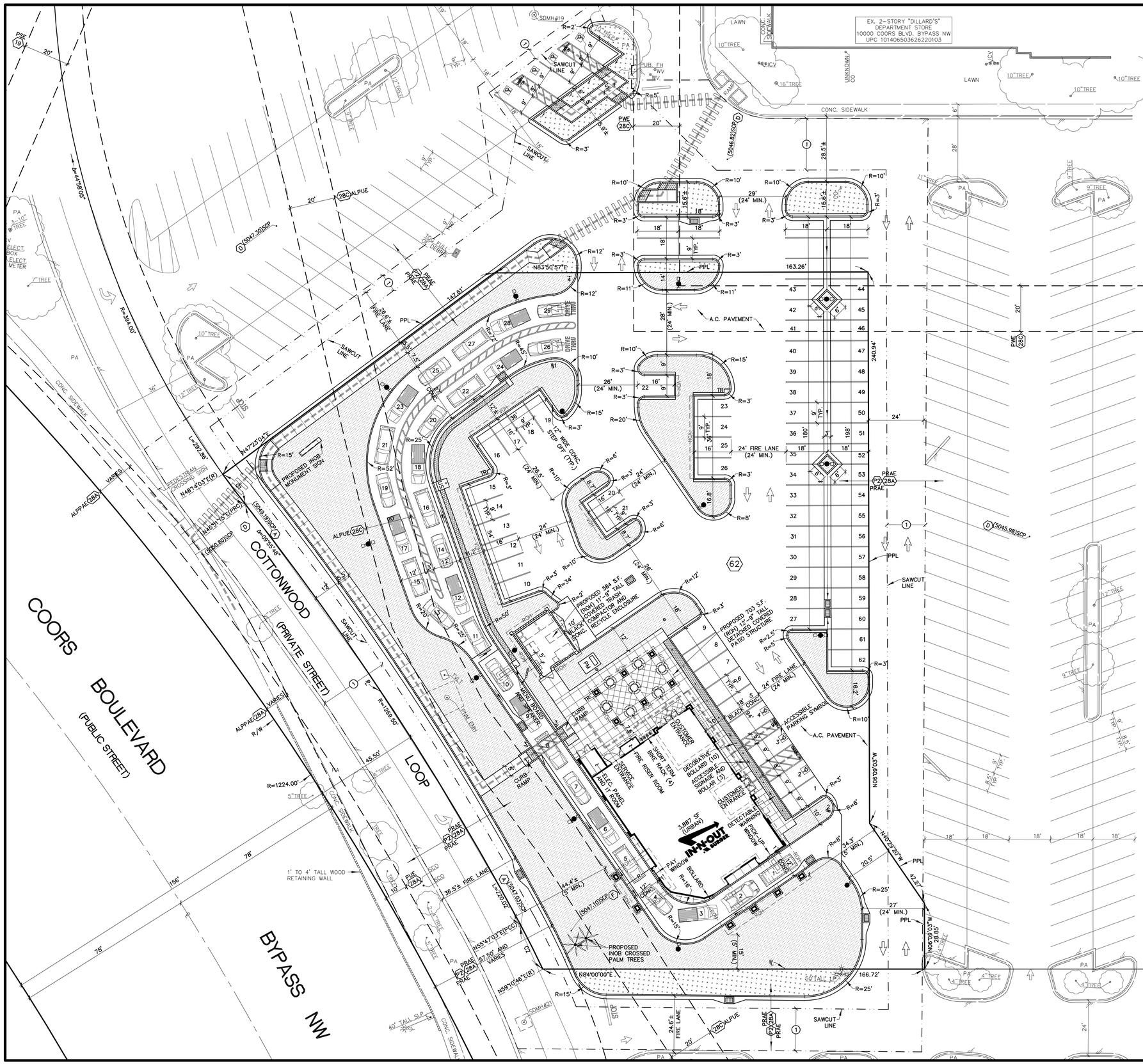

EX. 2-STORY "DILLARD'S" DEPARTMENT STORE
10000 COORS BLVD. BYPASS NW
UPC 101406503626220103
COTTONWOOD (PRIVATE STREET)
COORS BOULEVARD (PUBLIC STREET)
BYPASS NW
LOOP
PROPOSED IN-N-OUT BURGER
3,887 SF (URBAN)
PROPOSED 703 S.F. (ROH) 12'-9" TALL DETACHED COVERED PATIO STRUCTURE
PROPOSED 584 S.F. (ROH) 11'-2" TALL COVERED TRASH COMPACTOR AND RECYCLE ENCLOSURE
PROPOSED INOB CROSSED PALM TREES
PROPOSED INOB MONUMENT SIGN
A.C. PAVEMENT
24' FIRE LANE (24' MIN.)
CONC. SIDEWALK
SAWCUT LINE
N83°50'57"E
N00°09'59"W
N00°29'20"W
N00°10'43"W
N84°00'00"E
N47°23'04"E
N48°14'03"E(R)
N45°51'15"E(R)
N55°47'03"E(PCC)
N59°10'46"E(R)
R=394.00'
R=1289.50'
R=1224.00'
L=392.86'
L=220.02'
L=361.50'
L=394.00'
L=1289.50'
L=1224.00

GENERAL NOTES

1. IN-N-OUT BURGER LEASE PREMISES AREA = 65,531 SQUARE FEET OR 1.504 ACRES.
2. EXISTING CITY ZONE: MX-M (MIXED-USED MODERATE INTENSITY ZONE)
   CPO-2 (CHARACTER PROTECTION OVERLAY ZONE)
3. COMPREHENSIVE PLAN LAND USE DESIGNATION: COTTONWOOD CENTER EMPLOYMENT CENTER
   CITY LAND USE CATEGORY: TRANSPORTATION
4. EXISTING LAND USE: PARKING LOT FOR DILLARD'S WITH 187 PAVED STRIPED PARKING SPACES

   PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT DOWN RESTAURANT PERMITTED IN CITY ZONE WITH A DRIVE-THRU LANE AND OUTDOOR PATIO AS A PERMISSIVE ACCESSORY USE. AN OUTDOOR PATIO IS ALLOWED BY RIGHT.
5. PROPOSED SCOPE OF WORK:
   (A) CONSTRUCT A 3,887 SQUARE FOOT SIT-DOWN (84 SEATS INSIDE) RESTAURANT BUILDING, A 29 VEHICLE LONG DRIVE THRU QUEUE AND AN ONSITE 62 SPACE PAVED SURFACE PARKING LOT.
6. IN-N-OUT BURGER URBAN BUILDING AREA = 3,887 S.F.
   COVERED PATIO STRUCTURE ROOF OVERHANG = 703 S.F.
   COVERED TRASH ENCLOSURE ROOF OVERHANG = 584 S.F.
   INDOOR SEATING = 84 SEATS, OUTDOOR SEATING = 28 SEATS (7 TABLES)
   OUTDOOR SEATING AREA = 703 S.F. PATIO STRUCTURE PLUS 50 S.F. EACH FOR 0-4 SEAT TABLE (0 S.F.) PLUS 20 S.F. EACH FOR 0-2 SEAT TABLES (0 S.F.) = 703 S.F.
7. REQUIRED PARKING: 5.6 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA (3,887 S.F.) = 22 SPACES PLUS 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA OUTDOOR SEATING SPACE (703 S.F.) FOR A TOTAL OF 25 SPACES.
8. MAXIMUM FLOOR AREA RATIO (FAR) = NONE FOUND. FAR PROVIDED = 0.06.
9. REQUIRED SITE LANDSCAPE AREA = 9,344 S.F. (15%)
10. LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 16,656 S.F. (26.7%)
11. IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE

DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (9' (8.5' MIN.)x18')	23	42
2. ACCESSIBLE VAN SPACE (17'x18')	1	1
3. ACCESSIBLE SPACE (14'x18')	1	2
4. STANDARD SPACE (9' (8.5' MIN.)x16' PLUS A 2' VOH)	0	17
5. TOTAL	25	62
6. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG VEHICLE)	12	29
7. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	3	4

12. ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
13. PARCEL ID: PORTION OF UPC 101406503626220103.
14. EXISTING TREES ONSITE = 10.
    ONSITE TREES TO BE PROTECTED IN PLACE = 0.
    OFFSITE STREET TREES TO BE REMOVED = 10.
    TOTAL TREES TO BE REMOVED = 20.
15. EXISTING LANDSCAPE AREA ONSITE = 3,248 S.F. (5.2%)
16. SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.

GRADING AND DRAINAGE NOTES

METHODOLOGY:

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER 6, ARTICLE 6-2(a). THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS WAS USED TO DEVELOP THE EXISTING AND PROPOSED CONDITIONS 100-YEAR 6-HOUR STORM EVENTS. STORMWATER QUALITY AND LOW IMPACT DEVELOPMENT (LID) SIZING WAS PROVIDED IN ACCORDANCE WITH DPM ARTICLE 6-12.

THE SITE IS LOCATED WITHIN ZONE 2 THEREFORE THE 100-YEAR 6-HOUR STORM EVENT IS 2.29 INCHES.

EXISTING CONDITIONS:

THE PROPERTY IS LOCATED EAST OF COORS BOULEVARD BYPASS NW AND SOUTH OF EAGLE RANCH ROAD IN THE SOUTHERLY PORTION OF THE COTTONWOOD MALL. THE LAND IS CURRENTLY A SURPLUS PAVED PARKING LOT SOUTHWEST OF DILLARDS DEPARTMENT STORE. THE SITE PRIMARILY DRAINS TO AN ONSITE GRATED INLET PRIVATE STORM DRAIN MANHOLE SERVICING A PRIVATE 18" DIAMETER STORM DRAIN PIPE THAT CONNECTS TO A PRIVATE ONSITE 48" DIAMETER STORM DRAIN PIPE CONVEYING STORM WATER RUNOFF FROM THE COTTONWOOD MALL. A PORTION OF THIS ONSITE PRIVATE 48" DIAMETER STORM DRAIN PIPE WILL BE REMOVED AND RECONSTRUCTED AROUND THE PROPOSED IN-N-OUT BURGER BUILDING, DRIVE-THRU LANE AND PARKING LOT.

PROPOSED CONDITIONS:

THE ENTIRE LIMITS OF THE PROPERTY WILL BE DEVELOPED IN SUPPORT OF THE IN-N-OUT BURGER PROJECT. ALL ONSITE FLOWS WILL BE COLLECTED ONSITE WITHIN NEW DRAIN BOX INLETS, WHICH WILL CONVEY THE RUNOFF TO AN UNDERGROUND INFILTRATION SYSTEM FOR THE RETENTION OF 0.42-INCH STORM IN ACCORDANCE WITH DPM ARTICLE 6-12. OVERFLOW FROM THE INFILTRATION SYSTEM WILL "BUBBLE" OUT OF THE LOWEST ONSITE DRAIN BOX INLET STORM DRAIN PIPE OUTLET ADJACENT TO THE EASTERLY PROPERTY LINE. THIS WILL RELEASE THE SITE RUNOFF TO THE COTTONWOOD MALL PRIVATE 48" DIAMETER STORM DRAIN PIPE IN A SIMILAR MANNER AS THE EXISTING CONDITION.

THE WATER QUALITY VOLUME REQUIREMENT IS 0.26 INCHES PER SF OF IMPERVIOUS AREA:

SWQ V = 0.26IN*50,635SF*(1FT/12IN.) = 1,097 CF

VOLUME PROVIDED = 3 ROWS OF PRINSCO HYDROSTAR HS75 CHAMBER SYSTEM WITH 2' OF GRAVEL SURROUNDING (9 CHAMBERS) = 1,109 CF

EXISTING AND PROPOSED 100-YEAR PEAK FLOWS AND VOLUMES FOR THE 6-HOUR STORM ARE SHOWN WITHIN THE TABLE BELOW, PURSUANT TO DPM ARTICLE 6-12.

