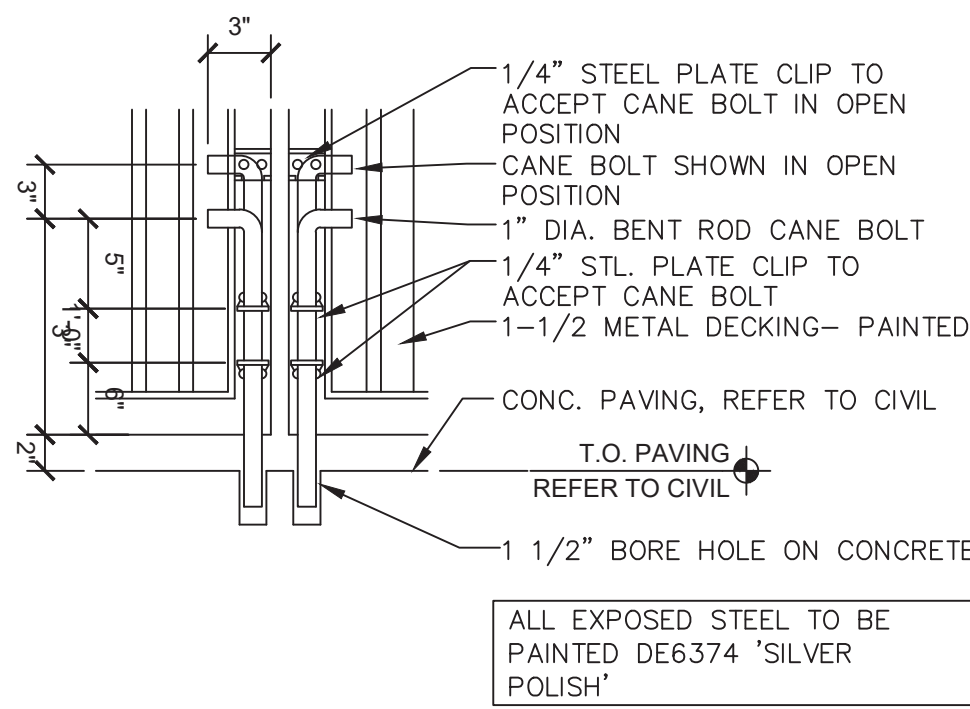
2 HINGE AT TRASH ENCLOSURE  
SCALE: 1-1/2" = 1'-0"



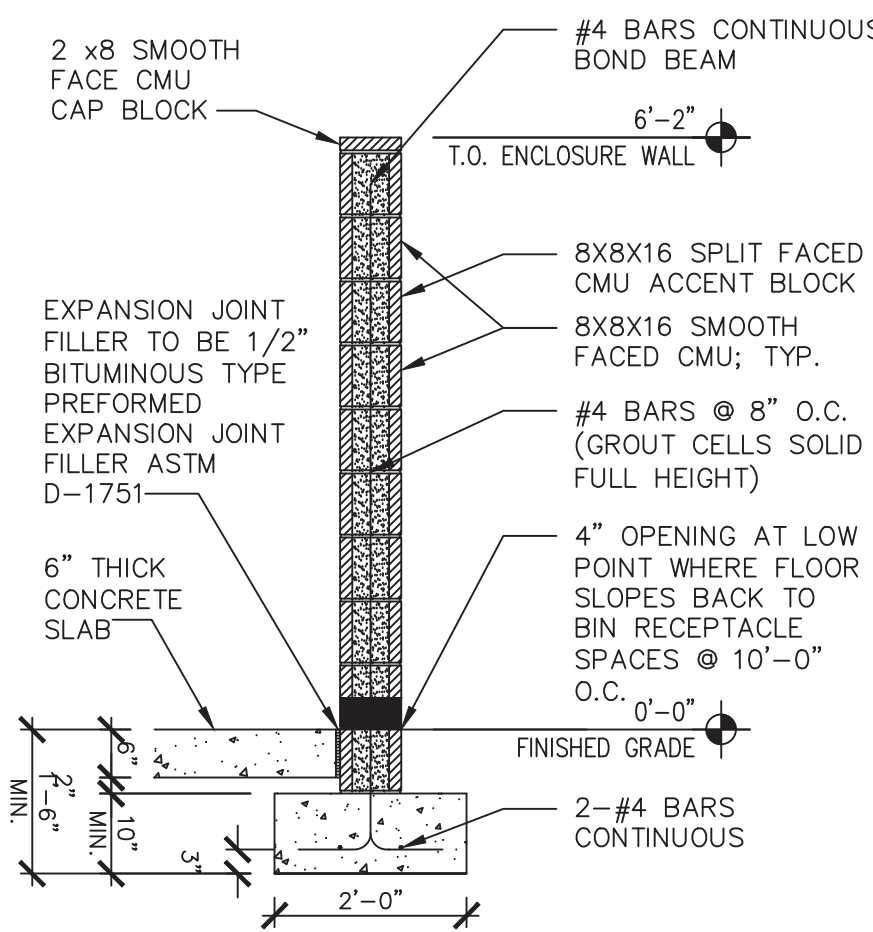
3 JAMB AT TRASH ENCLOSURE  
SCALE: 1-1/2" = 1'-0"



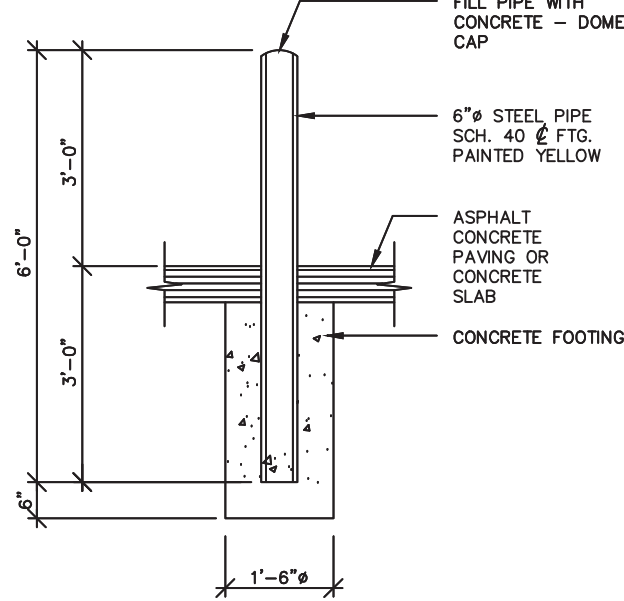
4 TRASH ENCLOSURE ELEV.  
SCALE: 1/4" = 1'-0"



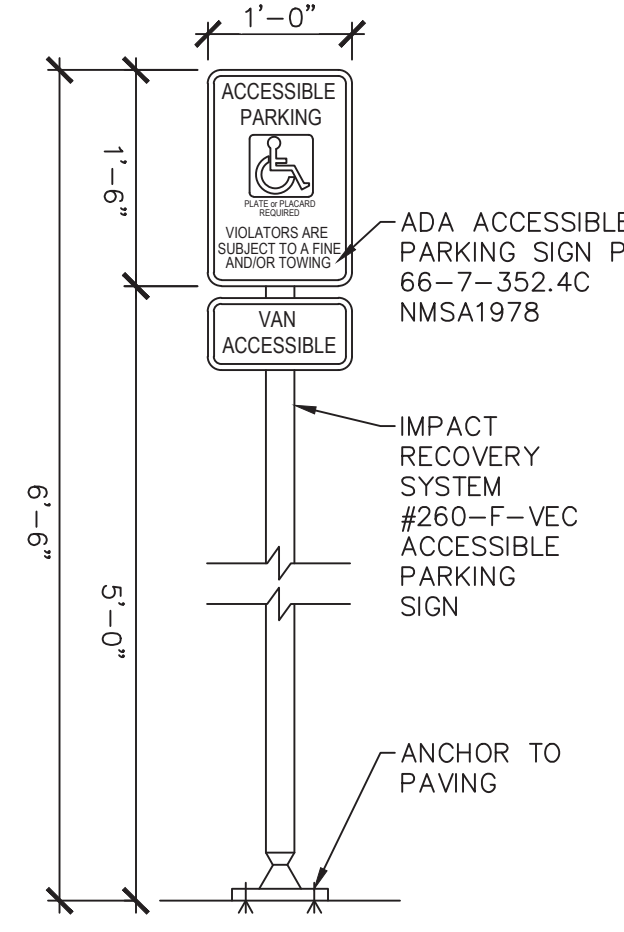
5 CANE BOLT DETAIL  
SCALE: 1 1/2" = 1'-0"



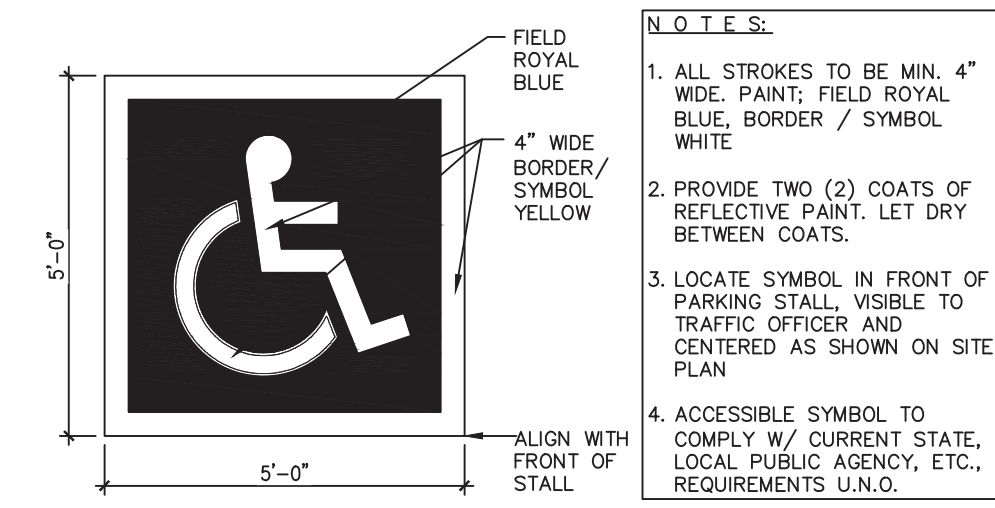
6 TRASH ENCL SECTION  
SCALE: 1/2" = 1'-0"



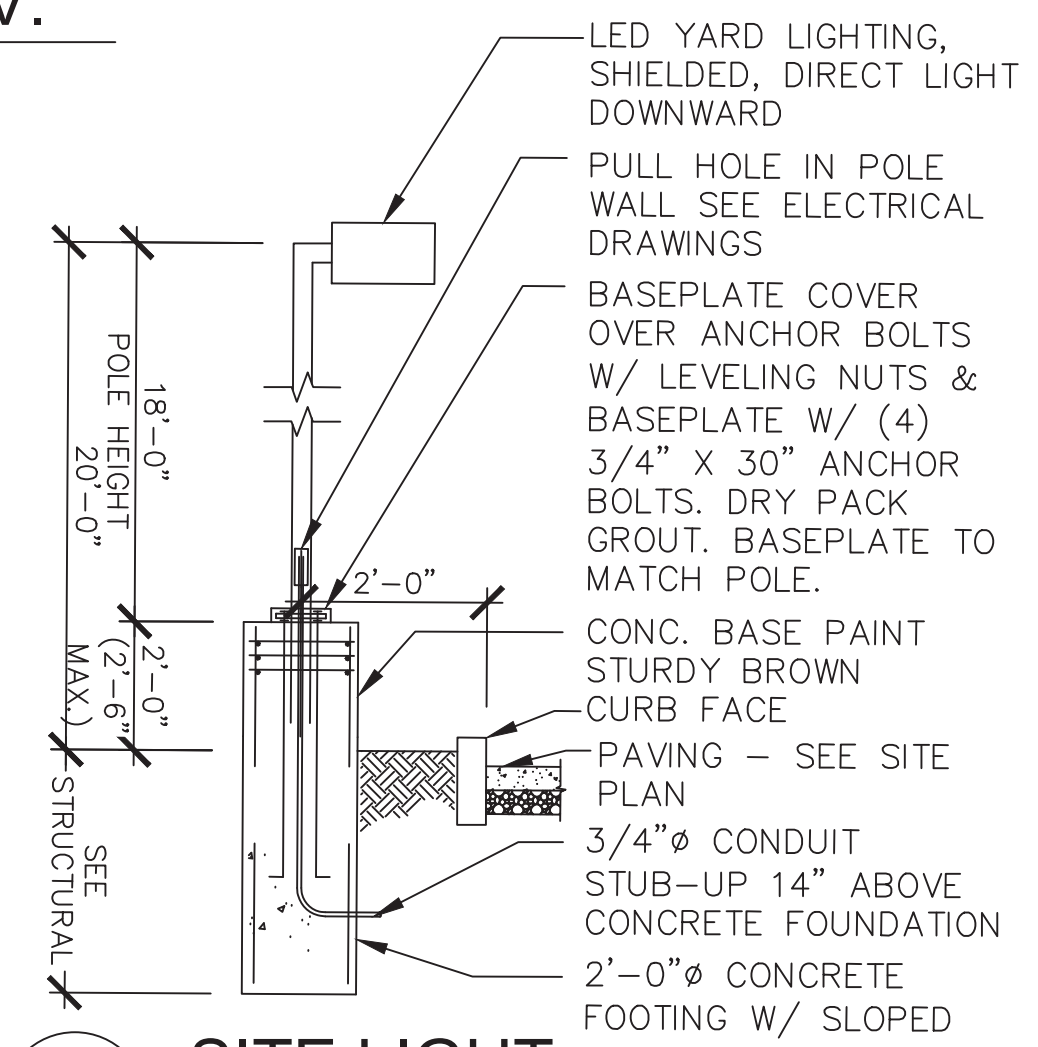
7 GUARD POST DETAIL  
SCALE: 1/2" = 1'-0"



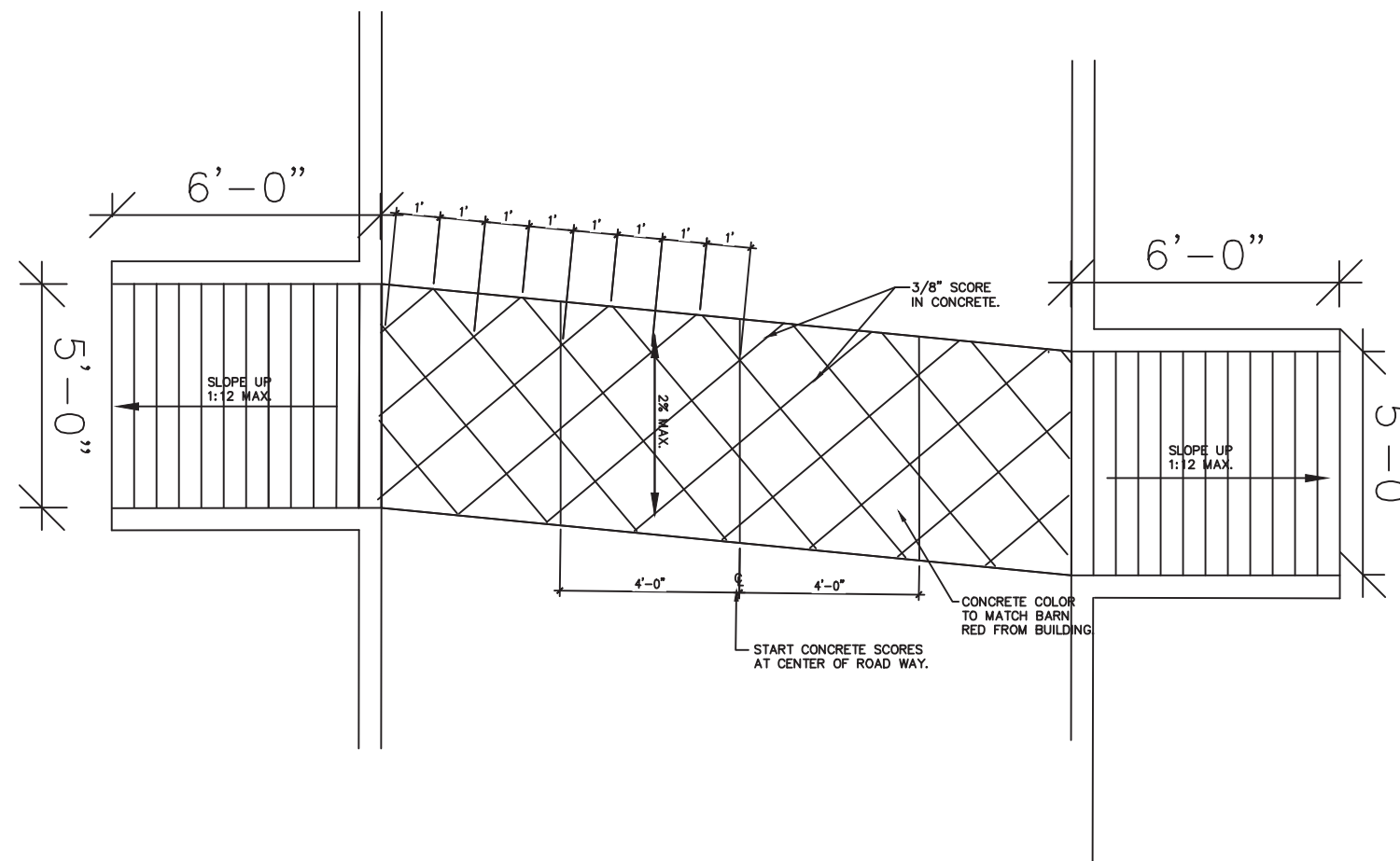
8 ACCESSIBLE PARKING SIGN  
SCALE: 3/4" = 1'-0"



