

Coors Blvd. SW

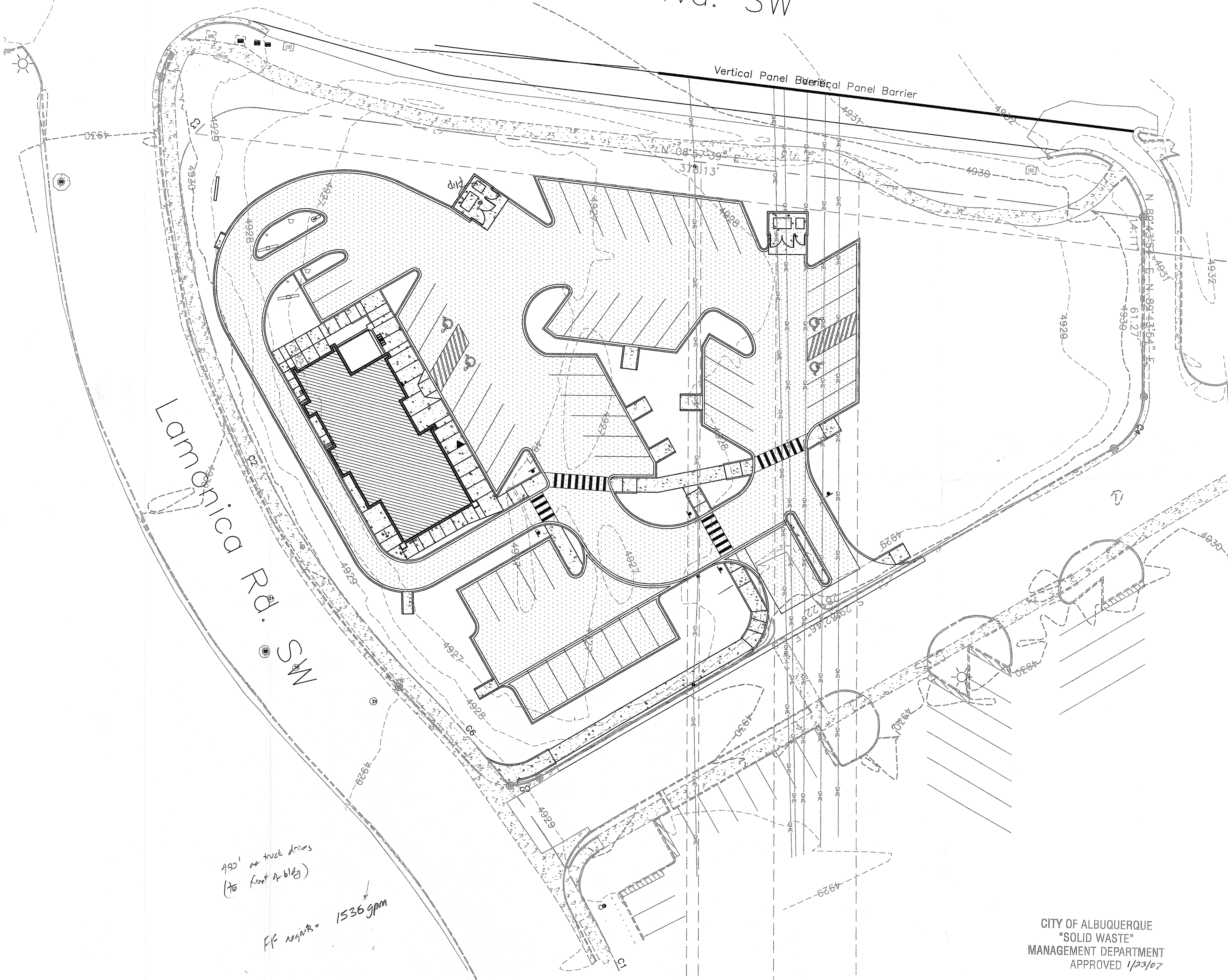
Vertical Panel Barrier
Vertical Panel Barrier

Lamonica Rd. SW

190' no truck drives
(to front of bldg)