WATER QUALITY SIZING:

			LAND TREATMENT					100-YEAR PRECIPITATION		
BASIN ID	AREA (SF)	AREA (ACRES)	A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	V (6-HR) (ACRE-FT)	V (6-HR) (CU-FT)	Q (CFS)
EXISTING CONDITIONS										
A-1	68,640	1.58	0	6.9	0.0	93.1	2.14	0.280	12,217	6.28
TOTAL	68,640	1.58						0.280	12,217	6.28
PROPOSED CONDITIONS										
A-1	68,640	1.58	0.0	26.2	0.0	73.8	1.84	0.242	10,550	5.68
TOTAL	68,640	1.58						0.242	10,550	5.68
100-YR EXCESS PRECIPITATION			0.55	0.73	0.95	2.24				
PEAK DISCHARGE			1.54	2.16	2.87	4.12				

LEGEND

- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
- PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.
- PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ONSITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 16,656 SQUARE FEET (26.7%).
- BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- ℞ EXISTING PROPERTY LINE.
- PPL PROPOSED PROPERTY LINE.
- OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
- 1 NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
- 2 NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- 3 NEW PEDESTRIAN CROSSWALK SIGN.
- 4 NEW ACCESSIBILITY ENTRY SIGN.
- (1) 1" THICK A.C. PAVEMENT GRIND AND OVERLAY
- INOB IN-N-OUT BURGER.
- CF CURB FACE.
- VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
- PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (ELECTRIC)
- NMG NEW MEXICO GAS COMPANY
- LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
- ADA ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C31.0 FOR SPECIFIC SLOPES AND GRADES.
- PM PNM ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
- TR PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- NEW CONCRETE SIDEWALK.
- (A) BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C35.
- (28) SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C35.
- US DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 276 SQUARE FEET.
- PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE CONSISTING OF APPROXIMATELY 2,949 SQUARE FEET.
- PUE PUBLIC UTILITY EASEMENT
- PWE PUBLIC WATER EASEMENT
- PSE PUBLIC SEWER EASEMENT
- PRAE PRIVATE ACCESS EASEMENT
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRWE PRIVATE WATER EASEMENT
- PWSE PUBLIC WATER AND SEWER EASEMENT
- PRRE PRIVATE RECIPROCAL EASEMENTS
- AL APPROXIMATE LOCATION OF

LEGAL DESCRIPTION SHOWN ON TITLE REPORT EXHIBIT "A"

WITH SURVEYOR RECOMMENDED ~~DELETIONS~~ WITH A LINE THROUGH THE TEXT AND SURVEYOR RECOMMENDED TEXT [ADDITIONS] IN BRACKETS.

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT FOR TITLE INSURANCE WITH A COMMITMENT NO. OF 2880782-AL01 DATED JULY 09, 2024 OUT OF THEIR ALBUQUERQUE, NM OFFICE.

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE [CITY OF ALBUQUERQUE,] COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
A PROPOSED PORTION OF TRACT B-2-A, COTTONWOOD MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A ~~&~~ [&] B-5-A-1, SECOND REVISION PLAT, COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, JUNE, 1996", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 31, 1997, IN PLAT BOOK 97C, PAGE 33.

NOTE: THE ABOVE LEGAL DESCRIPTION WILL BE AMENDED UPON COMPLIANCE WITH REQUIREMENT NO. 11, SCHEDULE BI, HEREIN.

(P2) PARCEL 2:
NON-EXCLUSIVE RIGHTS OF EASEMENT IN ACCORD WITH ARTICLES 2.2, 2.3, 2.4, 2.6, 2.7, 2.9, 2.10 AND 2.15 OF THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT FILED DECEMBER 28, 1995, RECORDED IN BOOK 9531, PAGE 5334, AS DOCUMENT NO. 95132176, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

FOR INFORMATIONAL PURPOSES ONLY ADDRESS OF PROPERTY PER COUNTY ASSESSOR'S TAX ROLL:
10000 COORS BYPASS NW,
ALBUQUERQUE, NEW MEXICO

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 35001C0108G PANEL 108 OF 825 DATED SEPTEMBER 26, 2008 FOR BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORD OWNERS

DILLARD'S PROPERTIES, INC., A DELAWARE CORPORATION
FEE SIMPLE (PARCEL 1)
EASEMENT (PARCEL 2)

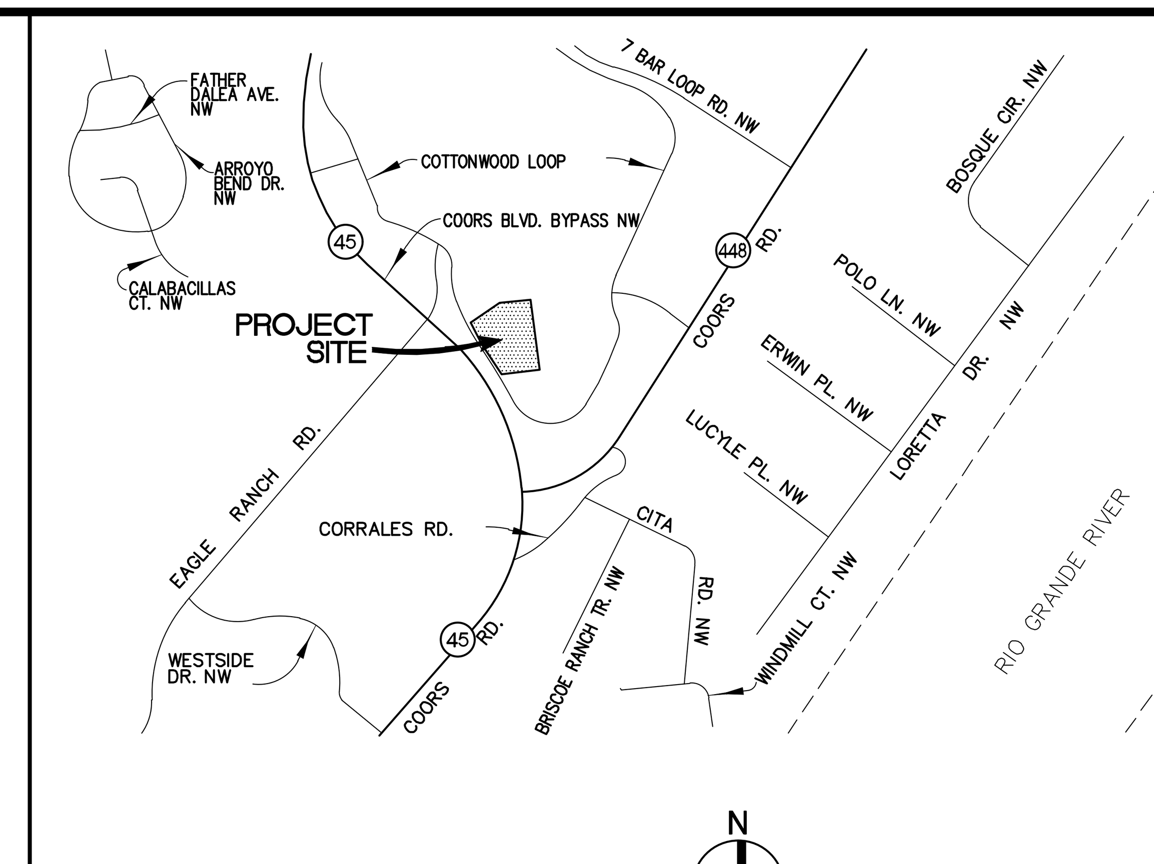
BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. ALL DISTANCES ARE GROUND, TO CONVERT TO GRID DISTANCE MULTIPLY BY A SCALE FACTOR OF 0.999679.

BENCH MARK

BENCHMARK #1:
CITY OF ALBUQUERQUE SURVEY CONTROL STATION 8-B13. 3¼ INCH ALUMINUM DISC SET IN THE TOP OF THE EAST CONCRETE CURB OF THE TRAFFIC CONTROL ISLAND, STAMPED "8-B13 2003" AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF COORS BLVD.-BY-PASS NW AND EAGLE RANCH ROAD NW.
N:1526753.547 FEET, E:1518487.826 FEET, ELEVATION= 5059.673 FEET (NAVD 88)

BENCHMARK #2:
CITY OF ALBUQUERQUE SURVEY CONTROL STATION 9-B14. 3¼ INCH ALUMINUM DISC SET IN THE TOP OF A CONCRETE POST 0.2 FEET ABOVE GROUND AND IS STAMPED "9-B14 2003" AT THE SOUTHEAST QUADRANT OF COORS BOULEVARD AND COTTONWOOD LOOP.
N:1526627.902 FEET, E:1519969.952 FEET, ELEVATION= 5042.915 FEET (NAVD 88)



VICINITY MAP
NOT TO SCALE

AARON DANIEL PELLOW NEW MEXICO 27112 PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 04-14-2025 DATE

APOGEE PROJECT NO.
Apogee Architectural Partners
A Spirit Led Company
16775 ADDISON ROAD, SUITE 350
ADDISON, TX 75001
PH: (469) 960-2322

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000

OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

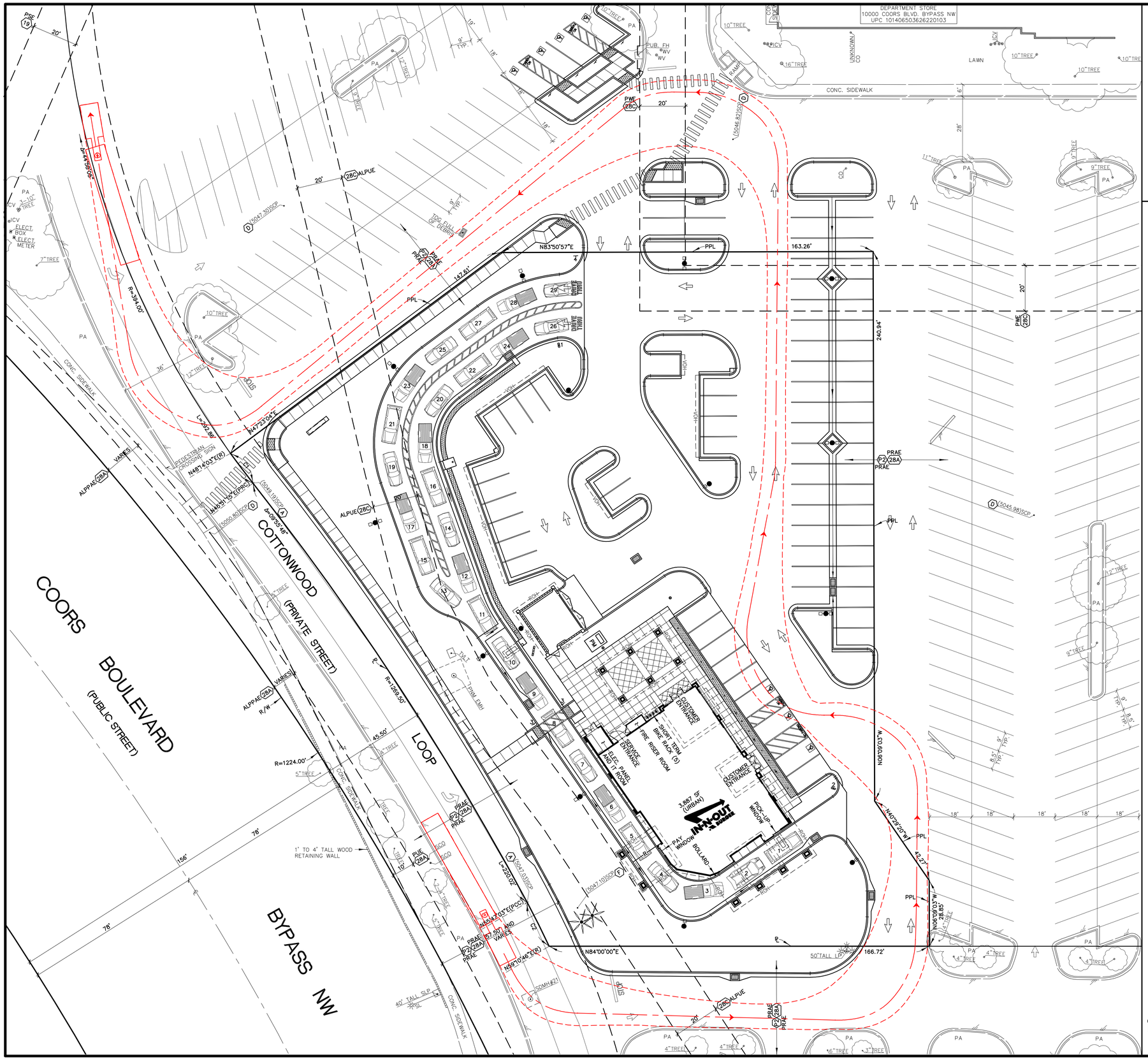
IN-N-OUT BURGER
GOD BLESS AMERICA

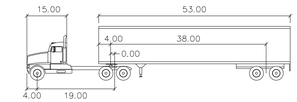
REVISIONS

PLAN TITLE
CITY ENTITLEMENT
NEW SITE PLAN
GENERAL NOTES

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C30.1





INOB Delivery Truck– Large

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

LEGEND

AutoTURN GENERATED BODY ENVELOPE
PATH OF TRAVEL FOR AN IN–N–OUT BURGER DELIVERY TRUCK.

