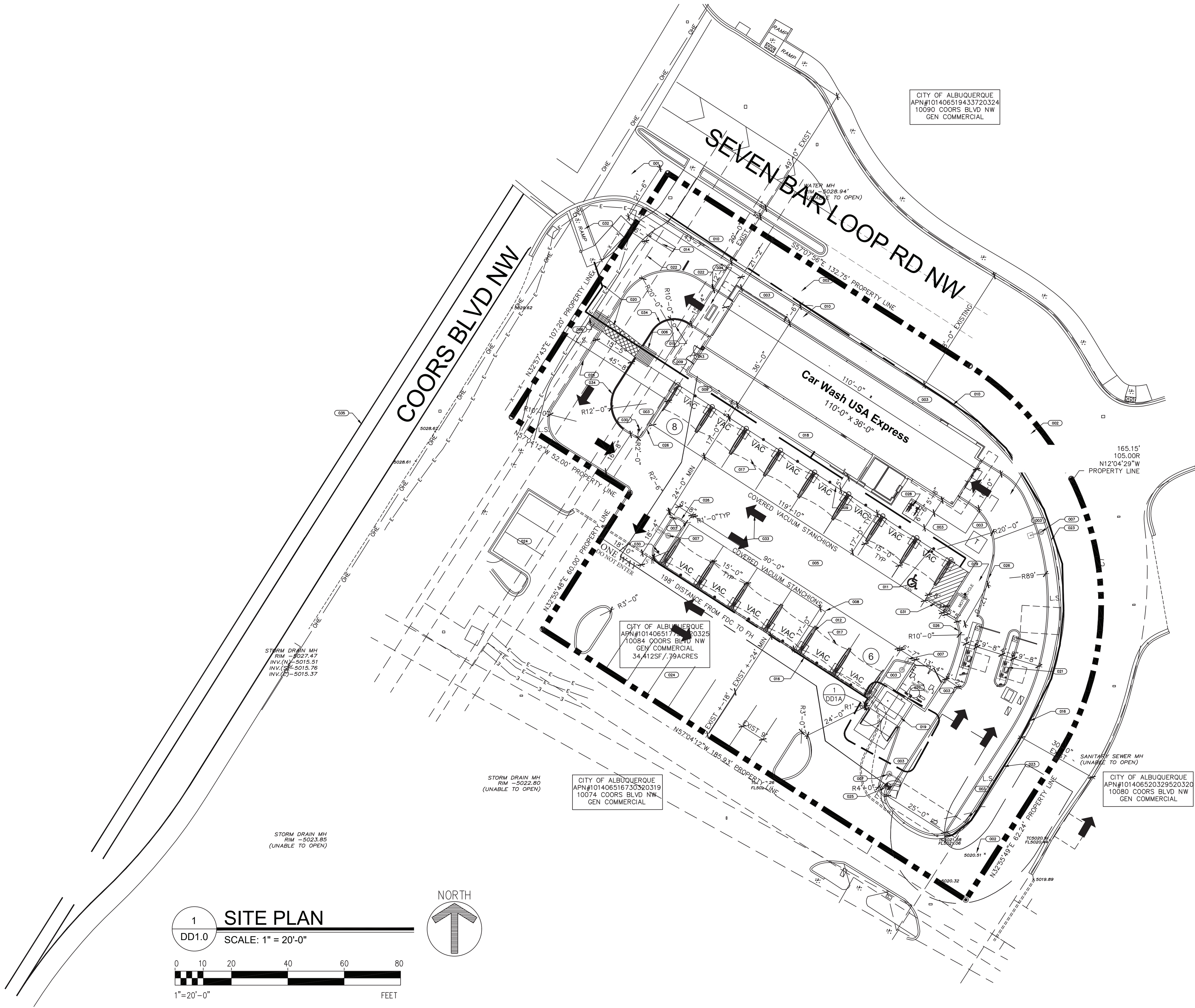
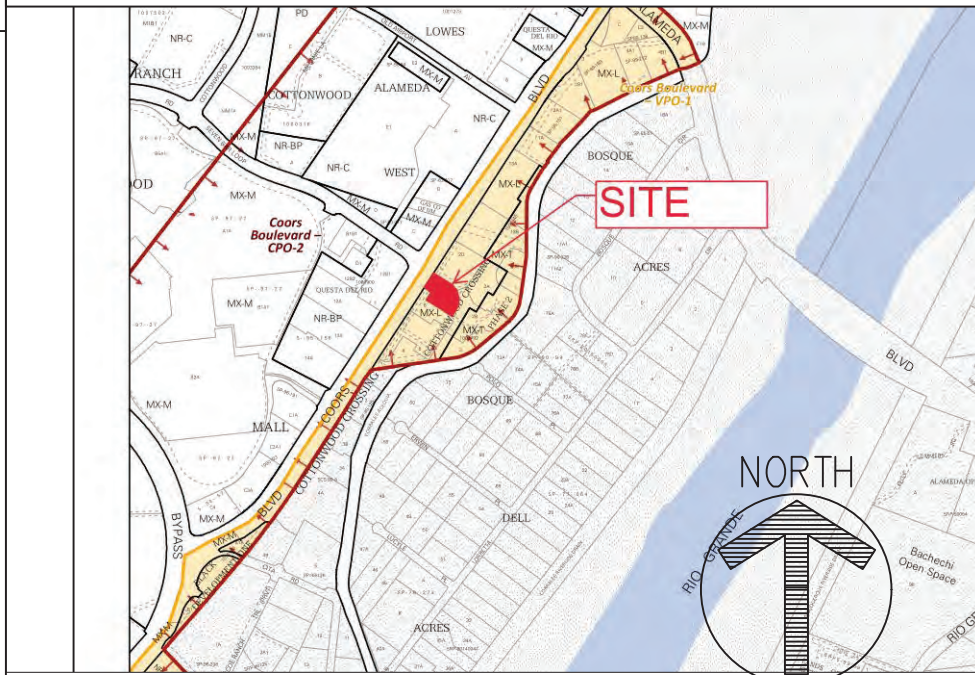




SYMBOLS LEGEND

- EXISTING CURBING/ASPHALT TO BE REMOVED
- PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW CURBING
- W--- WATER LINE

VICINITY MAP



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. SEE DETAIL 6/DD1A/PAINTED "ONE-WAY" 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.
- 035 NEW STRIPING PER NMDOT REQUIREMENTS-SEE CIVIL

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: SETBACKS: REQ'D: PROVIDED:
STREET FRONT (WEST) 35' 44'-6"
STREET SIDE (EAST) 0' 60'-2"
SIDE (WEST) 0' 102'-3"
REAR (SOUTH) 0' 90'-4"

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

PARKING: REQUIRED: (2) SPACE PER 1000 GFA RETAIL/OFFICE/WAITING AREA
TOTAL S.F. OF OFFICE SPACE/WAITING AREA: 3355F/1000X2 = 1 SPACES
TOTAL REQUIRED: 1 SPACES
REQUIRED: 3 BICYCLE SPACES / 1 MOTORCYCLE SPACE
PARKING PROVIDED: 13 SPACES
ACCESSIBLE PARKING SPACES: 13 SPACES
STANDARD PARKING SPACES: 14 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

SOLID WASTE NOTES

1. THE CONSTRUCTION ACTIVITIES FOR THIS PROJECT SHALL MAINTAIN VEHICULAR ACCESS TO POPEYES AND POPEYES REFUSE SERVICE.

GENERAL SHEET NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE/ABQWUA SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
6. OWNERS OR PROPERTY ADJACENT TO PUBLIC ROW WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE ROW IN ACCORDANCE WITH APPROVED PLANS
7. 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.

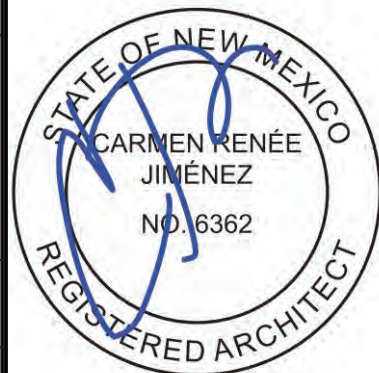
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Consent: <i>Amir</i>	Feb 13, 2023
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	Mar 24, 2023
Date:	
ARQUA	Feb 13, 2023
<i>[Signature]</i>	Date
Parks and Recreation Department	Feb 13, 2023
<i>[Signature]</i>	Date
City Engineer/Hydrology	Feb 14, 2023
<i>[Signature]</i>	Date
Costs Enforcement	
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
<i>[Signature]</i>	Mar 27, 2023
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary
2/16/18