FF req'd = 1536 gpm

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 1/23/07

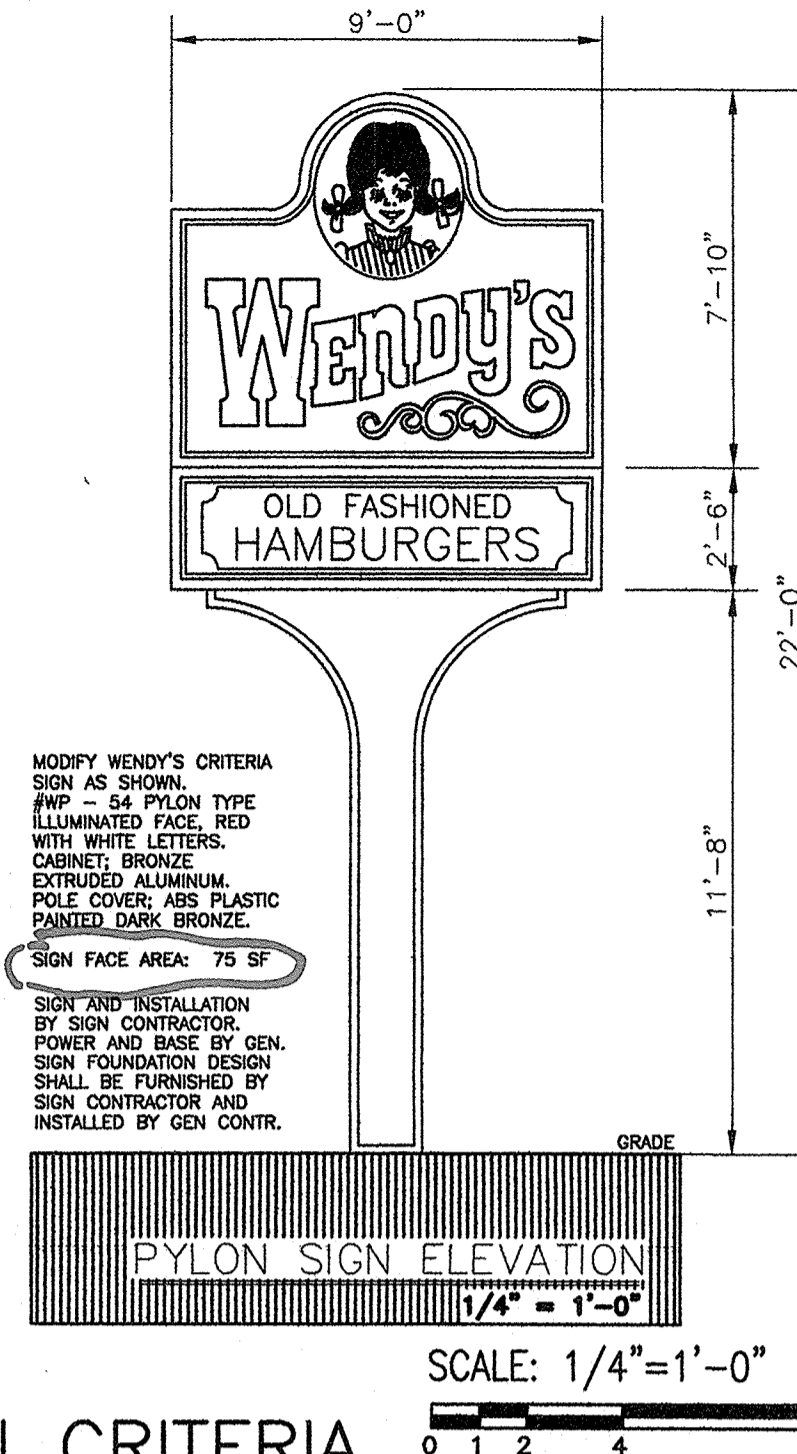
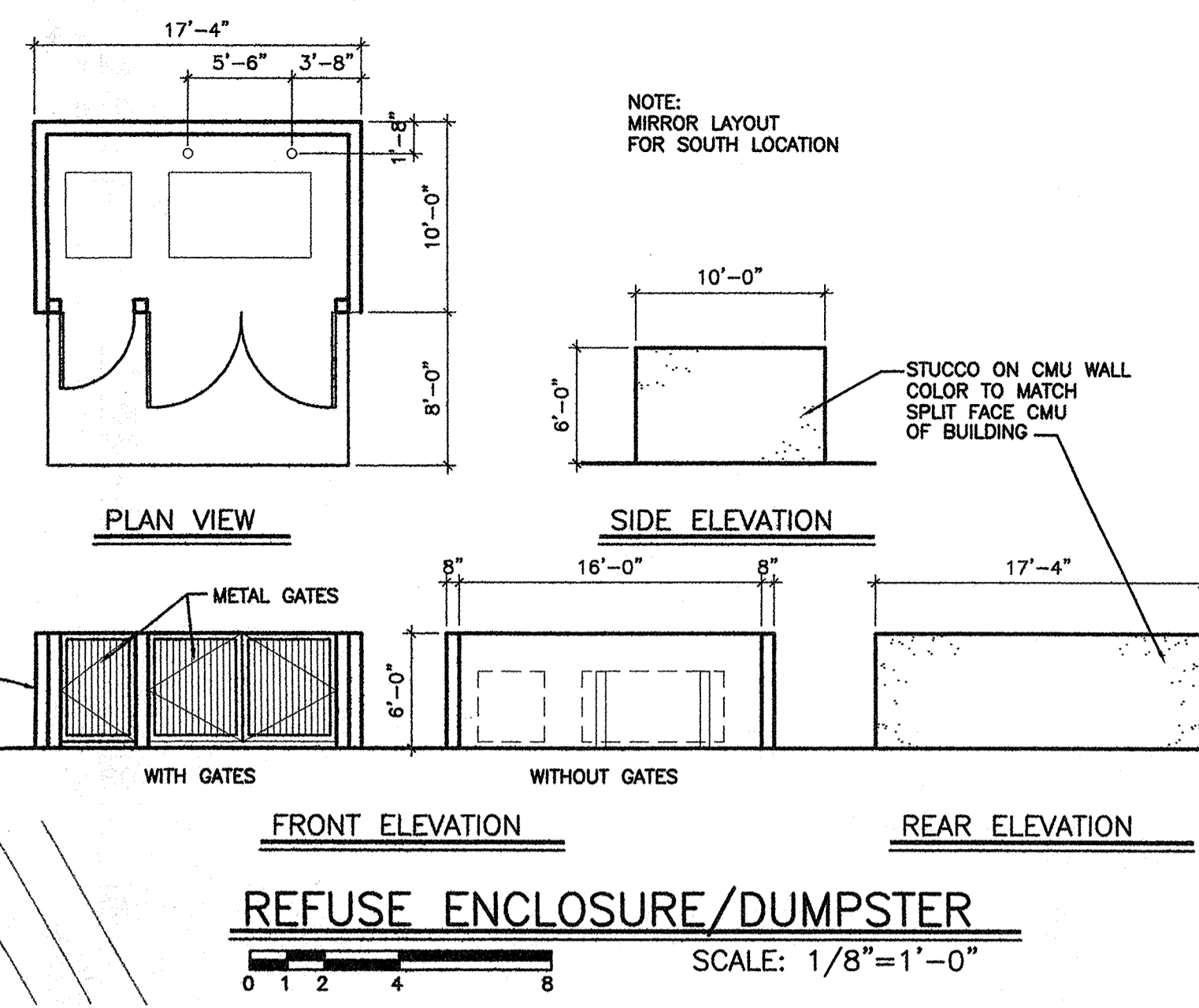
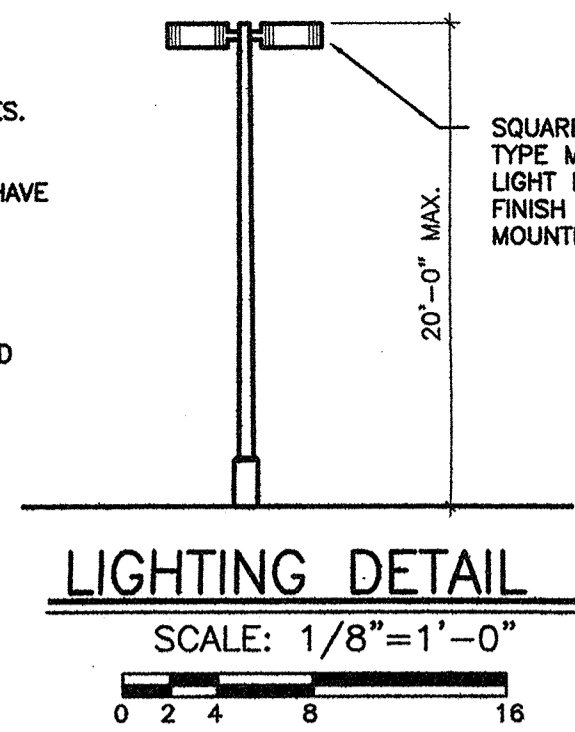


SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.



SIGNATURE BLOCK

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT (conditional) _____ DATE _____

SOLID WASTE MANAGEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

DESIGN CRITERIA

PROJECT DESCRIPTION
RESTAURANT BUILDING WITH DINING ROOM, KITCHEN, ORDER AND PICK-UP WINDOWS. BUILDING SHALL BE CONSTRUCTED WITH CONCRETE MASONRY BEARING WALLS AND WOOD JOIST ROOF SYSTEM.

ZONING DATA

ZONED: SU-1, C-1 PERMISSIVE
SITE AREA: 1.73 ACRES
BUILDING AREA: 3,235 SF
RESTAURANT SEATING: 96
PARKING REQUIRED: 24 SPACES (INCLUDES 1 HANDICAP SPACE)
PARKING PROVIDED: 54 TOTAL
4 - HANDICAP
1 - SMALL CAR

CODE DATA

CODE: INTERNATIONAL BUILDING CODE (2003 EDITION)
ACCESSIBILITY: ICC/ANSI A117.1-1998
CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: A-3
ALLOWABLE BLDG. AREA: 6,000 SF
SEISMIC ZONE: 2B
WIND LOAD: 25 PSF (75 MPH EXPOSURE "C")
GROUND SNOW LOAD: 20 PSF