REFER TO THE NOTES AND LEGEND SHOWN ON SHEET C30.1 FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW
NEW MEXICO
27112
PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 04-14-2025 DATE

APOGEE PROJECT NO. ------
Apogee Architectural Partners
10775 ADDISON ROAD, SUITE 300
HOUSTON, TX 77043
PH: (469) 900-0222

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 73000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS
△ △ △ △

PLAN TITLE
CITY ENTITLEMENT NEW
SITE PLAN – INOB
DELIVERY TRUCK
AutoTURN

DRWN
CKD M.S.L.
DATE 04–14–2025

DRAWING
C30.2

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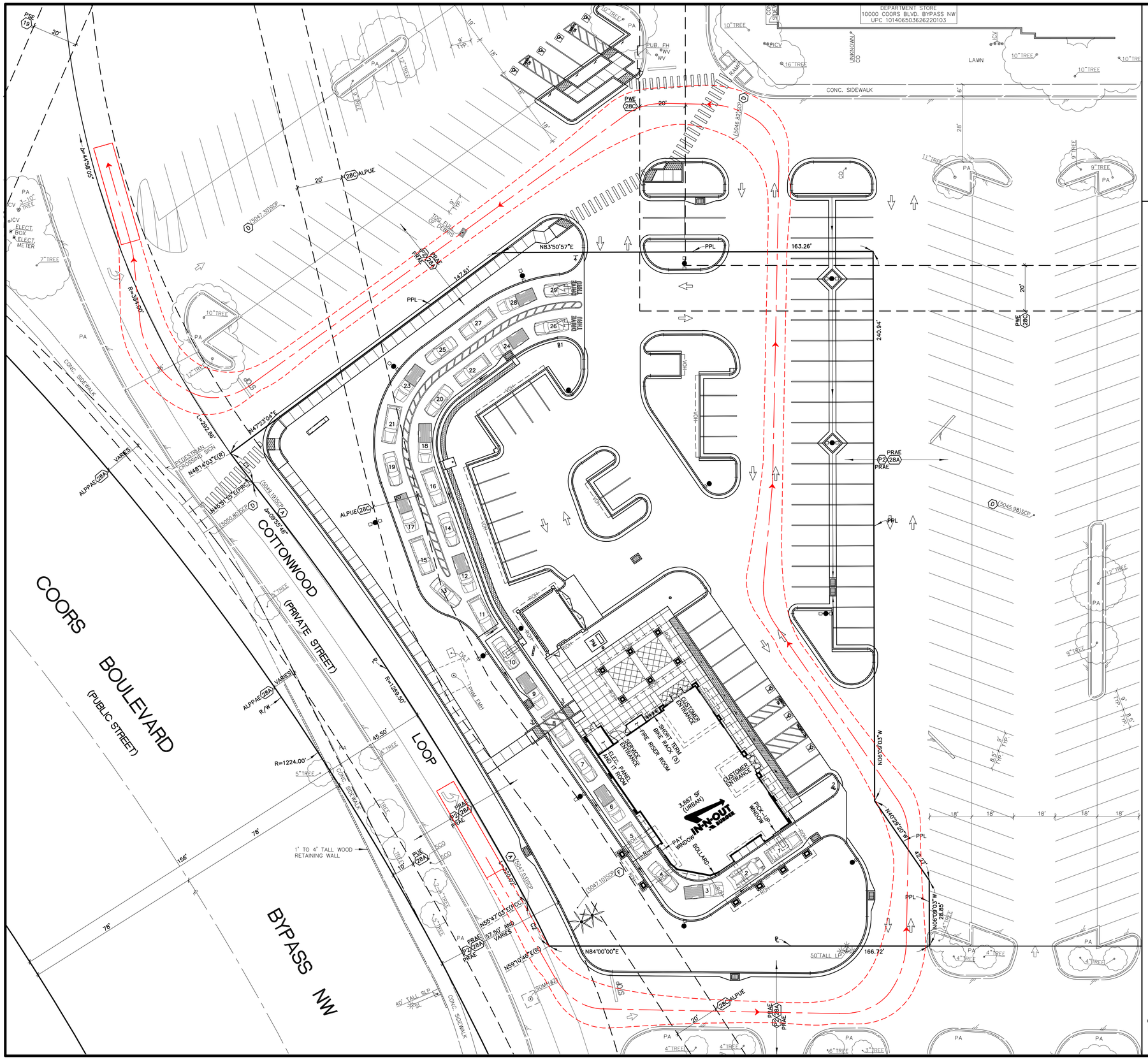

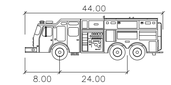

Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

LEGEND

AutoTURN GENERATED BODY ENVELOPE
PATH OF TRAVEL FOR A PUMPER FIRE TRUCK.

REFER TO THE NOTES AND LEGEND SHOWN ON SHEET C30.1 FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

PROJECT NORTH

TRUE NORTH

GRAPHIC SCALE
SCALE: 1"=20'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW
NEW MEXICO
27112
PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2385 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 DATE 04-14-2025

APOGEE PROJECT NO. ------
Apogee Architectural Partners
A Division of Apogee Company
10775 ADDISON ROAD, SUITE 300
HOUSTON, TX 77043
PH: (469) 900-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS
1
2
3
4
5

PLAN TITLE
CITY ENTITLEMENT
NEW SITE PLAN - FIRE TRUCK AutoTURN

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C30.3

P:\Land Projects 2009\Land Projects 2009\24018 - INO - ABQ (COORS BYPASS & EAGLE RANCH)\dwg\24018 C30.3-cenap-FT-ATurn.dwg, 4/15/2025 3:05:19 PM

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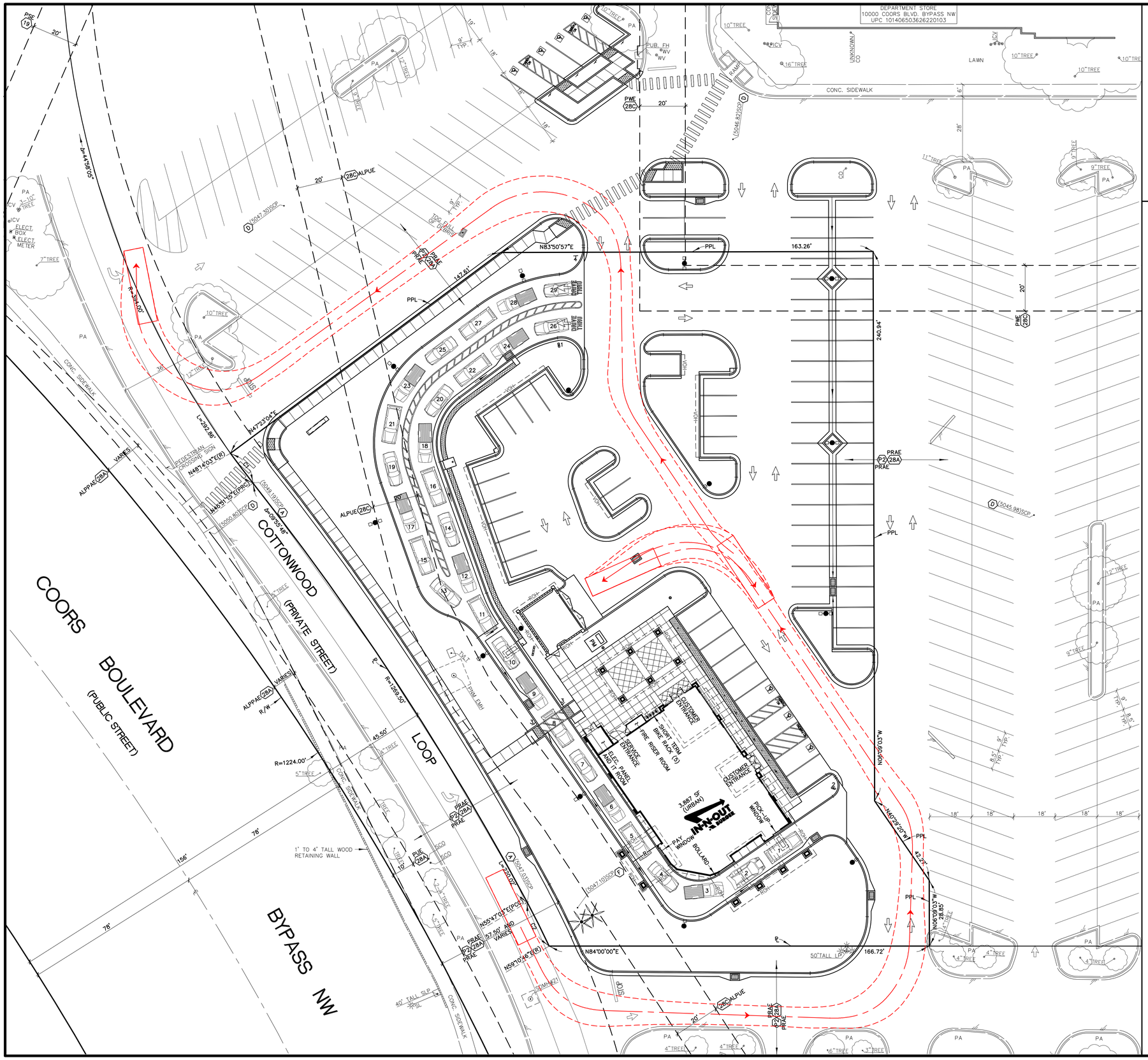

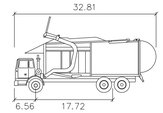

Garbage Frontload

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

LEGEND

AutoTURN GENERATED BODY ENVELOPE
PATH OF TRAVEL FOR A FRONT LOAD SOLID WASTE TRUCK.

REFER TO THE NOTES AND LEGEND SHOWN ON SHEET C30.1 FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW
NEW MEXICO
27112
PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 04-14-2025 DATE

APOGEE PROJECT NO. ------
Apogee Architectural Partners
A Division of Apogee Company
10775 ADDISON ROAD, SUITE 300, HOUSTON, TX 77043
PH: (469) 900-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS
1
2
3
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5

PLAN TITLE
CITY ENTITLEMENT
NEW SITE PLAN -
SOLID WASTE TRUCK
AutoTURN

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C30.4

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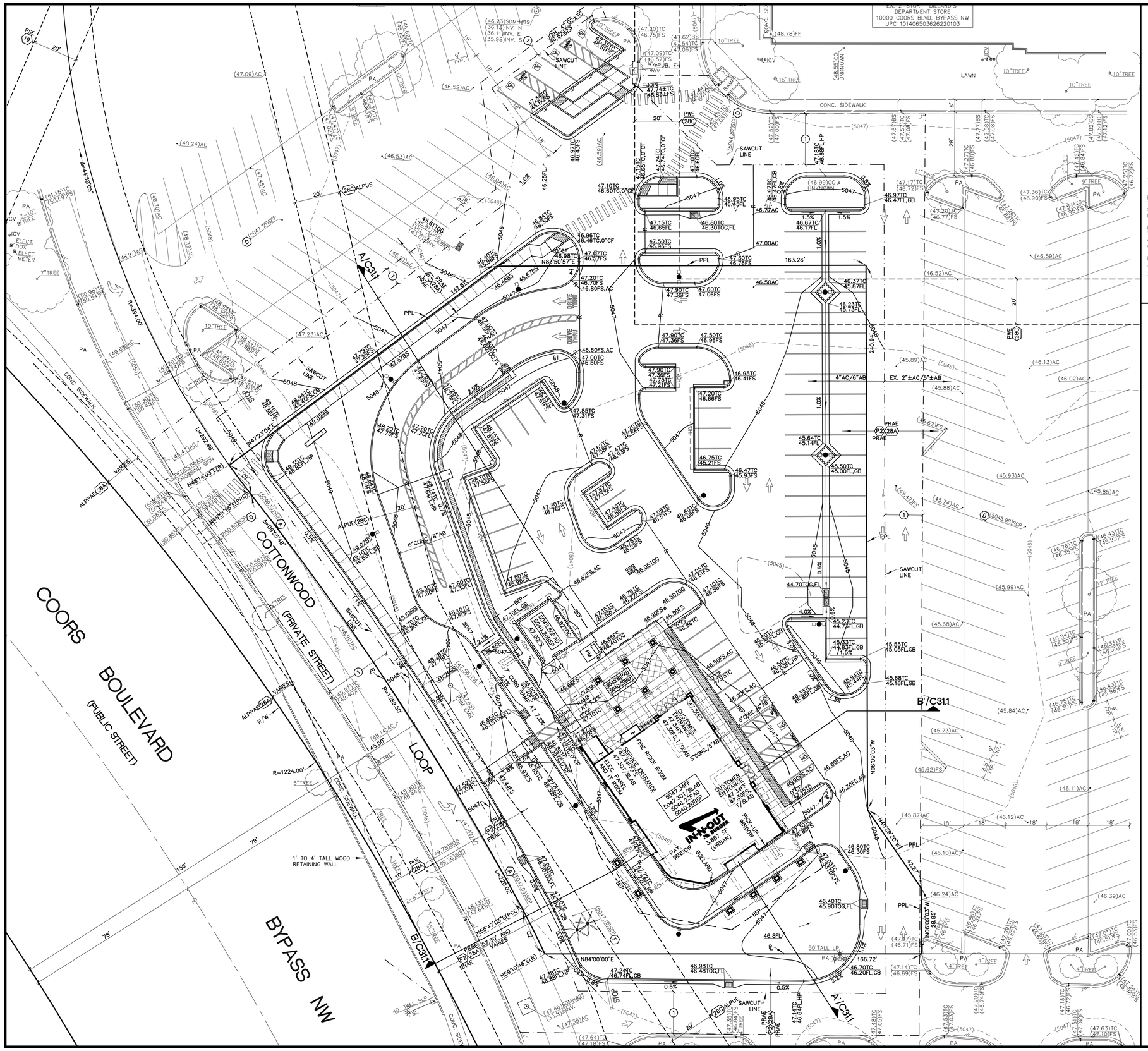

ENGINEER'S PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

1.	RAW CUT (INCLUDES 500 C.Y. FOOTING, STORM DRAIN AND UTILITY SPOILS).	1,750 CU. YDS.
2.	OVEREXCAVATE THE LOOSE SOIL UNDER THE NEW BUILDING, COVERED PATIO AND COVERED TRASH ENCLOSURE AREA IDENTIFIED AS THE BOTTOM OF EXCAVATED PLANE (BEP) UP TO THE PAD ELEVATION. (12,000 S.F.)	2,600 CU. YDS.
3.	OVEREXCAVATE THE TOP 1.0 FEET OF LOOSE SOIL UNDER THE PROPOSED ONSITE, OFFSITE AND STREET PAVEMENT AND EXTERIOR HARDSCAPE SUBGRADE WITHIN THE DEVELOPED SITE. (50,000 S.F.)	1,900 CU. YDS.
4.	TOTAL SOIL CUT.	6,250 CU. YDS.
5.	RAW FILL.	850 CU. YDS.
6.	SHRINKAGE OF RAW FILL USING AN ASSUMED 10% SHRINKAGE LOSS.	100 CU. YDS.
7.	RECOMPACT EXISTING ONSITE SOILS FOR THE AREAS DETAILED IN ITEM NO. 2 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS.	2,850 CU. YDS.
8.	RECOMPACT EXISTING ONSITE SOILS FOR AREAS DETAILED IN ITEM NO. 3 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS.	2,100 CU. YDS.
9.	TOTAL COMPACTED FILL SOIL.	5,900 CU. YDS.
10.	ESTIMATED AMOUNT OF SOIL TO EXPORT FROM THE SITE.	350 CU. YDS.