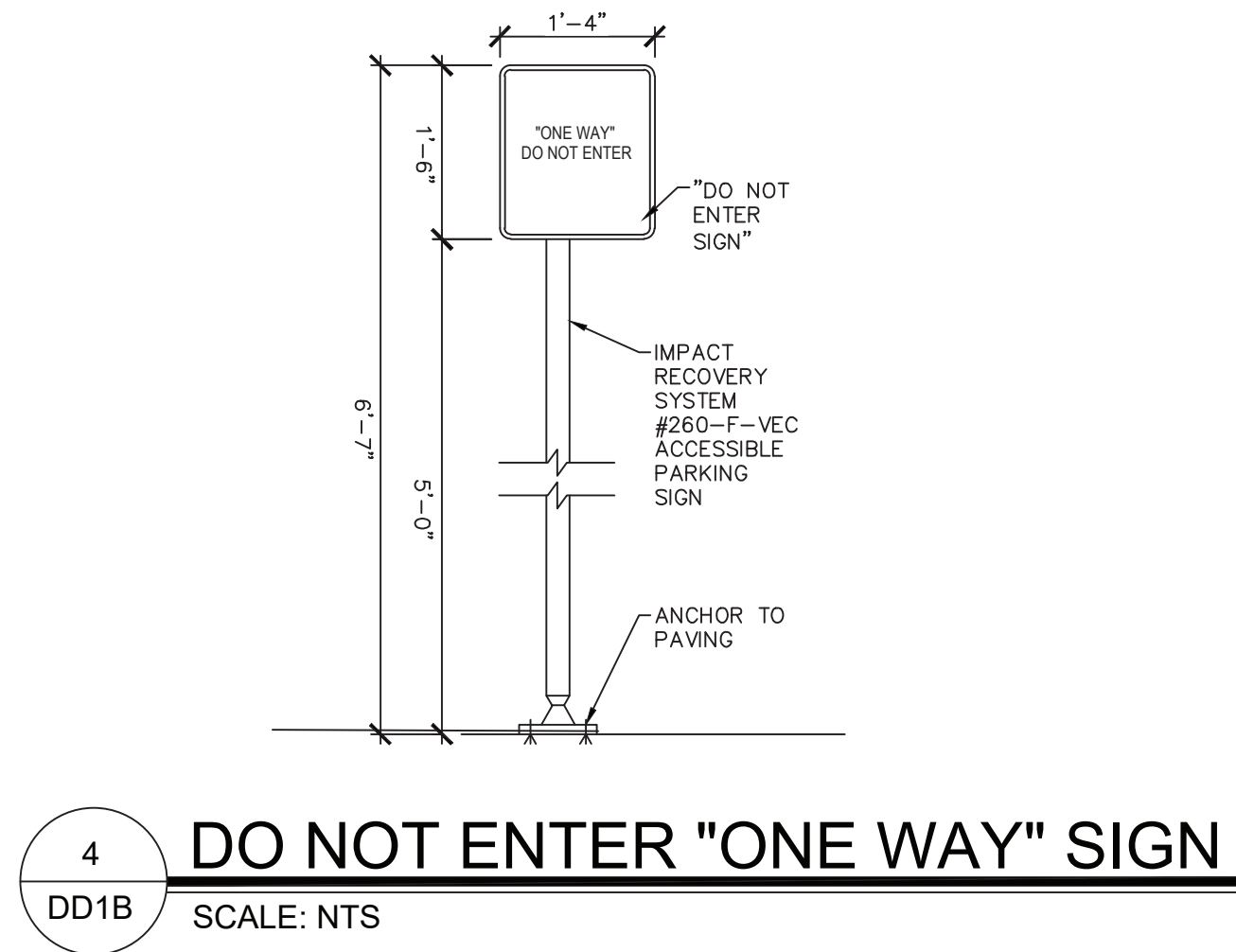
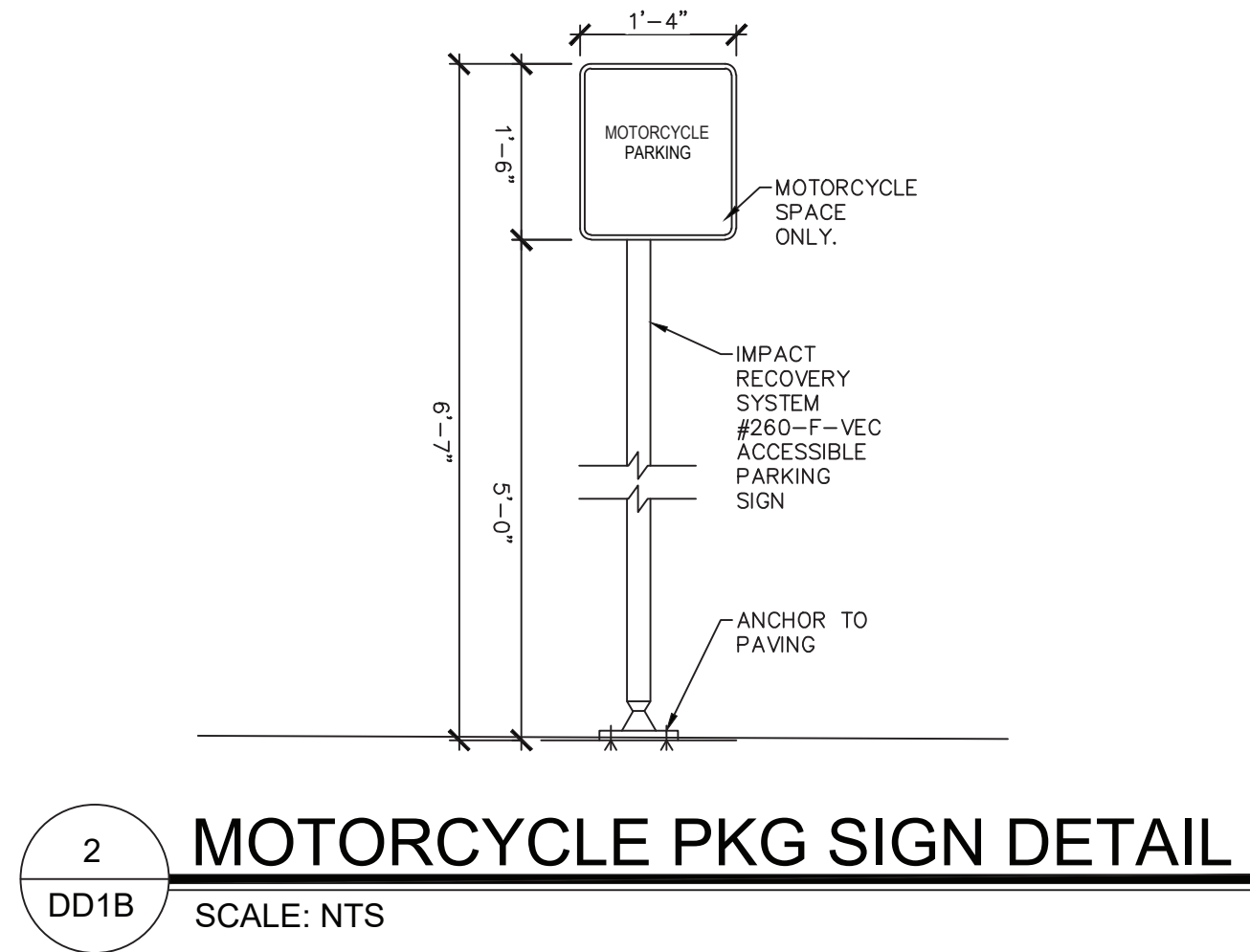
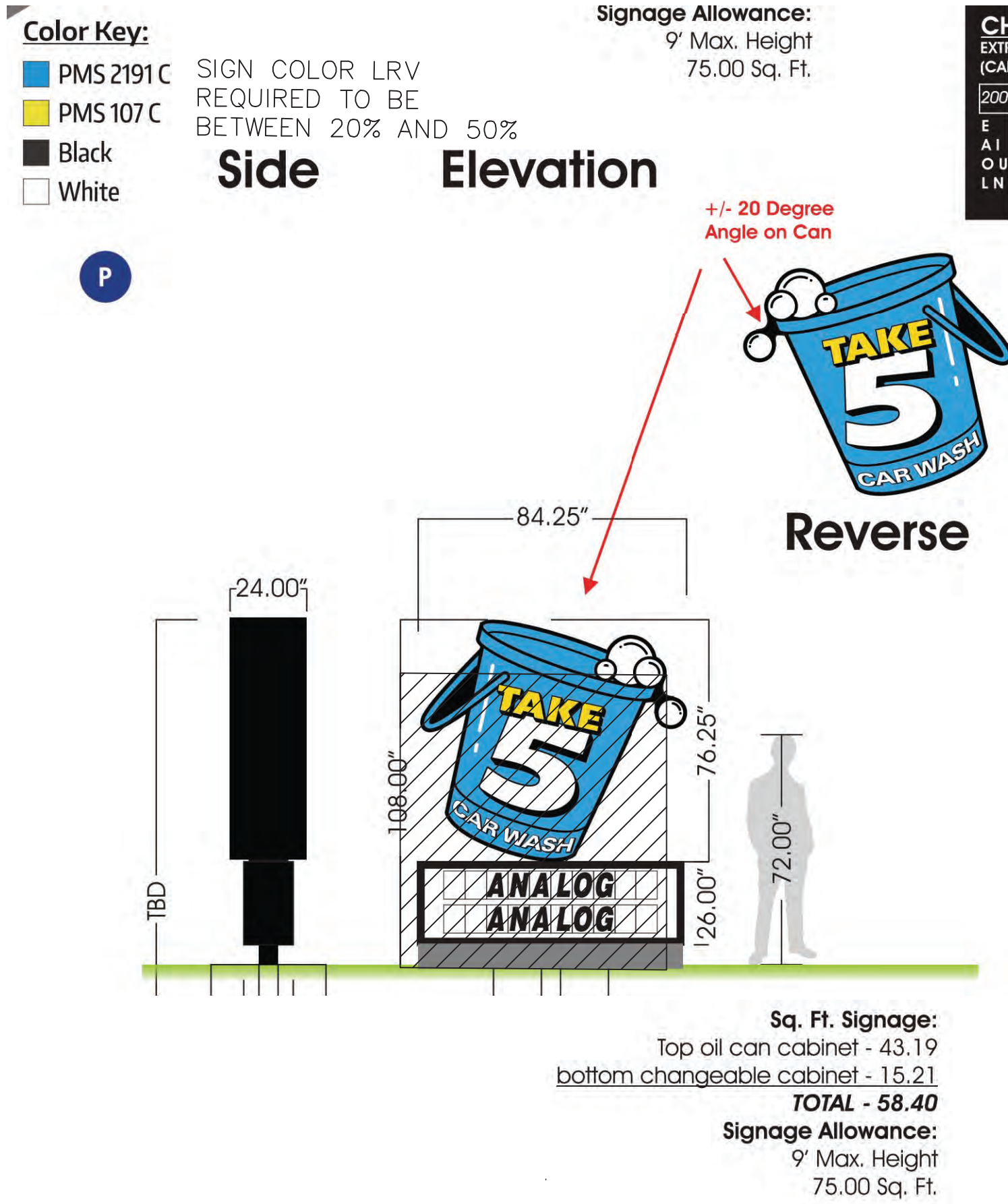
2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



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:



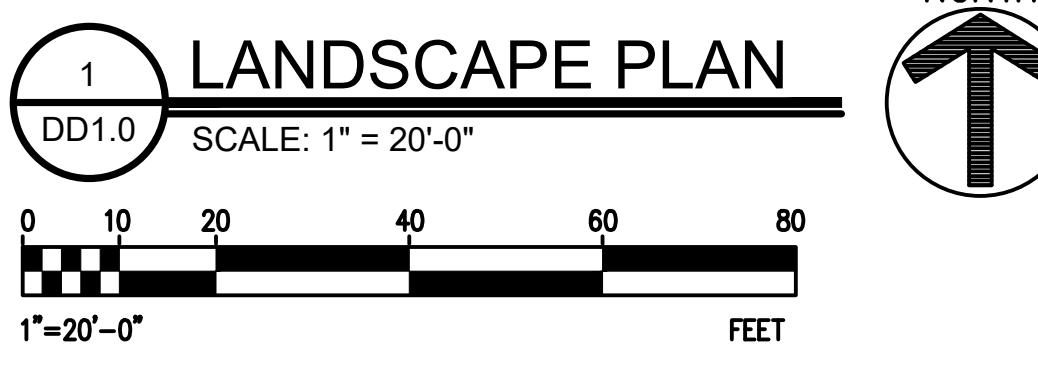
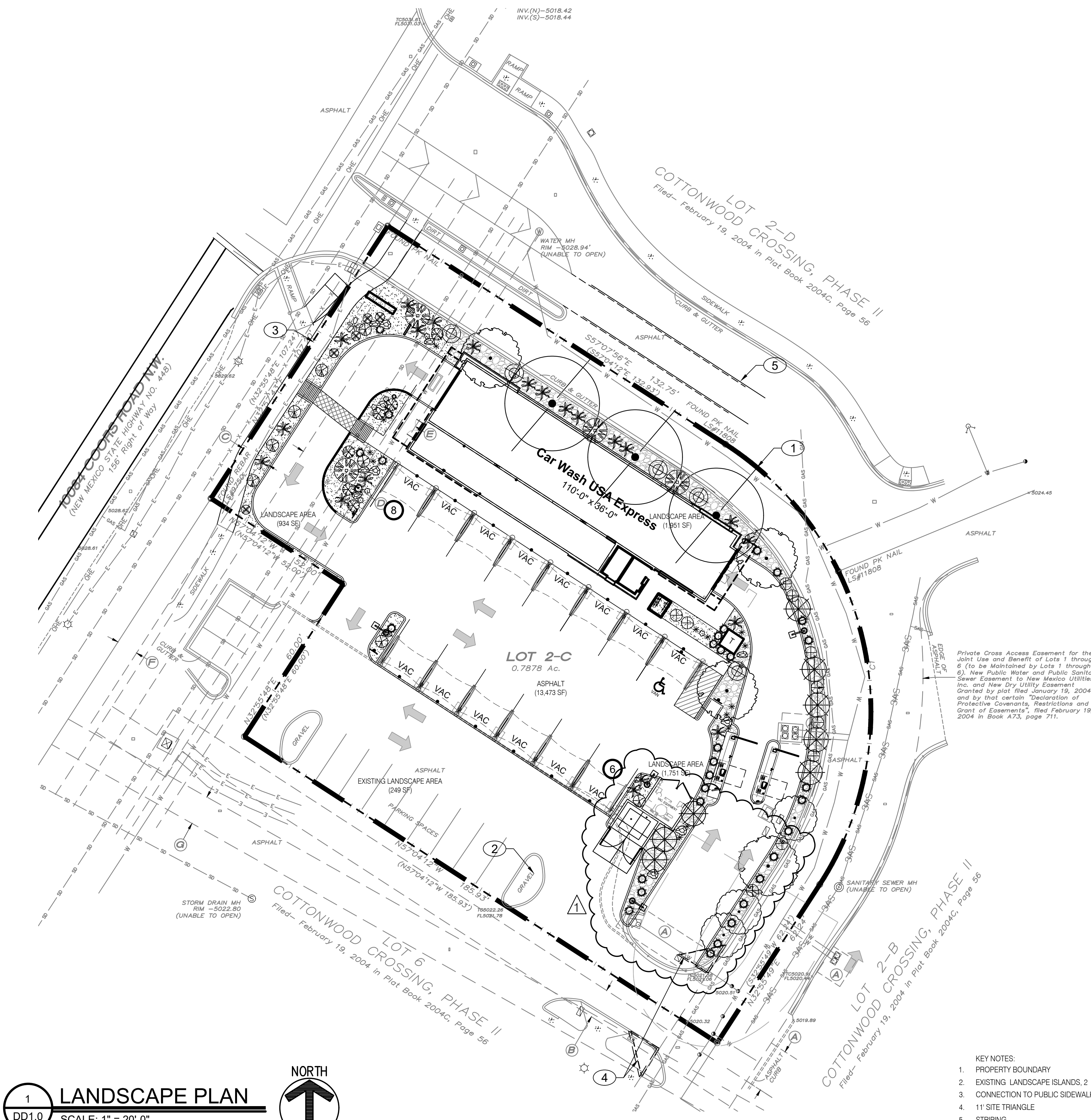
2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



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:	



GENERAL LANDSCAPE NOTES

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

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

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

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

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

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (.79 AC.):	34,412 SF
BUILDING AREA:	- 3,960 SF
NET AREA	30,452 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 4,568 SF
PROVIDED LANDSCAPE AREA 4,636 SF (15%)

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

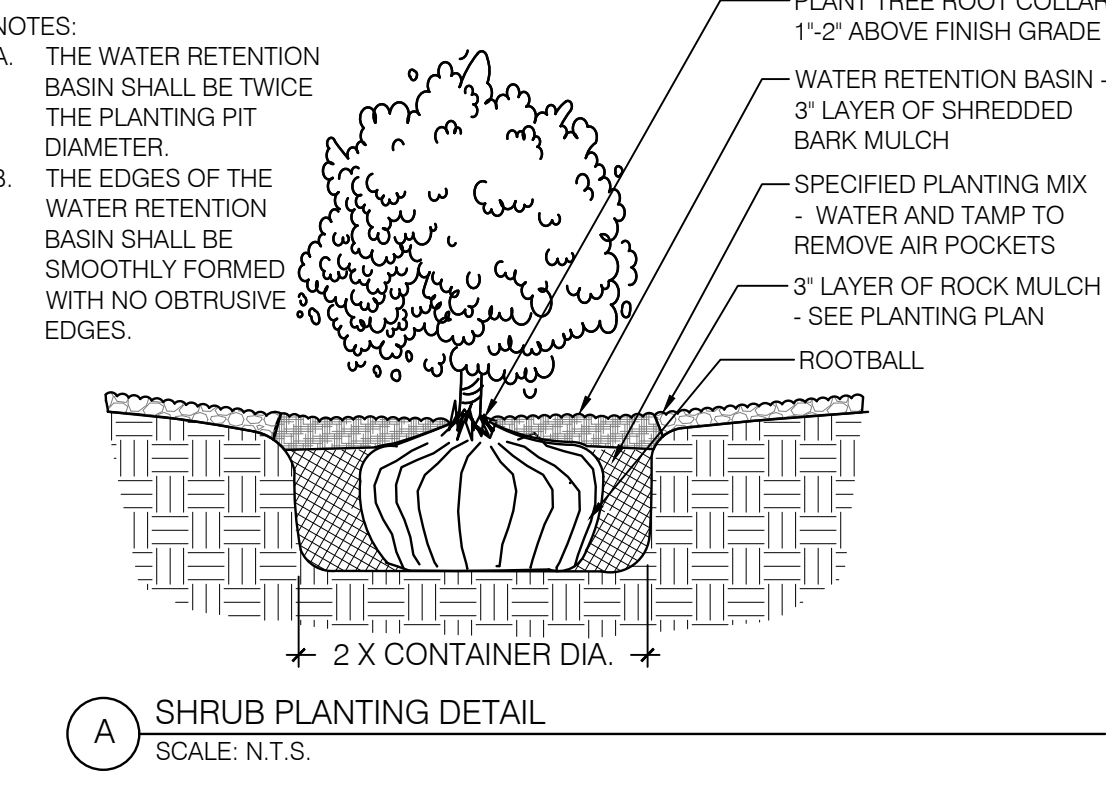
PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

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 REQUIRED: 2
PARKING LOT TREES PROVIDED: 2



PLANT LEGEND

ON-SITE QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE)	COMMON NAME	SIZE	INSTALLED SIZE	MATURE SIZE
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.

SHRUBS/GROUNDCOVERS

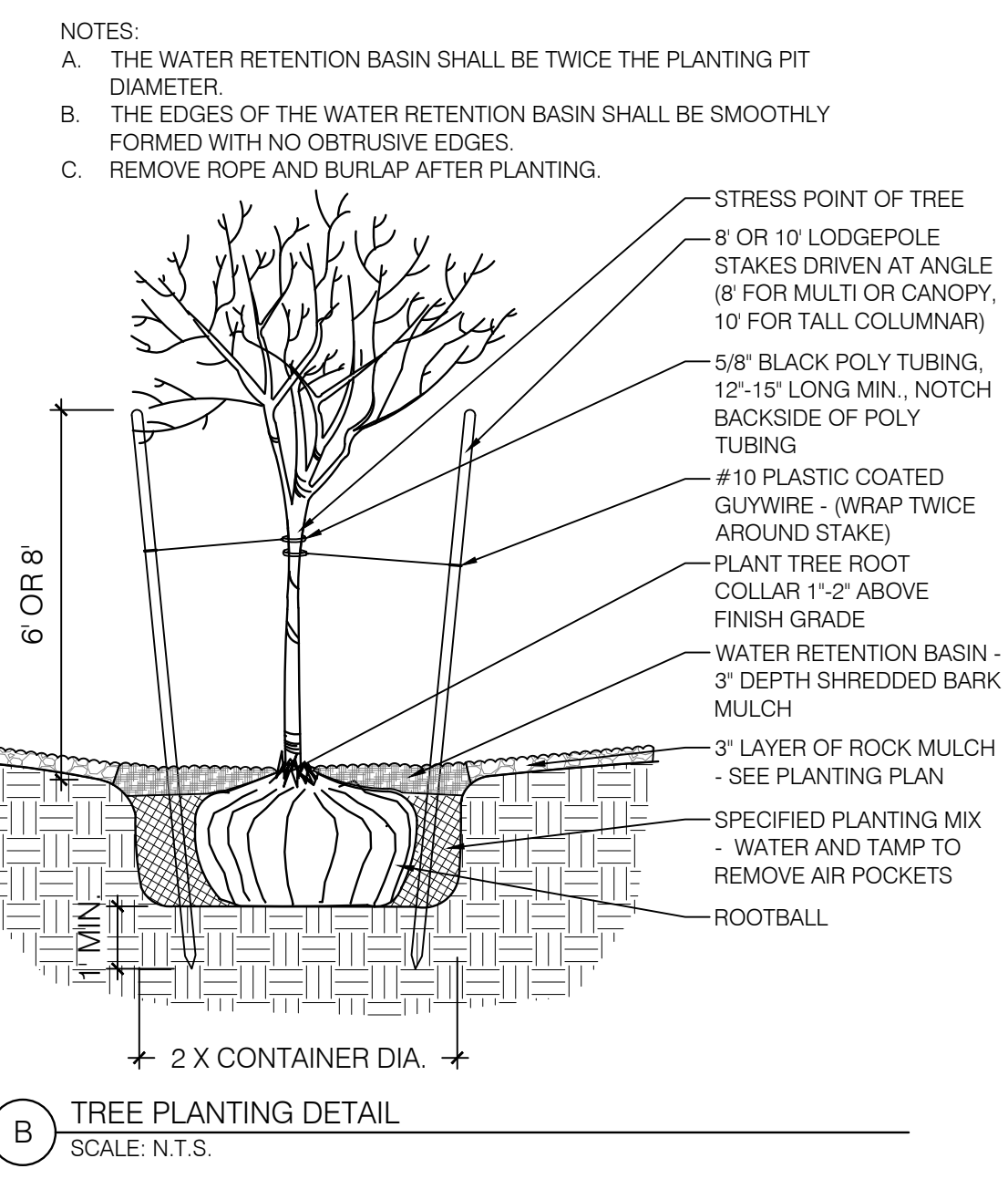
32		CALAMOGROSTIS A. 'KARL FOERSTER' (RW)	KARL FOERSTER FEATHER REED GRASS	5-GAL.	3' HT. X 3' SPR.	
5		DASYLIRON WHEELERI (L)	BLUE SOTOL	5-GAL.	3' HT. X 3' SPR.	
1		OPUNTIA ENGELMANNII (RW)	ENGELMANN'S PRICKLY PEAR	5-GAL.	3' HT. X 6' SPR.	
8		FALLUGIA PARADOXA (RW)	APACHE PLUME	5-GAL.	4' HT. X 4' SPR.	
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		RHAPHIOLEPIS 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.	