CURVE TABLE

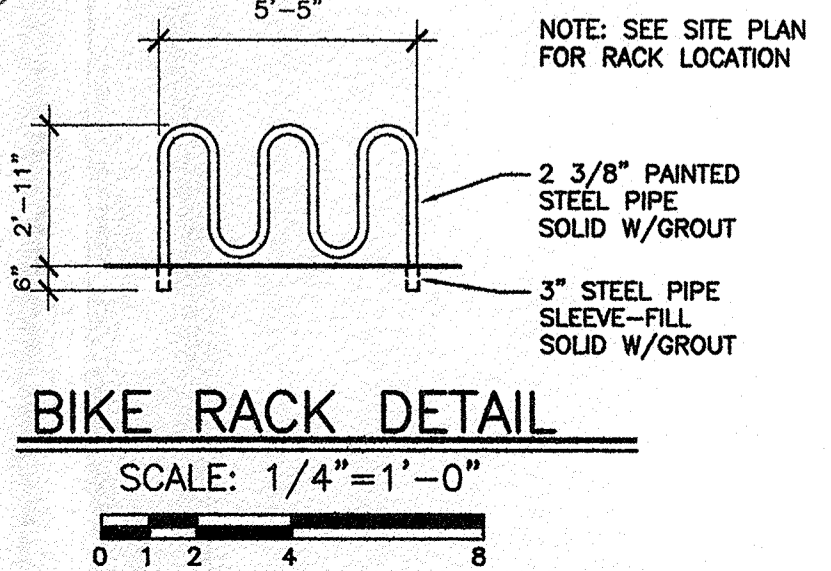
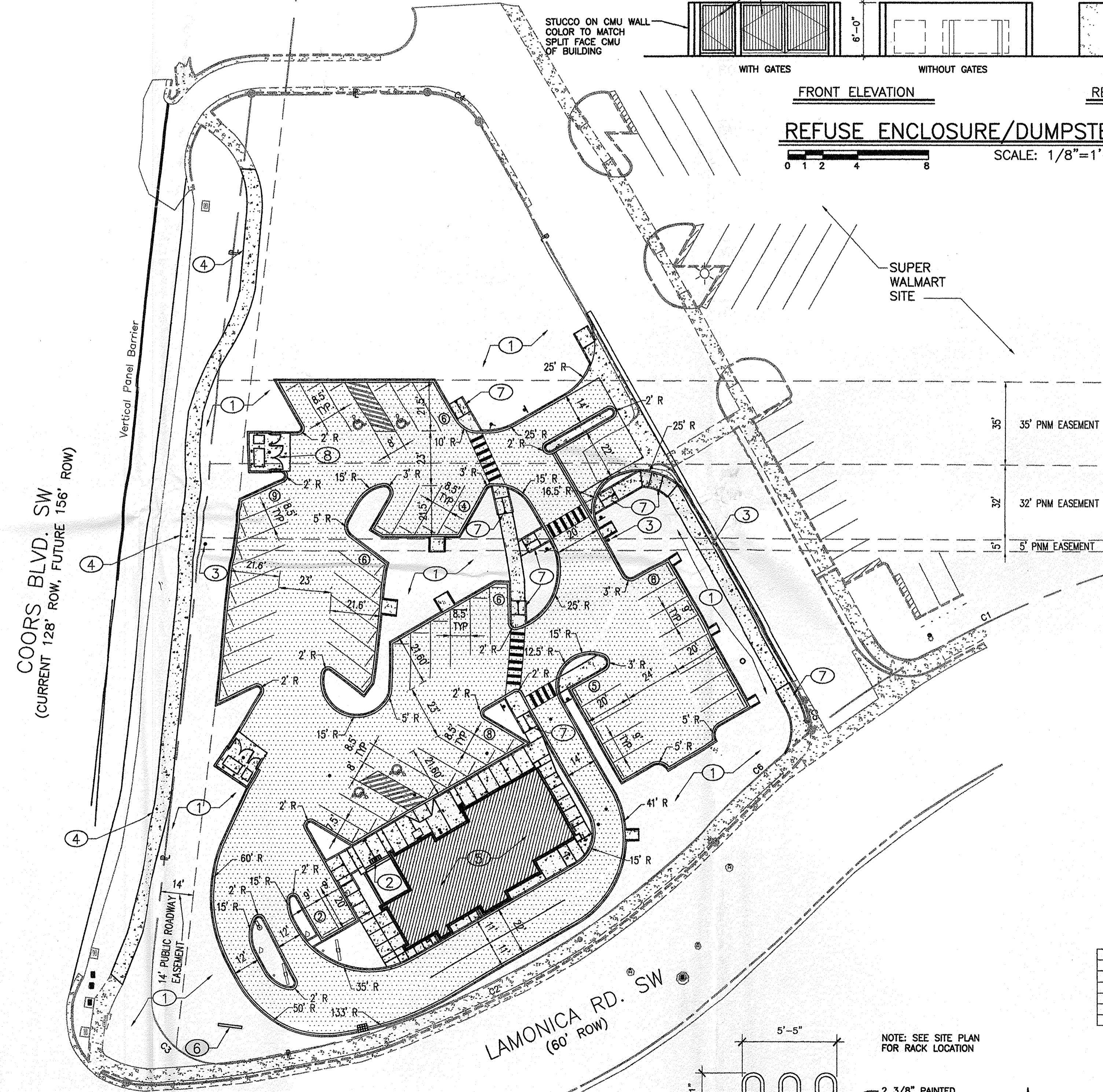
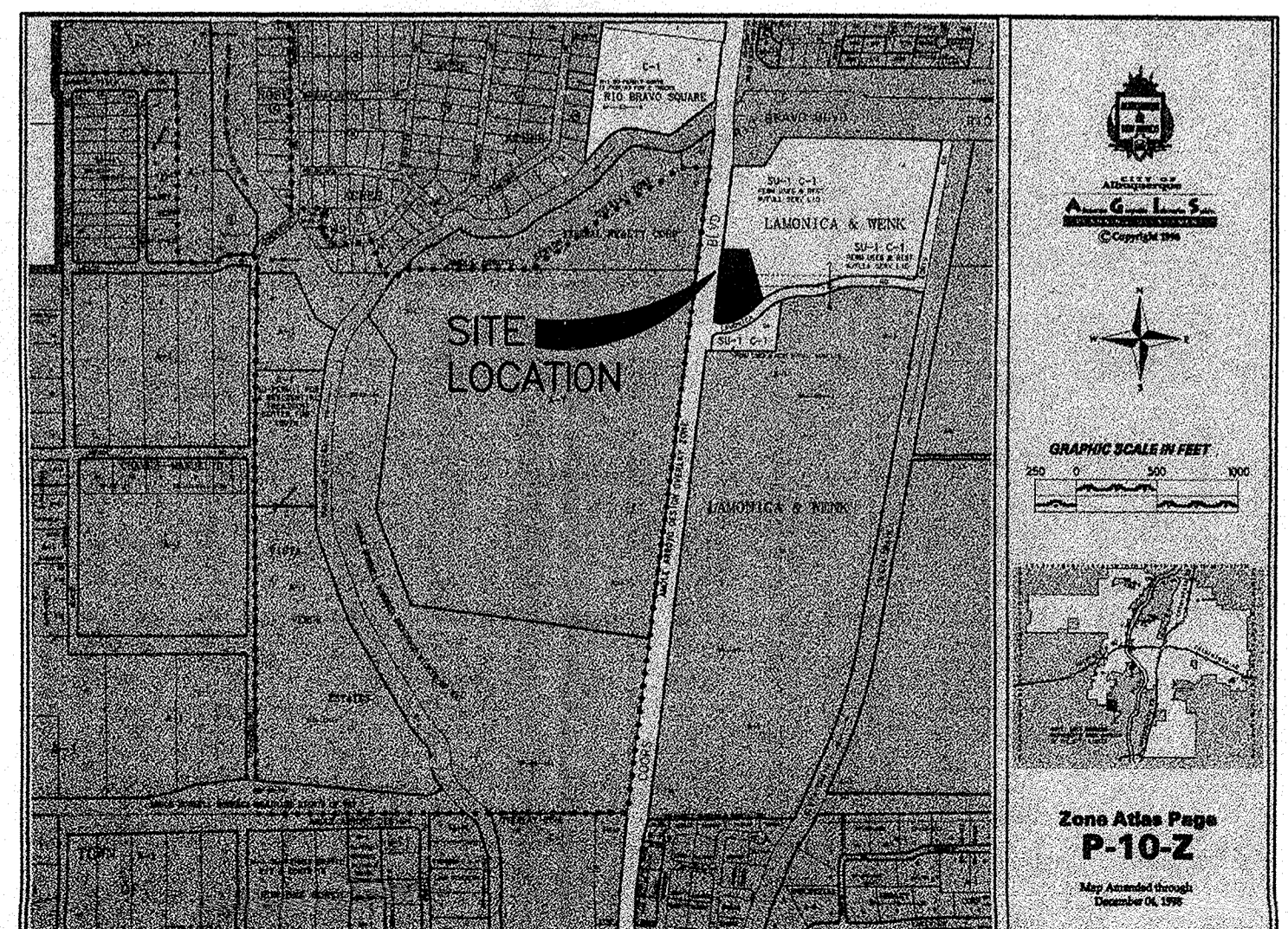
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 410.00' | 289.28' | 283.32' | S 64°45'17" W | 40°25'33" |
| C2 | 350.00' | 237.99' | 233.43' | S 64°01'17" W | 38°57'34" |
| C3 | 30.00' | 54.06' | 47.04' | N 44°52'31" W | 103°14'49" |
| C4 | 25.00' | 26.50' | 25.28' | S 59°54'06" E | 60°44'01" |
| C5 | 25.00' | 13.07' | 12.92' | S 14°34'08" E | 29°57'15" |
| C6 | 383.62' | 55.96' | 55.91' | N 48°38'30" E | 08°21'30" |

SITE PLAN LEGEND:

- BUILDING AREA
- ASPHALTIC CONCRETE PAVING
- CONCRETE PAVING AND SIDEWALKS
- LANDSCAPE AREA

KEYED NOTES:

- ① LANDSCAPE AND PONDING AREAS. SEE HYDROLOGY PLAN FOR CONTOURS.
- ② BIKE RACK.
- ③ EXISTING POWER POLE.
- ④ RECONSTRUCT EXISTING SIDEWALK PER COA STD. DWG. 2430
- ⑤ PROPOSED RESTAURANT.
- ⑥ WENDY'S MONUMENT SIGN.
- ⑦ PROPOSED HANDICAP RAMP.
- ⑧ THIS SOLID WASTE ENCLOSURE NOT CONSTRUCTED UNDER WENDY'S PHASE.