NOTE:
THE ORGANIC-FREE, ON-SITE, NATIVE SOILS ARE PREDOMINATELY SILTY SAND. THESE SOILS WILL BE SUITABLE FOR REUSE AS ENGINEERED FILL, PROVIDED THEY ARE CLEANSED OF EXCESSIVE ORGANICS, DEBRIS, AND FRAGMENTS GREATER THAN 6 INCHES IN DIAMETER.

NOTE:
THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSES. THE QUANTITIES SHOWN HEREON ARE THE ENGINEER'S ESTIMATE ONLY.

NOTE:
ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE KRAZAN AND ASSOCIATES, INC. AUGUST 14, 2024 GEOTECHNICAL ENGINEERING INVESTIGATION REPORT AS THEIR PROJECT NUMBER 112-24070.

REFER TO SHEET C30.1 FOR GRADING AND DRAINAGE NOTES

REFER TO THE NOTES AND LEGEND SHOWN ON SHEET C30.1 FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

PROJECT NORTH — TRUE NORTH

GRAPHIC SCALE
SCALE: 1"=20'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW
NEW MEXICO
27112
PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2585 FAX (909) 305-2597
AARON D. PELLOW R.C.E. 27112 DATE 04-14-2025

APOGEE PROJECT NO. ------

Apogee Architectural Partners
10775 ADDISON ROAD, SUITE 350
HOUSTON, TEXAS 77077
PH: (469) 900-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: ERIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS

PLAN TITLE
CITY ENTITLEMENT
GRADING AND
DRAINAGE PLAN

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C31.0

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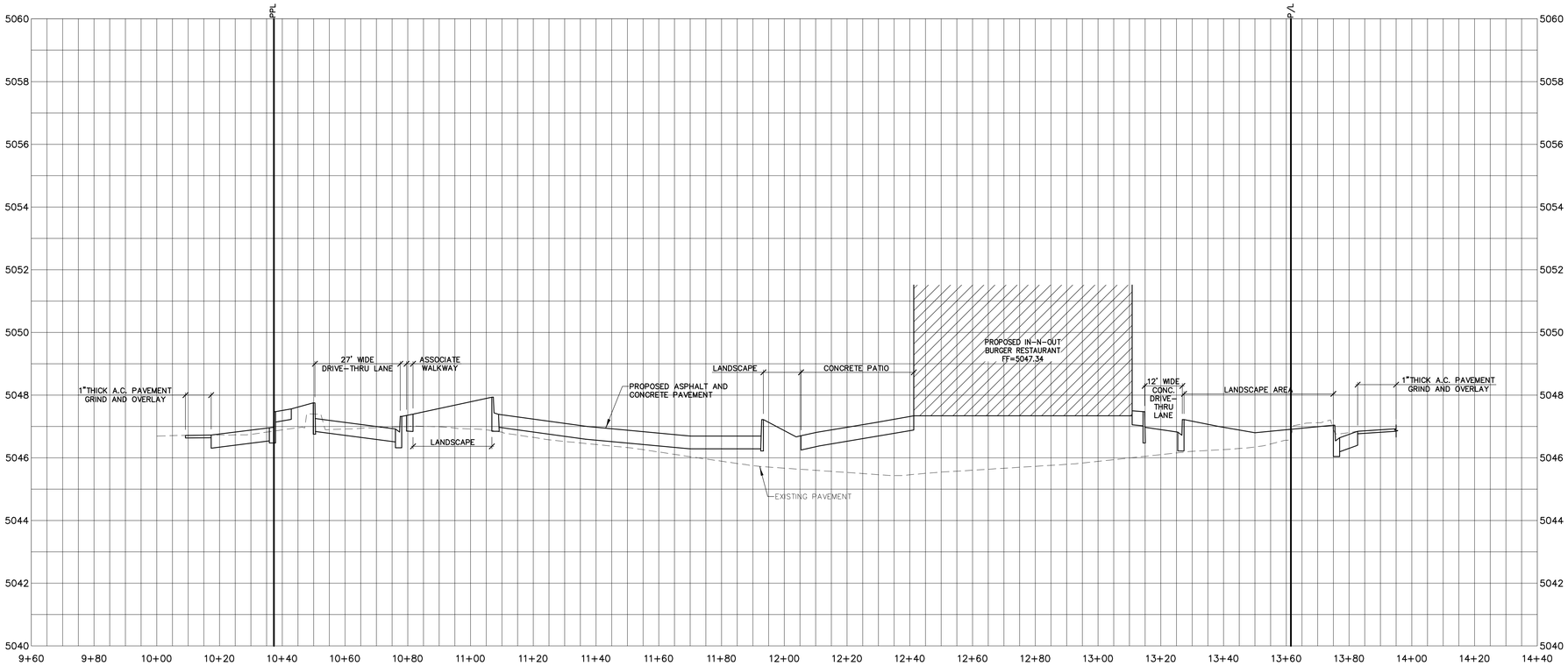
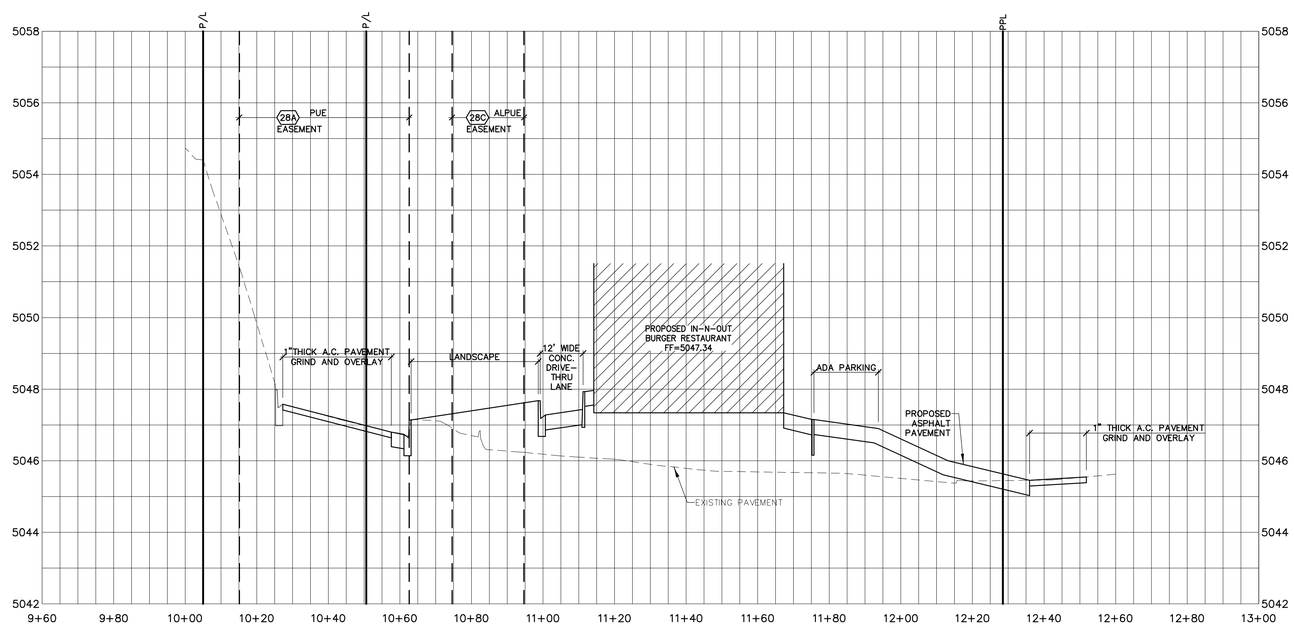
JN 24018-24018 C31.0cegdp.dwg



SECTION A/C31.1-A'/C31.1
REFERENCE SHEET C31.0
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=2'



SECTION B/C31.1-B'/C31.1
REFERENCE SHEET C31.0
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=2'

AARON DANIEL PELLOW
NEW MEXICO
27112
PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2385 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 04-14-2025 DATE

APOGEE PROJECT NO. ------
Apogee Architectural Partners
A Division of Apogee Company
10775 ADDISON ROAD, SUITE 300
ALPHARETTA, GA 30201
PH: (469) 900-0202

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL, NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS
△
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△
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PLAN TITLE
CITY ENTITLEMENT
GRADING PLAN
CROSS SECTIONS

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C31.1

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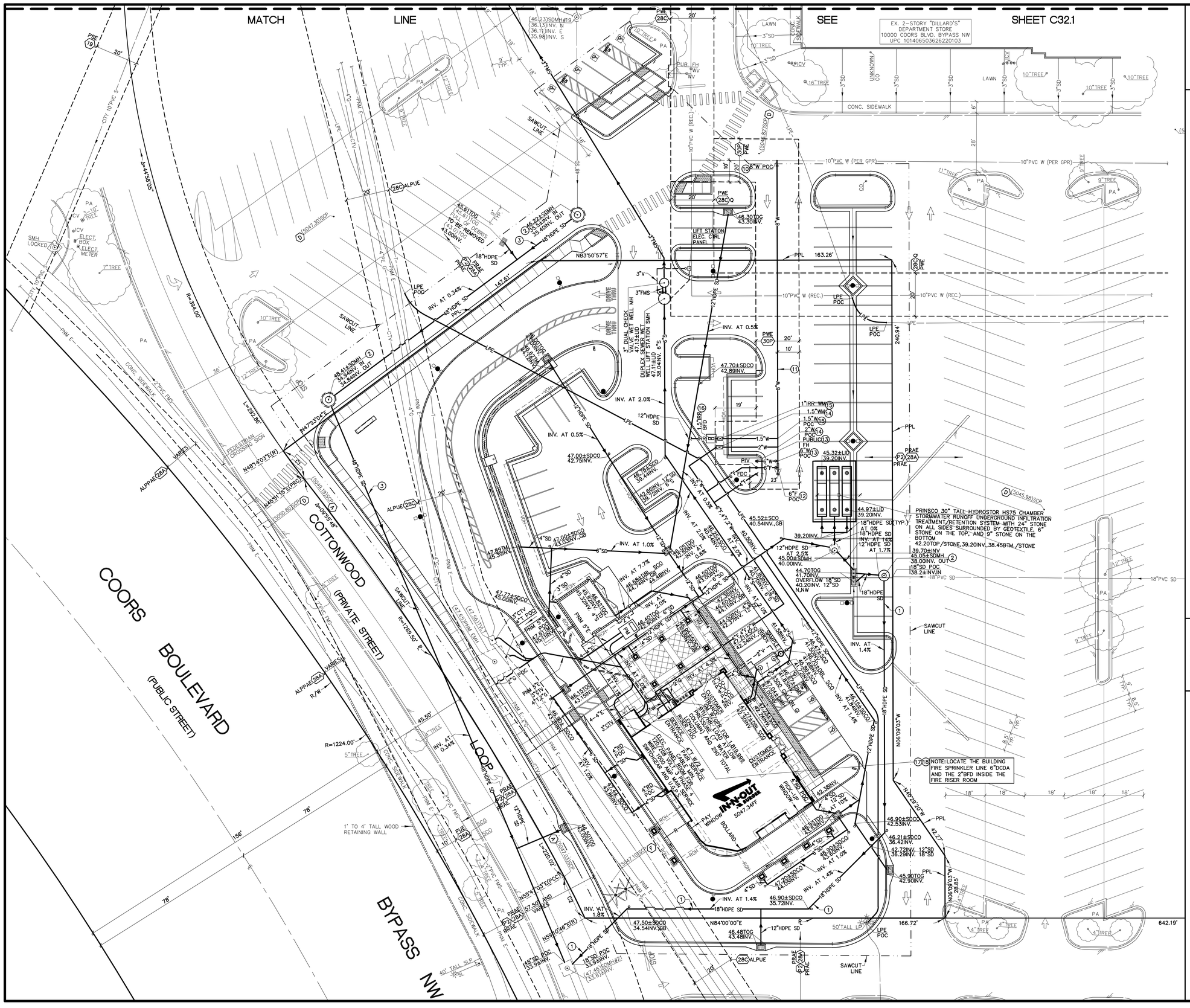

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

WATER SERVICE NOTES

A. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.

B. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

PARTIAL LEGEND

- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
- PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 29' TALL MAXIMUM.
- BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- P EXISTING PROPERTY LINE.
- PPL PROPOSED PROPERTY LINE.
- 1 NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
- 2 NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- 3 NEW PEDESTRIAN CROSSWALK SIGN.
- 4 NEW ACCESSIBILITY ENTRY SIGN.
- INOB IN-N-OUT BURGER.
- CF CURB FACE.
- VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
- PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (ELECTRIC)
- NMG NEW MEXICO GAS COMPANY
- PM PNM ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
- NEW CONCRETE SIDEWALK.
- A BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C35.
- 28 SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C35.
- PWE 30P PROPOSED BERNALILLO CO. WATER AUTHORITY PUBLIC WATER EASEMENT
- 15 DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 276 SQUARE FEET.
- PUE PUBLIC UTILITY EASEMENT
- PWE PUBLIC WATER EASEMENT
- PSE PUBLIC SEWER EASEMENT
- PRAE PRIVATE ACCESS EASEMENT
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRWE PRIVATE WATER EASEMENT
- PWSE PUBLIC WATER AND SEWER EASEMENT
- PRRE PRIVATE RECIPROCAL EASEMENTS
- AL APPROXIMATE LOCATION OF
- FMS FORCE MAIN SANITARY SEWER LINE
- Q EASEMENT TO BE QUITCLAIMED

PRIVATE STORM DRAINAGE CONSTRUCTION NOTES

1. INSTALL 18" DIAMETER HDPE STORM DRAIN PIPE WITH TRENCH PER CITY STANDARD DWG. 2240.
2. CONSTRUCT DRAINAGE STORM SEWER MANHOLE TYPE "E" PER CITY STANDARD DWG. 2209, 2210 AND 2229.
3. INSTALL 48" DIAMETER HDPE STORM DRAIN PIPE WITH TRENCH PER CITY STANDARD DWG. 2240.

REFER TO SHEET C32.1 FOR BERNALILLO COUNTY WATER AUTHORITY CONSTRUCTION NOTES

REFER TO SHEET C30.1 FOR GRADING AND DRAINAGE NOTES

REFER TO THE NOTES AND LEGEND SHOWN ON SHEET C30.1 FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

AARON DANIEL PELLOW — NEW MEXICO — 27112 — PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2385 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 DATE 04-14-2025

APOGEE PROJECT NO. ------
Apogee Architectural Partners
10775 ADDISON ROAD, SUITE 300, BENTONVILLE, AR 72712
PH: (469) 900-2022

PROJECT IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND EAGLE RANCH ROAD ALBUQUERQUE, NM 87000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: ERIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER — GOD BLESS AMERICA

REVISIONS
1 2 3 4 5

PLAN TITLE
CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C32.0

JN 2406-2408 C32.0CAD.dwg

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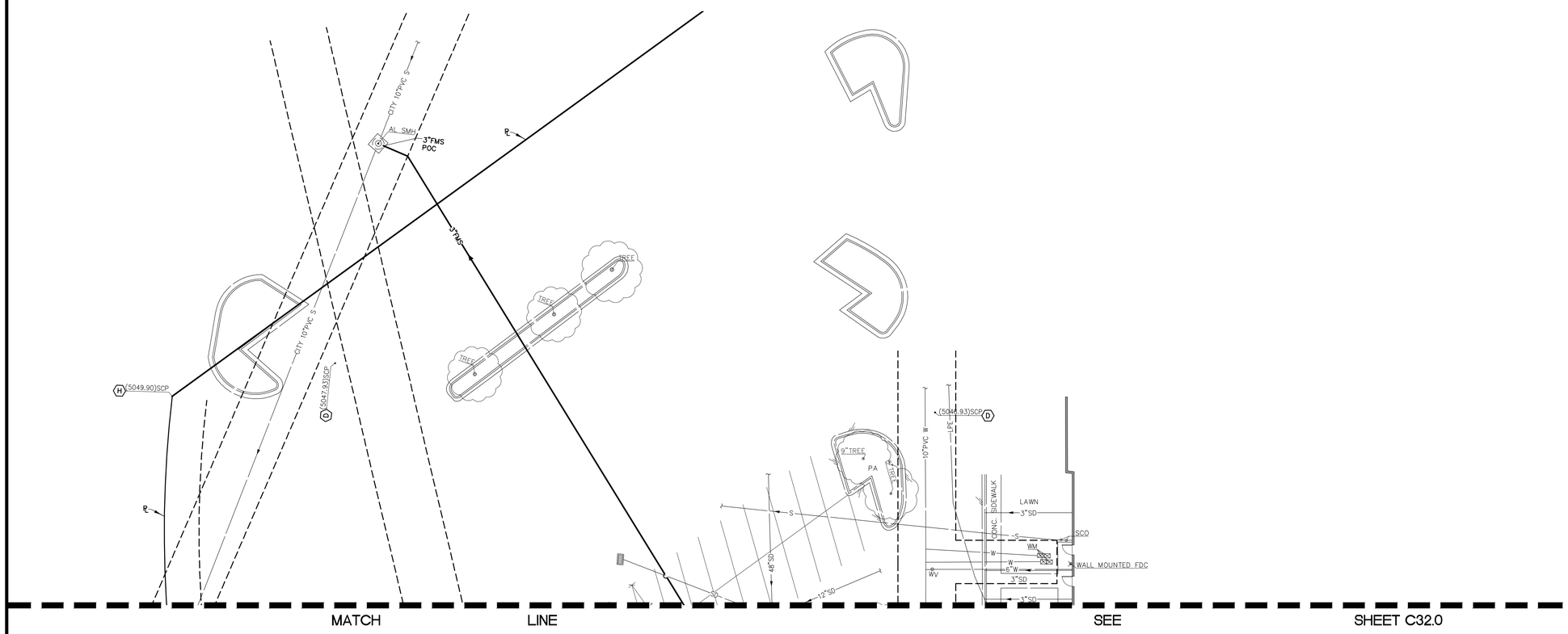

PARTIAL LEGEND

- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
- PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.
- BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- PL EXISTING PROPERTY LINE.
- PPL PROPOSED PROPERTY LINE.
- 1 NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
- 2 NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- 3 NEW PEDESTRIAN CROSSWALK SIGN.
- 4 NEW ACCESSIBILITY ENTRY SIGN.
- INOB IN-N-OUT BURGER.
- CF CURB FACE.
- VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
- PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (ELECTRIC)
- NMG NEW MEXICO GAS COMPANY
- PM PNM ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
- NEW CONCRETE SIDEWALK.
- A BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C35.
- 28 SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C35.
- PWE 30' PROPOSED BERNALILLO CO. WATER AUTHORITY PUBLIC WATER EASEMENT
- + US DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 276 SQUARE FEET.
- PUE PUBLIC UTILITY EASEMENT
- PWE PUBLIC WATER EASEMENT
- PSE PUBLIC SEWER EASEMENT
- PRAE PRIVATE ACCESS EASEMENT
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRWE PRIVATE WATER EASEMENT
- PWSE PUBLIC WATER AND SEWER EASEMENT
- PRRE PRIVATE RECIPROCAL EASEMENTS
- AL APPROXIMATE LOCATION OF
- FMS FORCE MAIN SANITARY SEWER LINE

REFER TO SHEET C30.1 FOR GRADING AND DRAINAGE NOTES

REFER TO THE NOTES AND LEGEND SHOWN ON SHEET C30.1 FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

BERNALILLO COUNTY WATER AUTHORITY CONSTRUCTION NOTES

10. INSTALL WATER LINE CONNECTION PER WATER AUTHORITY STANDARD DWG. 2301.
11. INSTALL 8" DIAMETER C900 PVC WATER LINE PER WATER AUTHORITY STANDARD DWG. 2302, 2320 AND 2358.
12. INSTALL 6" DIAMETER C900 PVC WATER LINE PER WATER AUTHORITY STANDARD DWG. 2302, 2320 AND 2358.
13. INSTALL WATER FIRE HYDRANT AND 6" WATER VALVE PER WATER AUTHORITY STANDARD DWG. 2326, 2340 AND 2342.
14. INSTALL 2" METERED SERVICE LINE PER WATER AUTHORITY STANDARD DWG. 2361, 2363, 2365 AND 2367.
15. INSTALL 1-1/2" METERED IRRIGATION SERVICE LINE PER WATER AUTHORITY STANDARD DWG. 2361, 2363, 2365 AND 2367.
16. INSTALL 1-1/2" DIAMETER IRRIGATION WATER REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RPBA) IN A WATER ENCLOSURE PER WATER AUTHORITY STANDARD DWG. 2385 AND 2389 TYPE B.
17. INSTALL 6" DIAMETER DOUBLE CHECK-DETECTOR CHECK ASSEMBLY (DCDA) INSIDE THE BUILDING FIRE RISER ROOM FOR THE PRIVATE BUILDING FIRE SPRINKLER SYSTEM PER WATER AUTHORITY STANDARD DWG. 2389 TYPE C.
18. INSTALL 2" DIAMETER WATER REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER ASSEMBLY (RPBA) INSIDE THE BUILDING FIRE RISER ROOM PER WATER AUTHORITY STANDARD DWG. 2389 TYPE C.

N — PROJECT NORTH
N — TRUE NORTH

0 10 20 40 60
GRAPHIC SCALE
SCALE: 1"=20'

AARON DANIEL PELLOW — NEW MEXICO — 27112 — PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 04-14-2025 DATE

APOGEE PROJECT NO. ------
Apogee Architectural Partners
10775 ALDERCROFT ROAD, SUITE 300
ALBUQUERQUE, NM 87121
PH: (505) 900-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER — GOD BLESS AMERICA

REVISIONS

PLAN TITLE
CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C32.1

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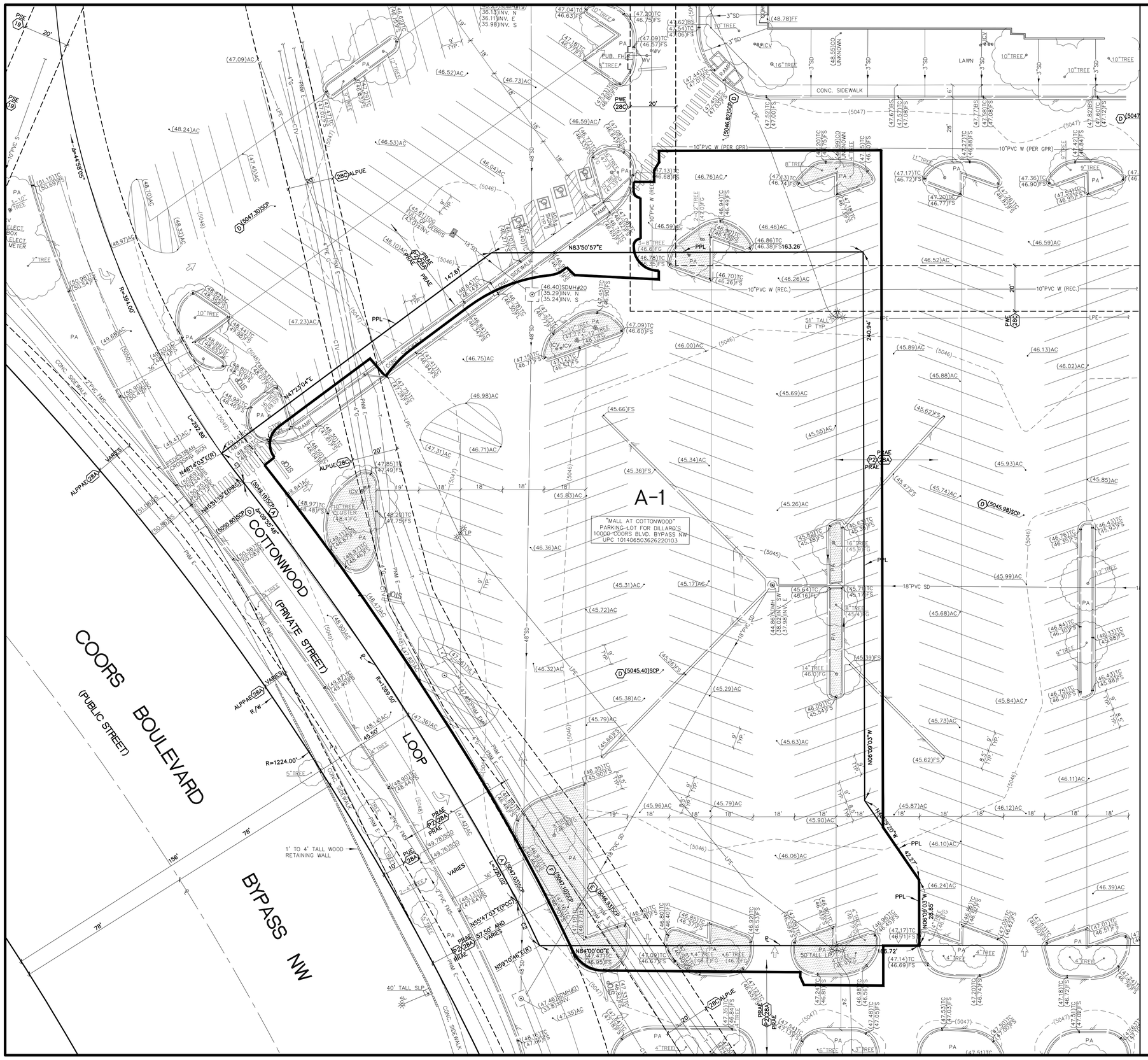

EXISTING DRAINAGE AREA TABLE			
ID	AREA (SF)	IMPERVIOUS (SF/%)	PERVIOUS (SF/%)
A-1	68,640	63,935/93.1%	4,705/6.9%
TOTAL	68,640	63,935/93.1%	4,705/6.9%

PARTIAL LEGEND

EXISTING LANDSCAPED PLANTER AND IRRIGATION SYSTEM CONSISTING OF APPROXIMATELY 4,705 SQUARE FEET.

PROPERTY AREA = 65,531 SQUARE FEET OR 1.504 ACRES

REFER TO SHEET C30.1 FOR GRADING AND DRAINAGE NOTES

PROJECT NORTH — TRUE NORTH

0 10 20 40 60

GRAPHIC SCALE
SCALE: 1"=20'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW
NEW MEXICO
27112
PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112

04-14-2025
DATE

APOGEE PROJECT NO. ------

Apogee Architectural Partners
10775 ADDISON ROAD, SUITE 300
BENGALURU, INDIA
PH: (469) 900-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD ALBUQUERQUE, NM 79000

OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS
1
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4

PLAN TITLE
CITY ENTITLEMENT
EXISTING CONDITION - DRAINAGE AREA MAP

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C33.0

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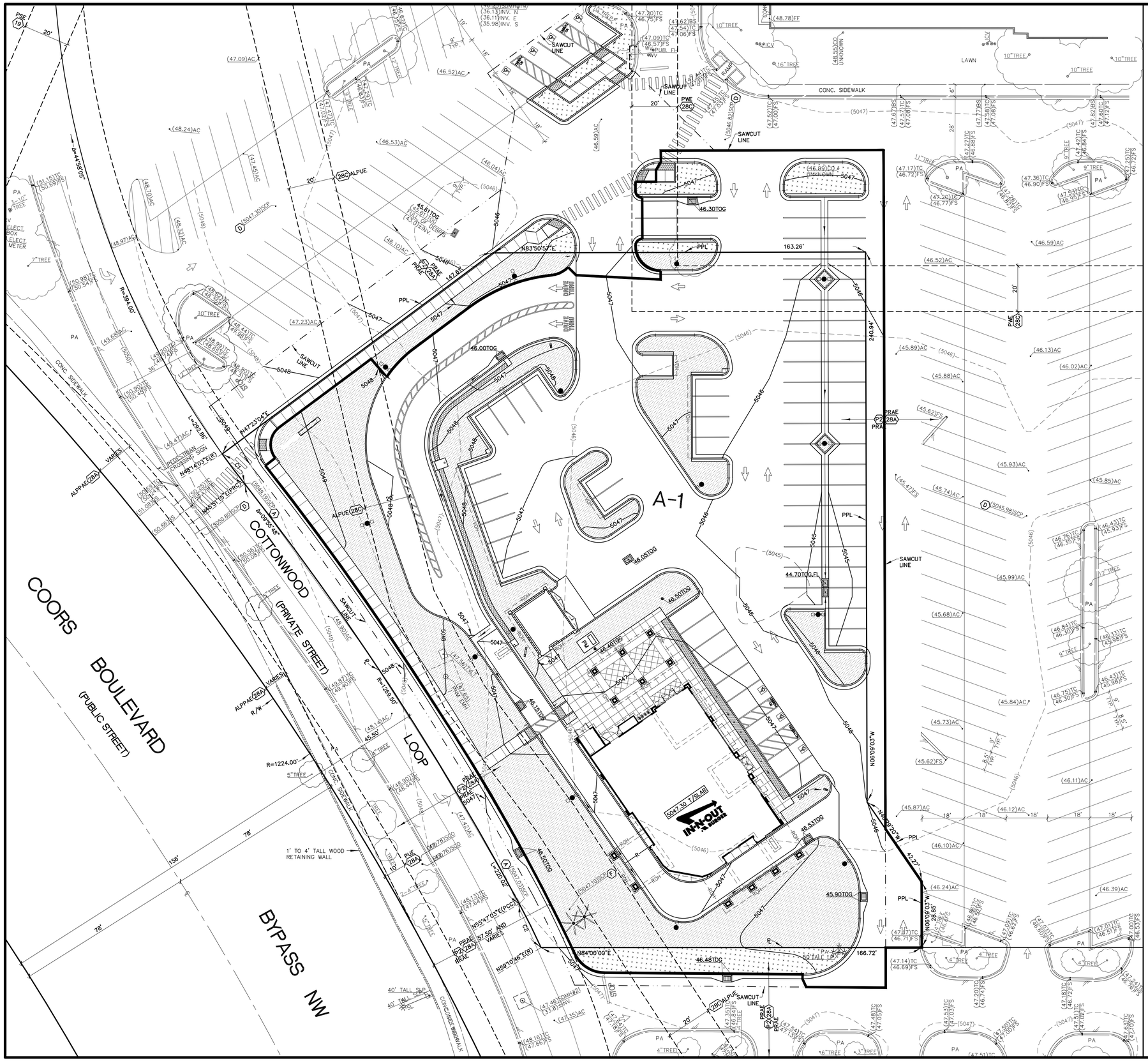

PROPOSED DRAINAGE AREA TABLE			
ID	AREA (SF)	IMPERVIOUS (SF/%)*	PERVIOUS (SF/%)
A-1	68,640	50,635/73.8%	18,005/26.2%
TOTAL	68,640	50,635/73.8%	18,005/26.2%

PROPERTY AREA = 65,531 SQUARE FEET OR 1.504 ACRES

REFER TO SHEET C30.1 FOR GRADING AND DRAINAGE NOTES

PROJECT NORTH

TRUE NORTH

0 10 20 40 60

GRAPHIC SCALE
SCALE: 1"=20'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW
NEW MEXICO
27112
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MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2385 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 04-14-2025 DATE

APOGEE PROJECT NO. ------
Apogee Architectural Partners
10775 ADDISON ROAD, SUITE 300, BENTONVILLE, AR 72712
PH: (469) 900-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS
1
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4
5

PLAN TITLE
CITY ENTITLEMENT
DRAINAGE AREA
MAP - PROPOSED
CONDITION

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C33.1

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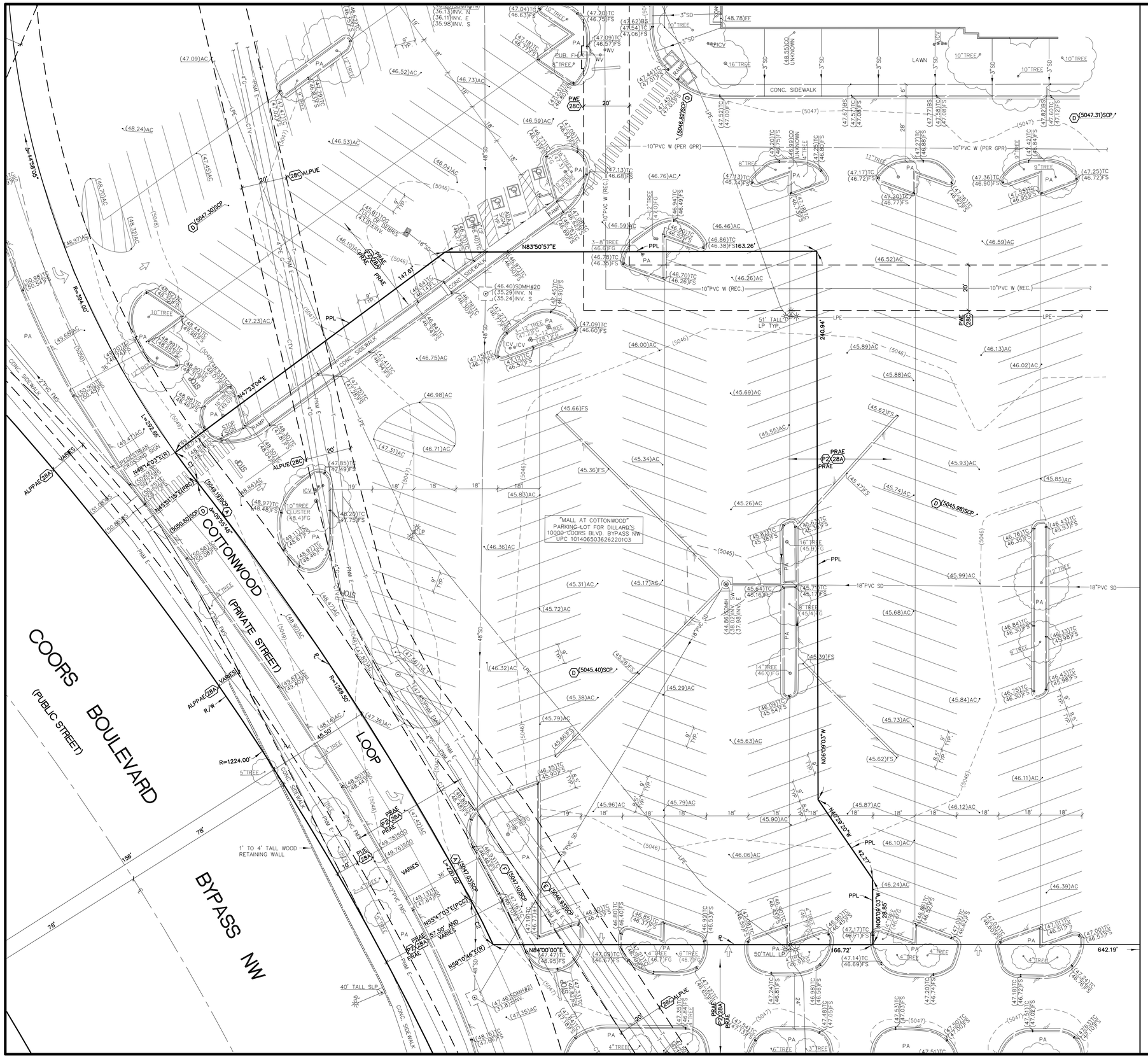

ENCROACHMENT NOTES

THERE ARE NO SIGNS OFF VISIBLE ENCROACHMENT OF SITE IMPROVEMENTS EITHER IN TO OR OUTSIDE OF THE SURVEYED PROPERTY.

PARTIAL LEGEND

———	INDICATES THE BOUNDARY OF THIS TOPOGRAPHY SURVEY MAP CONSISTING OF 65,531 SQ. FT. OR 1.504 ACRES.
(A)	REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C35.
(28)	REFER TO EASEMENT DESCRIPTIONS SHOWN ON SHEET C35.
PUE	PUBLIC UTILITY EASEMENT.
PNM	PUBLIC SERVICE COMPANY OF NEW MEXICO.
PWE	PUBLIC WATER EASEMENT
PSE	PUBLIC SEWER EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
PRWE	PRIVATE WATER EASEMENT
PWSE	PUBLIC WATER AND SEWER EASEMENT
PRRE	PRIVATE RECIPROCAL EASEMENTS
AL	APPROXIMATE LOCATION OF
℄	EXISTING PROPERTY LINE
PPL	PROPOSED PROPERTY LINE

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW
NEW MEXICO
27112
PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2585 FAX (909) 305-2597
AARON D. PELLOW R.C.E. 27112

04-14-2025
DATE

APOGEE PROJECT NO. ------

Apogee
Architectural Partners
A Division of Apogee Construction
10775 ADDISON ROAD, SUITE 300,
HOUSTON, TX 77043
PH: (469) 900-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD ALBUQUERQUE, NM 73000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS
△ △ △ △

PLAN TITLE
CITY ENTITLEMENT
TOPOGRAPHY
SURVEY MAP

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C34

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BOUNDARY MONUMENTS AND SURVEY CONTROL POINTS

(A) FOUND PK NAIL AND WASHER FLUSH IN ASPHALT PAVEMENT PER PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 SECOND REVISION PLAT COTTONWOOD MALL FILED JANUARY 31, 1997 IN VOLUME 97C AT FOLIO 33 AS DOCUMENT NO. 97010935, RECORDS OF BERNALILLO COUNTY.

(B) FOUND CITY OF ALBUQUERQUE SURVEY CONTROL STATION 9-B14, 3 1/4" DIAMETER ALUMINUM DISK STAMPED "9-B14 2003" SET IN THE TOP OF A CONCRETE POST 0.2 FEET ABOVE GROUND. N:1526627.902', E:1519969.952' (NAD83), ELEVATION = 5042.915' (NAVD88)

(C) FOUND CITY OF ALBUQUERQUE SURVEY CONTROL STATION 8-B13, 3 1/4" DIAMETER ALUMINUM DISK STAMPED "8-B13 2003" SET IN THE TOP OF EAST CONCRETE CURB OF THE TRAFFIC CONTROL ISLAND. N:1526753.547', E:1518487.826' (NAD83), ELEVATION = 5059.673' (NAVD88)

(D) SET PK NAIL FLUSH IN ASPHALT WITH AN AERIAL TARGET.

(E) SET PK NAIL IN TOP OF CONCRETE CURB.

(F) SET PRIMARY CONTROL POINT IN TOP OF CONCRETE CURB.

(G) FOUND SCRIBED "+" IN CONCRETE.

(H) FOUND PK NAIL AND WASHER STAMPED "KLINGENHAGEN LS 5978" FLUSH IN ASPHALT PAVEMENT PER PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 SECOND REVISION PLAT COTTONWOOD MALL FILED JANUARY 31, 1997 IN VOLUME 97C AT FOLIO 33 AS DOCUMENT NO. 97010935, RECORDS OF BERNALILLO COUNTY.

A.L.T.A./N.S.P.S. LAND TITLE SURVEY MAP PARTIAL LEGEND

INDICATES THE BOUNDARY OF THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY MAP CONSISTING OF 65,531 SQ. FT. OR 1.504 ACRES

(A) REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C42.

(28) REFER TO EASEMENT DESCRIPTIONS SHOWN ON SHEET C41

PUE	PUBLIC UTILITY EASEMENT	NTS	NOT TO SCALE
PWE	PUBLIC WATER EASEMENT	℄	EXISTING PROPERTY LINE
PSE	PUBLIC SEWER EASEMENT	PPL	PROPOSED PROPERTY LINE
PRAE	PRIVATE ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT	TPOB	TRUE POINT OF BEGINNING
PRWE	PRIVATE WATER EASEMENT	AL	APPROXIMATE LOCATION OF
PWSE	PUBLIC WATER AND SEWER EASEMENT	PRRE	PRIVATE RECIPROCAL EASEMENTS

REFERENCE NOTES

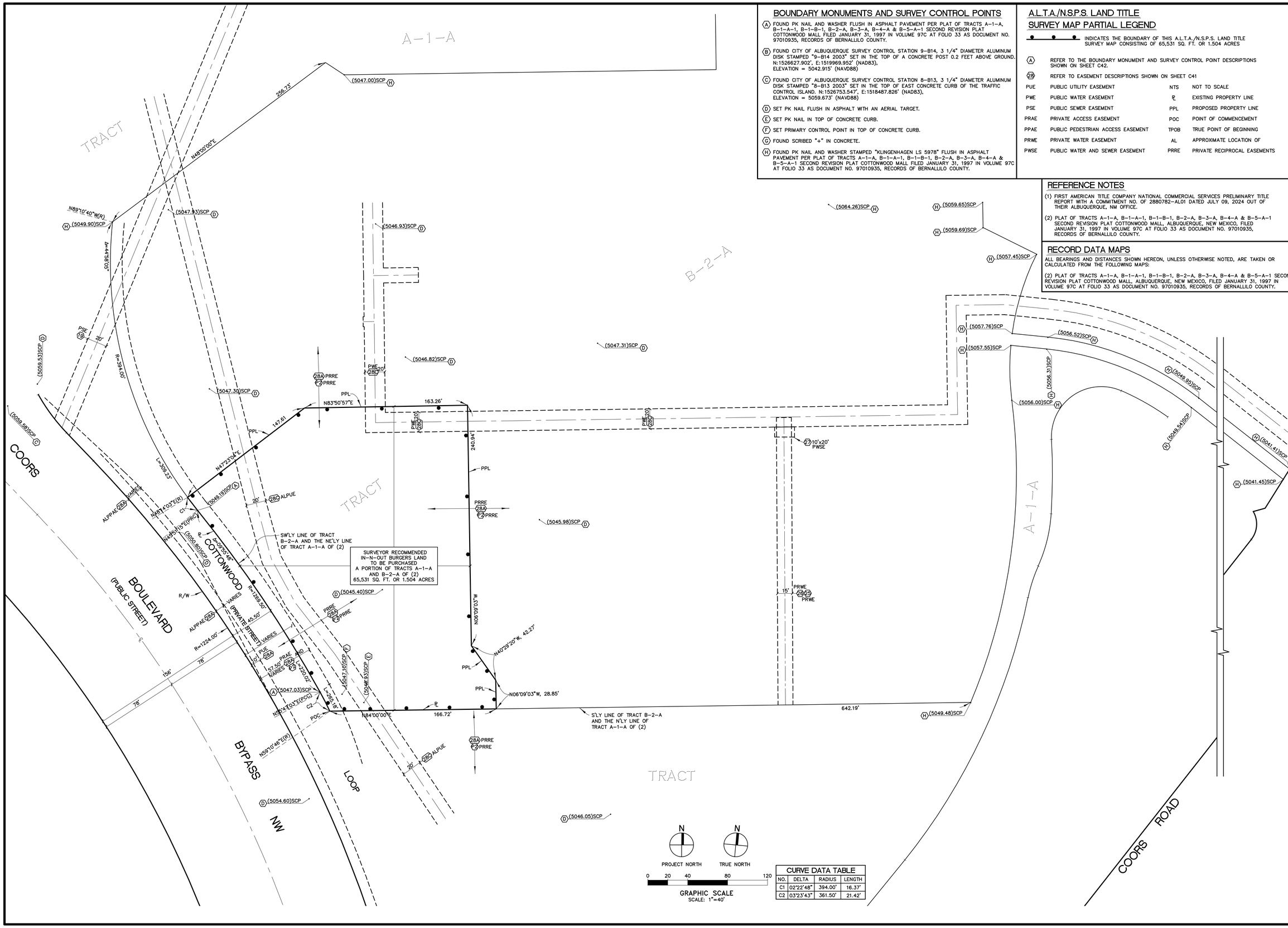
(1) FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES PRELIMINARY TITLE REPORT WITH A COMMITMENT NO. OF 2880782-AL01 DATED JULY 09, 2024 OUT OF THEIR ALBUQUERQUE, NM OFFICE.

(2) PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 SECOND REVISION PLAT COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, FILED JANUARY 31, 1997 IN VOLUME 97C AT FOLIO 33 AS DOCUMENT NO. 97010935, RECORDS OF BERNALILLO COUNTY.

RECORD DATA MAPS

ALL BEARINGS AND DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE TAKEN OR CALCULATED FROM THE FOLLOWING MAPS:

(2) PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 SECOND REVISION PLAT COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, FILED JANUARY 31, 1997 IN VOLUME 97C AT FOLIO 33 AS DOCUMENT NO. 97010935, RECORDS OF BERNALILLO COUNTY.



CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW NEW MEXICO 27112 PROFESSIONAL ENGINEER

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(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 DATE 04-14-2025

APOGEE PROJECT NO. ------

Apogee Architectural Partners
10775 ADDISON ROAD, SUITE 350
ALPHARETTA, 30022
PH: (469) 900-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD, ALBUQUERQUE, NM 73000

OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS

PLAN TITLE
CITY ENTITLEMENT BOUNDARY AND EASEMENT MAP

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C35

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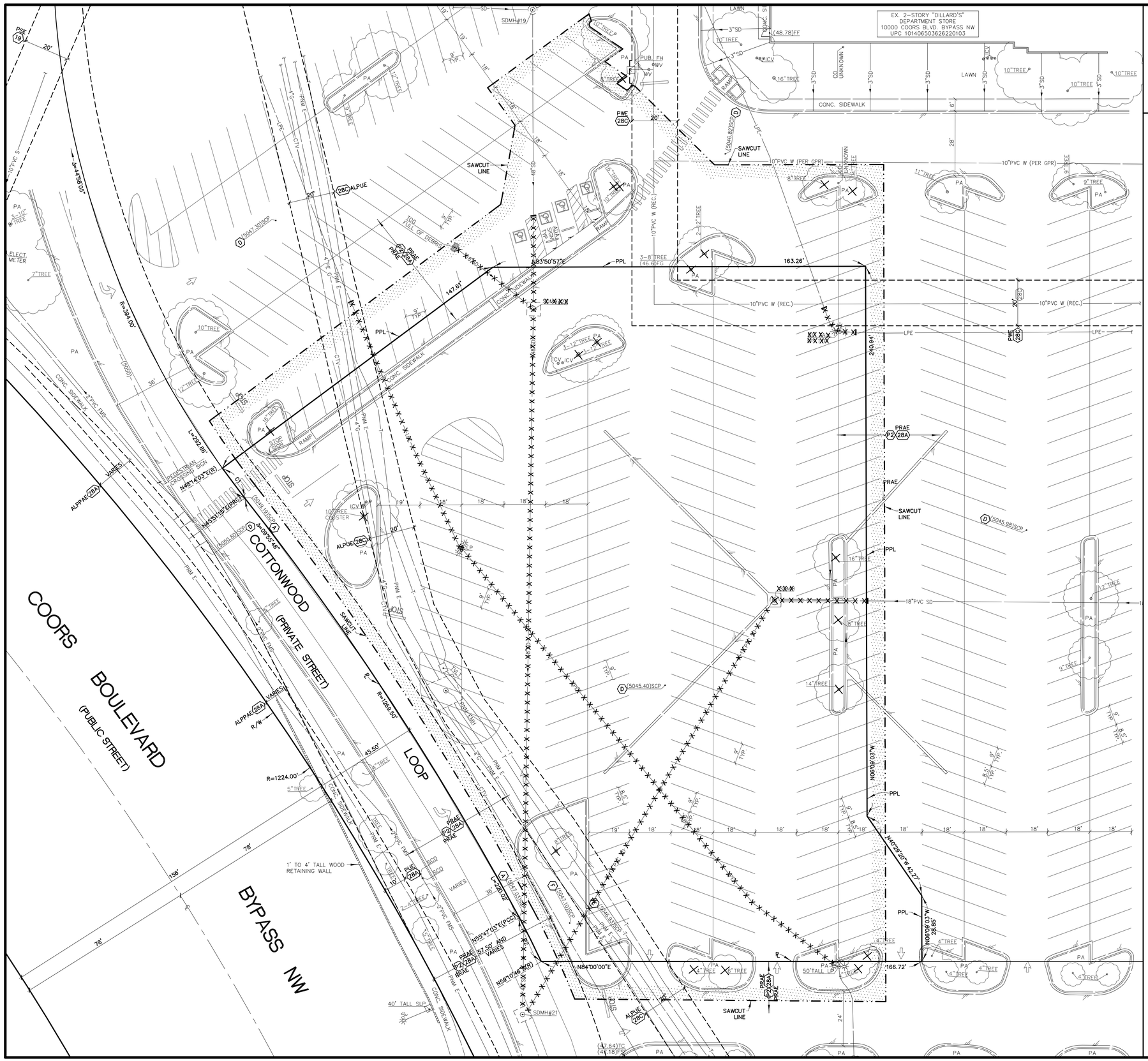

PARTIAL LEGEND

LIMITS OF ONSITE AND OFFSITE DEMOLITION FOR NEW SITE IMPROVEMENTS CONSISTING OF 81,430 SQ. FT. (1.87 ACRES).

9 ONSITE TREES PLUS 10 OFFSITE TREES, ROOTS AND LIMBS FOR A TOTAL OF 19 TREES TO BE REMOVED PER CITY TREE REMOVAL PERMIT.

X-S-X-W-X ABANDON IN PLACE EXISTING UNDERGROUND UTILITY AND STORM DRAIN PIPE X-S-X-T-X WHICH ARE NOT IN CONFLICT WITH THE NEW SITE IMPROVEMENTS OR REMEDIAL GRADING.

