

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 5, 2025

Eric Drazkowski, P.E.
Excel Engineering, INC
100 Camelot Dr
Fond Du Lac, WI 54935

Re: Mister Car Wash/ 4709 Alameda Blvd. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 10-21-24 (C17D002A26C)
Certification dated 07-30-25

Dear Mr . Drazkowski,

Based upon the information provided in your submittal received 07-30-25, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services


\EA via: email
C: CO Clerk, File



TRAFFIC CERTIFICATION

I, ERIC DRAZKOWSKI, NMPE OR NMRA NUMBER 26043, OF THE FIRM EXCEL ENGINEERING, INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED OCTOBER 23, 2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JAYSON NATERA OF THE FIRM SOUDER, MILLER & ASSOCIATES. I FURTHER CERTIFY THAT I HAVE PERSONALLY REVIEWED THE PROJECT LOCATED AT 4709 ALAMEDA BLVD., ALBUQUERQUE, NM AND HAVE DETERMINED BY VISUAL INSPECTION OF THE PHOTOS AND STAMPED SURVEYOR CERTIFIED AS-BUILT THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATE OF COMPLETION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect



7/30/25

Date

PROPOSED CAR WASH FOR:
MISTER CAR WASH #2502 (FIESTA PARK)
ALBUQUERQUE, NEW MEXICO

EXCEL LEGEND

- 1000.00

PROPOSED SPOT ELEVATIONS
(FLOW LINE OF CURB UNLESS
OTHERWISE SPECIFIED)
- 1000.00 EG

EXISTING GRADE SPOT ELEVATIONS
- 1000.00 BG

PROPOSED SPOT ELEVATIONS (REFERENCE R--WALL DETAIL)
- 1000.00 FG

BG--FINISHED SURFACE GRADE AT BACK OF WALL
FG--FINISHED SURFACE GRADE AT FRONT OF WALL
- 1000.00 TC

PROPOSED SPOT ELEVATIONS
(TOP OF CURB, FLOWLINE OF CURB)
- 1000.00 FL

PROPOSED SPOT ELEVATIONS
(TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- 1000.00 TW

PROPOSED SPOT ELEVATIONS
(TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- 1000.00 BW