FOR BUILDING PERMIT

WENDY'S
OLD FASHIONED HAMBURGERS

NE CORNER COORS BLVD SW & LAMONICA RD SW
ALBUQUERQUE, NEW MEXICO

Smith Engineering Company
A Full Service Engineering Company
2201 San Pedro Boulevard, N.E., Bldg. #4, Suite 200
Albuquerque, New Mexico 87109

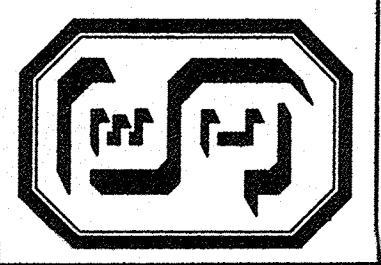


EXHIBIT
EXHIBIT

LANDSCAPE CALCULATIONS

| | | |
|--|-------|-------------|
| TOTAL LOT AREA (LIMIT OF CONSTRUCTION) | 35354 | square feet |
| TOTAL BUILDINGS AREA | 3042 | square feet |
| OFFSITE AREA | 0 | square feet |
| NET LOT AREA | 32312 | square feet |
| LANDSCAPE REQUIREMENT | 15% | |
| TOTAL LANDSCAPE REQUIREMENT | 4846 | square feet |

| | | |
|--------------------------------|------------|-------------|
| TOTAL BED PROVIDED | 15088 | square feet |
| GROUND COVER REQ. | 75% | square feet |
| TOTAL GROUND COVER REQUIREMENT | 11316 | square feet |
| TOTAL GROUND COVER PROVIDED | 11526(76%) | square feet |

| | | |
|---|---|-------------|
| TOTAL SOD AREA (max. 20% of landscape required) | 0 | square feet |
| TOTAL NATIVE SEED AREA | 0 | square feet |

| | | |
|--------------------------|-------------|-------------|
| TOTAL LANDSCAPE PROVIDED | 15088 (46%) | square feet |
|--------------------------|-------------|-------------|

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

| | |
|-----------------|-------|
| Name of Street: | COORS |
| Required | 9 |
| Provided | 9 |

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

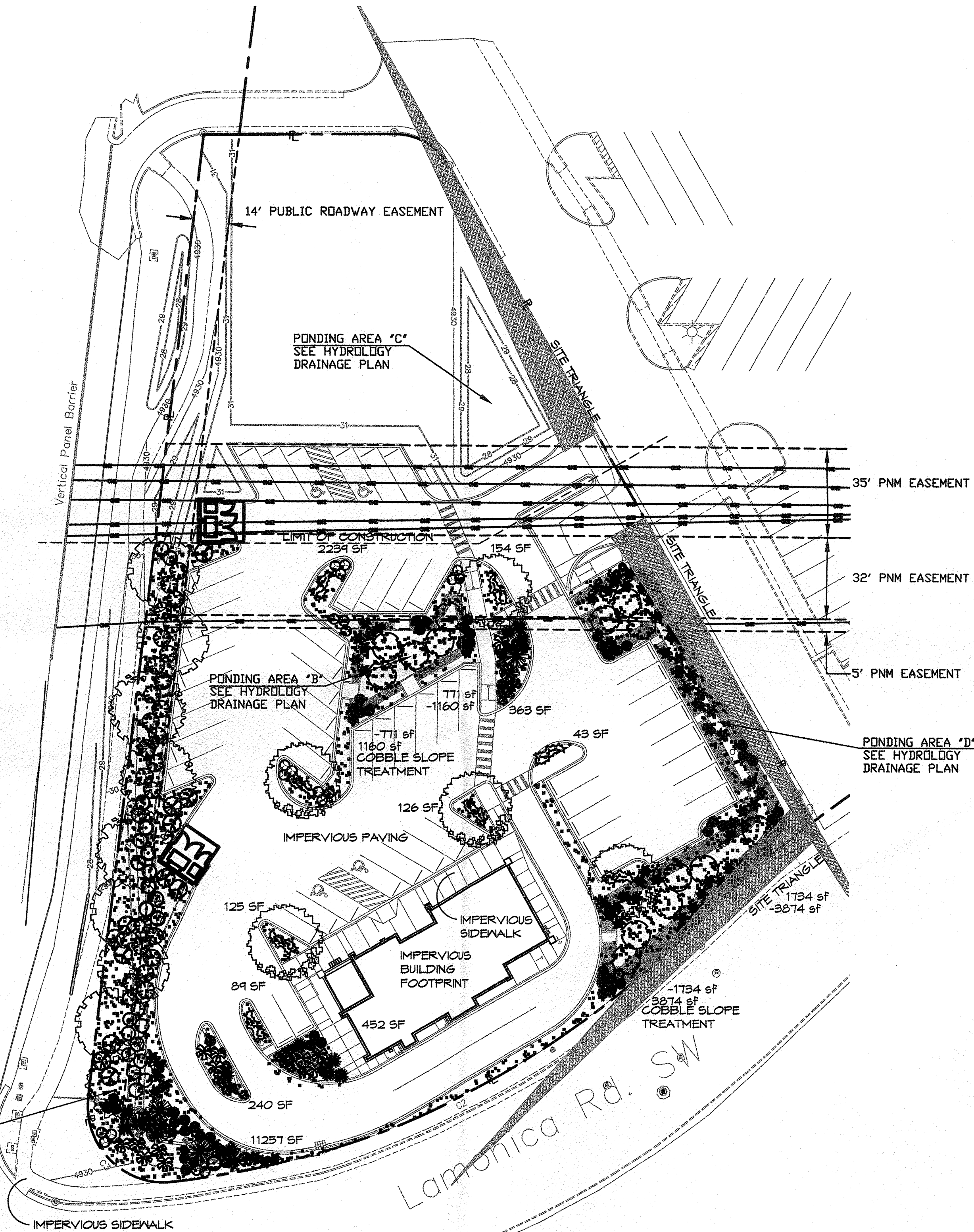
| | |
|----------------------------|---|
| 1 Shade tree per 10 spaces | |
| Required | 5 |
| Provided | 5 |

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

Coors Blvd. SW

PONDING AREA "A" SEE HYDROLOGY DRAINAGE PLAN



PLANT LEGEND

- SHADE TREES**
- KENTUCKY COFFEE TREE (M) 5
Symlocia adiaea
2" Cal.
 - CHINESE PISTACHE (M) 4
Pistacia chinensis
2" Cal.
 - CHITALPA (M) 5
Chilopsis x Catalpa
2" CAL

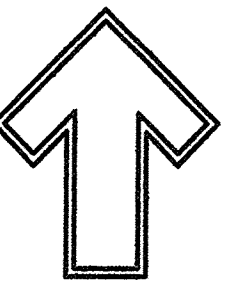
- DESERT ACCENT**
- PALM YUCCA (L) 5
 - OCOTILLO (L) 1
Fouquieria splendens
 - AGAVE (L) 12
Agave spp.
16 SF