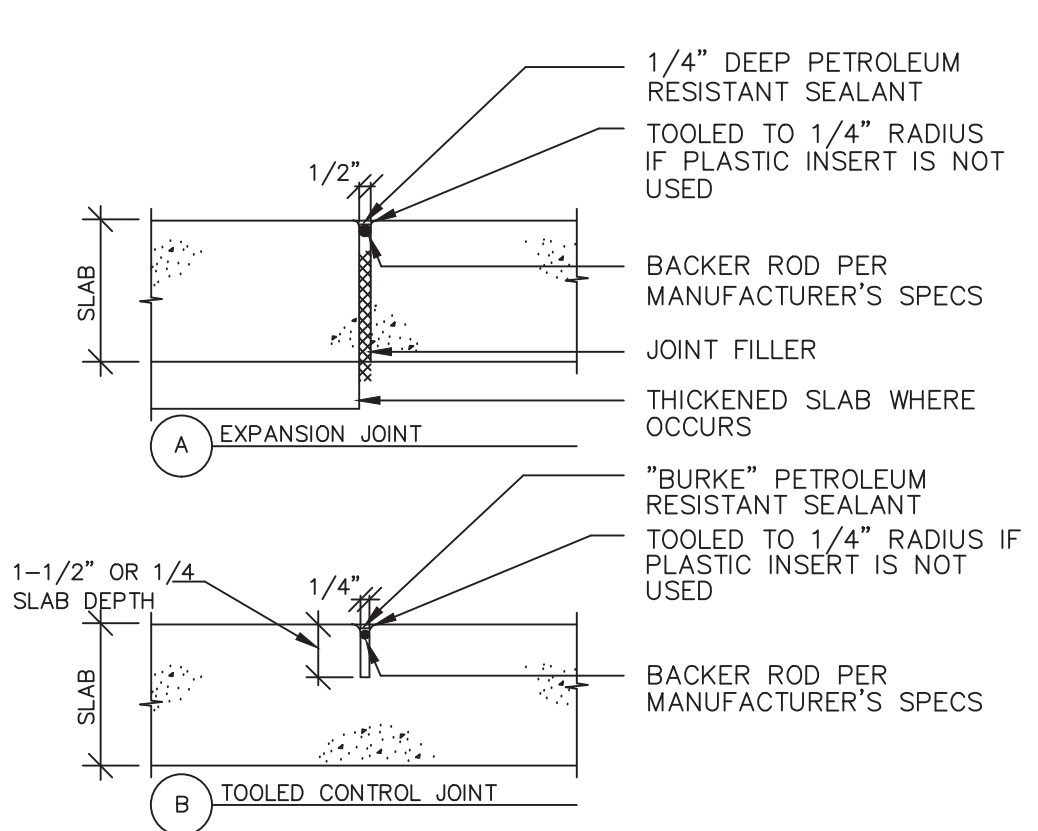
9 ACCESSIBLE PARKING SYMBOL  
SCALE: 1/2" = 1'-0"



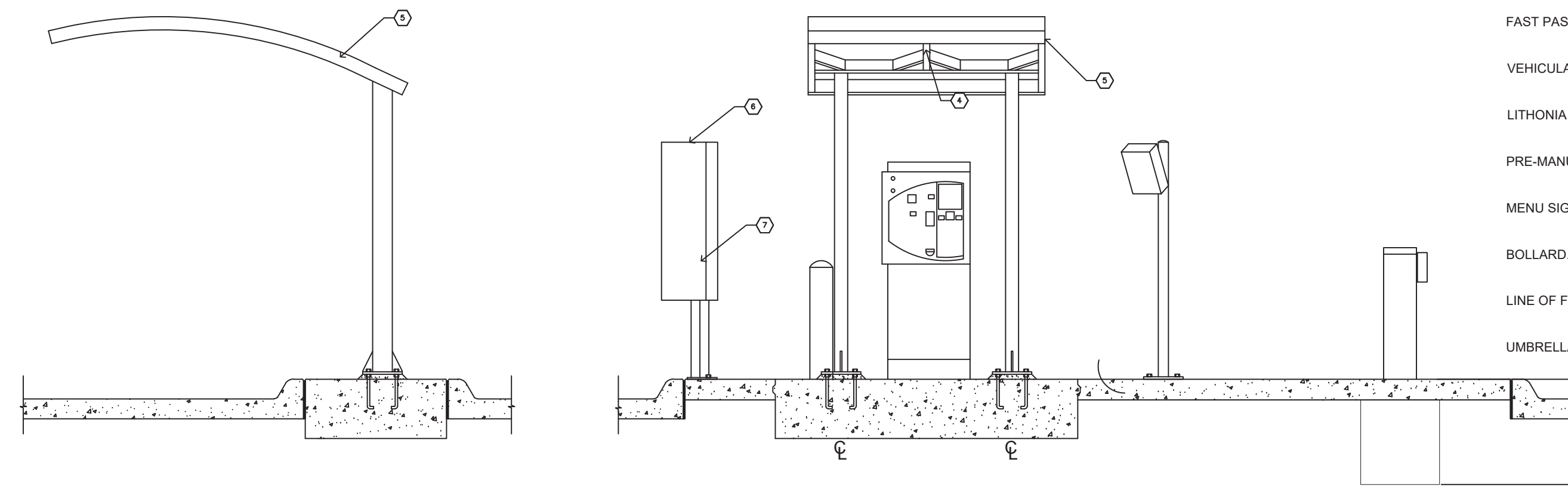
10 SITE LIGHT  
SCALE: 3/8" = 1'-0"



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



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



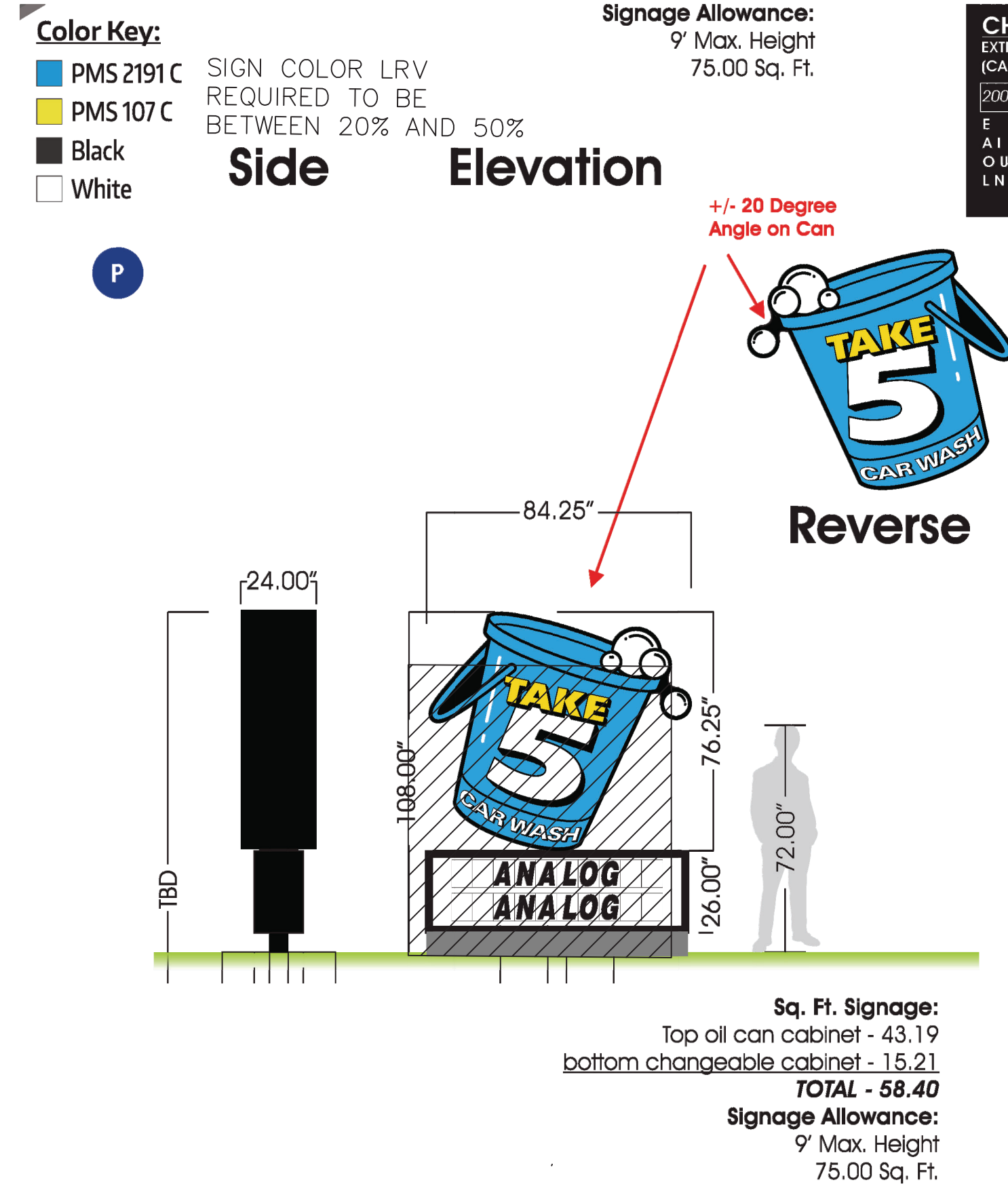
13 PAY-POINT/VACUUM ELEVATION  
SCALE: 1/2" = 1'-0"

KEYNOTES

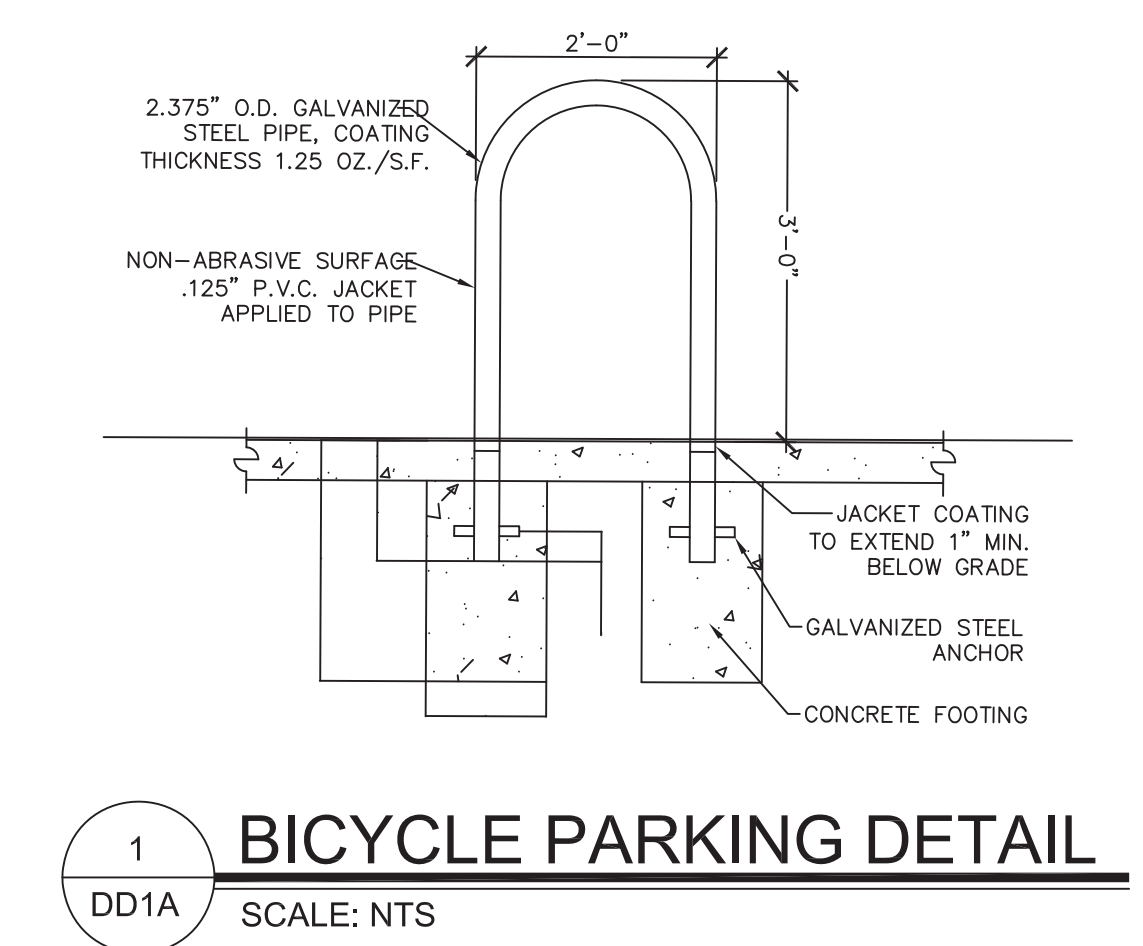
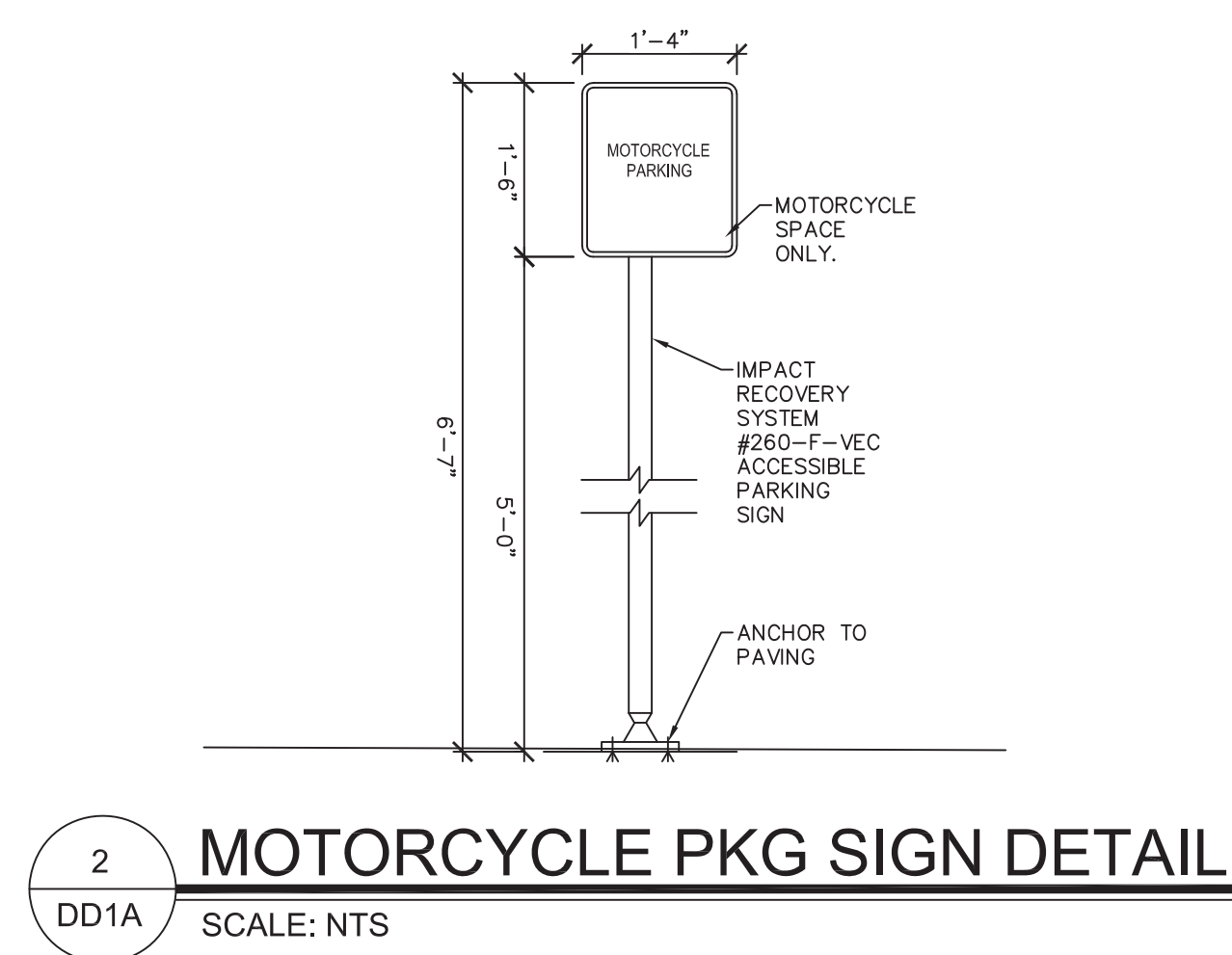
- XPT PAY KIOSK ON 6" CURB
- FAST PASS READER.
- VEHICULAR GATE.
- LITHONIA LED LIGHT
- PRE-MANUFACTURED CANOPY BY TSS
- MENU SIGN
- BOLLARD, DTL
- LINE OF FOOTING.
- UMBRELLA ARCH.