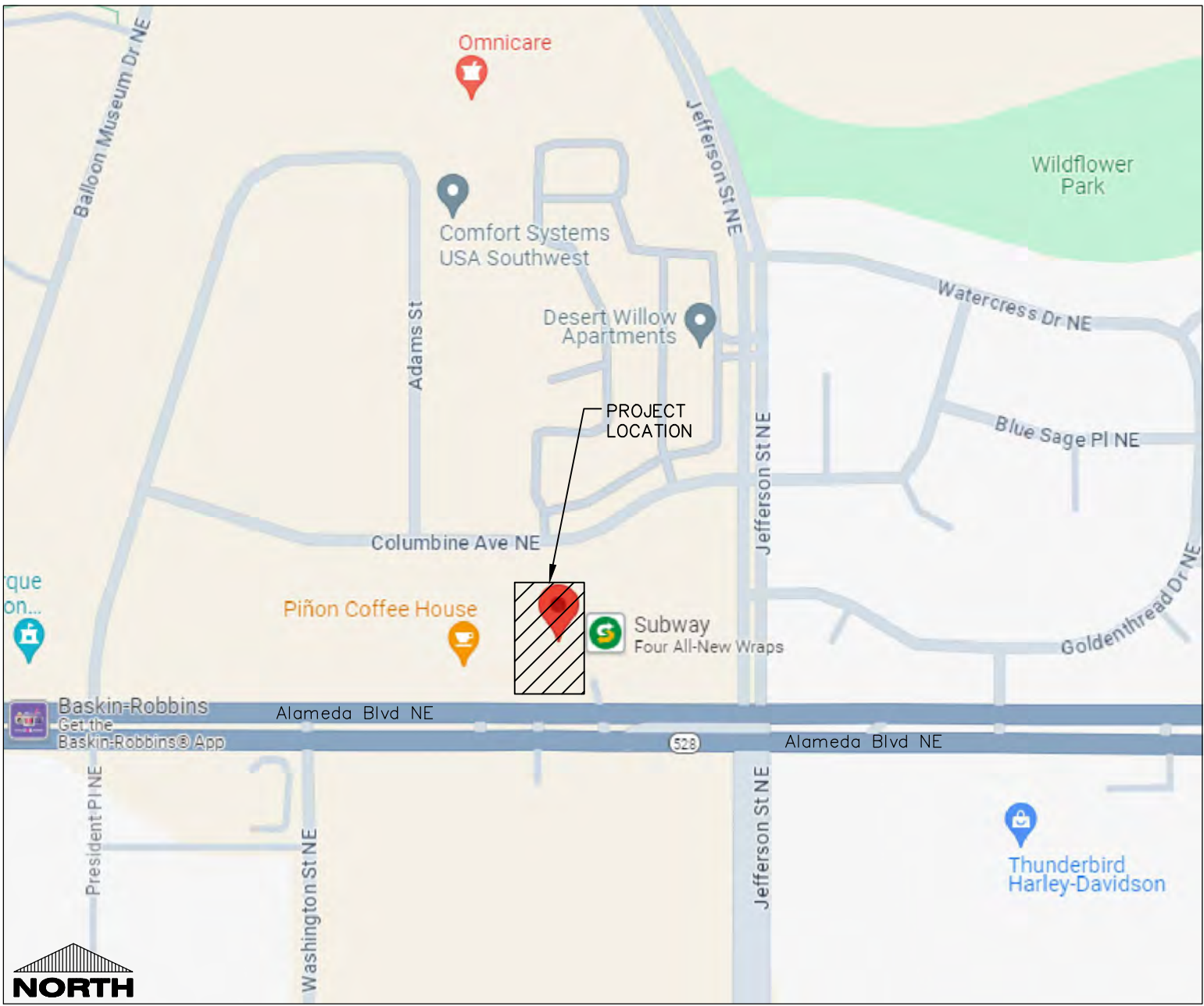
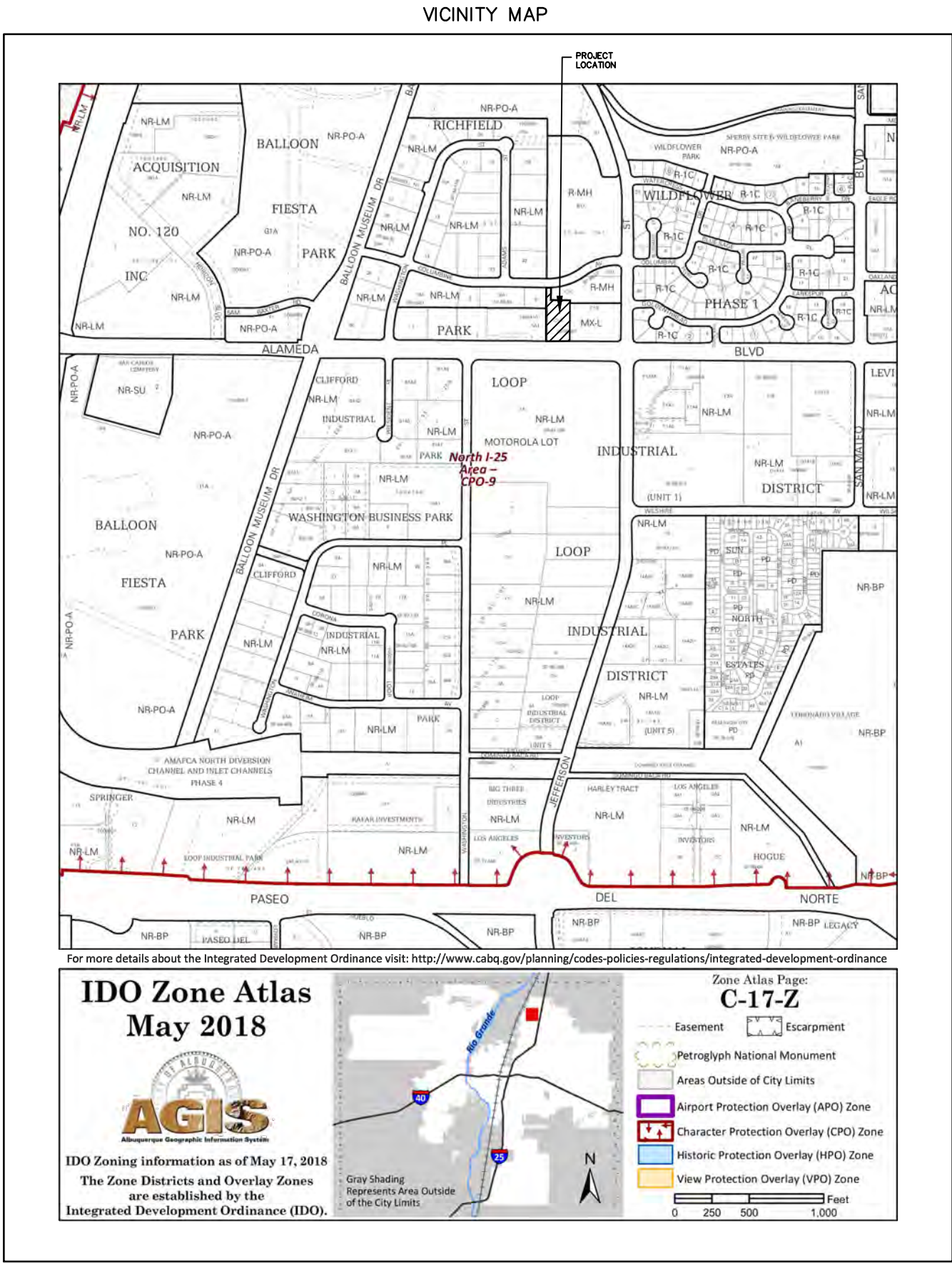
PROPOSED SPOT ELEVATIONS
(TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- PROPOSED WATER VALVE IN BOX
- PROPOSED STORM CATCH BASIN -- ST CB
- PROPOSED STORM FIELD INLET -- ST FI
- PROPOSED STORM CURB INLET -- ST CI
- PROPOSED DRAINAGE FLOW
- PROPOSED APRON END SECTION
- EROSION MATTING
- IP