SHRUBS, GRASSES AND GROUNDCOVERS

- NEW MEXICO OLIVE (M) 14
Forestiera neomexicana
5 Gal. 225sf
- RUSSIAN SAGE (M) 14
Perovskia atriplicifolia
5 Gal. 36sf
- APACHE PLUME (L) 11
Fallugia paradoxa
5 Gal. 25sf
- RED YUCCA (L) 14
Hesperaloe parviflora
5 Gal. 4sf
- MAIDENGRASS (M) 67
Miscanthus sinensis
5 Gal. 16sf
- REGAL MIET (M) 59
Muhlenbergia capillaris
5 Gal. 4sf
- HONEYSUCKLE (M) 12
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- CHAMISA (L) 24
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 21
1 Gal. 4sf
- WINTER JASMINE (L+) 24
Jasminum nudiflorum
1 Gal. 144sf
Symbol indicates 3 plants

HARDSCAPES

- SANTA ANA TAN GRAVEL WITH FILTER FABRIC IN ALL IMPERVIOUS LANDSCAPE BEDS
- OVERSIZED GRAVEL 4 26 BOULDERS



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cm@hilltoplandscaping.com

LANDSCAPE ARCHITECTS SEAL

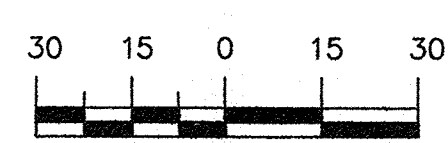
JAMES DE FLON #0007

WENDY'S RESTAURANT
COORS AND LAMONICA
LANDSCAPE PLAN - FOR BUILDING PERMIT

All creative ideas, sketches, designs, drawings, and plans are the property of The Hilltop Landscaping Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless approved in writing by the designer or owner.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

GRAPHIC SCALE



SCALE: 1"=30'

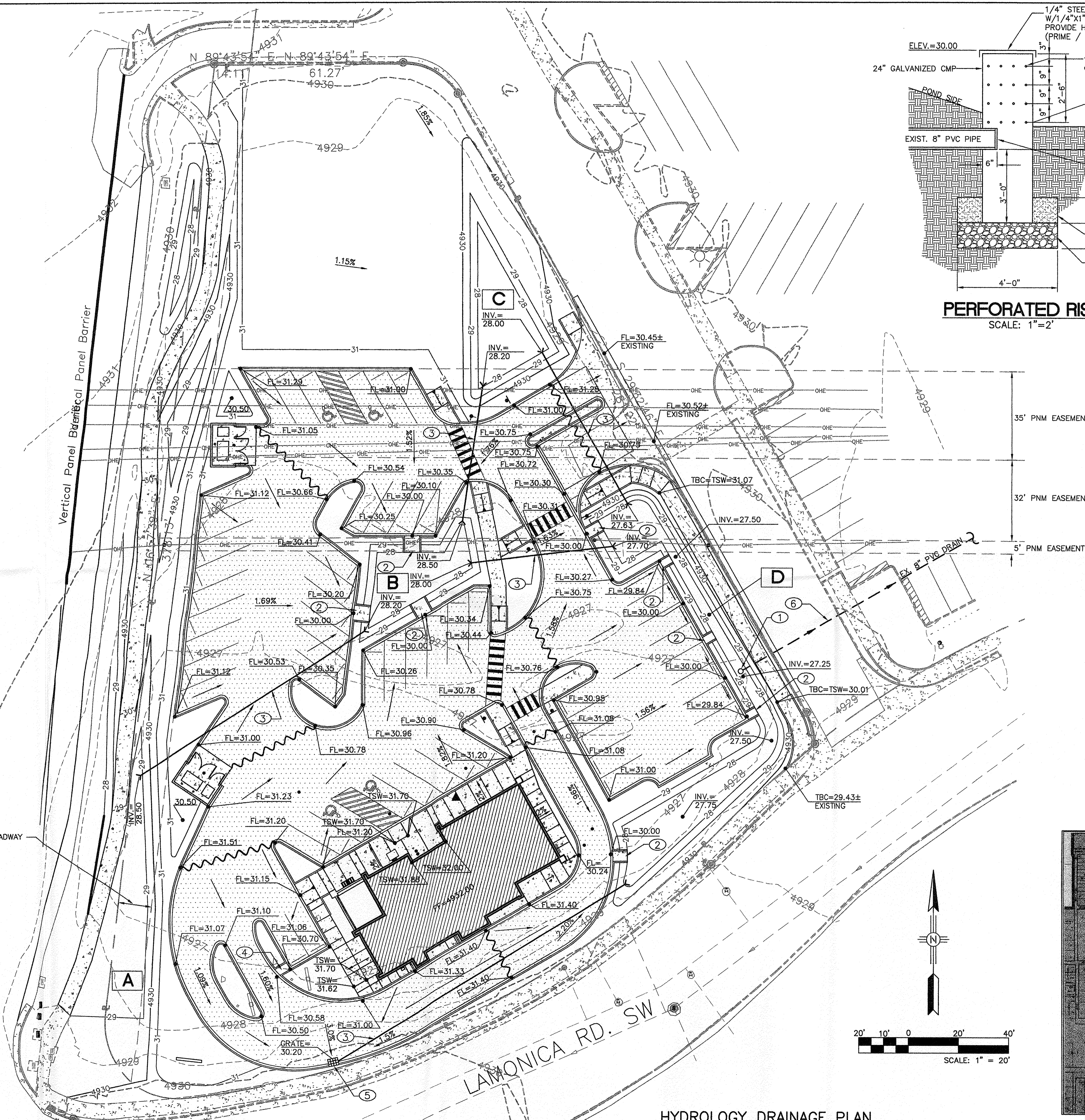
DRAWN BY CJ
REVISION # 1/2-5-07
DATE 1-26-07