3 **MONUMENT SIGN DETAIL**  
 DD1A SCALE: NTS



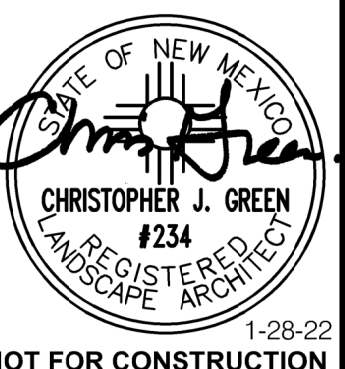
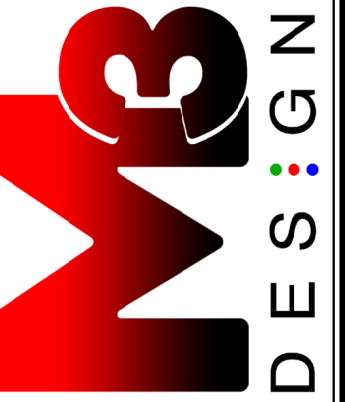
2008 NORTH 7th AVENUE  
 PHOENIX, ARIZONA 85007



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:	





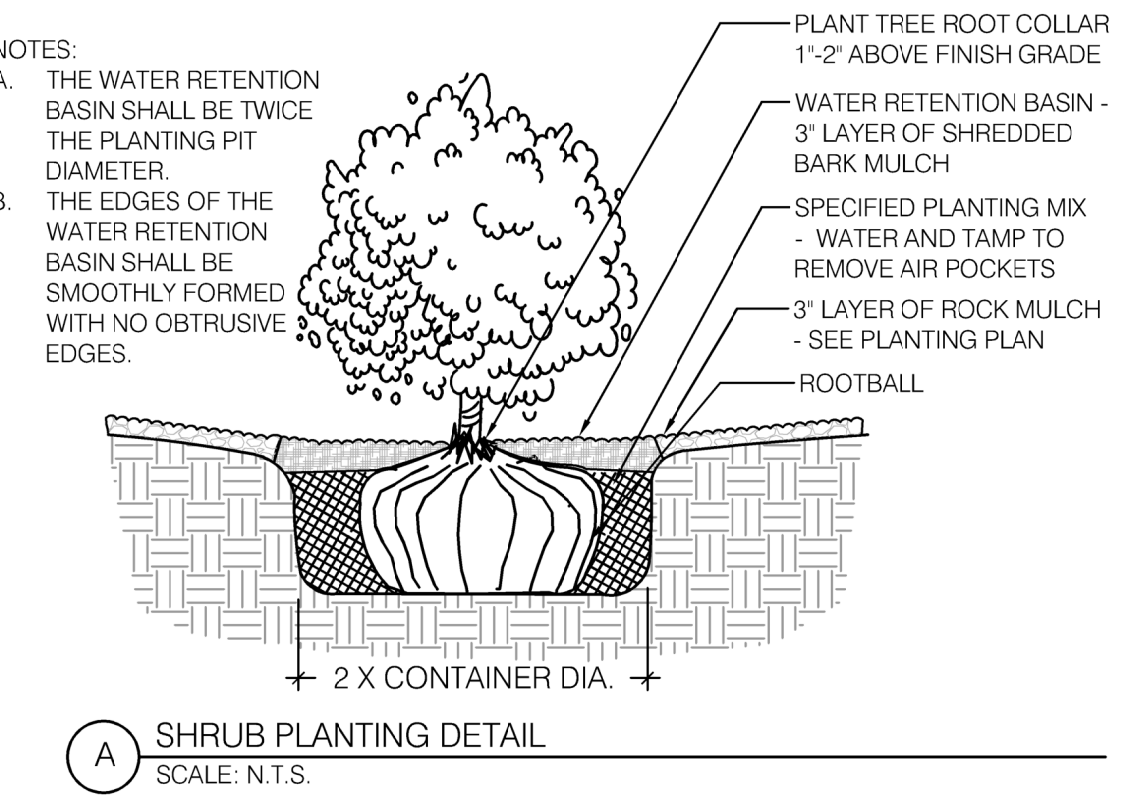
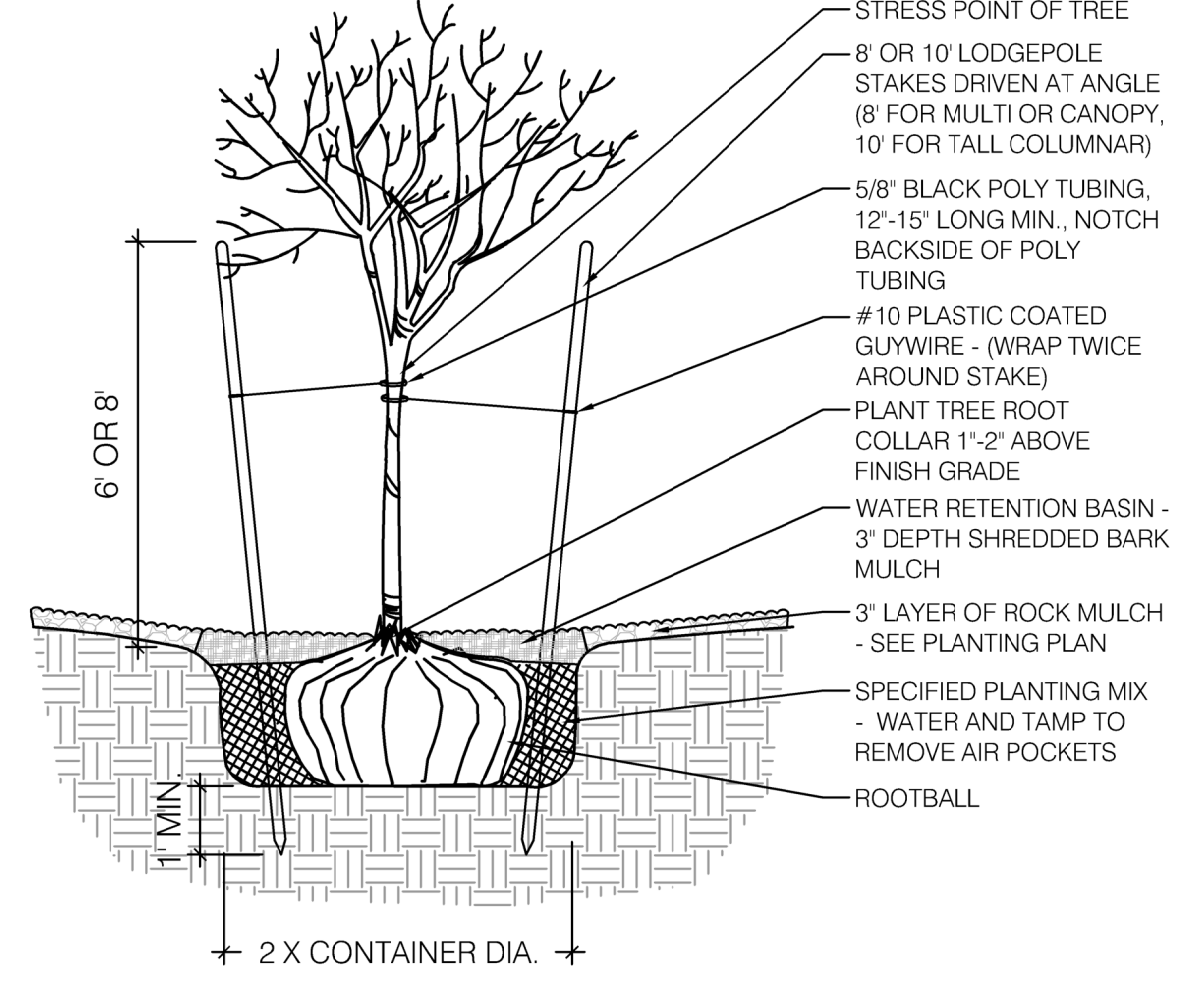
1-28-22  
NOT FOR CONSTRUCTION

ON-SITE QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
<b>TREES</b>				
4		CHILOPSIS LINEARIS (RW) DESERT WILLOW 'BUBBA'	24" BOX MS	8' MIN HT. 25' HT X 25' SPR.
3		CELTIS RETICULATA (M) NETLEAF HACKBERRY	2' CAL. B&B	12' MIN HT. 25' HT X 25' SPR.
3		FORESTIERA NEOMEXICANA (RW) NEW MEXICO OLIVE	15 GAL MS	6' MIN HT. 15' HT X 15' SPR.
8		JUNIPERUS SCOP. 'SKYROCKET' (M) SKYROCKET JUNIPER	15 GAL.	6' MIN HT. 12' HT X 6' SPR.
<b>SHRUBS/GROUNDCOVERS</b>				
32		CALAMAGROSTIS A. 'KARL FOERSTER' (RW) KARL FOERSTER FEATHER REED GRASS	5-GAL.	3 HT. X 3 SPR.
5		DASYLIUM WHEELERI (L) BLUE SOTOL	5-GAL.	3 HT. X 3 SPR.
1		OPUNTIA ENGELMANNII (RW) ENGELMANN'S PRICKLY PEAR	5-GAL.	3 HT. X 6 SPR.
8		FALLUGIA PARADOXA (RW) APACHE PLUME	5-GAL.	4 HT. X 4 SPR.
21		JUNIPERUS HORIZONTALIS (L+) BAR HARBOR JUNIPER	5-GAL.	9' HT. X 6 SPR.
13		PENSTEMON STRICTUS (L+) ROCKY MOUNTAIN PENSTEMON	5-GAL.	2 HT. X 2 SPR.
6		PENSTEMON PINIFOLIUS (L+) PINELEAF PENSTEMON	5-GAL.	2 HT. X 2 SPR.
4		PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	8 HT. X 8 SPR.
10		RHAMPHOLEPIS INDICA 'PINKIE' (M) INDIAN HAWTHORN	5-GAL.	3 HT. X 4 SPR.
5		RHUS TRILOBATA 'AUTUMN AMBER' (RW) CREEPING THREE LEAF SUMAC	5-GAL.	18 HT. X 7 SPR.
6		SPIREA BUMALDA (M) ANTHONY WATERER	5-GAL.	3 HT. X 4 SPR.
<b>LANDSCAPE BOULDERS AND GRAVEL MULCH</b>				
12		MOSS ROCK BOULDERS (MIN. 27CF)		
1,777 SF		1" MOUNTAINAIR BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
1,861 SF		2"-4" COYOTE MIST COBBLE MULCH (6" 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 OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S 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 OWNER'S 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 OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S 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.



- 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.

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

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

**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 GROUNDCOVER 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:	- 3,960 SF
NET AREA:	30,452 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 4,568 SF  
PROVIDED LANDSCAPE AREA 3,887 SF (14%)

**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 2,915 SF  
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE 5,207 SF (178%)

REQUIRED GROUND-LEVEL PLANT COVERAGE 729 SF  
PROVIDED GROUND-LEVEL PLANT COVERAGE 1,506 SF (206%)

**LANDSCAPE TURF**  
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE COOL SEASON GRASS SPECIES.

NO COOL SEASON GRASS IS PROVIDED ON THIS SITE

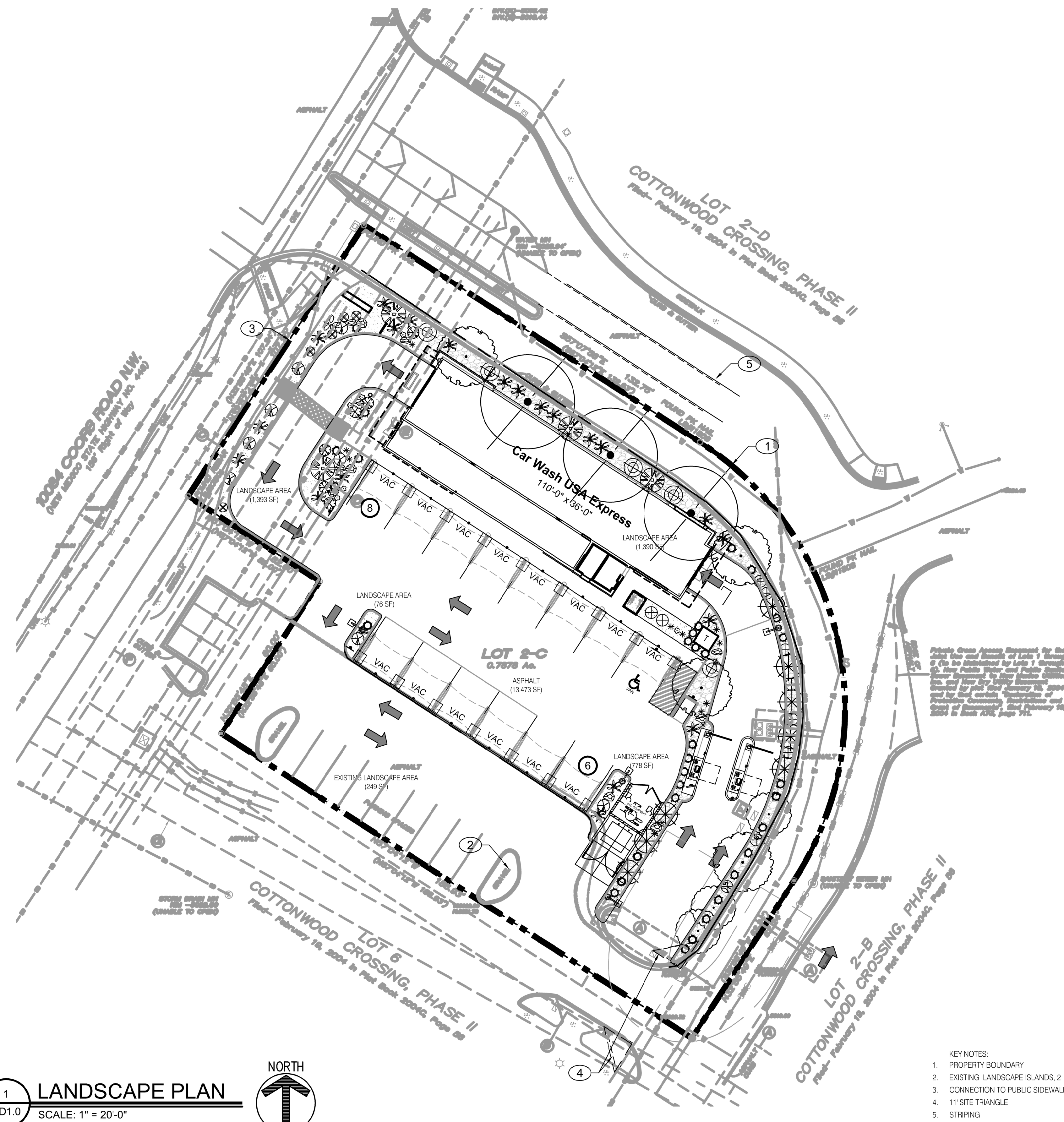
**PARKING LOT AREA**  
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

THE PROJECT IS PROVIDING 14 PARKING SPACES.