LANDSCAPE BOULDERS AND GRAVEL MULCH

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.



CONSensus PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

01/16/23 Revised trash enclosure

1415 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

M3 DESIGN

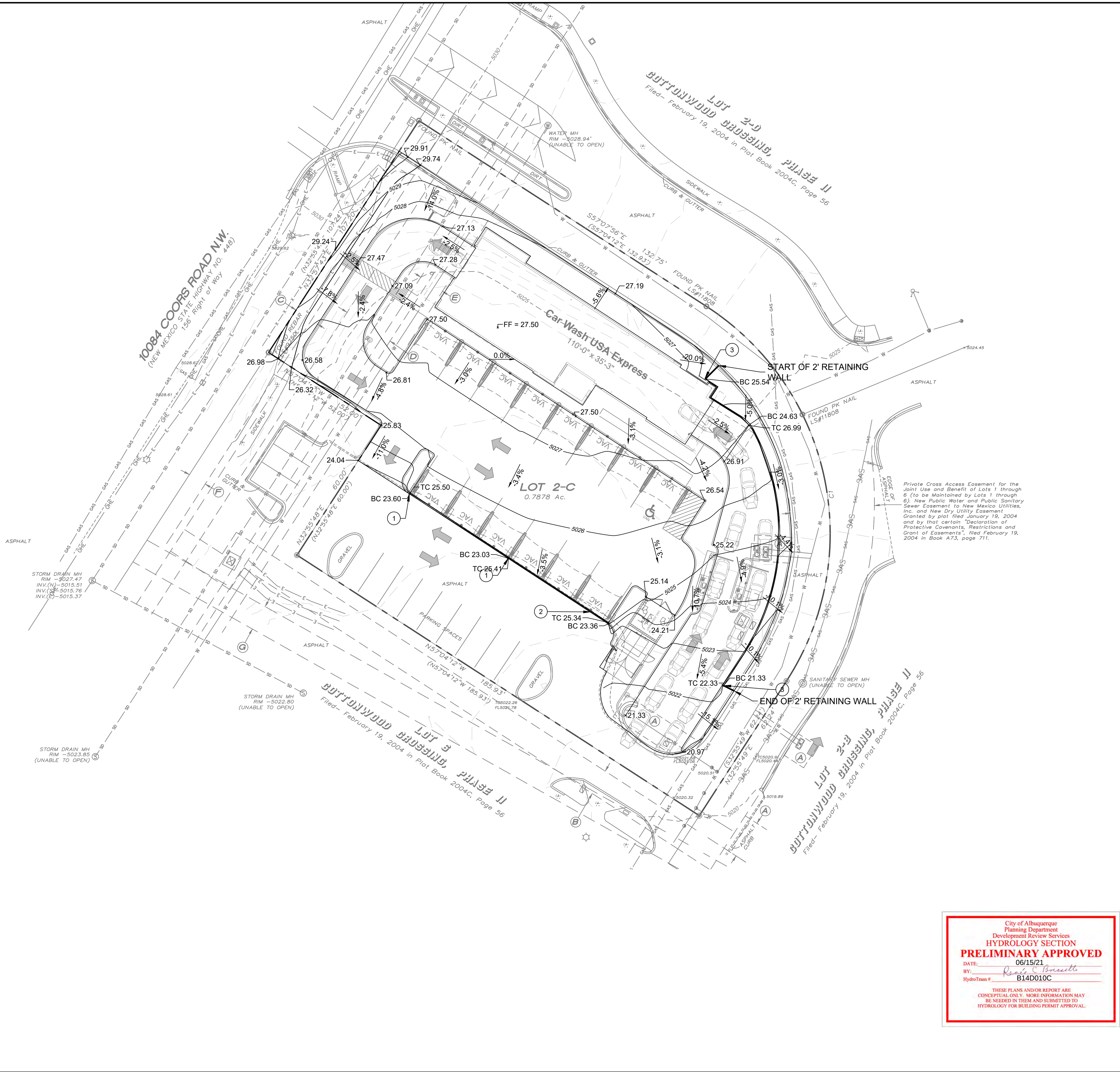
TAKE 5 CAR WASH

CHRISTOPHER J. GREEN
REGISTERED LANDSCAPE ARCHITECT
1-28-22
NOT FOR CONSTRUCTION

CAR WASH EXPRESS
10084 COORS BLVD NW
ALBUQUERQUE, NM 87114
LANDSCAPE PLAN

DATE: 2023-1-16
SCALE: 1"=20'-0"
DRAWN BY: AM
PROJECT NUMBER: CWU20001.0
SHEET: L100

NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Commons Car Wash\3. DWG\Streets\W32-C-101 Grading.dwg PLOT DATE: Jun 15, 2021 10:17am



SYMBOL LEGEND

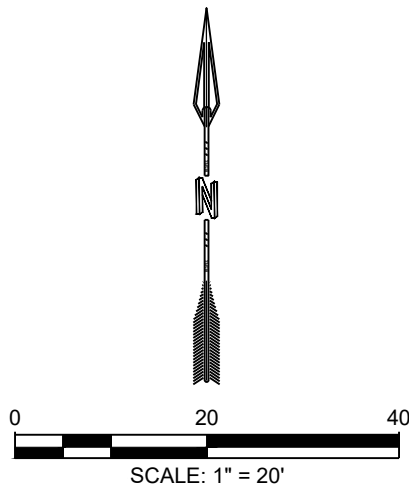
	7290	PROPOSED MAJOR CONTOUR
	7291	PROPOSED MINOR CONTOUR
	7290	EXISTING MAJOR CONTOUR
	7291	EXISTING MINOR CONTOUR
	1.0%	PROPOSED SLOPE ARROW
		PROPERTY LINE
		RETAINING WALL

SPOT ELEVATION SYMBOLS

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- | | | |
|--|------------|--------------------------|
| | 90.25 | FLOWLINE ELEVATION |
| | TC 90.25 | TOP OF CURB ELEVATION |
| | BC 90.25 | BOTTOM OF CURB ELEVATION |
| | FF = 90.25 | FINISHED FLOOR ELEVATION |