SHEET #

2

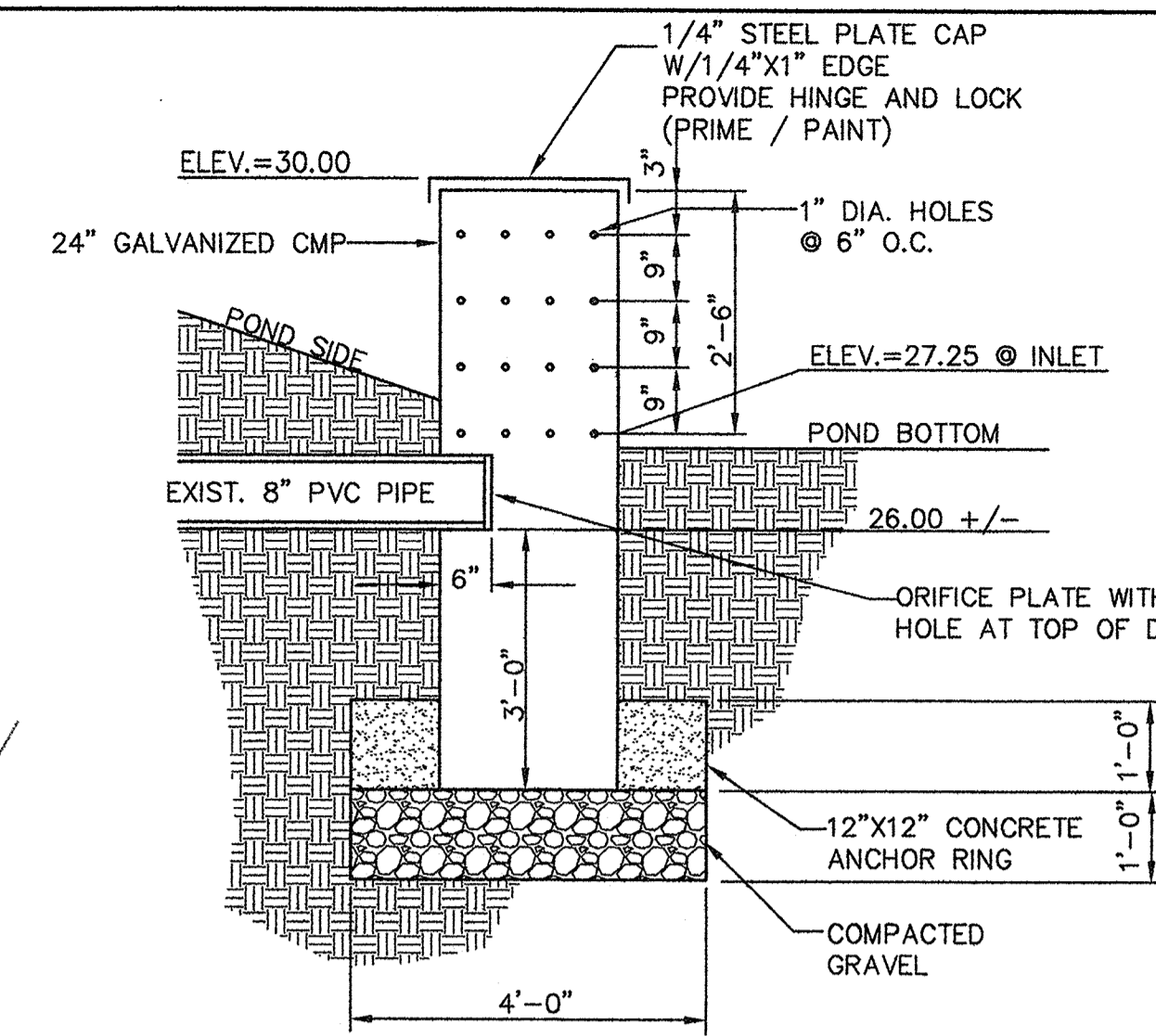
COORS BLVD. SW

Vertical Panel Barrier



HYDROLOGY DRAINAGE PLAN

SCALE: 1"=20'



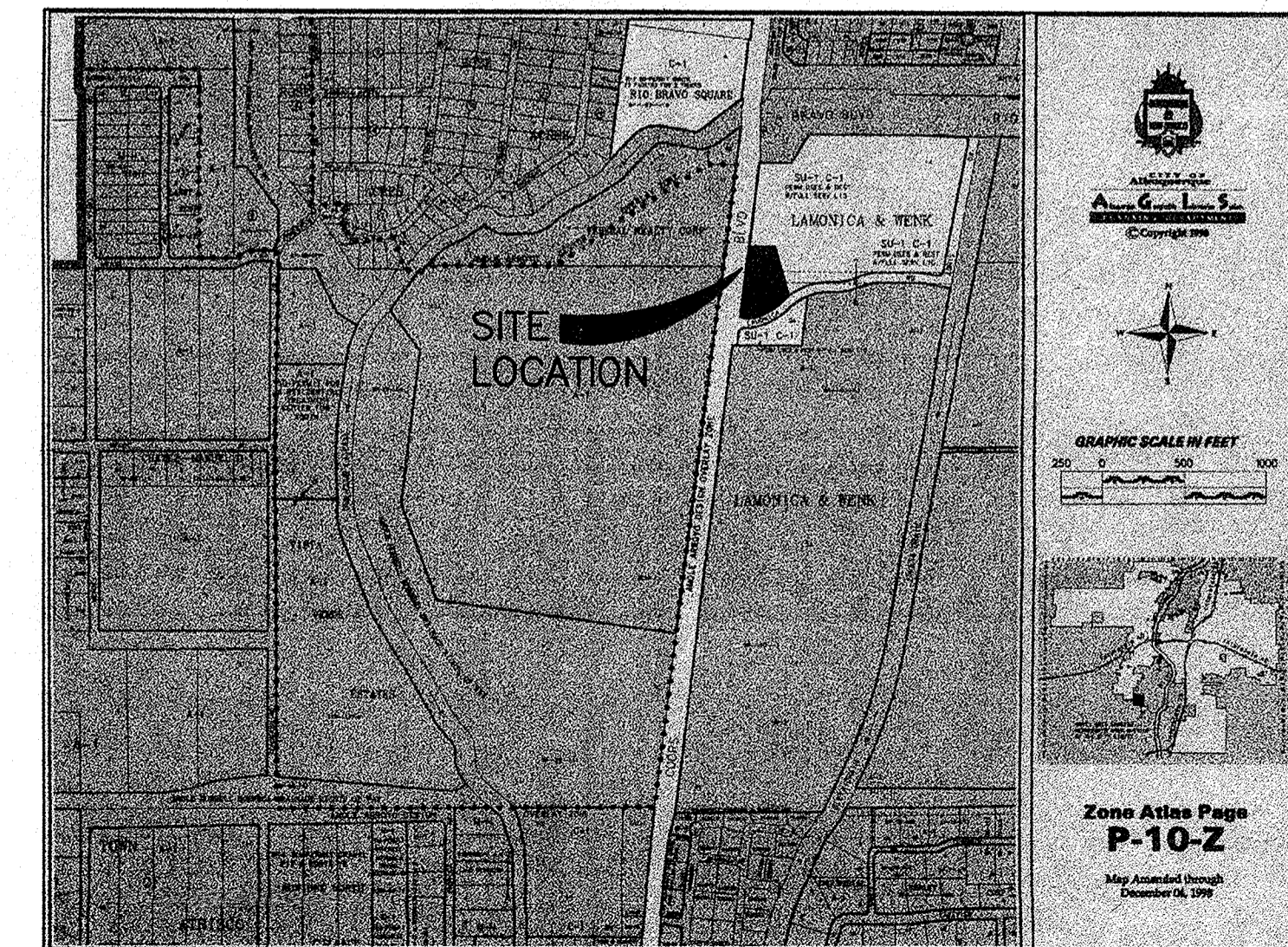
PERFORATED RISER
SCALE: 1"=2'

LEGEND

- FL=52.57 PROPOSED SPOT ELEVATION
- FLOW ARROW
- ~ HIGH POINT
- 5050 EXISTING TOPO
- 5050 PROPOSED TOPO
- FF FINISHED FOUNDATION
- FL FLOWLINE
- GRD GROUND
- INV INVERT
- TA TOP OF ASPHALT
- TBC TOP BACK OF CURB
- TC TOP OF CURB
- TOC TOP OF CONCRETE
- TSW TOP OF SIDEWALK
- PVC DRAIN
- A** POND DESIGNATION

KEYED NOTES

- ① CONSTRUCT NEW PERFORATED RISER AT OUTLET. SEE DETAIL THIS SHEET.
- ② CONSTRUCT RUNDOWN.
- ③ INSTALL NEW PVC BALANCING PIPES BETWEEN PONDS.
- ④ CONSTRUCT 4' WIDE DRAINAGE SWALE.
- ⑤ CONSTRUCT CATCH BASIN.
- ⑥ EXISTING 8" PVC DRAIN TO MRGCD DRAIN.



VICINITY MAP

FOR BUILDING PERMIT

| NO. | REVISION DESCRIPTION | DATE | BY |
|-----|----------------------|------|----|
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

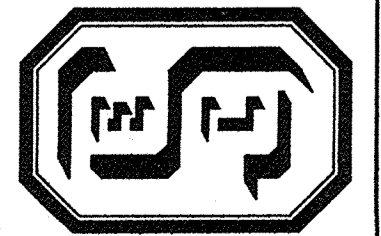
WENDY'S

OLD FASHIONED HAMBURGERS

NE CORNER COORS BLVD SW & LAMONICA RD SW
ALBUQUERQUE, NEW MEXICO

Smith Engineering Company
A Full Service Engineering Company

2201 San Pedro Boulevard, N.E., Bldg. #4, Suite 200
Albuquerque, New Mexico 87110



JOB NO: 106624

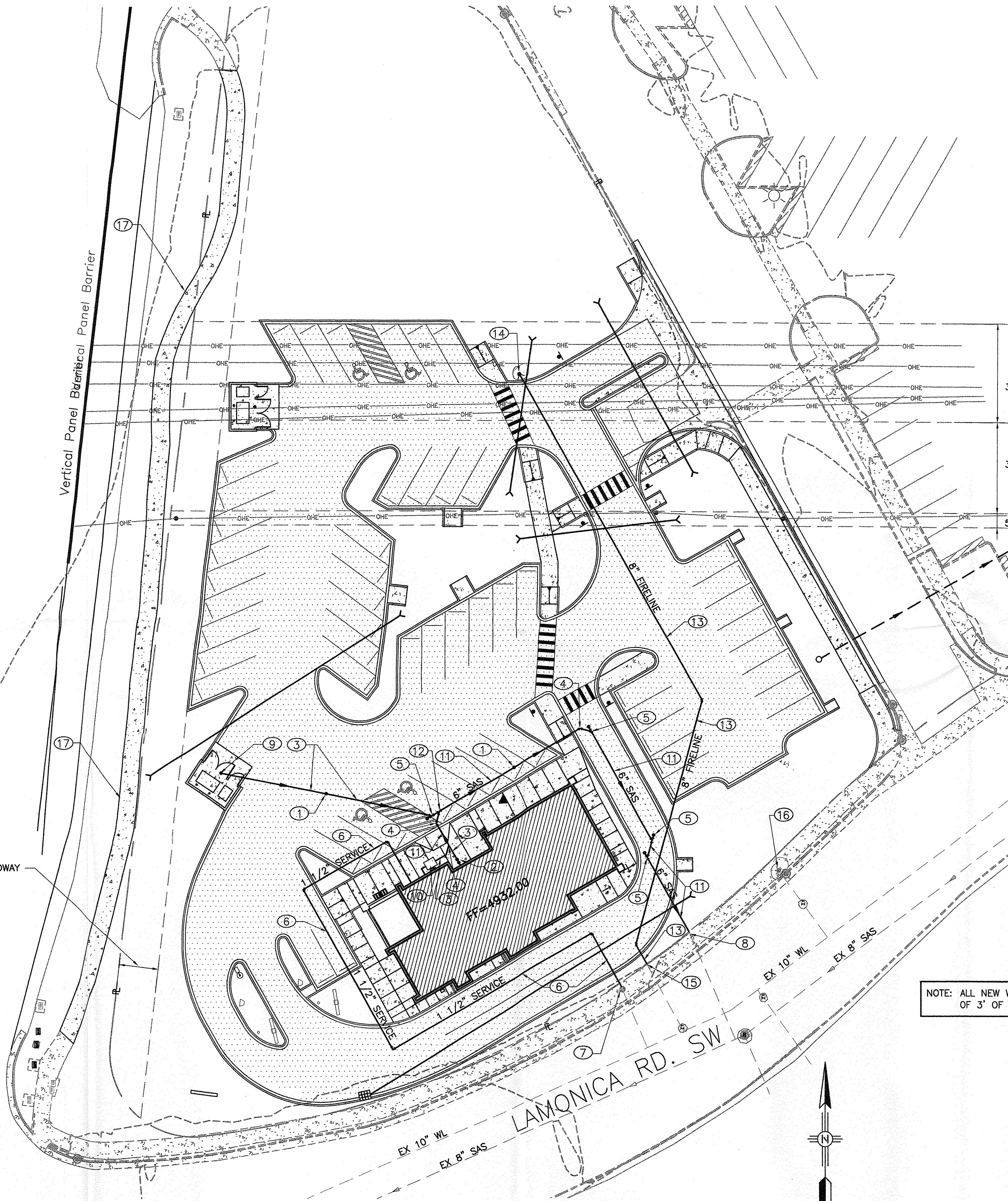
DATE: FEBRUARY 2007

SHEET 3

COORS BLVD. SW

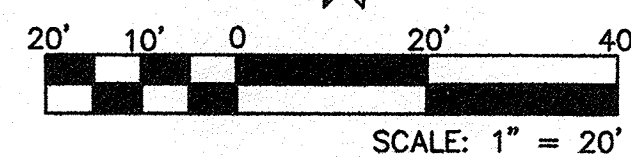
Vertical Panel Barbed Panel Barrier

14' PUBLIC ROADWAY EASEMENT



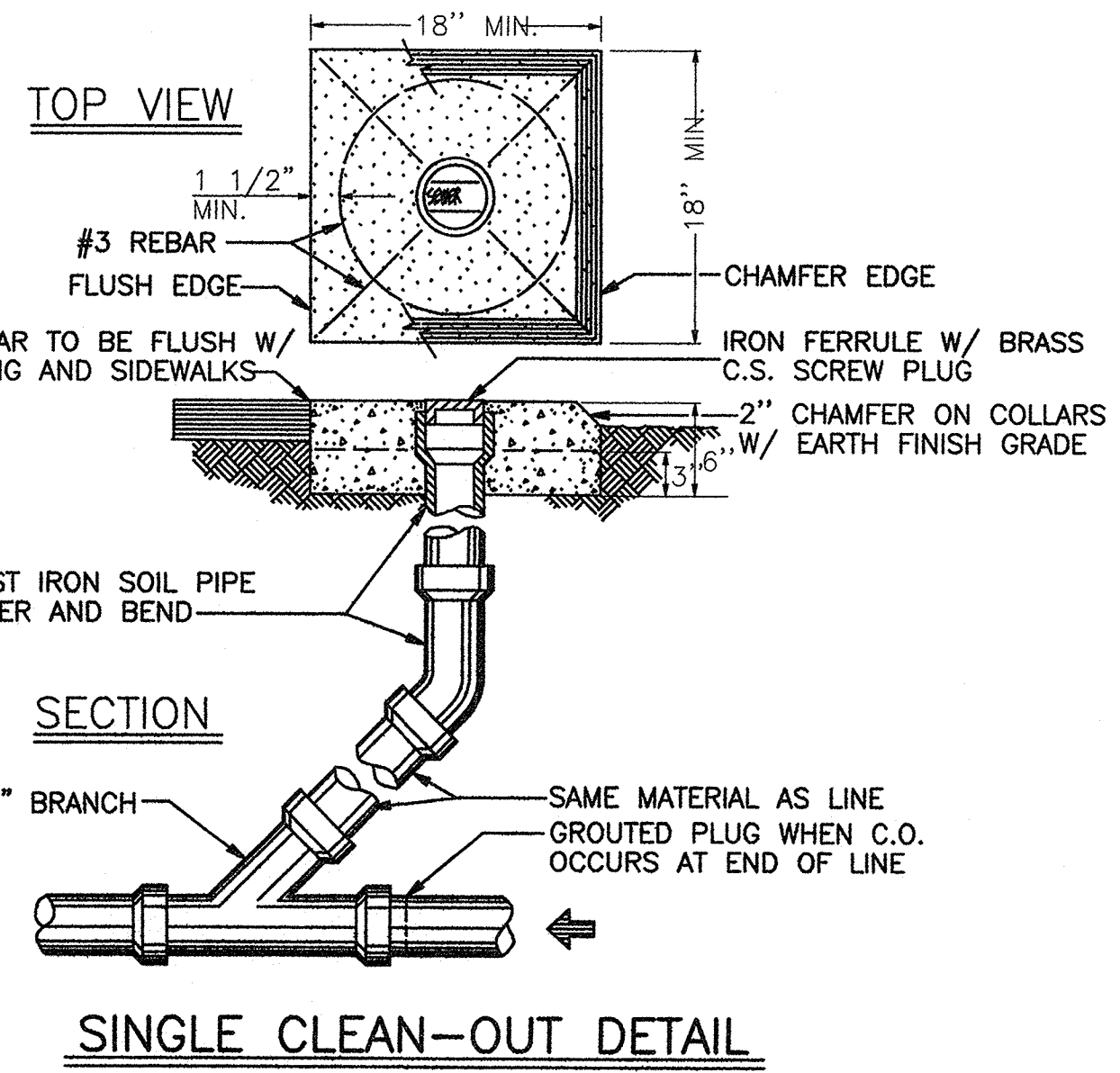
CONCEPTUAL UTILITY PLAN

SCALE: 1"=20'