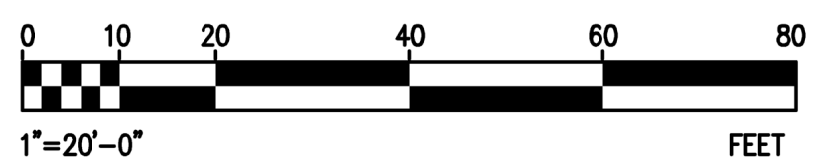
TOTAL PARKING LOT AREA:	13,473 SF
REQUIRED LANDSCAPE AREA:	1,347 SF
PROVIDED LANDSCAPE AREA: (INCLUDING EXISTING ISLANDS)	1,808 SF (13%)

**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 PROVIDED: 2  
PARKING LOT TREES REQUIRED: 2

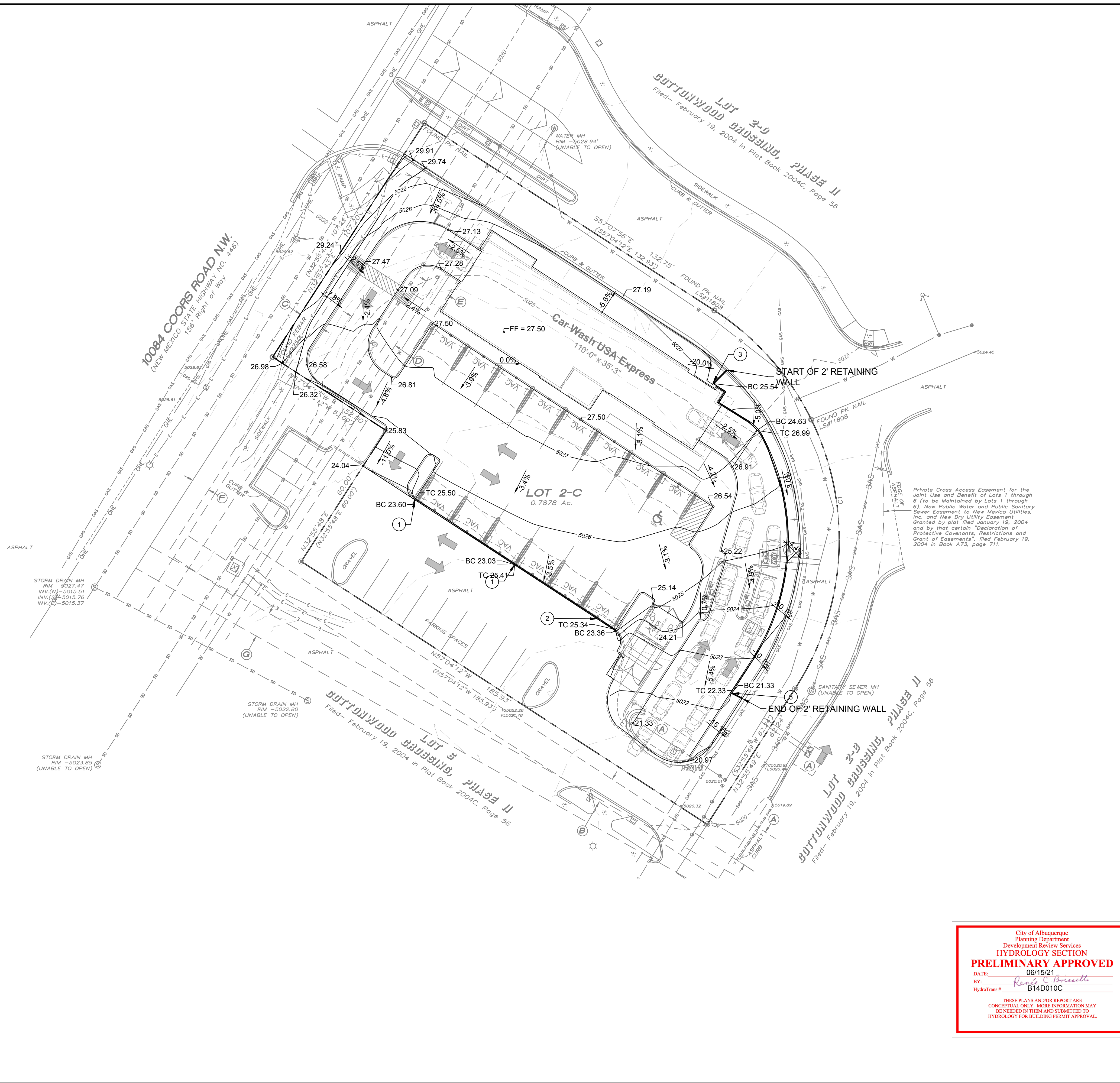


1 LANDSCAPE PLAN  
DD1.0 SCALE: 1" = 20'-0"





NAME: N:\Projects\W0032 M3 Design\W0032-21002 M3 Cottonwood Commons Car Wash.dwg PLOT DATE: Jun 15, 2021 10:17am



City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
 DATE: 08/15/21  
 BY: *Randy C. Branstetter*  
 HydroTrans # B14D010C

THESE PLANS AND/OR REPORT ARE  
 CONCEPTUAL ONLY. MORE INFORMATION MAY  
 BE NEEDED IN THEM AND SUBMITTED TO  
 HYDROLOGY FOR BUILDING PERMIT APPROVAL.



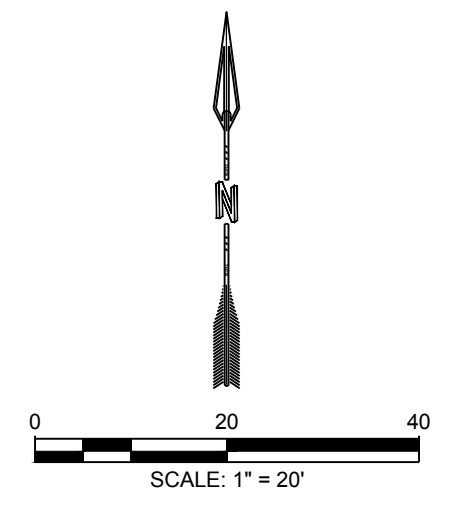
**SYMBOL LEGEND**

	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
	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.



DESIGNED HF	AR	REVISION
DRAWN AR	AR	
CHECKED JL	JL	
DATE	DATE	
06.15.2021	06.15.2021	

RESPEC COMMUNITY DESIGN SOLUTIONS  
 5971 JEFFERSON STREET SUITE 101  
 ALBUQUERQUE, NM 87110  
 WWW.RESPEC.COM PHONE: (505) 253-9718

RESPEC

STAMP

RESPEC

PROJ. # W0032.31002

PROJECT NAME: COTTONWOOD CROSSING CAR WASH

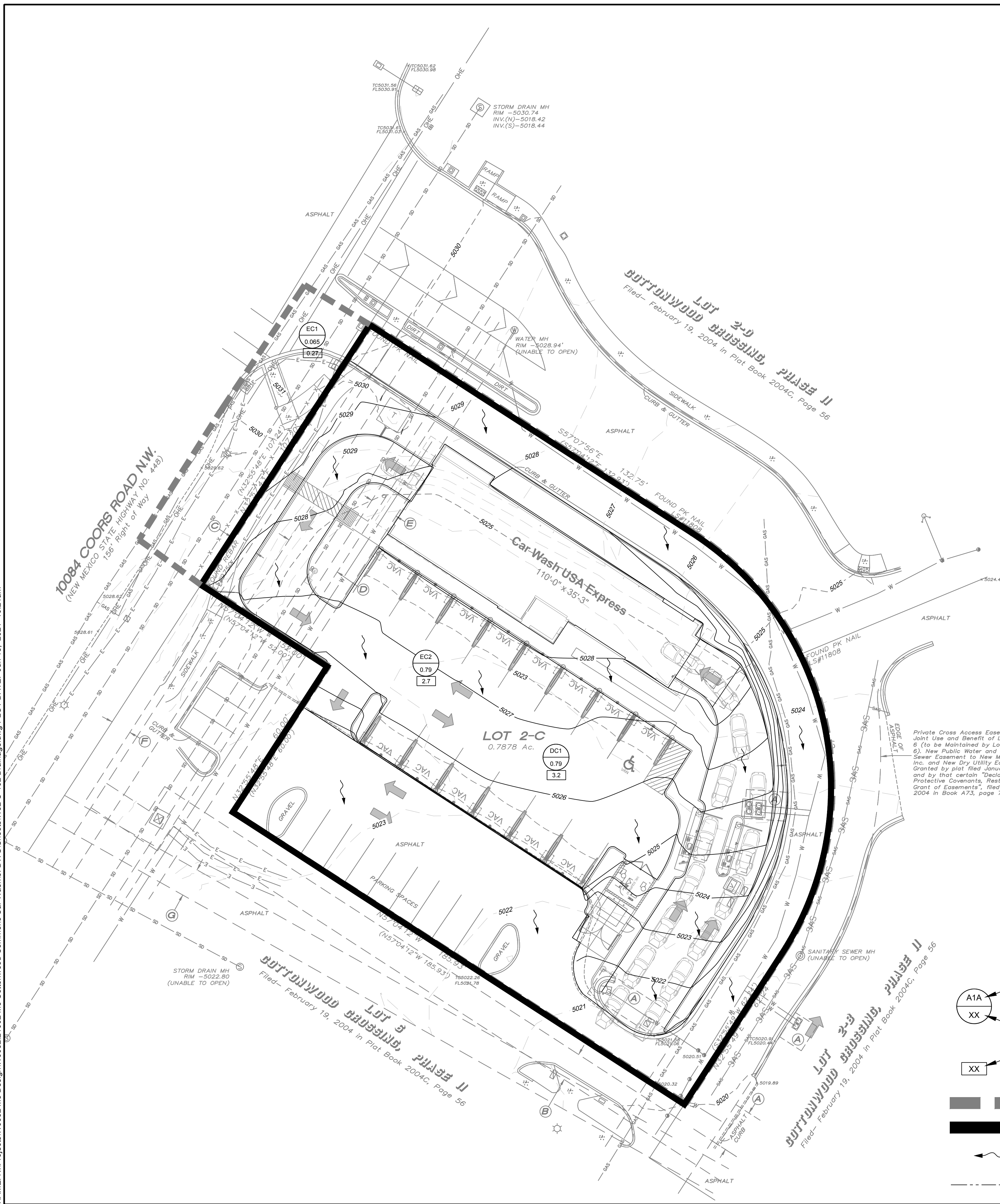
SHEET TITLE: GRADING PLAN

SUBMITTED FOR: REVIEW

SHEET NUMBER: C-101



NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Commons Car Wash.dwg PLOT DATE: Jun 15, 2021 10:21 am



**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

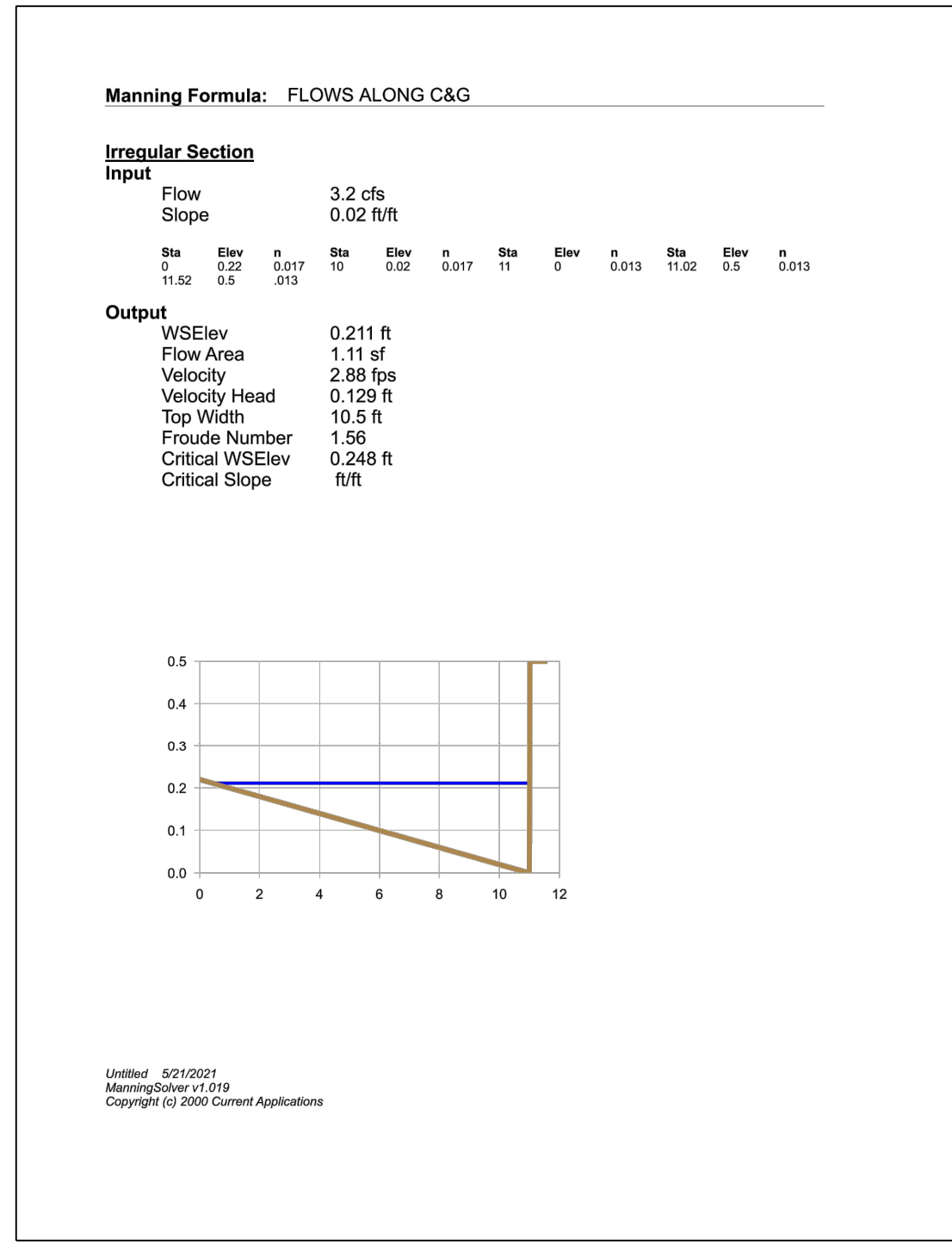
Subbasin	Volume (cu. ft.)
EC1	N/A
DC1	678