PROPOSED INLET PROTECTION
- PROPOSED WELL
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- CENTER LINE
- PROPOSED HANDICAP PARKING STALL
- SOIL BORING
- PROPOSED PROPERTY LINE
- ST

PROPOSED STORM SEWER AND MANHOLE -- ST MH
- SA

PROPOSED SANITARY SEWER AND MANHOLE -- SAN MH
- W

PROPOSED WATER LINE AND HYDRANT
- PROPOSED CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH (NM 2502 FIESTA PARK)
4703 ALAMEDA BLVD NE • ALBUQUERQUE, NM 87113

(110L-NH - V1.2-Z3)



SHEET DATES

ISSUE DATE JUNE 21, 2024

REVISIONS

AD1 AUG. 13, 2024
CB1 SEPT. 25, 2024

MILESTONES

PERMIT SET JUNE 21, 2024

BID SET OCT. 9, 2024

CONSTRUCTION SET

RECORD SET

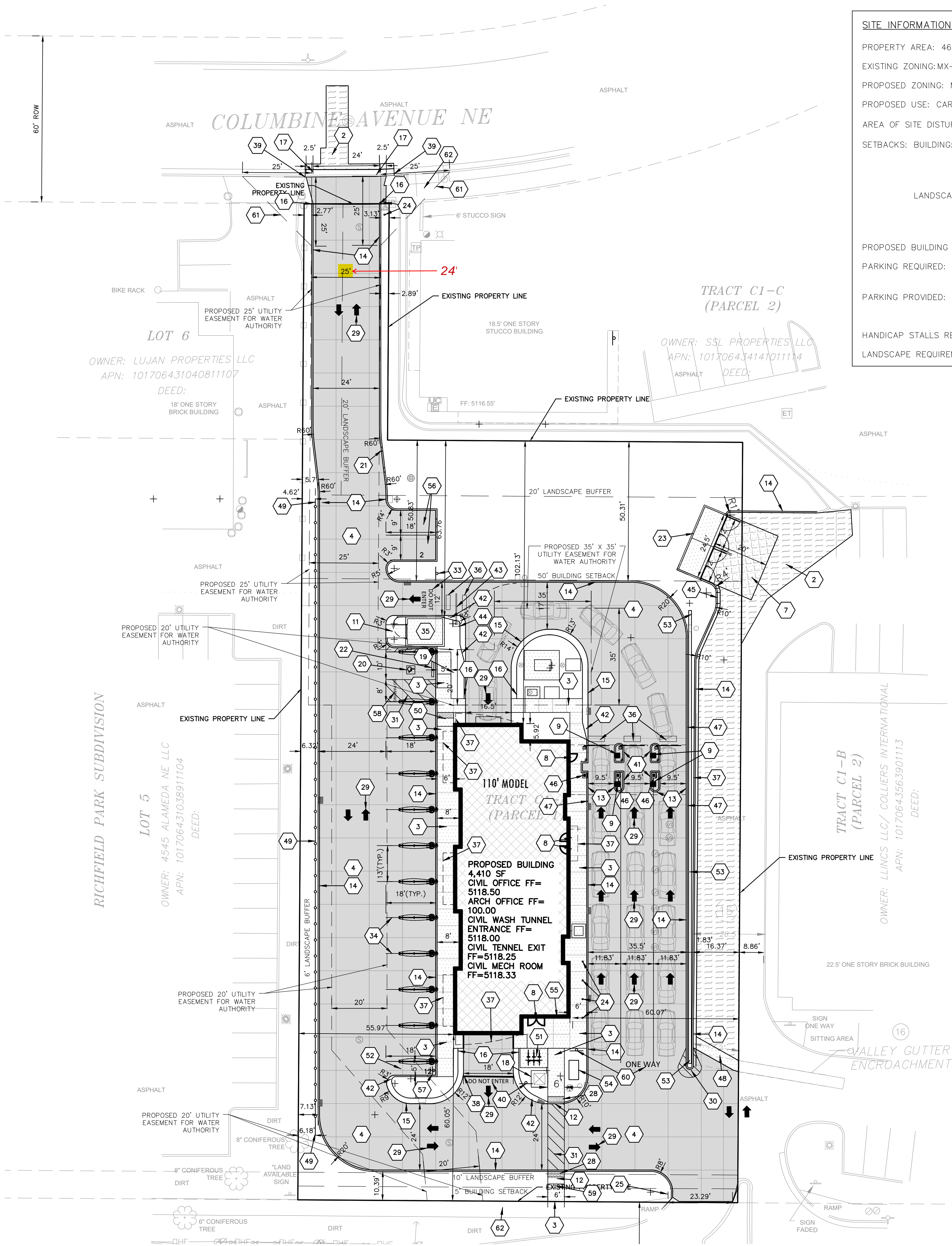
JOB NUMBER

230193300

SHEET NUMBER

• • •

CIVIL COVER SHEET



SITE INFORMATION:

PROPERTY AREA: 46,306 S.F. (1.06 ACRES).

EXISTING ZONING: MX-L

PROPOSED ZONING: MX-L

PROPOSED USE: CAR WASH

AREA OF SITE DISTURBANCE: 46,520 S.F. (1.07 ACRES)

SETBACKS: BUILDING: FRONT (N/S): N=50'(ABUTTING RESIDENTIAL DISTRICT/USE)

SIDE(E/W) = 0'
REAR (N) = 50'

LANDSCAPE BUFFERS:
FRONT (N/S): N = 20', S=10'
SIDE (E/W) = 0'
REAR (N) = 20'

PROPOSED BUILDING HEIGHT: 35' (MAX. HEIGHT ALLOWED: 39')

PARKING REQUIRED: 2 SPACES PER 1000 S.F. OF GROSS FLOOR AREA OF RETAIL, OFFICE, AND WAITING AREA. (6 SPACES REQ.)

PARKING PROVIDED: 11 VACUUM SPACES (1 H.C. ACCESSIBLE)
1 MOTORCYCLE SPACE
2 EMPLOYEE PARKING STALLS

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

LANDSCAPE REQUIREMENTS: MAX IMPERVIOUS SURFACE RATIO: 85%

SPECIFICATION NOTE:

SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

PAVEMENT HATCH KEY:

- SIDEWALK CONCRETE
- LIGHT DUTY CONCRETE
- DUMPSTER PAD/APRON CONCRETE
- ASPHALT

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.06	46,306	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.09	3,708	8.0%
TOTAL IMPERVIOUS	0.09	3,708	8.0%
LANDSCAPE/ OPEN SPACE	0.98	42,598	92.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.06	46,306	
BUILDING FLOOR AREA	0.10	4,410	9.5%
PAVEMENT (ASP. & CONC.)	0.72	31,248	67.5%
TOTAL IMPERVIOUS	0.82	35,658	77.0%
LANDSCAPE/ OPEN SPACE	0.24	10,648	23.0%