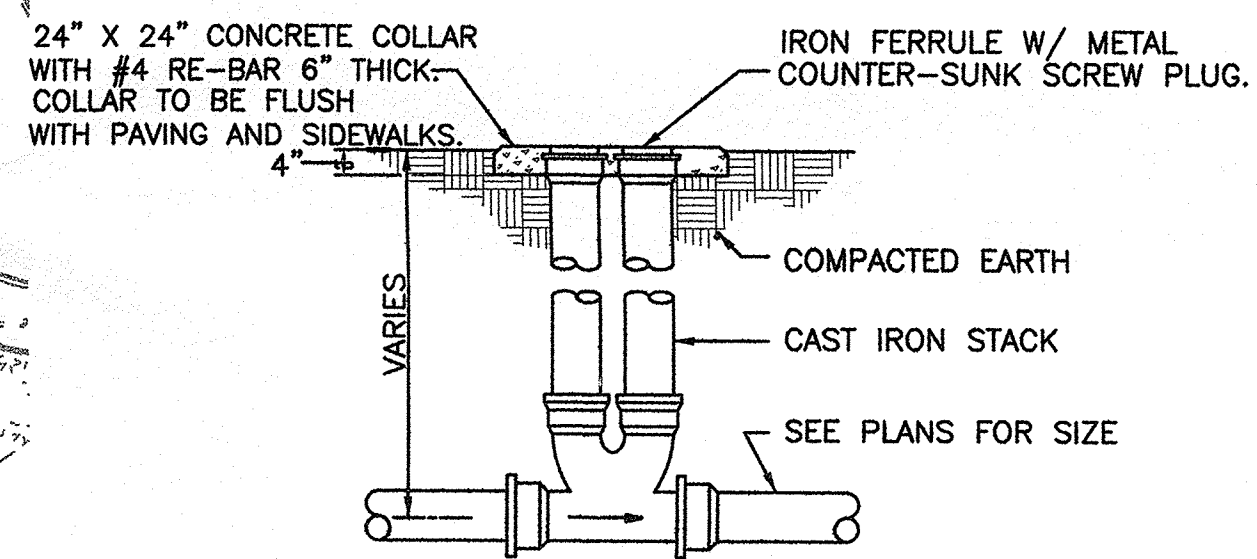


NOTE: ALL NEW WATERLINES SHALL HAVE A MINIMUM OF 3' OF COVER.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
2-5-07
SIGNATURE & DATE



SINGLE CLEAN-OUT DETAIL



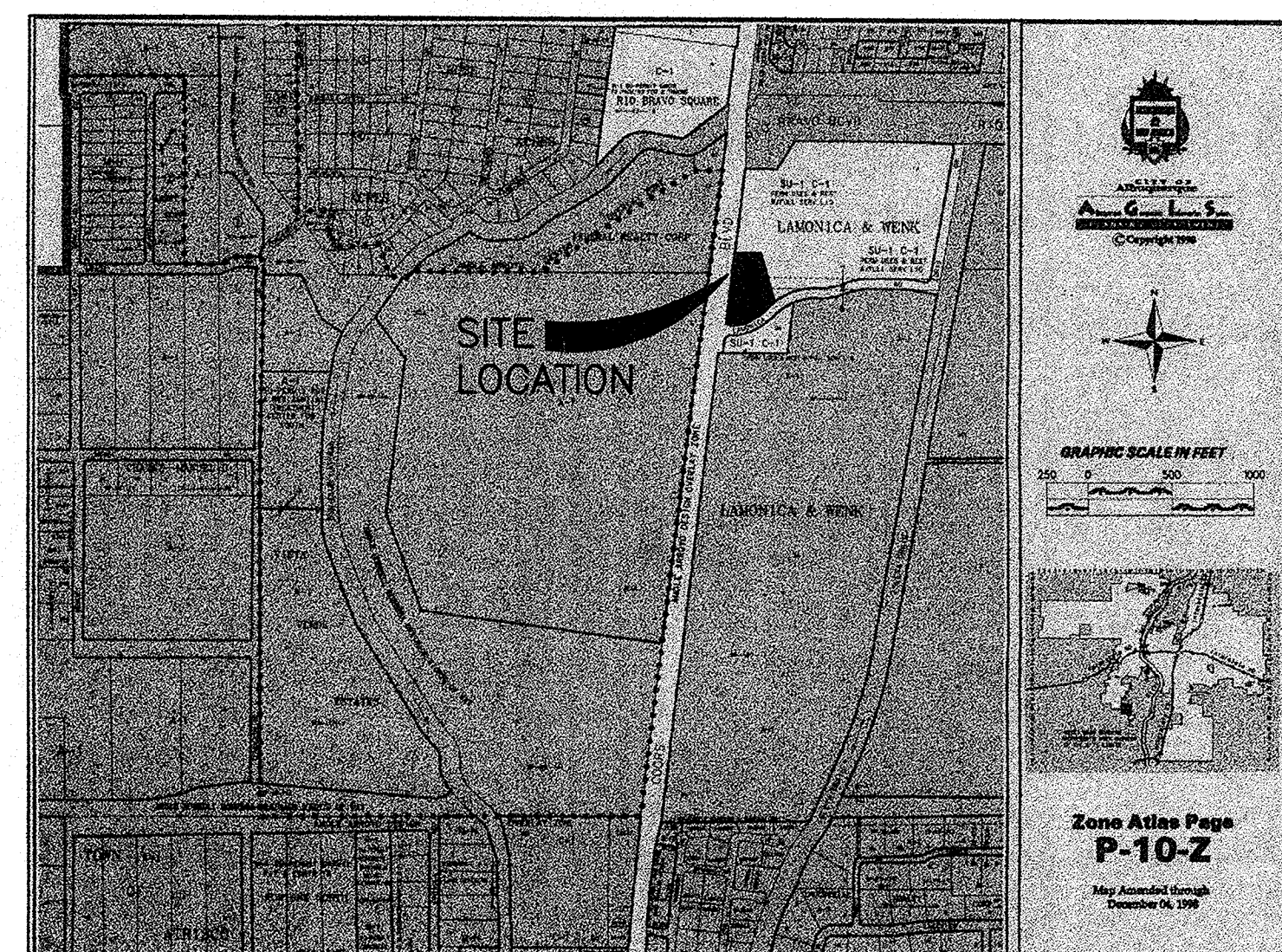
DOUBLE CLEAN-OUT DETAIL

KEYED NOTES:

- ① INSTALL SINGLE CLEANOUT PER DETAIL THIS SHEET.
- ② INSTALL DOUBLE CLEANOUT PER DETAIL THIS SHEET.
- ③ INSTALL 4" PVC SAS AT S=2.00%.
- ④ INSTALL 45° PVC BEND.
- ⑤ INSTALL 45° PVC WYE WITH ONE-WAY CLEANOUT.
- ⑥ INSTALL NEW 1 1/2" COPPER WATER SERVICE LINE.
- ⑦ CONNECT NEW 1 1/2" COPPER WATER SERVICE LINE TO NEW 1 1/2" WATER METER AT EXISTING BOX.
- ⑧ CONNECT NEW 6" SAS TO EXISTING 6" SAS STUB-OUT. MATCH INVERT OF EXISTING 6" SERVICE LINE. CONTRACTOR SHALL FIELD VERIFY INVERT PRIOR TO PLACING THE NEW 6" SAS.
- ⑨ INSTALL 4" AREA DRAIN AND "P" TRAP AT DUMPSTER.
- ⑩ OIL/WATER SEPARATOR.
- ⑪ INSTALL 6" PVC SAS AT S=2.00%
- ⑫ INSTALL 45° PVC WYE.
- ⑬ INSTALL NEW 8" FIRELINE. FULLY RESTRAIN ALONG THE LENGTH OF THE LINE.
- ⑭ INSTALL NEW 6" FIRE HYDRANT.
- ⑮ CONNECT NEW 8" FIRELINE TO EXISTING 8" STUB-OUT.
- ⑯ EXISTING FIRE HYDRANT
- ⑰ RECONSTRUCT EXISTING SIDEWALK

LEGEND:

- DOUBLE CLEANOUT
- SINGLE CLEANOUT
- ⊕ WATER VALVE
- ▬ CONCRETE BLOCKING
- METER BOX
- AREA DRAIN

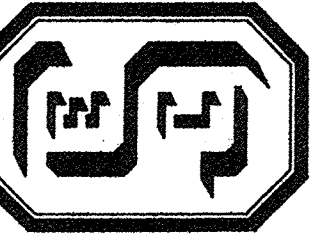


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5