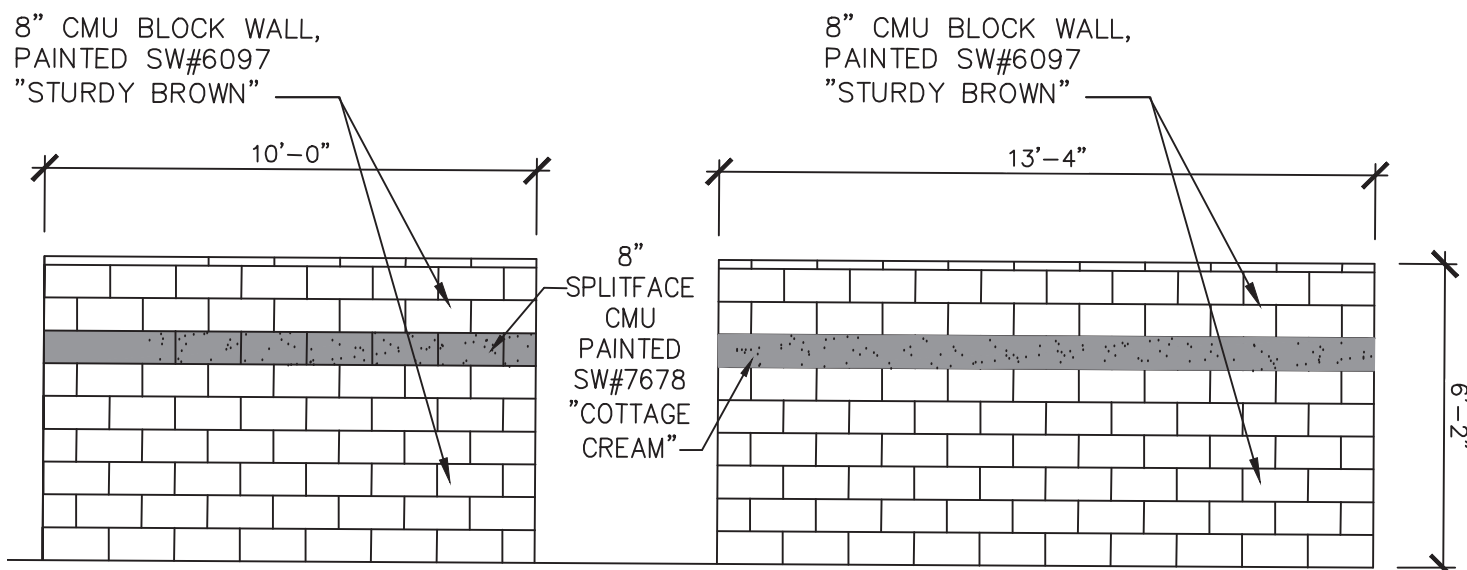


FRONT

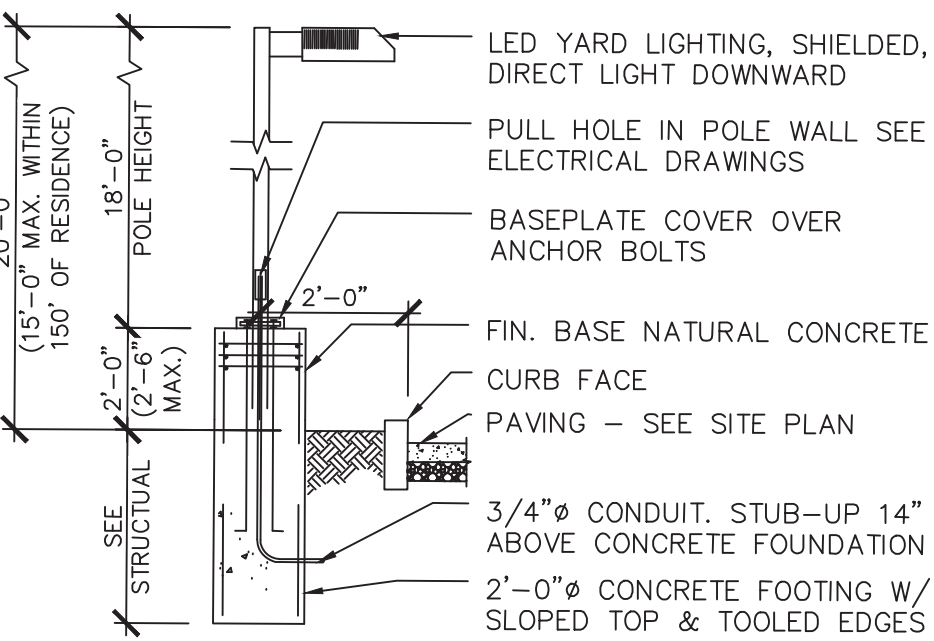


RIGHT SIDE / LEFT SIDE SIM

REAR

1 TRASH ENCLOSURE

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



2 LIGHT POLE DETAIL

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

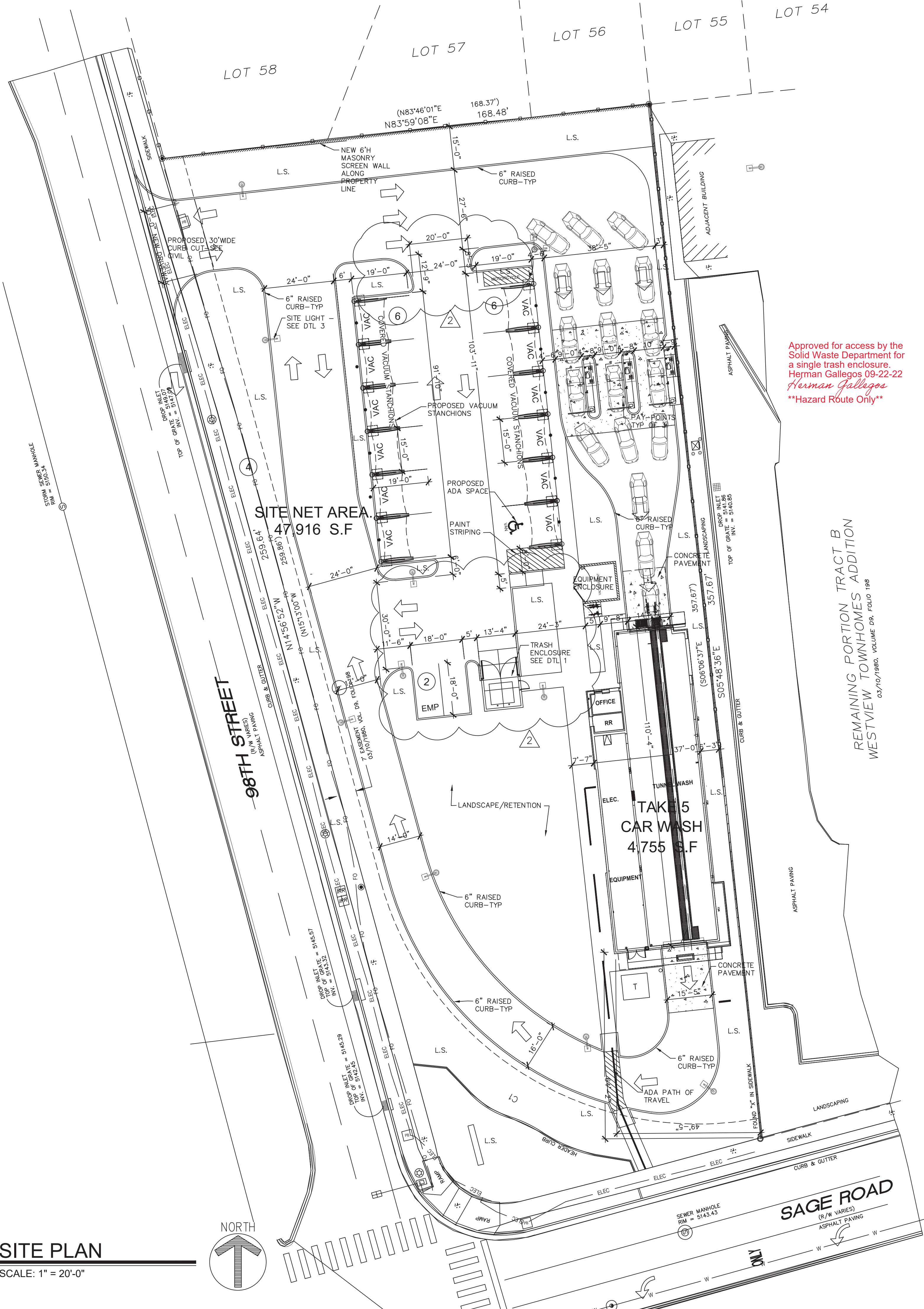
GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCE.
2. THIS PROJECT IS LOCATED IN THE PINAL COUNTY WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINES AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA WITH APPROVED PLANS.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAYS IN ACCORDANCE WITH APPROVED PLANS
8. NOT USED
9. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A DESIGN REVIEW INSPECTION
10. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
11. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
12. BARBED, RAZOR, OR CONCERTINA WIRE (OR SMALLER) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
13. ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMITS.
14. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
15. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
16. NOT USED
17. ALL SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
18. NOT USED.
19. NOT USED.
20. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION

1 SITE PLAN

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

NORTH



PROJECT DATA

PROJECT NAME: TAKE 5 CAR WASH EXPRESS/TAKE 5 RETAIL FACILITY
NEC 98TH STREET & SAGE ROAD
ALBUQUERQUE, NM

EXISTING USE: VACANT

PROPOSED USE: CAR WASH EXPRESS/OIL CHANGE

DEVELOPER: DRIVEN BRANDS
440 S. CHURCH ST #700
CHARLOTTE, NC 28202
CONTACT: LISA WHITE/MATTHEW GILBERT
(980) 259-0701

ARCHITECT: M3 DESIGN
2008 N 7TH AVE
PHOENIX, ARIZONA 85007
(480) 528-3136
CONTACT: JESSE MACIAS

SITE DATA

SITE NET AREA: 47,916 S.F. / 1.1 AC.

APN #:

GENERAL PLAN DESIGNATION: COMMERCIAL

ZONING: MX-L

BUILDING FOOTPRINT: 4,755 S.F.
CAR WASH: REMOVED

BUILDING COVERAGE: 4,755 S.F. / 47,916 S.F. = 10.0%

BUILDING HEIGHT: MAXIMUM: 35'-0" PROVIDED: ±32'-0"

LANDSCAPE: 13,556 S.F. / 47,916 S.F. = 28.3%

IMPERVIOUS COVERAGE: 28,290 S.F. / 47,916 S.F. = 59.0%

SETBACKS: SETBACKS REQ'D PROVIDED:
STREET FRONT (SOUTH) 5' 10'-0"
SIDE (EAST) 0' 5'-0"
SIDE (WEST) 5' 10'-0"
REAR (NORTH) 15' 15'-0"

TYPE OF CONSTRUCTION: VB - NON-SPRINKLERED

OCCUPANCY TYPE: B (BUSINESS)

PARKING: REQUIRED TAKE 5 OIL-REMOVED
REQUIRED CAR WASH: 4,755 / 1000 X 2 9 SPACES
TOTAL REQUIRED: 11 SPACES

PARKING PROVIDED: COVERED PARKING SPACES: 12 SPACES
ACCESSIBLE PARKING SPACES: 1 SPACES
STANDARD PARKING SPACES: 3 SPACES
TOTAL PROVIDED: 15 SPACES