SAWCUT LINE

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°22'48"	394.00'	16.37'
C2	03°23'43"	361.50'	21.42'

AARON DANIEL PELLOW
NEW MEXICO
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301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2385 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 04-14-2025 DATE

APOGEE PROJECT NO. ------
Apogee Architectural Partners
10775 ADDISON ROAD, SUITE 350
ALBUQUERQUE, NM 87107
PH (469) 940-2022

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND
EAGLE RANCH ROAD ALBUQUERQUE, NM 79000
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS

PLAN TITLE
CITY ENTITLEMENT
SITE DEMOLITION PLAN

DRWN
CKD M.S.L.
DATE 04-14-2025

DRAWING
C36

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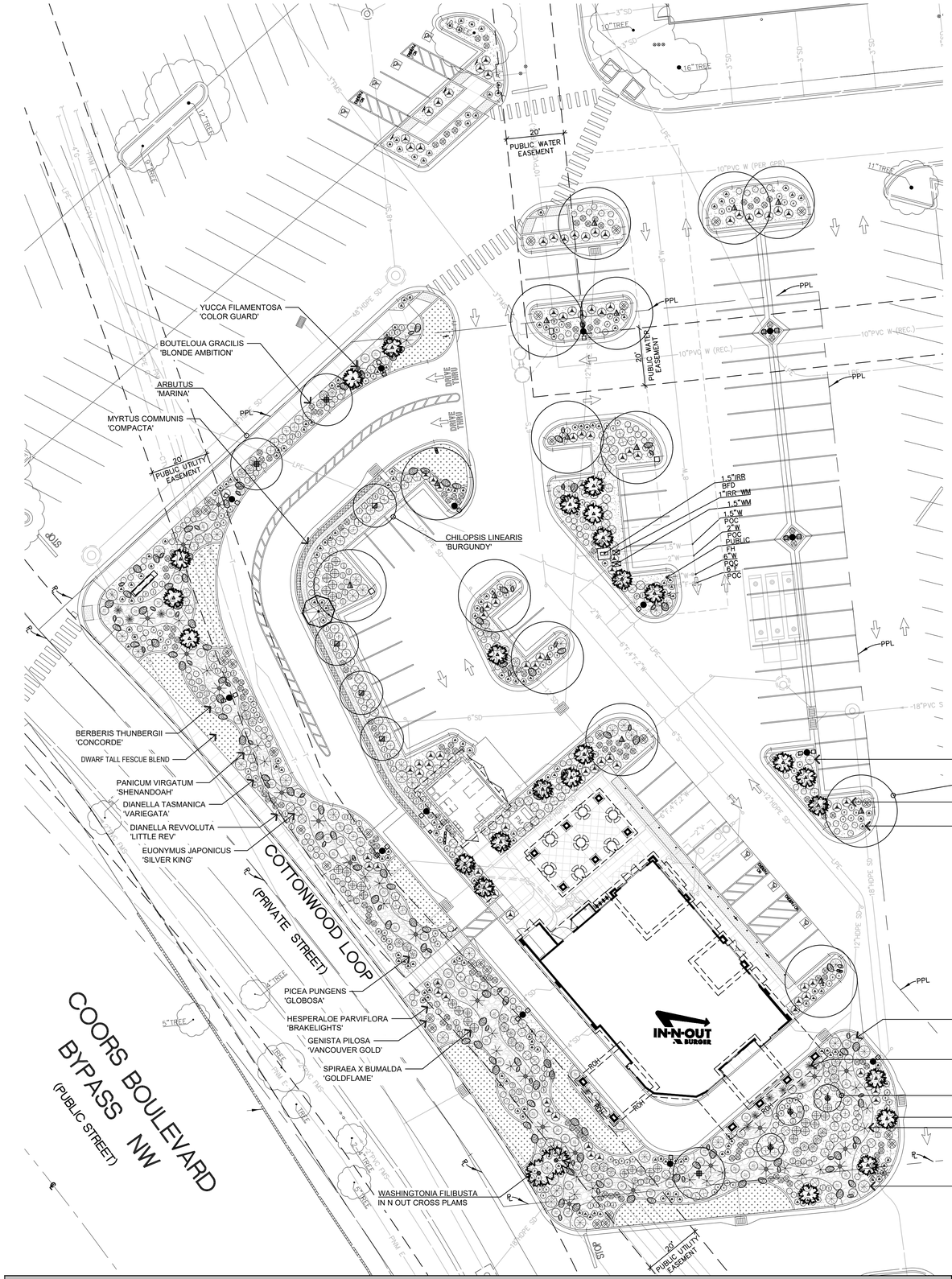

PLAN VIEW

SCALE: 1" : 20'-0"

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	+/- 3	STANDARDS - MATCHED
	CHILOPSIS LINEARIS 'BURGUNDY'	BURGUNDY DESERT WILLOW	24" BOX	PER PLAN	+/- 4	STANDARDS - MATCHED
	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	24" BOX	PER PLAN	+/-3	STANDARDS MATCHED
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" BOX	PER PLAN	+/-15	STANDARDS MATCHED
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	4' BTH 6' BTH 8' BTH	PER PLAN	+/- 8 +/- 6 +/- 3	SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1
	WASHINGTONIA FILIBUSTA IN N OUT CROSS PLAMS	CALIFORNIA FAN PALM	20' CBT	PER PLAN	+/- 2	SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1
SHRUBS						
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GALLON	24" O.C.	+/- 11	TRIANGLE SPACING
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GALLON	24" O.C.	+/- 155	TRIANGLE SPACING
	BERBERIS THUNBERGII 'CONCORDE'	CONCORDE JAPANESE BARBERRY	5 GALLON	36" O.C.	+/- 152	TRIANGLE SPACING
	DIANELLA TASMANICA 'SILVER STREAK'	SILVER STREAK FLAX LILY	5 GALLON	36" O.C.	+/- 118	TRIANGLE SPACING
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GALLON	24" O.C.	+/- 75	TRIANGLE SPACING
	DASYLIRION WHEELERI	SILVER DESERT SPOON	5 GALLON	24" O.C.	+/- 26	TRIANGLE SPACING
	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	5 GALLON	36" O.C.	+/- 64	TRIANGLE SPACING
	GENISTA PILOSA 'VANCOUVER GOLD'	CREEPING BROOM	1 GALLON	36" O.C.	+/- 32	TRIANGLE SPACING
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GALLON	24" O.C.	+/- 64	TRIANGLE SPACING
	HEMEROCALLIS 'PARDON ME'	DAYLILY RED	5 GALLON	48" O.C.	+/- 214	TRIANGLE SPACING
	LOMANDRA CONFERTIFOLIA SSP. PALLIDA 'POMPOM'	SHORTY MAT RUSH	1 GALLON	36" O.C.	+/- 75	TRIANGLE SPACING
	NANDINA DOMESTICA 'SEIKA'	OBSESSION NANDINA	5 GALLON	36" O.C.	+/- 97	TRIANGLE SPACING
	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GALLON	24" O.C.	+/- 51	TRIANGLE SPACING
	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	5 GALLON	36" O.C.	+/- 38	TRIANGLE SPACING
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GALLON	36" O.C.	+/- 53	TRIANGLE SPACING
	ROSA X 'NOARE'	FLOWER CARPET RED ROSE	5 GALLON	36" O.C.	+/- 42	TRIANGLE SPACING
	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GALLON	36" O.C.	+/- 88	TRIANGLE SPACING
	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	15 GALLON	24" O.C.	+/- 23	TRIANGLE SPACING
PROTECTIVE BARRIER HEDGE						
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	12" O.C.	+/- 142	ROOT BALL TO ROOT BALL DEPENDENT ON PLANT SIZE
	DWARF TALL FESCUE BLEND	LOCALLY AVAILABLE, SUBMIT CUT SHEET TO OWNER PRIOR TO ORDERING	SOD	PER PLAN	+/- 2,640 SQ FT	

NOTE:
1. CONTRACTOR SHALL CONTACT IN-N-OUT PERSONNEL FOR FIELD LOCATION OF SAID BOULDERS. REFER TO BOULDER DETAIL.
2. QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR SHALL VERIFY COUNTAND ADJUST BASED ON ACTUAL FIELD CONDITIONS AND SIZE OF PLANTERS.
3. ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY IN-N-OUT REP. AND LANDSCAPE ARCHITECT.
4. ALIGN TREES WITH PARKING STALLS STRIPING.
5. CONTRACTOR SHALL INSTALL 2 AERATION TUBES, 48" IN LENGTH FOR ALL TREES INCLUDING PALMS. INSTALL 4 DEVICES FOR EXISTING TREES GREATER THAN 6" TRUNK DIAMETER.

LANDSCAPE CONSTRUCTION LEGEND

SYMBOL	MATERIAL
	3" THICK 3/4 " GRAVEL LAYER TO BE INSTALLED IN ALL PLANTERS WITHOUT DRY STREAM BED OVER FILTER FABRIC COLOR: 3/4" DESERT TAN BY JPR DECORATIVE GRAVEL (WWW.JPRGRAVELNM.COM)
	4"-8" ANGULAR COBBLE FOR DRY STREAM BED OVER FILTER FABRIC SUBMIT LOCALLY AVAILABLE OR EQUAL COLOR: COYOTE MIST BY JPR DECORATIVE GRAVEL (WWW.JPRGRAVELNM.COM)
	24" WIDE MATTED INOB ASSOCIATE WALKWAY REFER TO CIVIL PLANS FOR DETAILS.

LANDSCAPE BOULDER LEGEND

BOULDER #	SIZE	TYPE/ COLOR/ MANUFACTURER
1	1' X 2' X 3'	BY JPR DECORATIVE GRAVEL (WWW.JPRGRAVELNM.COM)
2	2' X 4' X 3'	BOULDER/ COLOR: MARBLE BOULDER (ROSE GOLD / JUST GOLD BLEND) PH: 505 539-3600
3	3' X 3' X 3'	

BOULDER PLACEMENT (GROUPINGS) SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

LANDSCAPE IRRIGATION INTENT:

IT IS THE INTENT TO PROVIDE AN IRRIGATION DESIGN UTILIZING DRIP IRRIGATION SYSTEM FOR THE ENTIRE SITE BURIED A CONSTANT 4" BELOW FINISH GRADE AND STAPLED DOWN @ 5' INTERVALS FOR ADDED PROTECTION. THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY A SMART CONTROLLER WITH ONSITE WEATHER SENSOR AND REMOTE OPERATION THROUGH THE INTERNET FROM CENTRAL LOCATION. CONTROLLER SHALL BE A TYPE WHICH AUTOMATICALLY ADJUSTS RUNTIMES AND FREQUENCIES BASED, NOT ONLY ON HISTORICAL ET, BUT ACTUAL ONSITE WEATHER CONDITIONS.

AGRONOMIC SOILS REPORT REQUIREMENT

AFTER MAJOR GRADING OPERATIONS ARE COMPLETED, CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM MIN 6" DEPTH AND SUBMIT TO AN APPROVED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. OBTAIN A MINIMUM OF 1 SAMPLE PER ACRE AND 1 SAMPLE AFTER IMPLEMENTATION OF FIRST REPORT FOR VERIFICATION SOIL MEETS SOILS LAB STANDARDS. REPORTS MUST BE SUBMITTED TO LANDSCAPE ARCHITECT, CITY AND OWNERS REP. FOR REVIEW AND APPROVAL.

TREE ROOTBARRIER - FIBERWEB BIO BARRIER:

- CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 6' OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 10' ON EITHER SIDE OF TREE.
- STREET TREES AND OTHER TREES LOCATED WITHIN 10-FEET OF THE PUBLIC RIGHT-OF-WAY (WITH THE EXCEPTION OF PALM TREES) SHALL BE PROVIDED WITH A BIO BARRIER.

CIVIL DRAWINGS REFERENCE NOTE:

- REFER TO CIVIL DRAWINGS SHEET C3 FOR THE FOLLOWING ITEMS:
- DIMENSIONS OF ALL PROPERTY LINES
- LABELING OF ALL EXISTING AND PROPOSED BUILDINGS, STRUCTURES, AND LANDSCAPING ELEMENTS.
- ALL TABULATION OF SITE ITEMS INCLUDING PERMEABLE AND NON PERMEABLE SURFACES.

SCALE: 1" : 20'-0"
GRAPHIC SCALE

LANDSCAPE AREA CALCULATION NOTE:

TOTAL INSTALLED TURF AREA: 2,640 S.F. (13%)
TOTAL INSTALLED PLANTING (SHRUB/GROUNDCOVER) AREA: 16,965 S.F. (100%)
TOTAL INSTALLED LANDSCAPE AREA: 19,605 S.F. (87%)

LANDSCAPE ARCHITECT:

BPA LANDSCAPE ARCHITECTS

STATE OF NEW MEXICO — BRANDON M. PETRUNIO — LA625 — REGISTERED LANDSCAPE ARCHITECT — Expires: 06/30/2025

BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpalas.com

AARON DIA JEL PELLOW — NEW MEXICO — 27112 — PROFESSIONAL ENGINEER

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2385 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 27112 DATE 04-14-2025

APOGEE PROJECT NO. ------

Apogee Architectural Partners
10775 ADSION ROAD, SUITE 350
FORT WORTH, 76131
PH: (469) 900-0202

PROJECT
IN-N-OUT BURGERS RESTAURANT
COTTONWOOD MALL NEW STORE
SEC COORS BOULEVARD BYPASS NW AND EAGLE RANCH ROAD, ALBUQUERQUE, NM 79000

OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: BRIGID WILLIAMS, 626 813-5398

IN-N-OUT BURGER — GOD BLESS AMERICA

REVISIONS

PLAN TITLE
CITY ENTITLEMENT
LANDSCAPE
PLANTING PLAN

DRWN
CKD B.M.P.
DATE 04-15-2025

DRAWING
LPP.1

JN 24018-Entitlement Landscape Plan.dwg