**STORMWATER QUALITY CALCULATIONS**

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

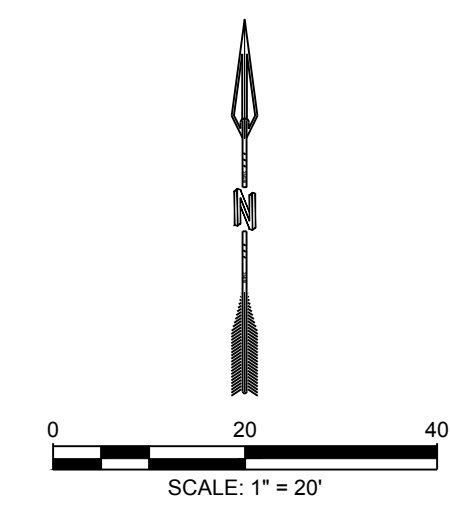
PAYMENT IN LIEU = \$8/CF X 1098 = \$8784

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 06/15/21  
BY: *Renee C. Brantlett*  
HydroTrans # B14D010C  
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



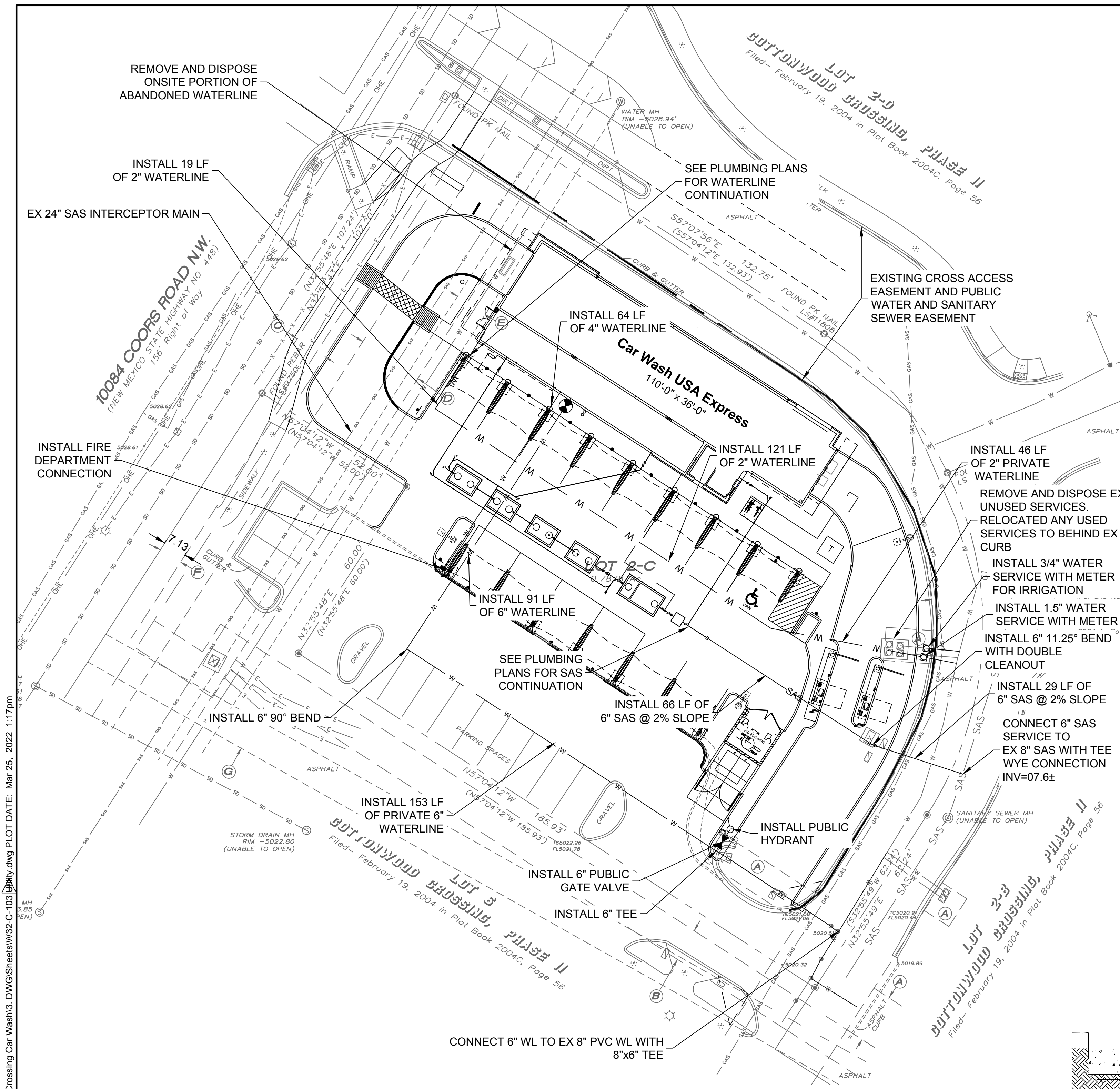
**LEGEND**

- 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 6.15.2021</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>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>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>	





**EXISTING SYMBOL LEGEND**

	EXISTING PROPERTY LINE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	EXISTING ELECTRIC
	EXISTING FIRE HYDRANT
	EXISTING SD MANHOLE
	EXISTING IRRIGATION BOX
	EXISTING WATER VALVE

**PROPOSED SYMBOL LEGEND**

	PROPOSED WATER LINE SERVICE
	PROPOSED FIRE LINE
	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**

- EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
- 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.
- VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
- ALL UTILITIES TO BE INSTALLED PER CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS.
- ALL ON-SITE PRIVATE FIRE HYDRANTS TO BE PAINTED SAFETY ORANGE.
- PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
- DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
- ADJUST ALL CASTINGS TO FINISH GRADES.
- KEEP SITE LIGHTING CONDUITS OUTSIDE OF PAVEMENT IF POSSIBLE.
- ELECTRIC, PHONE, GAS, AND IRRIGATION LINE BY OTHERS.

**EASEMENT NOTES**

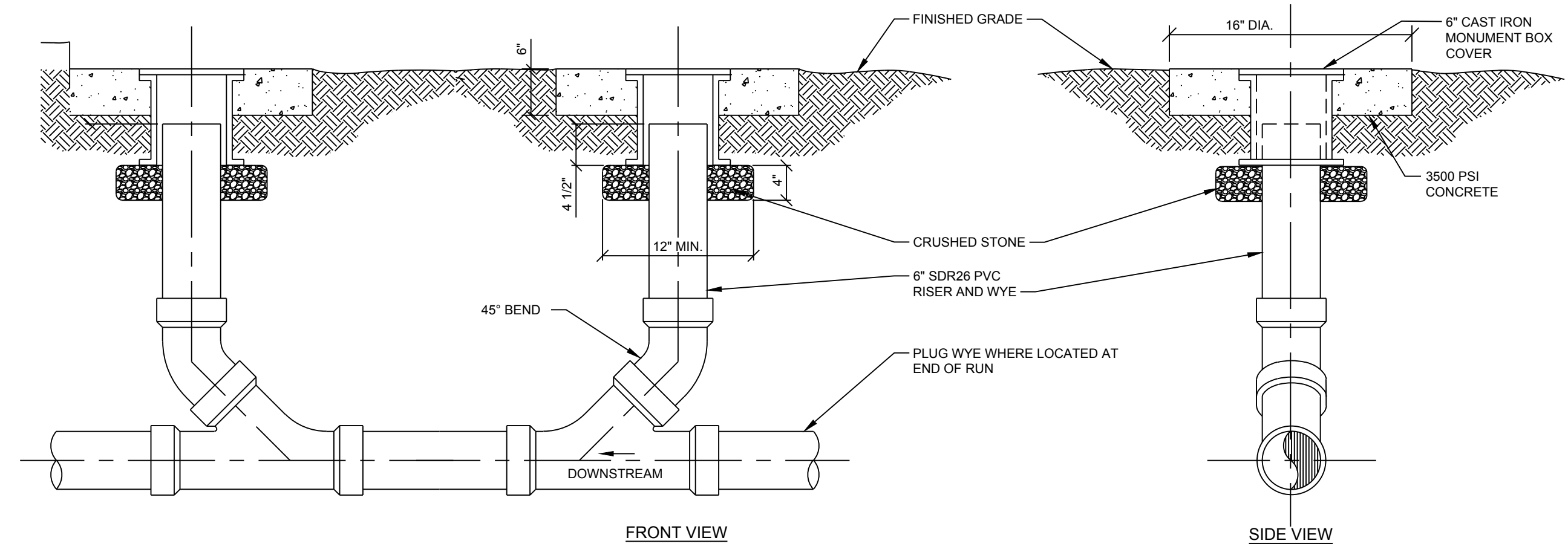
- (A) Existing Water Line Easement granted to New Mexico Utilities, Inc. by plat filed February 19, 2004 in Plat Book 2004C, page 56. Easement to be 10' wide unless otherwise indicated.
- (B) New 10' Underground Public Utility Easement July 1, 2004 in Plat Book 2004C, Page 201
- (C) 10' City of Albuquerque Sidewalk Easement filed July 1, 2004, in Book 2004C, Page 201.
- (D) 20' Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1, to remain.
- (E) 10' Easement to New Mexico Utilities, filed April 24, 1998, in Book BCR 9808, Page 8481.
- (F) Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6608.
- (G) 10' Public Overhead Utility Easement filed July 1, 2004, in Book 2004C, Page 201.

**WATER SERVICE NOTES**

- INSTALL WATER MAIN WITH A MINIMUM OF 3' FEET OF COVER.
- 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.
- RPBF FOR 6" FIRE LINE, IRRIGATION, AND DOMESTIC SERVICES TO BE INSTALLED INTERNAL TO THE BUILDING.

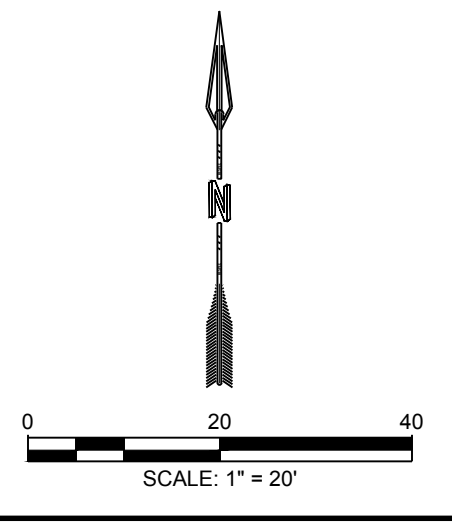
**SANITARY SEWER SERVICE NOTES**

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



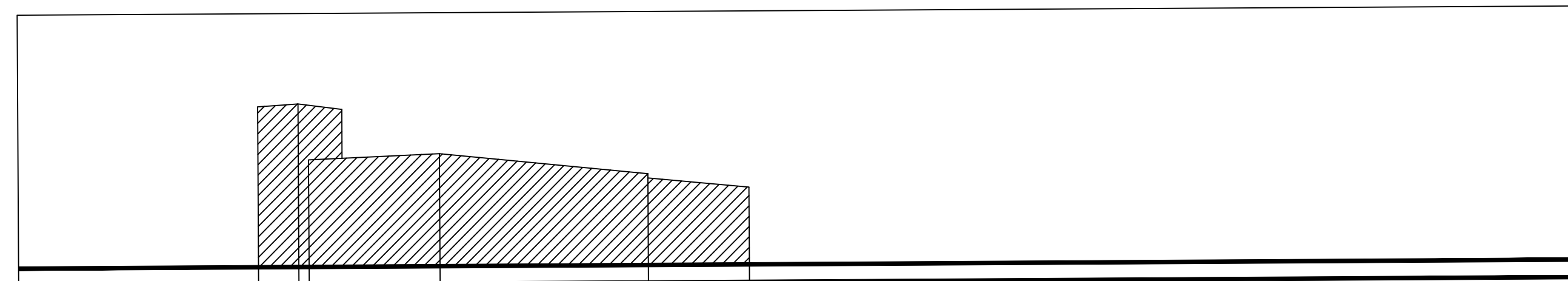
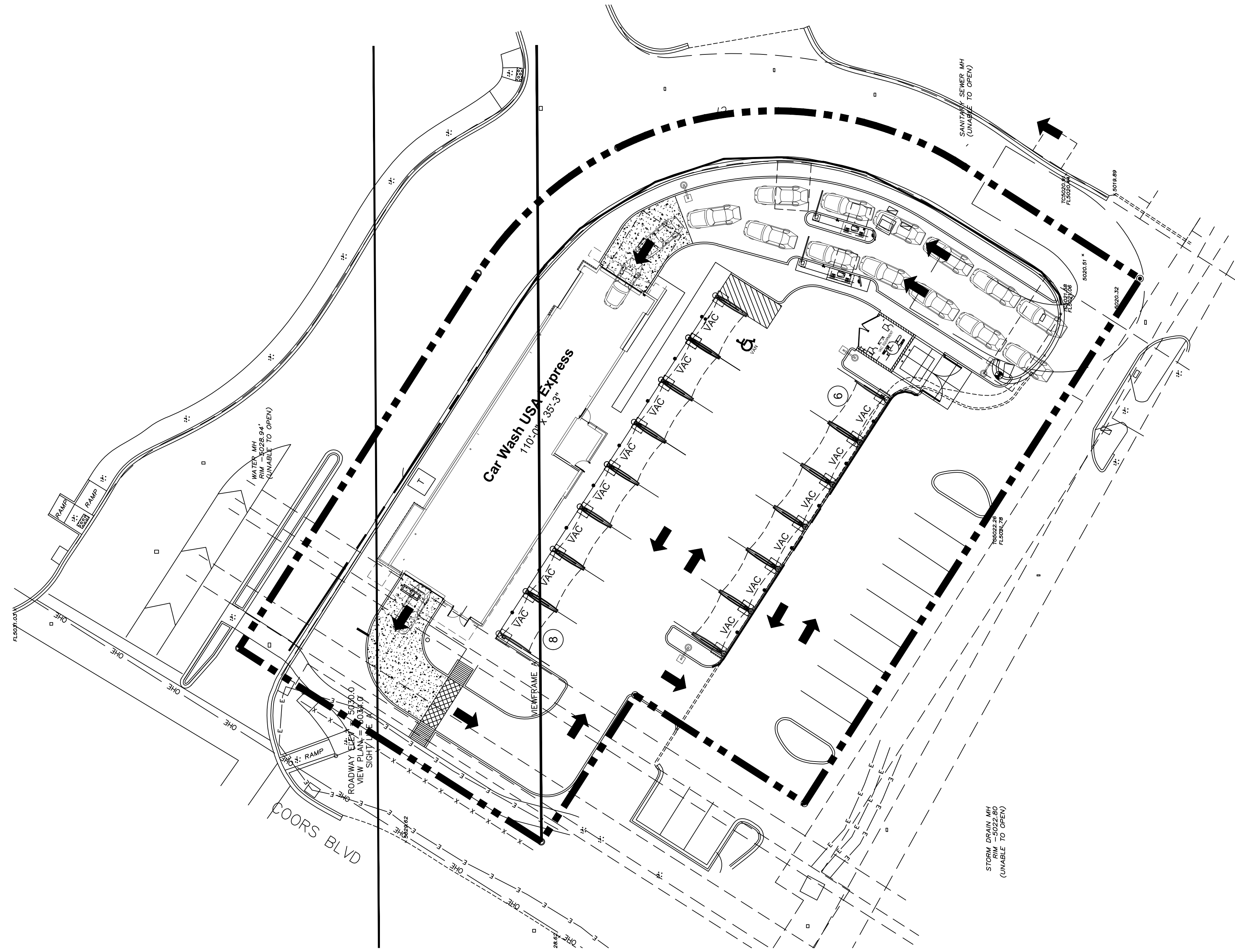
**1 SEWER CLEANOUT DETAIL**  
NO SCALE