GRADING NOTES

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

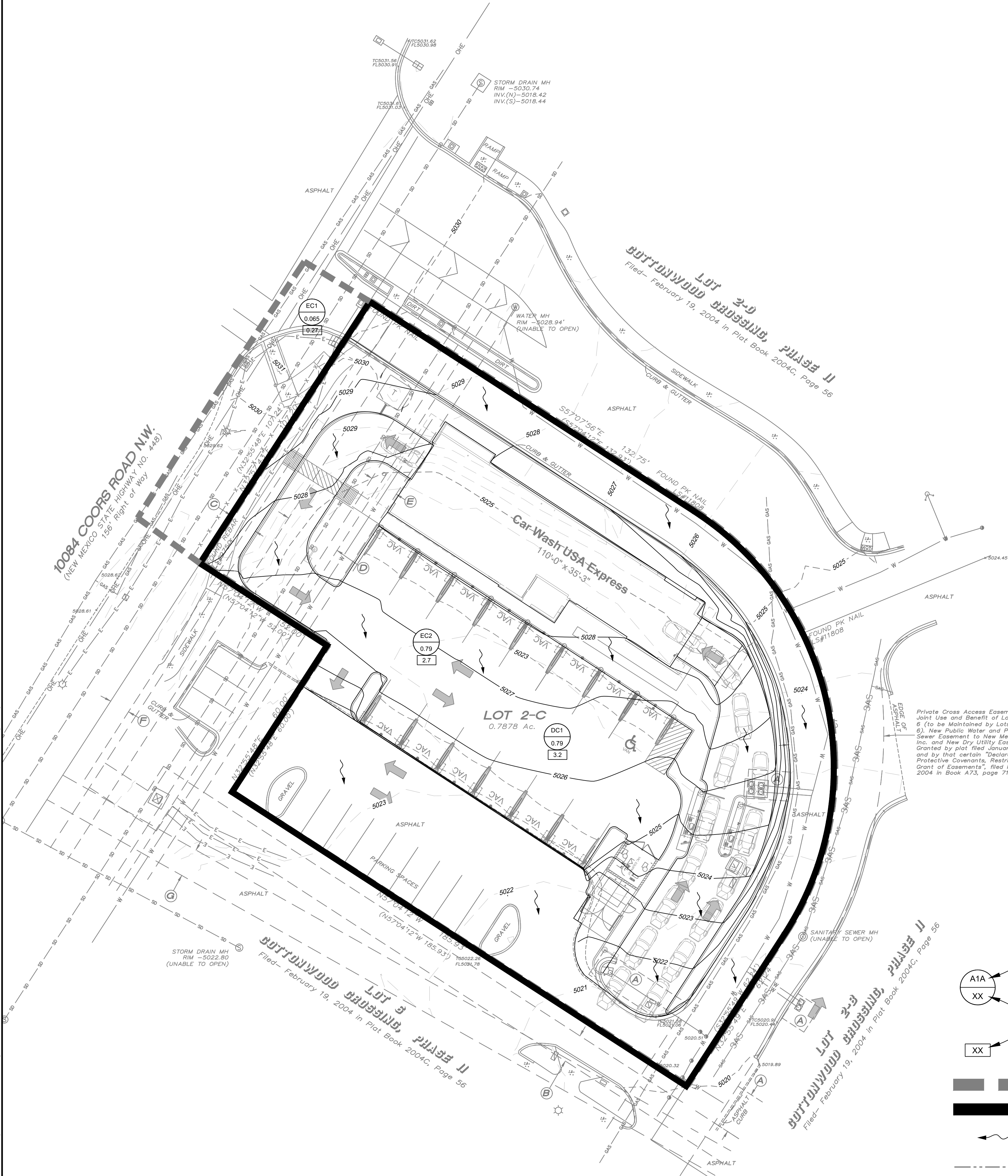


DESIGNED HF	AR	REVISION
DRAWN AR	AR	
CHECKED JL	JL	
DATE	DATE	
6.15.2021	6.15.2021	

 RESPEC COMMUNITY DESIGN SOLUTIONS 8971 JEFFERSON STREET SUITE 101 DENVER, CO 80231 WWW.RESPEC.COM PHONE: 866.523.9718	STAMP
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED	
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 10:21am



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 6-12(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 _a (ac)	Area _b (ac)	Area _c (ac)	Area _d (ac)	Total (ac)
EC1	0.00	0.00	0.00	0.07	0.07
EC2	0.00	0.00	0.47	0.32	0.79
DC1	0.00	0.00	0.07	0.72	0.79

Peak Discharge values based on Zone 1, Table 6.2.14

Q_a = 1.54 cfs/ac Q_b = 2.16 cfs/ac Q_c = 2.87 cfs/ac Q_d = 4.12 cfs/ac

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

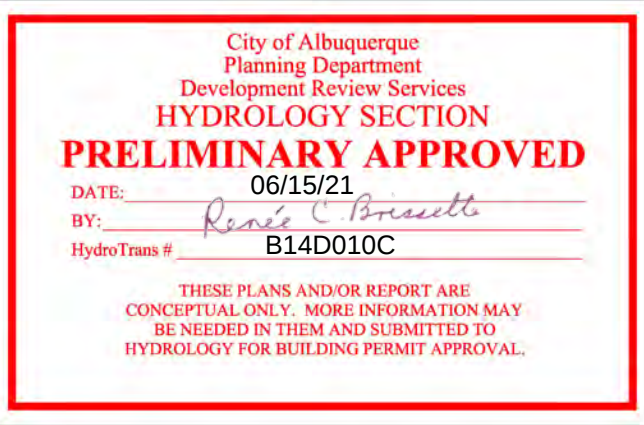
Subbasin	Discharge (cfs)
EC1	0.3
EC2	2.7
DC1	3.2

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

STORMWATER QUALITY CALCULATIONS

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

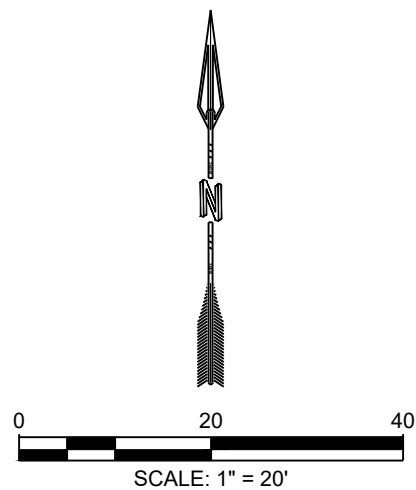
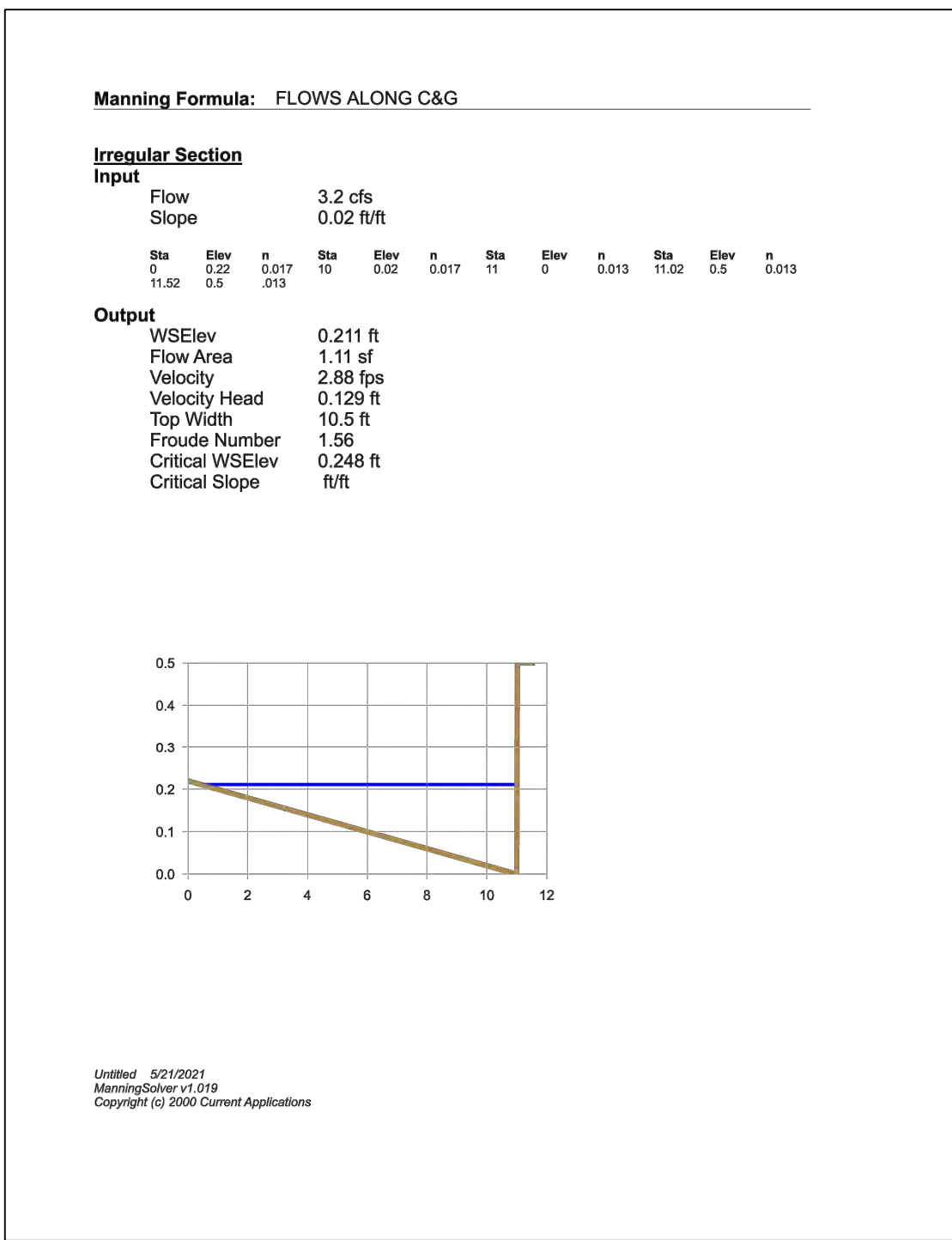
PAYMENT IN LIEU = \$8/CF X 1098 = \$8784



LEGEND

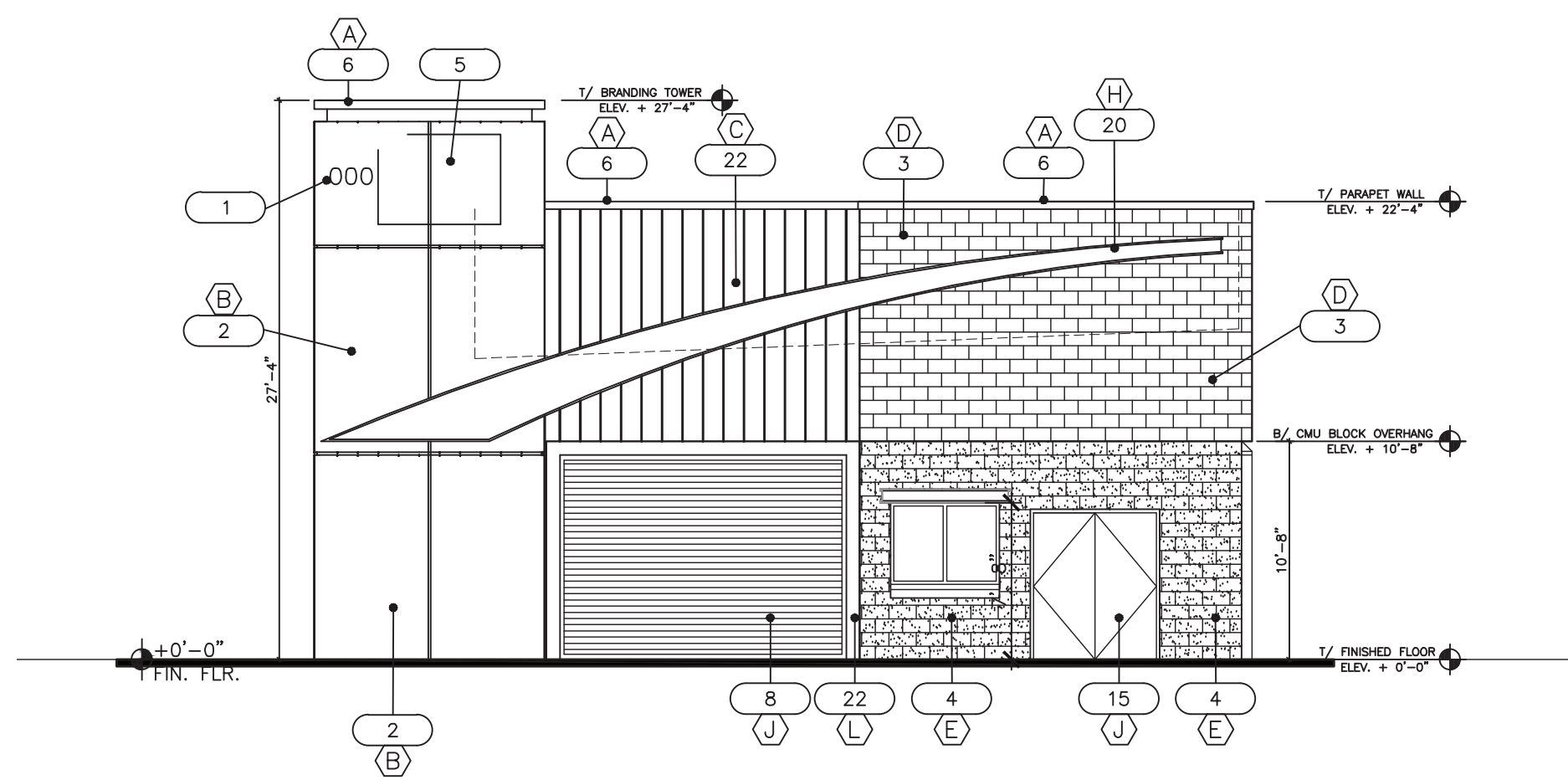
- A1A BASIN DESIGNATION
- XX BASIN AREA, ACRES
- XX 100 YEAR STORM, CFS

- EXISTING SUB-BASIN BOUNDARY
- PROPOSED SUB-BASIN BOUNDARY
- DIRECTION OF DRAINAGE FLOW
- PROPERTY LINE

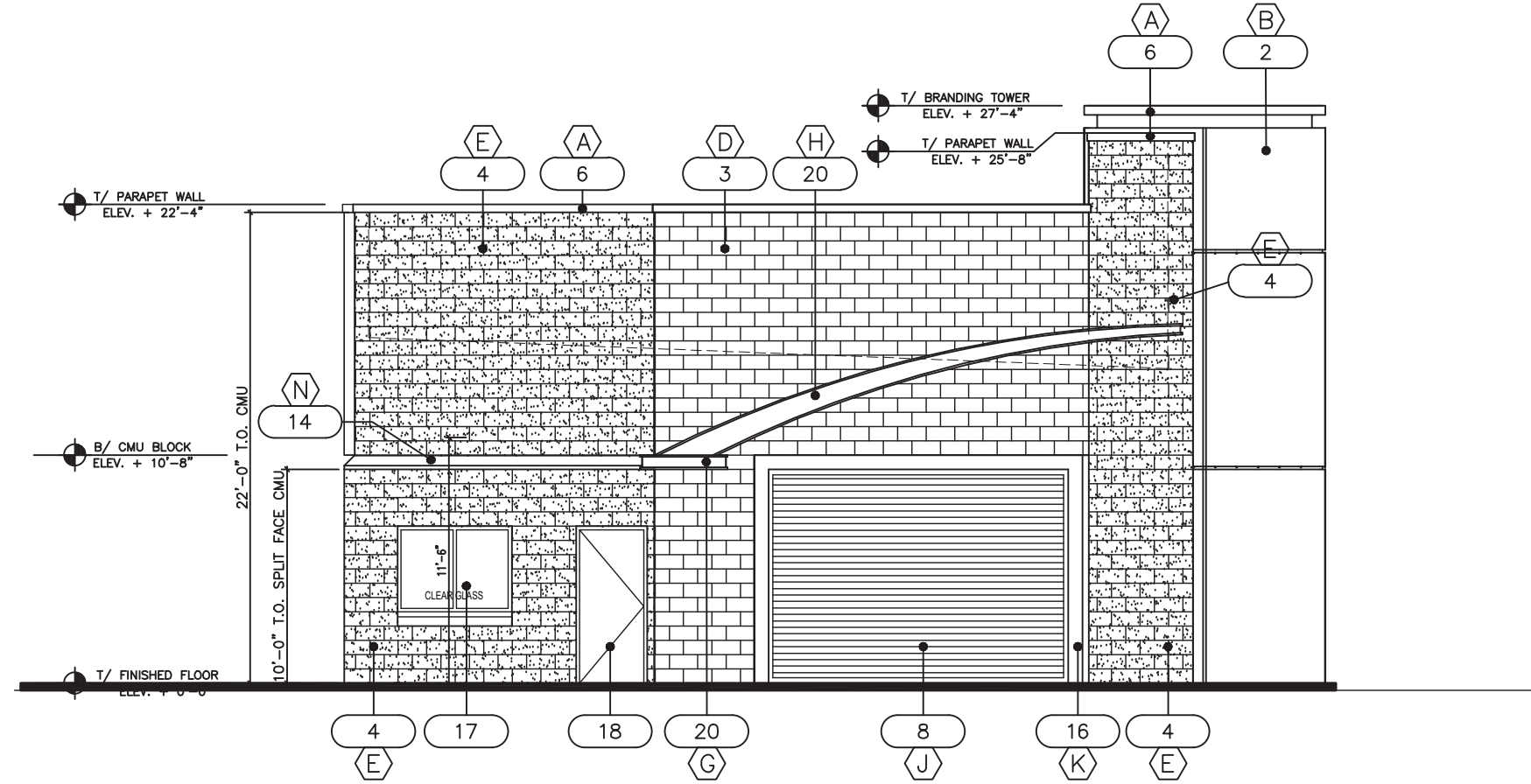


DESIGNED HF	AR	DATE	6.15.2021
DRAWN JL	CHECKED JL		
REVISION			
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87113 WWW.RESPEC.COM PHONE (505) 253-9718			
STAMP			
JESUS A. LOPEZ ANZA NEW MEXICO 26361 PROFESSIONAL ENGINEER 06/15/2021			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
nm811 Know what's below. Call before you dig.			
PROJ. #: W0032.31002			
PROJECT NAME: COTTONWOOD CROSSING CAR WASH			
SHEET TITLE: DRAINAGE PLAN			
SUBMITTED FOR: REVIEW			
SHEET NUMBER: C-102			

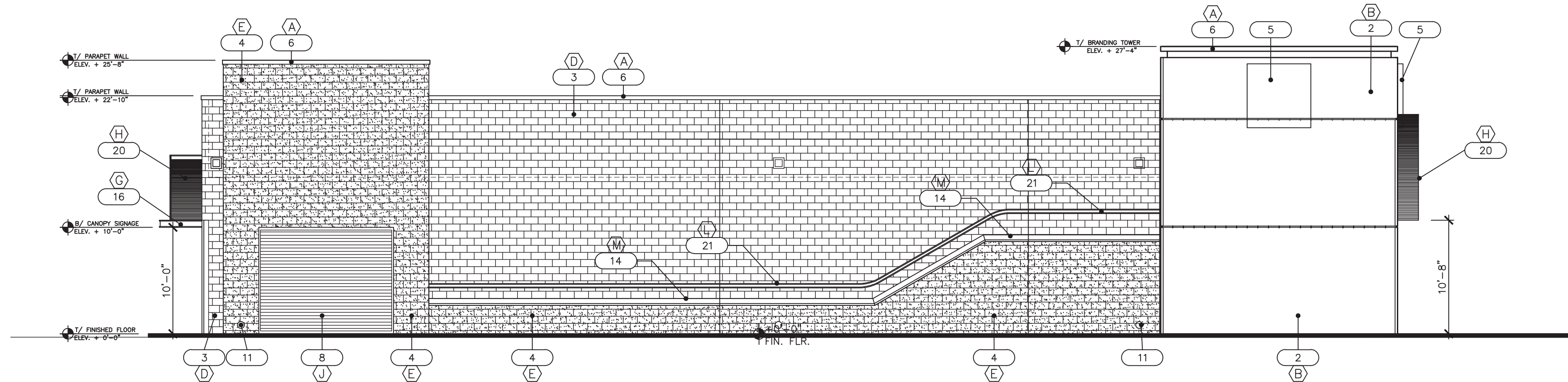
DESIGNED HF	DRAWN	AR	REVISION
	CHECKED	JL	
COMMUNITY Design Solutions 10000 WILSON STREET SUITE 101 ALBUQUERQUE, NM 87101 WWW.RESPEC.COM PHONE: (505) 253-9718			3.25.2022
			
			
03/25/2022			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
			
Know what's below. Call before you dig.			
PROJECT # : W0032.31002			
PROJECT NAME: COTTONWOOD CROSSING CAR WASH			
SUBMITTED FOR: DRB			
SHEET NUMBER: C-103			



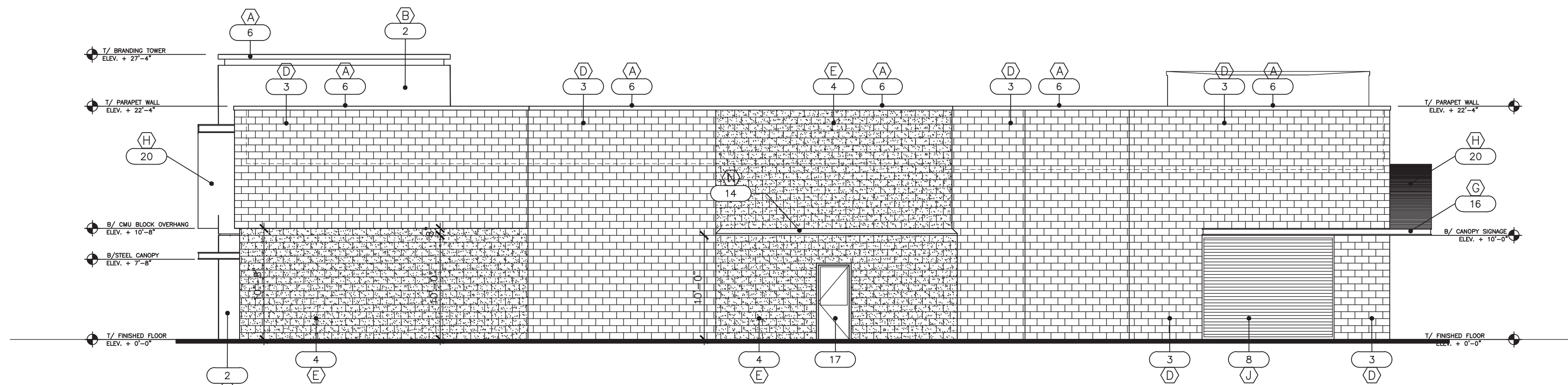
1 SOUTH ELEVATION (CAMELBACK)
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION KEY NOTES

- BUILDING ADDRESS - MIN 6" LETTERS W/CONTRASTING BACKGROUND
- PRE-FINISHED ACM PANELS
- 8X8X16 SMOOTH-FACE CMU- PAINTED
- 4X8X16 SPLIT-FACE CMU - PAINTED
- SIGNAGE SHOWN FOR REF - UNDER SEPARATE PERMIT
- PRE-FINISHED ALUMINUM COPING W/BAKED ENAMEL FINISH
- SES - PAINTED TO MATCH ADJACENT WALL
- OVERHEAD ROLL UP DOOR PRE-FINISHED
- BUILDING MOUNTED WALL SCONCE
- OVERFLOW DRAIN - PAINTED
- ROOF DRAIN - BRASS SHEEPS TONGUE
- ROOF MTD UNITS - FULLY SCREENED
- 6" PIPE BOLLARD - PAINTED
- PRE-CAST CONCRETE
- HM METAL DOOR - PAINTED TO MATCH ADJACENT WALL
- STEEL TUBE FRAME AT OVHD - PAINTED
- ALUMINUM STOREFRONT WITH GLAZING
- ALUMINUM STOREFRONT DOOR
- NOT USED
- PREFABRICATED ILLUMINATED ALUMINUM ACCENT
- PREFABRICATED GRAPHICS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- 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.

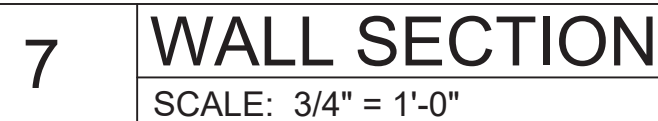
2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



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

TAKE 5 CAR WASH ELEVATIONS

DATE: 2021-05-04
SCALE: 1/4"=1'-0"
DRAWN BY: JM
PROJECT NUMBER: CWU20001.0
SHEET:
DD2.0
REV:



REV:
REV 3: CITY COMMENTS 5-10-22



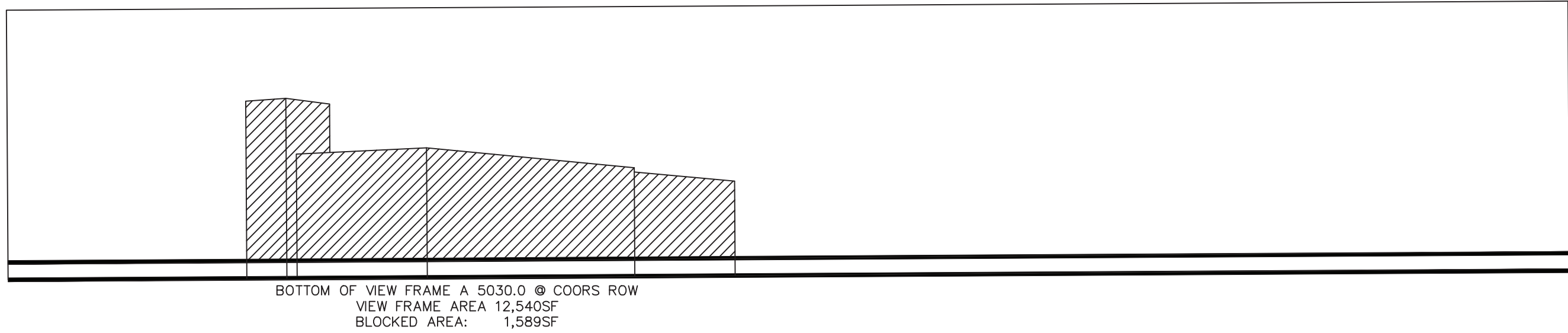
2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



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

TAKE 5 CAR WASH PERSPECTIVES

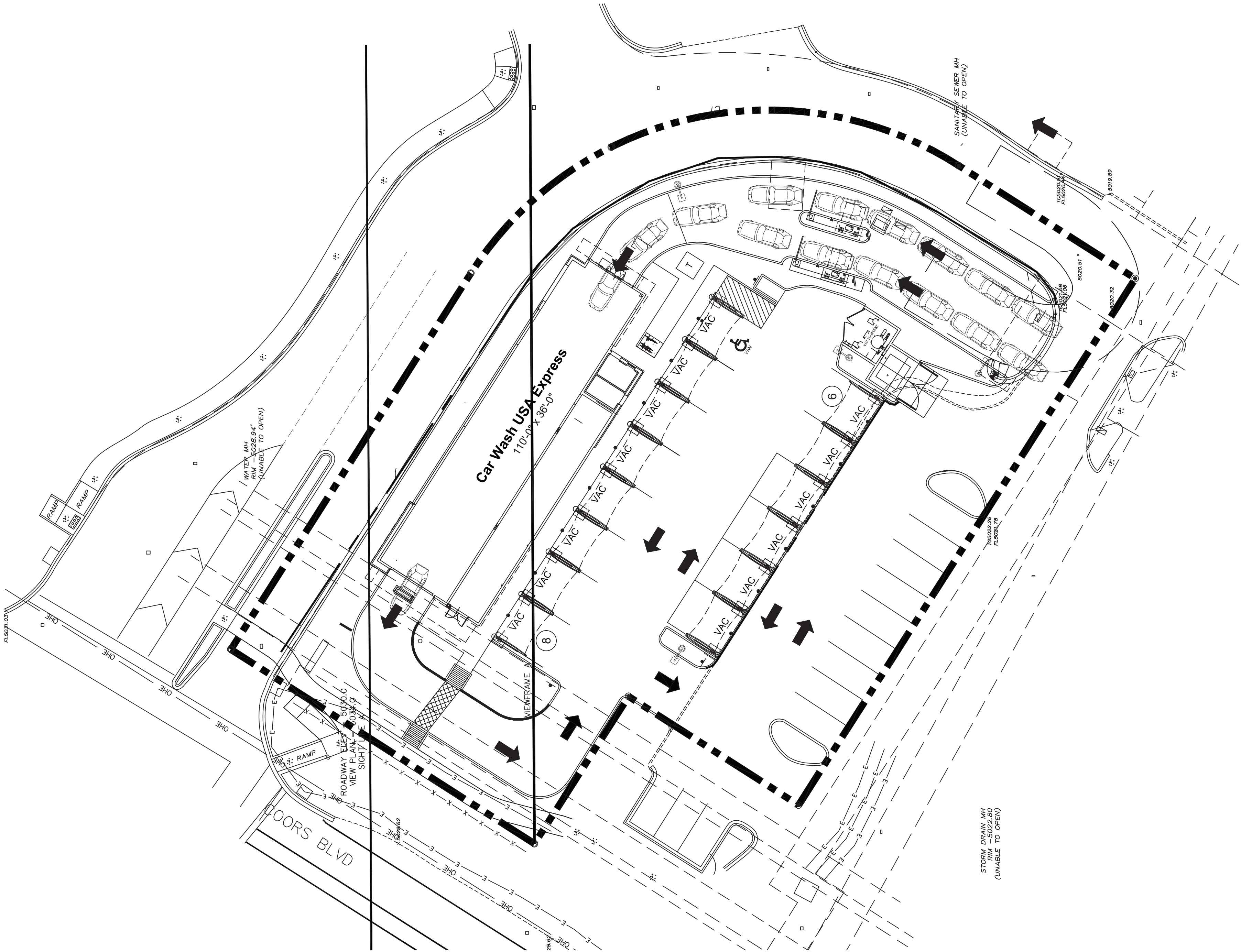
DATE: 2021-05-04
SCALE: 1/4"=1'-0"
DRAWN BY: JM
PROJECT NUMBER: CWU20001.0
SHEET:
DD3.0
REV:



1
DD1.0

VIEW ANALYSIS

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

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:

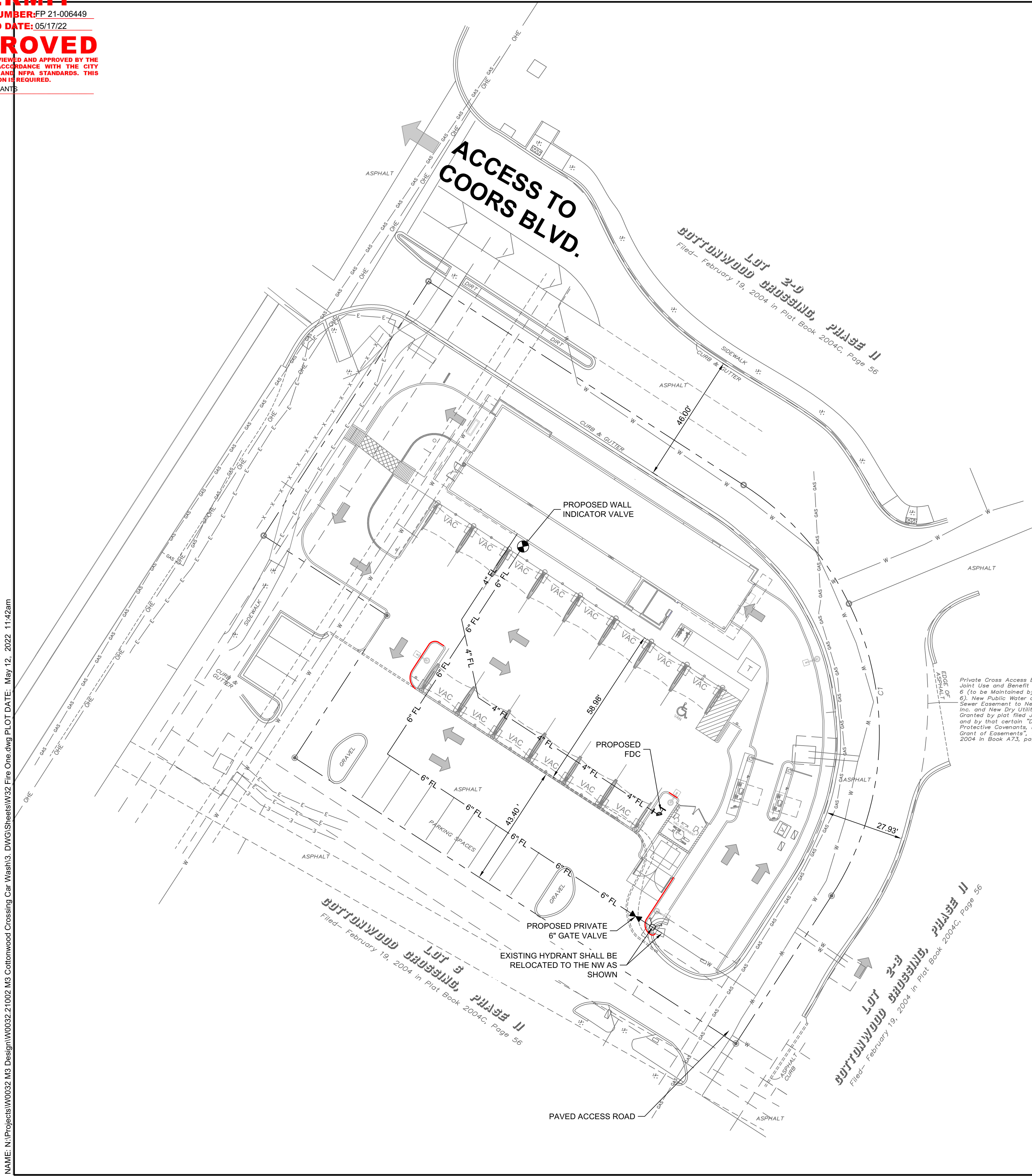


2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



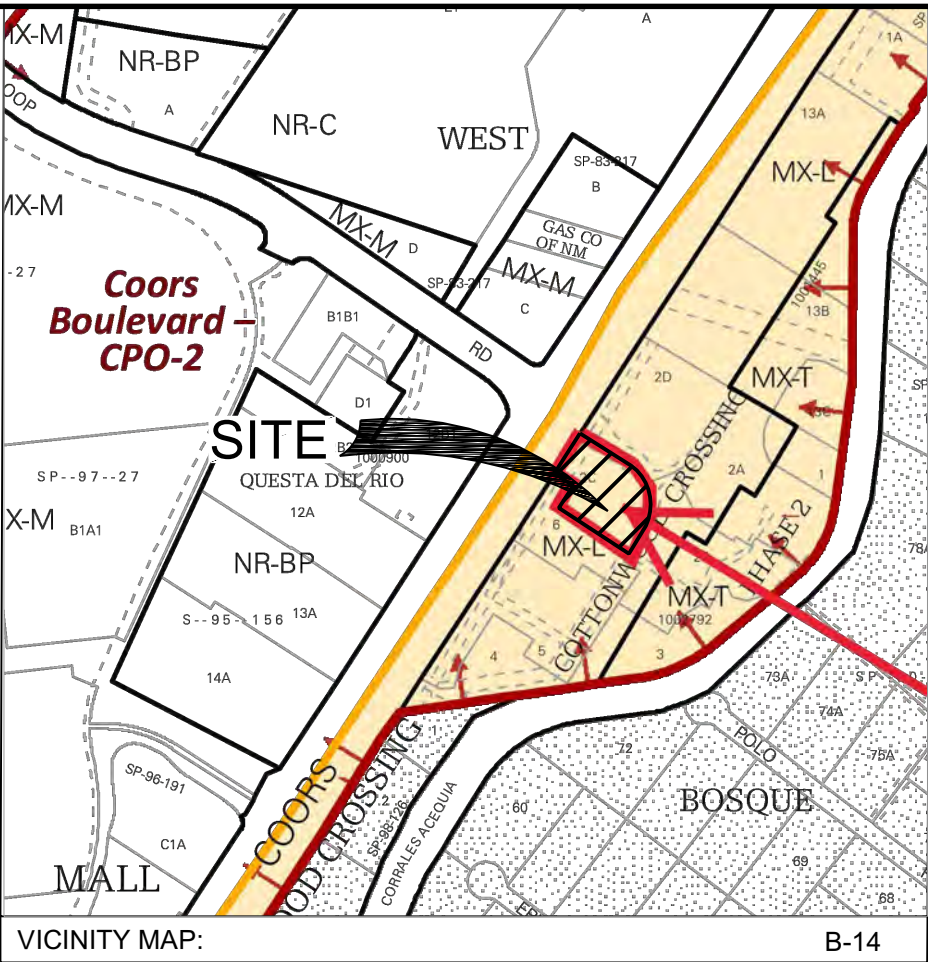
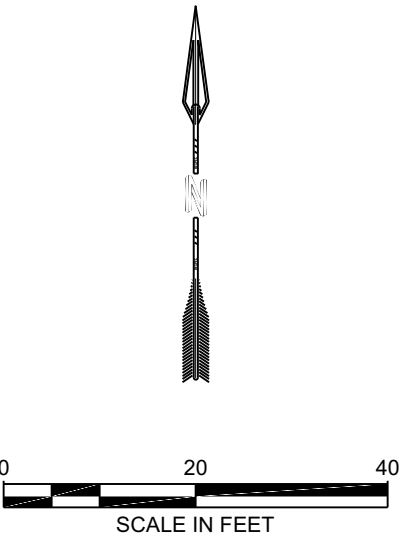
ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 21-006449
APPROVED DATE: 05/17/22
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 3877 SF II-B 1500 GPM 1 HYDRANTS

NAME: N:\Projects\W0032 M3 Design\W0032 21002 M3 Cottonwood Crossing Car Wash\3. DWG\Sheets\W32 Fire One.dwg PLOT DATE: May 12, 2022 11:42am



- LEGEND
- 6"FW PROPOSED WATERLINE
 - - - PROPERTY BOUNDARY
 - - - EXISTING WATERLINE
 - - - PROPOSED MARKED FIRE LANE
 - PROPOSED FIRE HYDRANT

- FIRE ONE NOTES:
- THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS
 - SQUARE FOOTAGE OF BUILDING = 3877.5 SF
 - BUILDINGS ARE TYPE II-B.
 - THE PROPOSED BUILDING SHALL BE FULLY SPRINKLED.
 - THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
 - THE MINIMUM DRIVE AISLE WIDTH SHALL 26' UNLESS OTHERWISE SPECIFIED.
 - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
 - ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
 - 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.
 - INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
 - ALL FIRE HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS
 - 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.
 - KNOX BOX SHALL BE PROVIDED FOR BUILDING DOORS.



DESIGNED HF	DRAWN JMS	CHECKED HF	DATE 5.12.2022	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87114 WWW.RESPEC.COM PHONE: (505) 253-9718				
STAMP				
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED				
PROJ. #: W0032.31002				
PROJECT NAME: COTTONWOOD CROSSING CAR WASH 10084 COORS RD NW ALBUQUERQUE, NM 87114				
SHEET TITLE: FIRE ONE PLAN				
SUBMITTED FOR: BUILDING PERMIT				
SHEET NUMBER: F-100				

PR-2021-005816_SI-2021-02066_Site_Plan_Aproved_3-30-22

Final Audit Report

2023-03-27

Created:	2023-02-13
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAF45TxypEI1Kbs8cDT5tiHd4Hw12A971c

"PR-2021-005816_SI-2021-02066_Site_Plan_Aproved_3-30-22" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-02-13 - 9:50:12 PM GMT- IP address: 143.120.132.76
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2023-02-13 - 9:54:58 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2023-02-13 - 9:54:58 PM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2023-02-13 - 9:54:58 PM GMT
-  Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
2023-02-13 - 9:54:58 PM GMT
-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2023-02-13 - 9:54:58 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
2023-02-13 - 9:54:58 PM GMT
-  Email viewed by Tiequan Chen (tchen@cabq.gov)
2023-02-13 - 9:55:36 PM GMT- IP address: 143.120.132.88
-  Document e-signed by Tiequan Chen (tchen@cabq.gov)
Signature Date: 2023-02-13 - 9:56:56 PM GMT - Time Source: server- IP address: 143.120.132.88
-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
2023-02-13 - 11:01:01 PM GMT- IP address: 143.120.132.81



Document e-signed by Ernest Armijo (earmijo@cabq.gov)

Signature Date: 2023-02-13 - 11:01:10 PM GMT - Time Source: server- IP address: 143.120.132.81



Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

2023-02-13 - 11:53:03 PM GMT- IP address: 143.120.170.57



Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

Signature Date: 2023-02-13 - 11:54:20 PM GMT - Time Source: server- IP address: 143.120.170.57



Email viewed by Jeff Palmer (jppalmer@cabq.gov)

2023-02-14 - 4:10:47 PM GMT- IP address: 143.120.132.73



Document e-signed by Jeff Palmer (jppalmer@cabq.gov)

Signature Date: 2023-02-14 - 4:11:09 PM GMT - Time Source: server- IP address: 143.120.132.73



Email viewed by David Gutierrez (dggutierrez@abcwua.org)

2023-02-17 - 7:05:16 PM GMT- IP address: 142.202.67.2



New document URL requested by David Gutierrez (dggutierrez@abcwua.org)

2023-03-24 - 11:05:57 PM GMT- IP address: 142.202.67.2



Email viewed by David Gutierrez (dggutierrez@abcwua.org)

2023-03-24 - 11:06:17 PM GMT- IP address: 142.202.67.2



Document e-signed by David Gutierrez (dggutierrez@abcwua.org)

Signature Date: 2023-03-24 - 11:09:41 PM GMT - Time Source: server- IP address: 142.202.67.2



Email viewed by Jolene Wolfley (jwolfley@cabq.gov)

2023-03-27 - 2:12:51 PM GMT- IP address: 75.161.225.16



New document URL requested by Jolene Wolfley (jwolfley@cabq.gov)

2023-03-27 - 2:13:00 PM GMT- IP address: 75.161.225.16



Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)

E-signature hosted by Jay Rodenbeck (jrodenbeck@cabq.gov)

Signature Date: 2023-03-27 - 2:28:11 PM GMT - Time Source: server- IP address: 75.161.225.16



Agreement completed.

2023-03-27 - 2:28:11 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.



Adobe Acrobat Sign