PROJECT DESCRIPTION

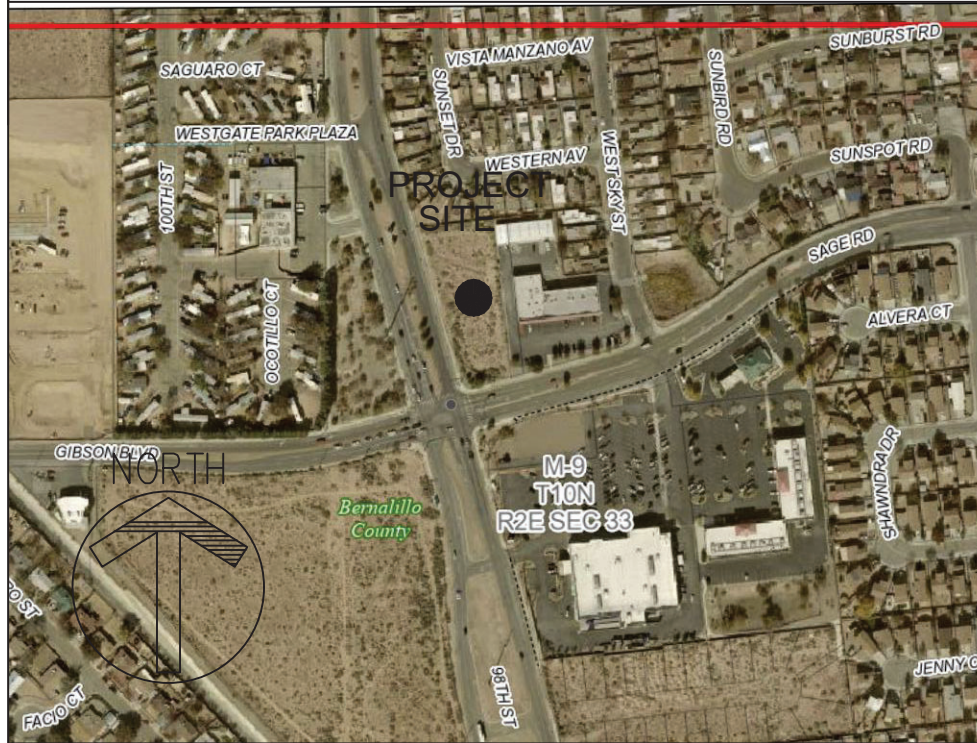
NEW ICWG 4,755SF EXPRESS CAR WASH ON 1.1ACRE VACANT PARCEL

LEGAL DESCRIPTION

A certain Tract of Land lying within the Northwest One-Quarter (N1/4) of Section 33, T.10, R.2E, N.M.P.M., Bernalillo County, New Mexico, and being a portion of Tract "B" of Westview Townhomes Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 10, 1980, and being more particularly described as follows: FOR A TIE COMMENCE AT the Northwest Corner of said Section 33, T.10N, R.2E, THENCE N. 89 deg. 27' 22" E, 1392.96 feet along the North line of said Section 33, T.10N, R.2E, to a point; THENCE S. 06 deg. 06' 37" E, 581.12 feet to the Point of Beginning and the Northeast Corner of the Tract herein described; THENCE S. 06 deg. 06' 37" E, 358.11 feet to the Southeast Corner of the Tract herein described, being a point on the Northerly right-of-way line of Sage Rd. SW; THENCE S. 74 deg. 47' 25" W, 84.63 feet to the point of a curve to the right, having a radius of 25.00 feet; THENCE, 39.27 feet along the arc of said curve to the right to a point of tangent on the Easterly right-of-way line of Snow Vista Blvd. SW; THENCE N. 15 deg. 13' 00" W, 354.87 feet along the new Easterly right-of-way line of Snow Vista Blvd. SW to the Northwest Corner of the Tract herein described; THENCE, N. 83 deg. 46' 01" E, 168.37 feet to the Point of Beginning. LESS & EXCEPTING that certain portion conveyed to the City of Albuquerque, a New Mexico municipal corporation by Warranty Deed filed September 4, 1996, in Book 96-24, page 2699, as Document No. 1996098275, records of Bernalillo County, New Mexico.

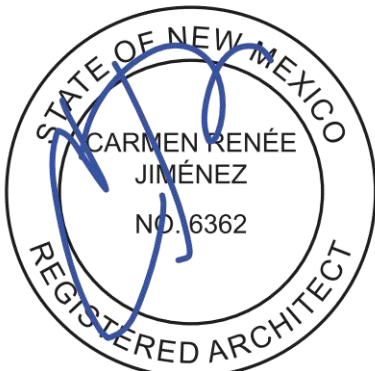
CITY OF ALBUQUERQUE SITE PLAN NOTES

VICINITY MAP



APPROVAL STAMPS

1415 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



TAKE 5 CAR WASH/TAKE 5 RETAIL FACILITY

NEC 98TH ST & SAGE
ALBUQUERQUE, NM 87121

SITE PLAN

DATE: 2021-12-5
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: CWU20009.0
SHEET:

SP1

REV: DELTA 2 SANITATION COMMENTS