NAME: N:\Projects\W0032\_M3\_Design\W0032\_21002\_M3 Cottonwood Crossing Car Wash\3\_DWG\Sheets\W32-C-103.dwg PLOT DATE: Mar 25, 2022 1:17pm



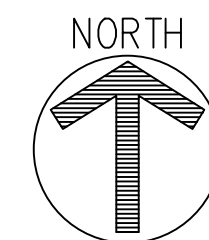
DESIGNED HF DRAWN AR CHECKED JL DATE 3.25.2022	 COMMUNITY DESIGN SOLUTIONS 6711 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87113 WWW.RESPEC.COM PHONE (505)253-9718	REVISION 1 2 3 4 5 6 7 8 9 10	STAMP  THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.
PROJECT NAME: <b>COTTONWOOD CROSSING CAR WASH</b>		SHEET TITLE: <b>UTILITY</b>	
SUBMITTED FOR: <b>DRB</b>		SHEET NUMBER: <b>C-103</b>	





BOTTOM OF VIEW FRAME A 5030.0 @ COORS ROW  
 VIEW FRAME AREA 12,540SF  
 BLOCKED AREA: 1,589SF

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



**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

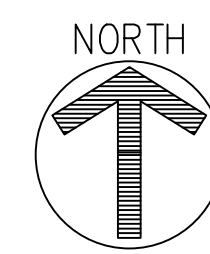


**VICINITY MAP**

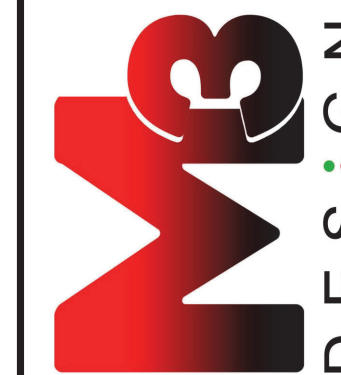


TAKE 5 CAR WASH EXPRESS  
 10084 COORS BLVD NW  
 ALBUQUERQUE, NM  
 VIEW ANALYSIS

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







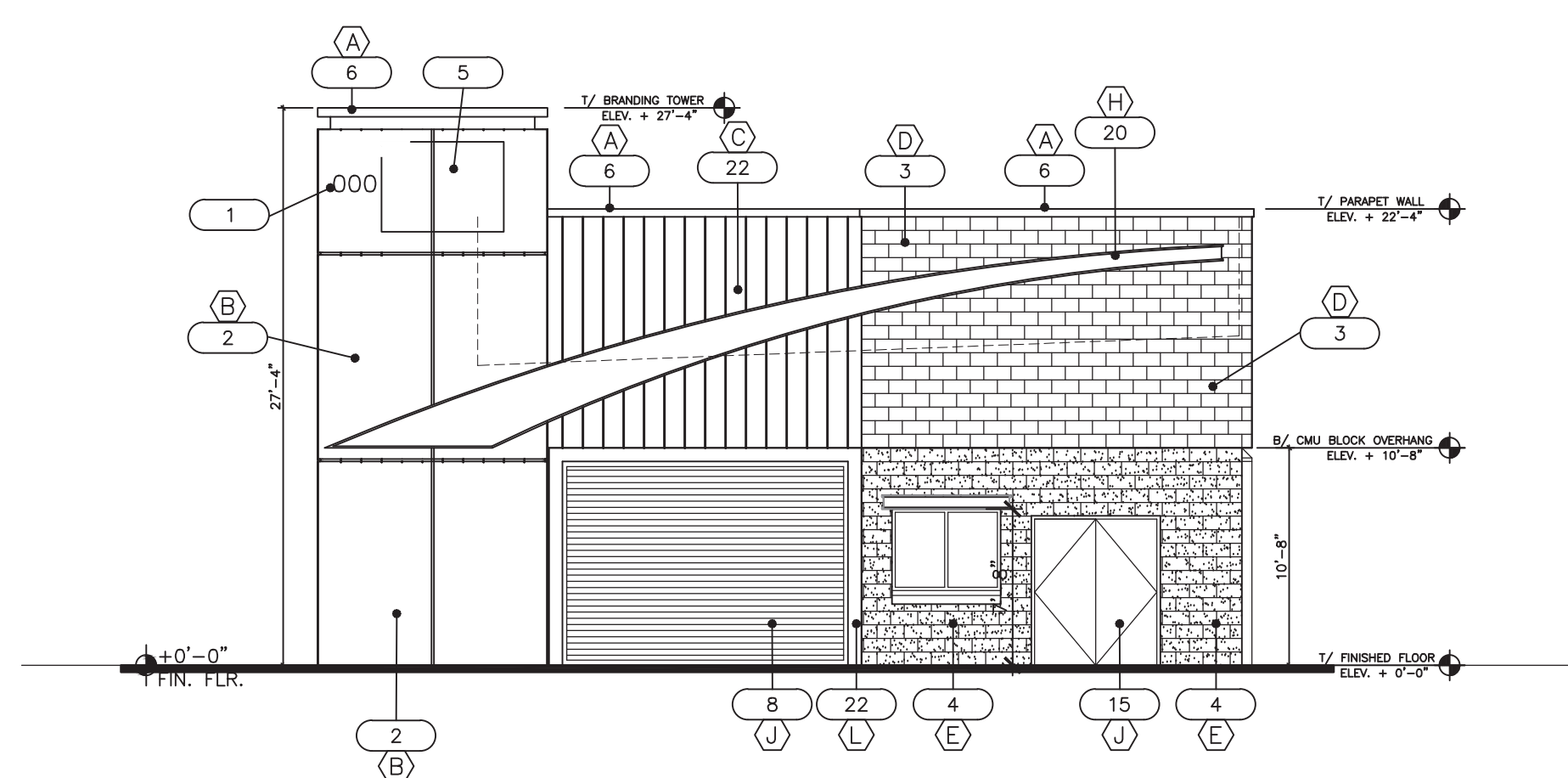
ELEVATION KEY NOTES

- 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

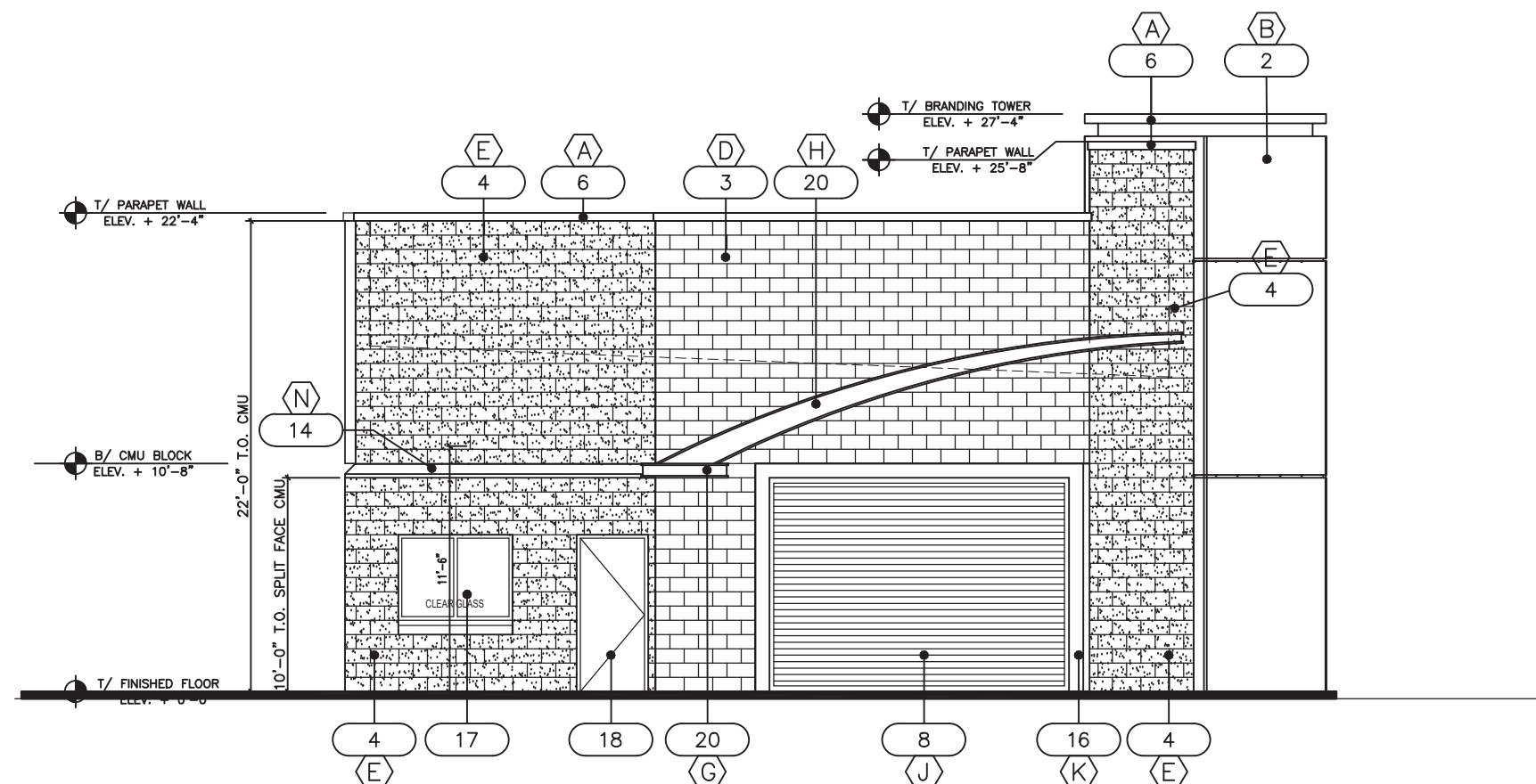
- (A) METAL COPING (PRE-FINISHED) DARK BRONZE
- (B) PRE-FINISHED ACM PANELS @ TOWER SW#6171 "CHATROOM" (LRV 41%)
- (C) PRE-FINISHED METAL PANELS 1760 "LIMESTONE"
- (D) SW#6171 "CHATROOM" (LRV 41%)
- (E) SW#7018 "DOVETAIL" (LRV 26%)
- (F) BOLLARDS - "TRAFFIC YELLOW"
- (G) PRE-FINISHED ILLUMINATED CANOPY-TAKE 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.



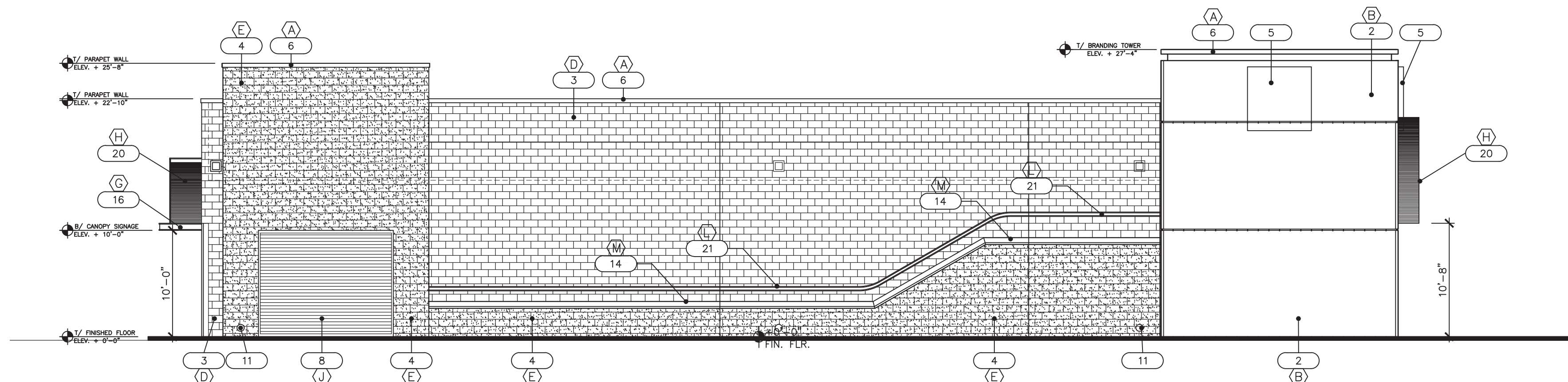
WEST ELEVATION (CAMELBACK)

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



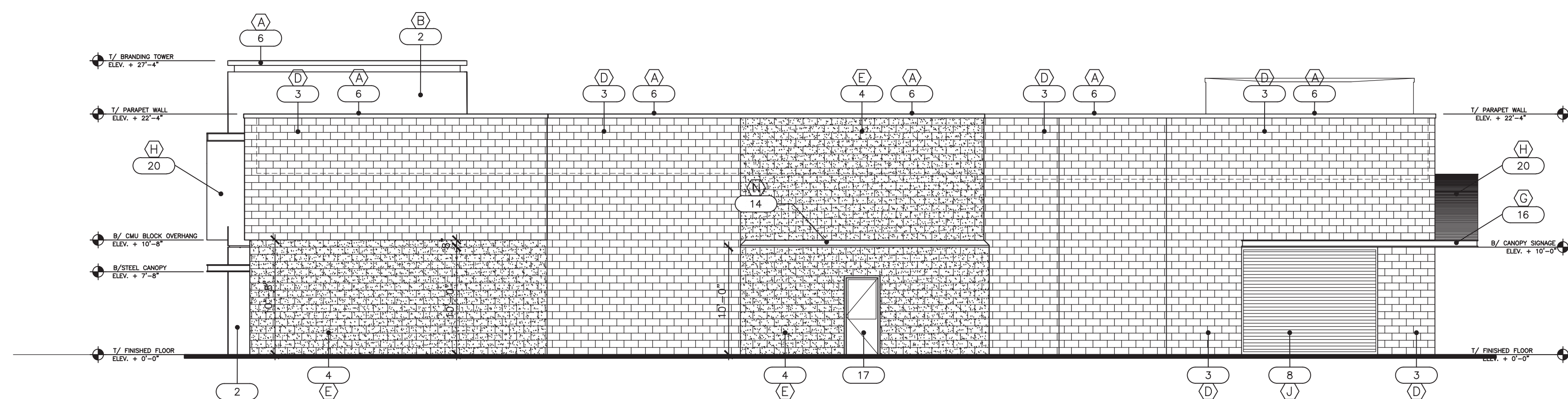
EAST ELEVATION (REAR)

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



NORTH ELEVATION (SIDE)