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Arroyo 10/23/2024
Signed Date

SITE PLAN KEYNOTES

- ASPHALT PAVEMENT, MATCH EXISTING PAVEMENT STRUCTURE. FOLLOW CITY STANDARD DRAWING NUMBER 2465 FOR PAVEMENT REPLACEMENT IN ROW. (TYP)
- CONCRETE SIDEWALK (TYP.)
- LIGHT DUTY CONCRETE (TYP.)
- DUMPSTER PAD/APRON CONCRETE (TYP.)
- CONCRETE STOOP (TYP.) (SEE ARCH. PLANS FOR DETAILS)
- COLUMN. (SEE ARCH. PLANS FOR DETAILS)
- CURB RAMP (TYP.)
- ADA CURB RAMP (TYP.)
- TAPERED CURB (TYP.) SEE DETAIL ON C2.0
- VERTICAL CURB (TYP.) SEE DETAIL ON C2.0
- ROLLED CURB (TYP.) SEE DETAIL ON C2.0
- CURB TAPER (TYP.)
- MOUNTABLE CONCRETE CURB & GUTTER PER CITY STANDARD DRAWING 2420 AND 2426.
- CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- HANDICAP SIGN (TYP.)
- HANDICAP STALL & STRIPING PER STATE CODES.
- 6" CURB CUT (TYP.)
- PRECAST CONCRETE WHEEL STOP
- DUMPSTER ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
- 6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- STOP SIGN (TYP.)
- DETECTABLE WARNING PLATE
- TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING. (TYP)
- PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
- CROSSWALK PAINT STRIPING. COLOR TO MATCH PARKING STALL STRIPING.
- EXIT/ DO NOT ENTER DIRECTIONAL SIGN & PAVEMENT MARKING
- VACUUM STALLS (TYP)
- VACUUM ENCLOSURE. (SEE ARCH. PLANS FOR DETAILS)
- 2' X 6' GATE LOOP (TYP)
- CANOPY. SEE ARCH PLANS. (TYP)
- SLOT DRAIN. SEE DETAIL ON C2.1. (TYP)
- TRANSITION FROM MOUNTABLE CURB AND GUTTER TO EXISTING VERTICAL CURB AND GUTTER PER CITY STANDARDS. (TYP)
- EXIT> AND VACS> / DO NOT ENTER DIRECTIONAL SIGN & PAVEMENT MARKING
- 42" ISLAND. SEE POS CURB DETAIL ON C2.0 (TYP)
- TAPERED CURB TRANSITION TO ROLLED CURB. SEE DETAIL ON C2.0 (TYP)
- BAIL LANE GATE
- 2' X 2' CONCRETE PAD WITH POWER AT BAIL LANE FOR GATE
- 4' CURB CUT (TYP.)
- PAY KIOSK TO BE PROVIDED BY EQUIPMENT VENDOR (TYP)
- TRANSITION FROM VERTICAL CURB TO TAPERED CURB
- 4' CONCRETE FLUME (SEE DETAL ON SHEET C2.1)
- 230' OF GUARDRAIL (SEE DETAL ON SHEET C2.1)
- ADA SIDEWALK RAMP (SEE DETAIL ON SHEET C2.0)
- BIKE RACK (SEE DETAIL ON SHEET C2.0) (3)
- MOTORCYCLE PARKING
- RETAINING WALL WITH FENCE (SEE DETAIL ON SHEET 2.0)
- MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- KNOX BOX, SEE ARCH. FOR DETAILS
- EMPLOYEE PARKING SPACE
- MOTORCYCLE PARKING SIGN
- "NO PARKING" PAVEMENT MARKING. IN ALL CAPITAL LETTERS AT LEAST 1 FOOT HIGH AND 2 INCHES WIDE. PLACE ADJACENT TO WHERE AN ADJACENT REAR VEHICLES TIRES WOULD BE PLACED (66-1-4.1.B NMSA 1978)
- 6' WIDE ADA COMPLIANT ACCESSIBLE PEDESTRIAN PATHWAY
- ENTER DIRECTIONAL SIGN & ONE WAY PAVEMENT MARKING
- 25' VISION TRIANGLE. 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 CLEAR SIGHT TRIANGLE.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. SEE APPROPRIATE CITY STANDARD DRAWING 2405A AND 2405B. SEE SHEETS C2.2 AND C2.7.

CIVIL SITE PLAN



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