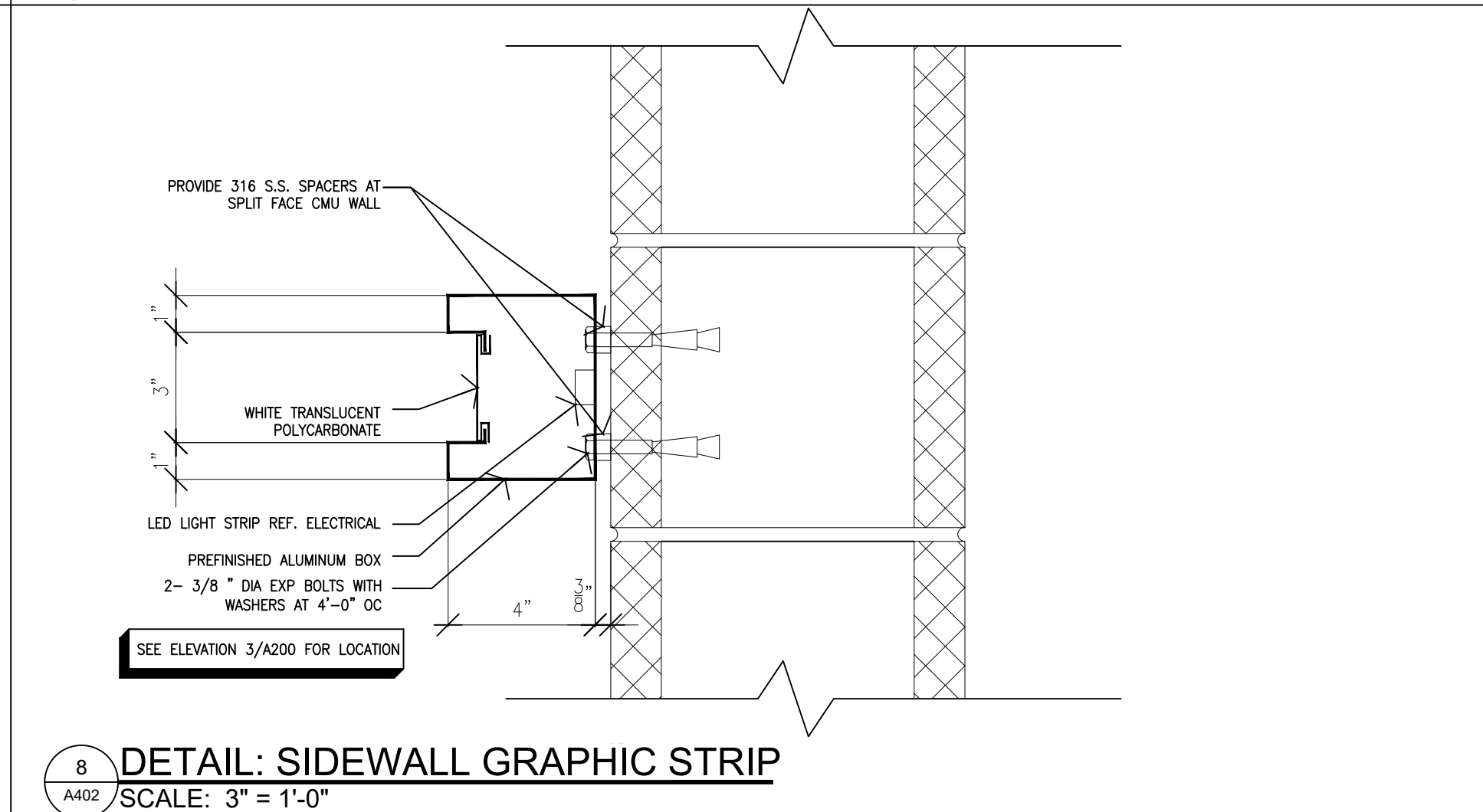
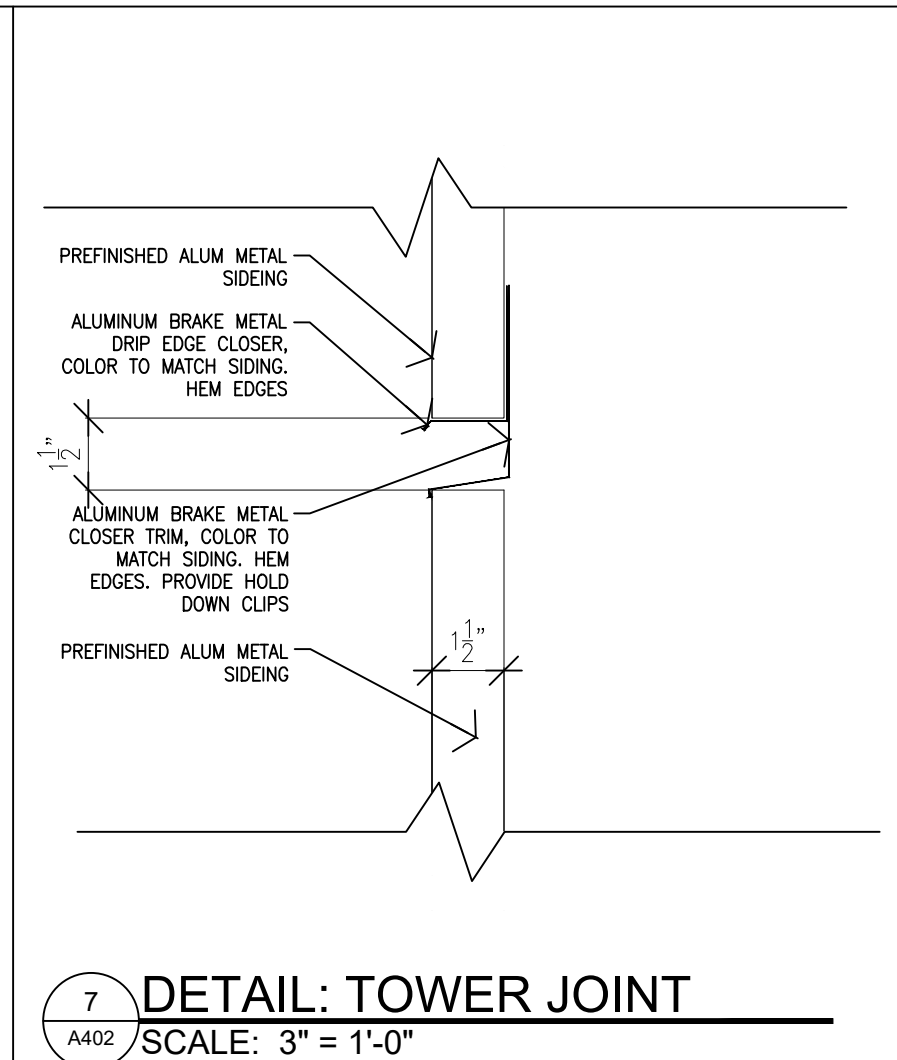
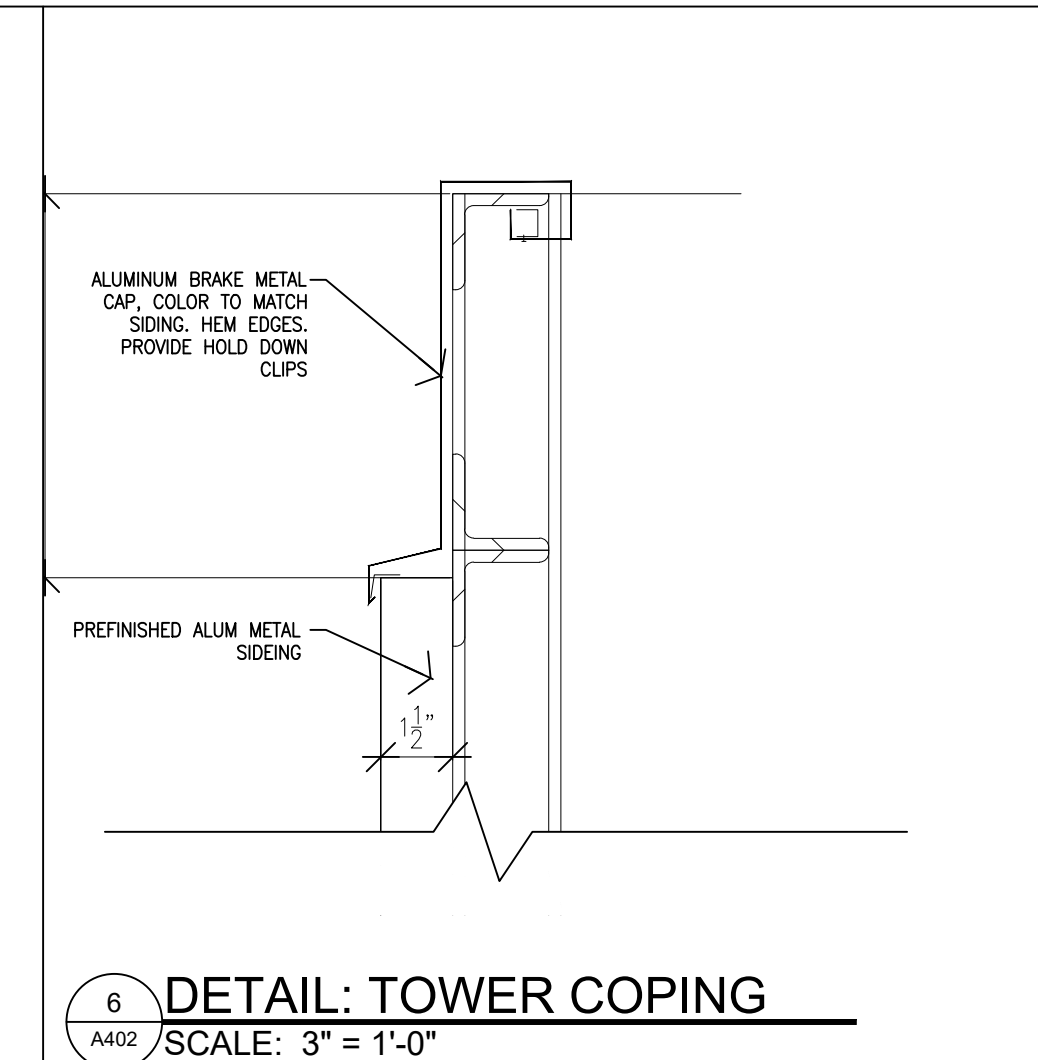
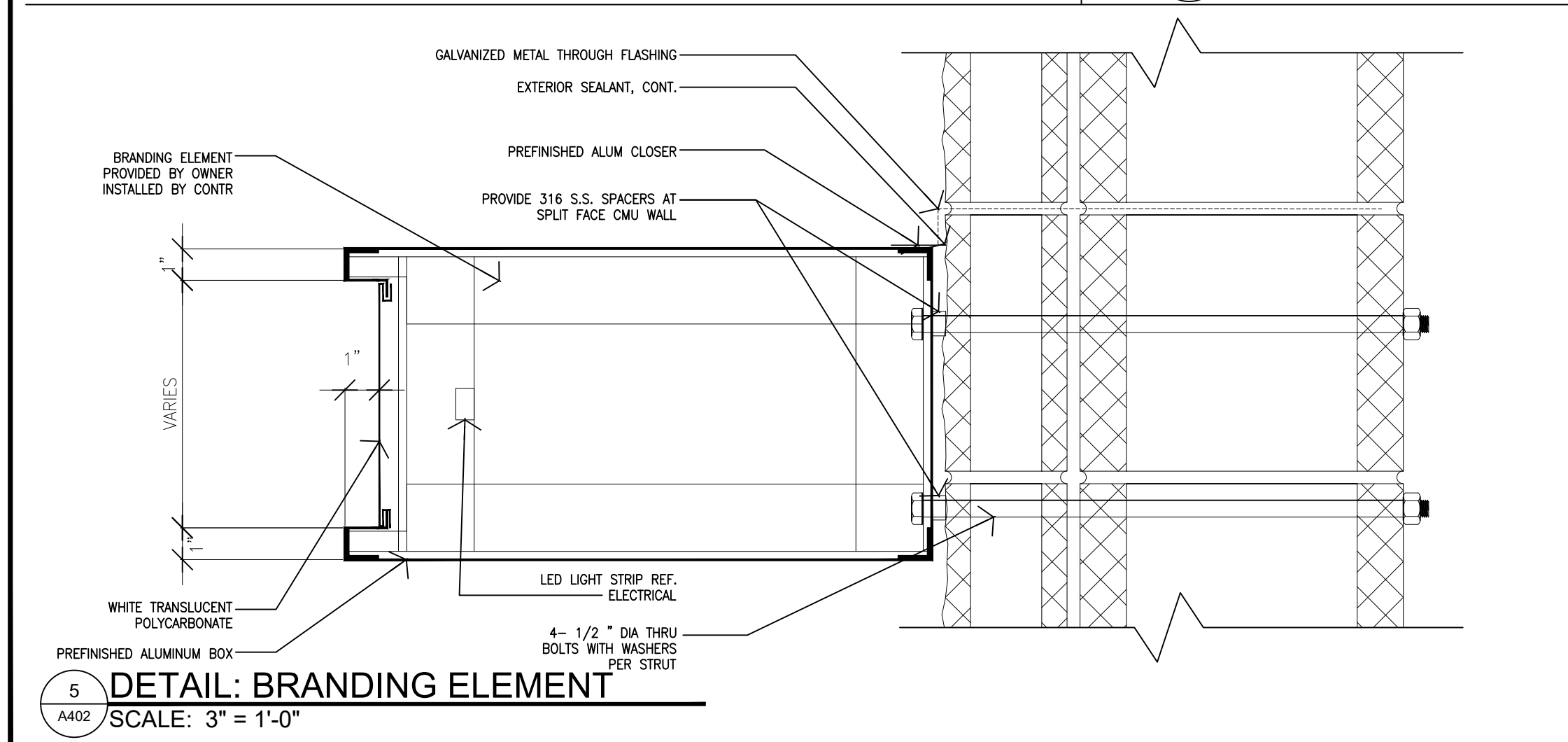
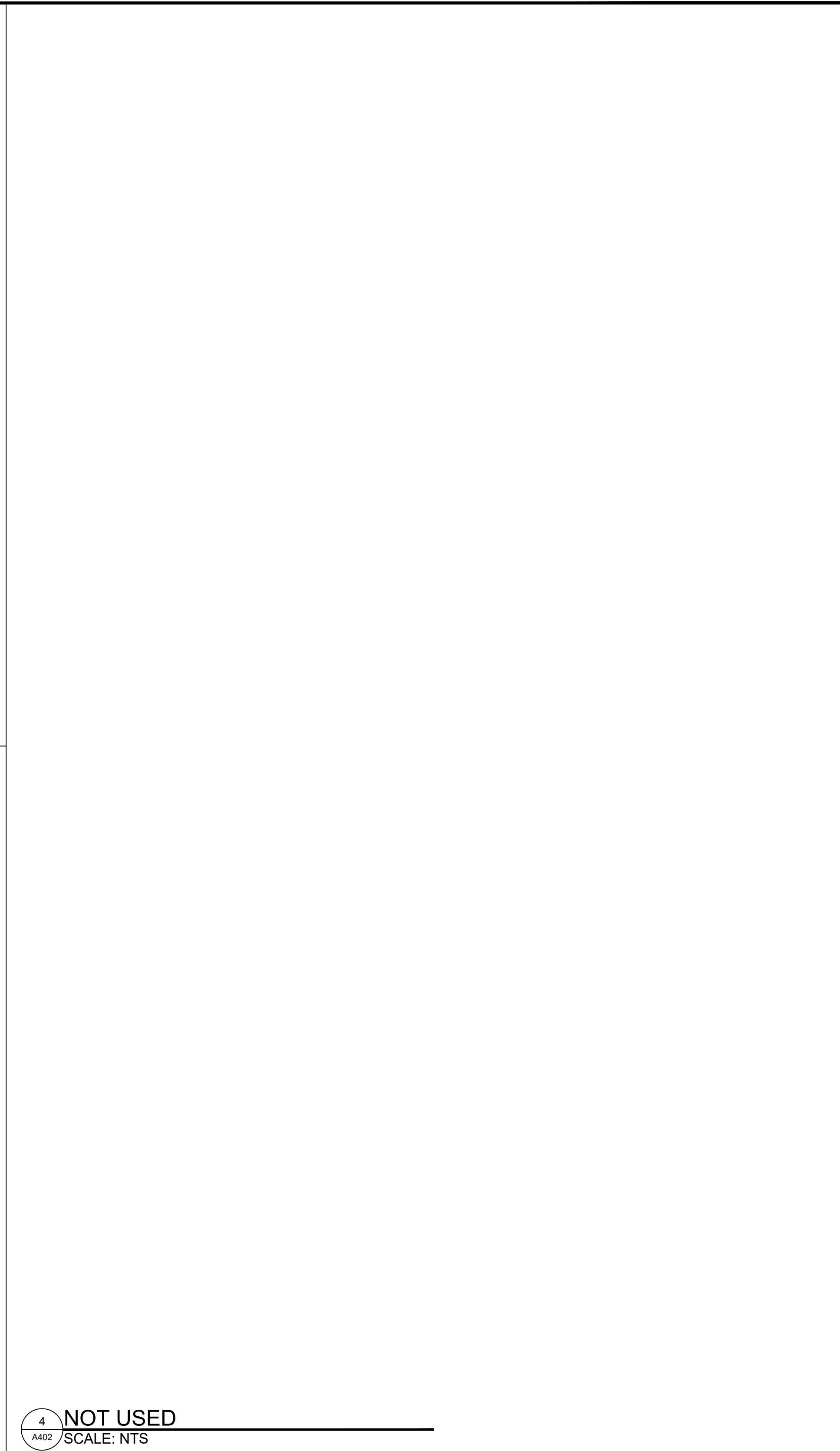
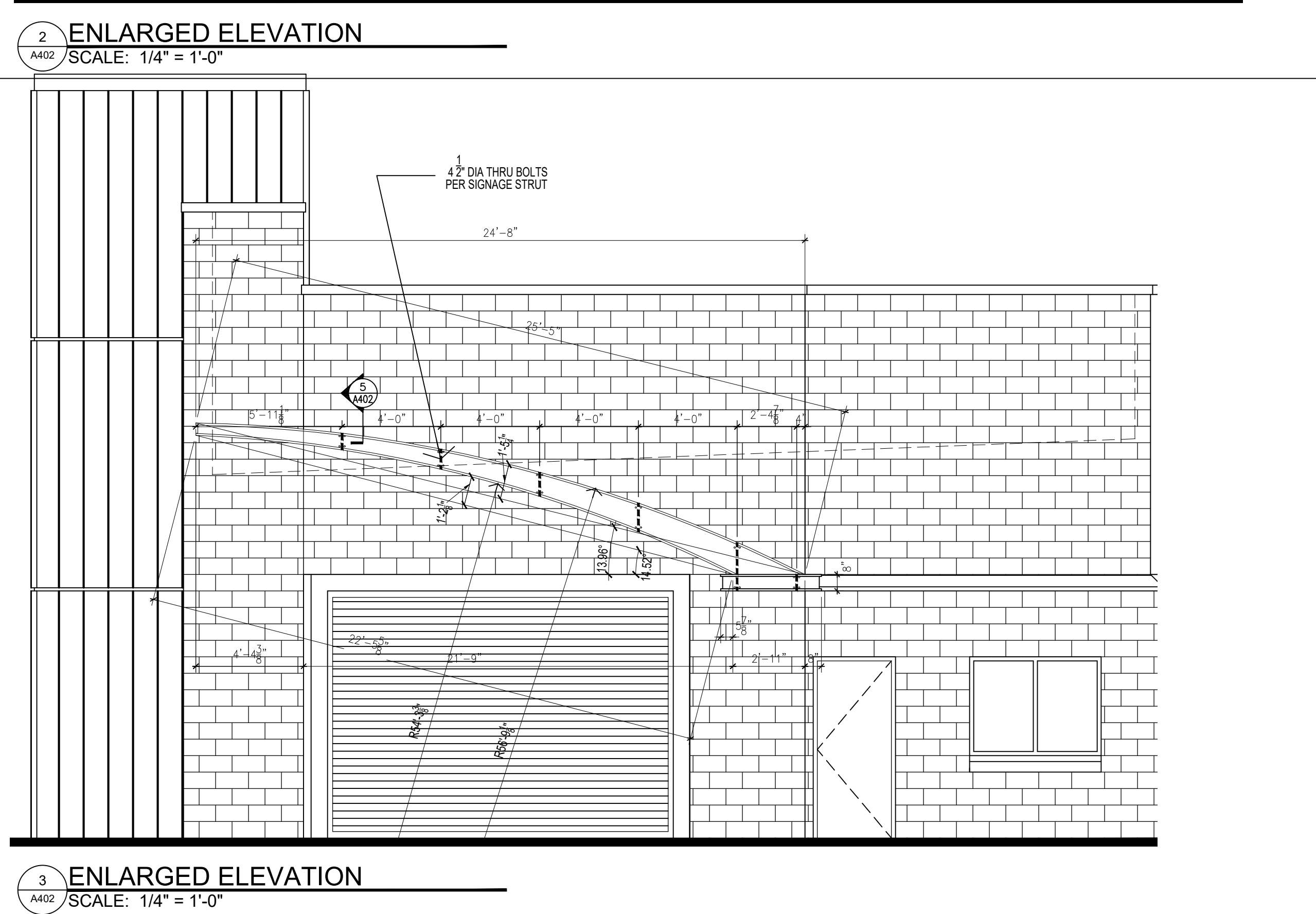
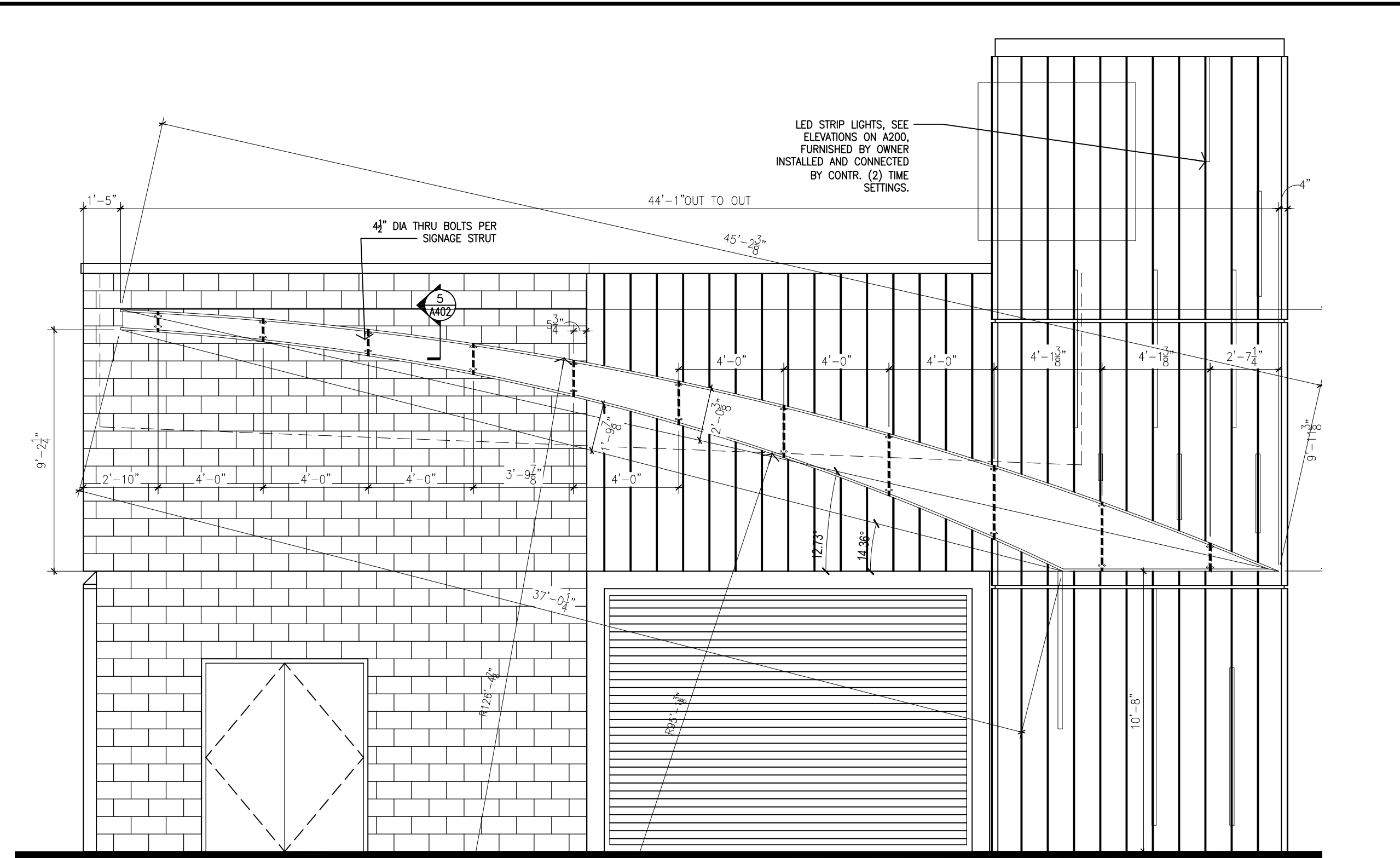
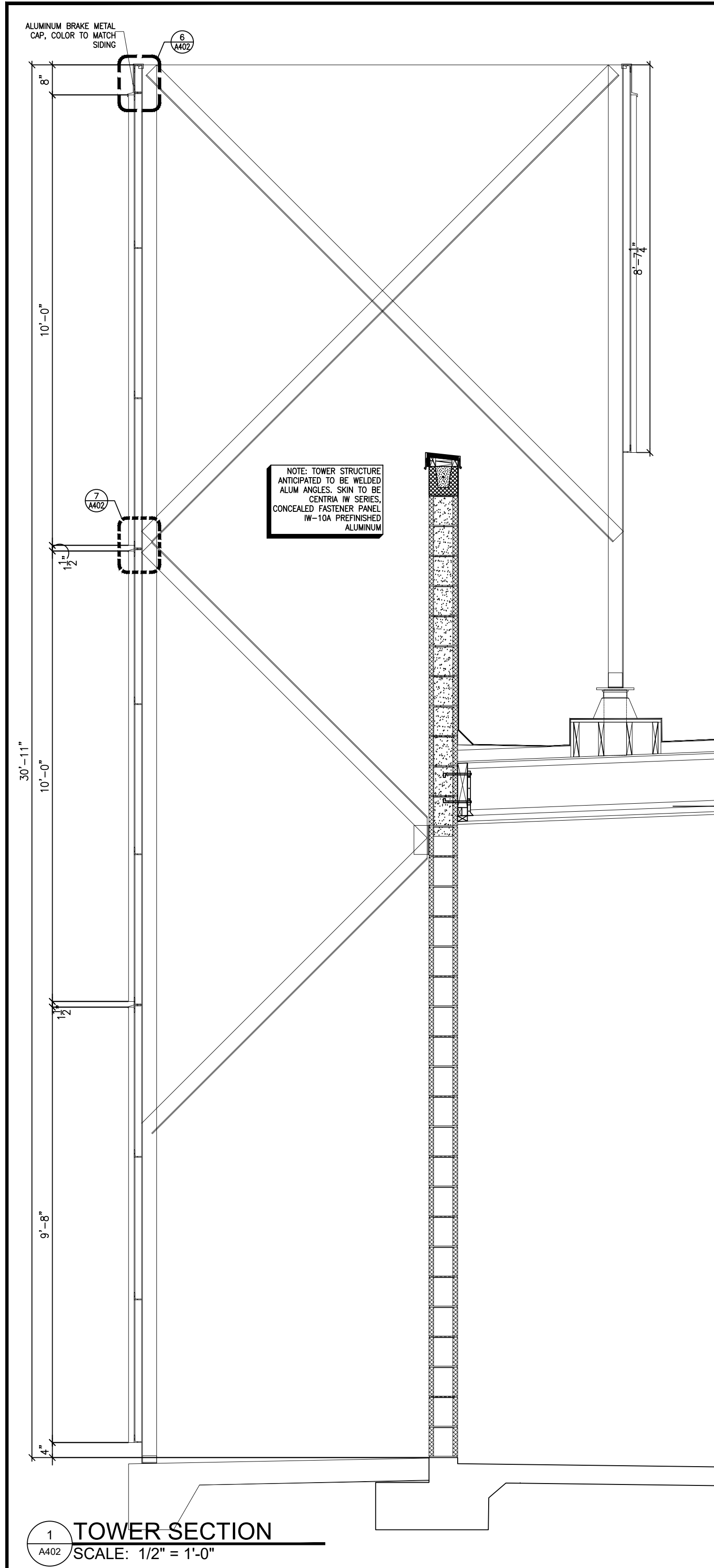
SCALE: 1/4" = 1'-0"



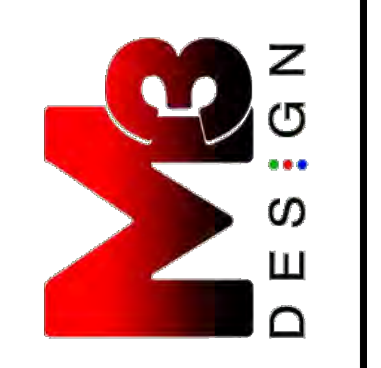
SOUTH ELEVATION

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



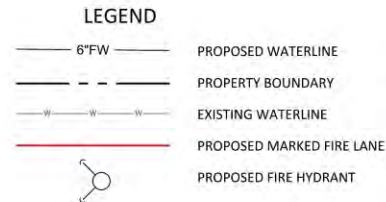
TAKE 5 CAR WASH EXPRESS  
10084 COORS BLVD NW  
ALBUQUERQUE, NM

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:



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.

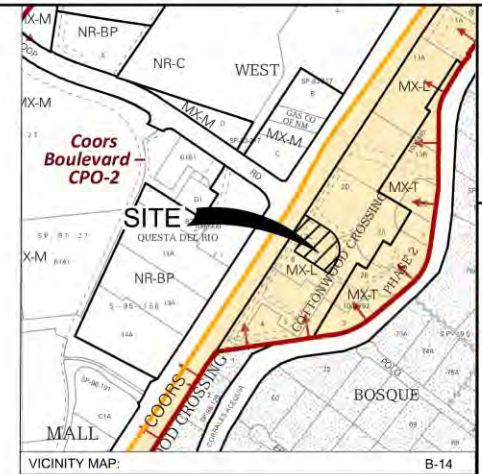
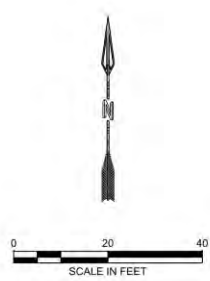
Private Cross Access Easement for the joint use and benefit of Lots 1 through 6 (to be maintained by Lots 1 through 6), New Public Water and Public Sanitary Sewer Easement to New Mexico Utilities, Inc. and New Dry Utility Easement. Granted by plat filed January 12, 2004 and by that certain "Declaration 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.



DESIGNED HF	AR	DATE	6.07.2021
DRAWN	JL	CHECKED	JL
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**

REVISION



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: March 25, 2022

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: PR-2021-005816  
DRB Application No.: SI-2021-02066

**TAKE 5 CAR WASH EXPRESS  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 2-C COTTONWOOD CROSSING  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	350'	NB RTL EXTENSION INCLUDING ARTERIAL ASPHALT AND STRIPING	COORS BLVD	SEVEN BAR LOOP	350' SOUTH	/	/	/
<input type="text"/>	<input type="text"/>		6' PCC SIDEWALK	COORS BLVD	SEVEN BAR LOOP	120' SOUTH	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.


- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**JEREMY SHELL**  
NAME (print)

**RESPEC**  
FIRM

  
SIGNATURE - date

3/25/2022

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
CODE ENFORCEMENT - date

\_\_\_\_\_  
\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER