

**PROJECT NOTES**

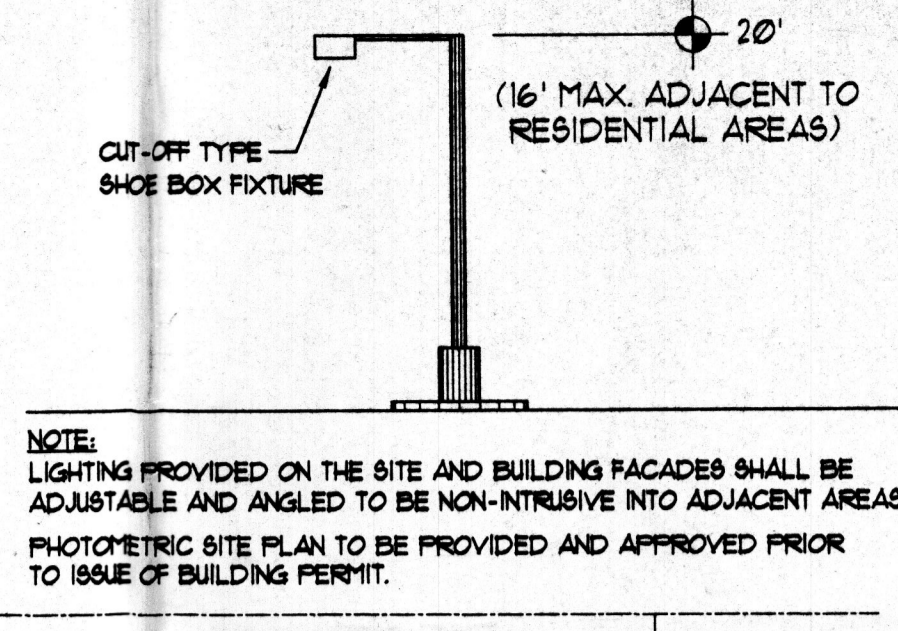
R-O-W FOR LOMAS & BROADWAY TO BE DEDICATED AS NOTED ON THIS SITE PLAN AND IMPROVEMENTS TO BE CONSTRUCTED AS AGREED TO BY THE CITY PUBLIC WORKS DEPARTMENT AND THE APPLICANT.

6' SIDEWALKS TO FRONT LOMAS AND BROADWAY AND BE CONSTRUCTED AS REQUIRED. SITE ACCESS, CIRCULATION PATTERNS, STRUCTURE ORIENTATION / CONFIGURATIONS TO BE CONSTRUCTED TO THE SATISFACTION OF THE TRAFFIC ENGINEER AND APPLICANT.

LOCATION OF WALLS, FENCES & SIGNS MUST MEET CLEAR SIGHT DISTANCE REQUIREMENTS.

ADEQUATE H.C. ACCESSIBLE PEDESTRIAN CIRCULATION TO BE PROVIDED WITHIN THE SITE AND WITH CONNECTIONS TO THE ADJACENT STREETS W/ UNI-DIRECTIONAL RAMPS USED AT ALL ENTRANCES.

DEVELOPMENT TO BE COORDINATED WITH LOTS 10 & 11 OF THE BRATINA ADDITION. LANDSCAPE MAINTENANCE, INCLUDING THE ADJUTANT BROADWAY BLVD. PUBLIC R-O-W, SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT A-1 LOMAS CENTER.



**JLS ARCHITECTS**

1600 Rio Grande NW  
Albuquerque, NM 87104  
505-246-0870  
fax: 505-246-0437

PROJ 1000672

# PHASE 2

TO BE COORDINATED WITH DEVELOPMENT OF ADJACENT BRATINA ADDITION

**McDonald's**  
MARTINEZTOWN RESTAURANT & SHELL GAS STATION

Site Development Plan

REVISED AS PER  
EPC Z-99-108 COMMENTS  
DRB 99-297 COMMENTS  
Project # 1000672  
Application # 00450-00000-00981

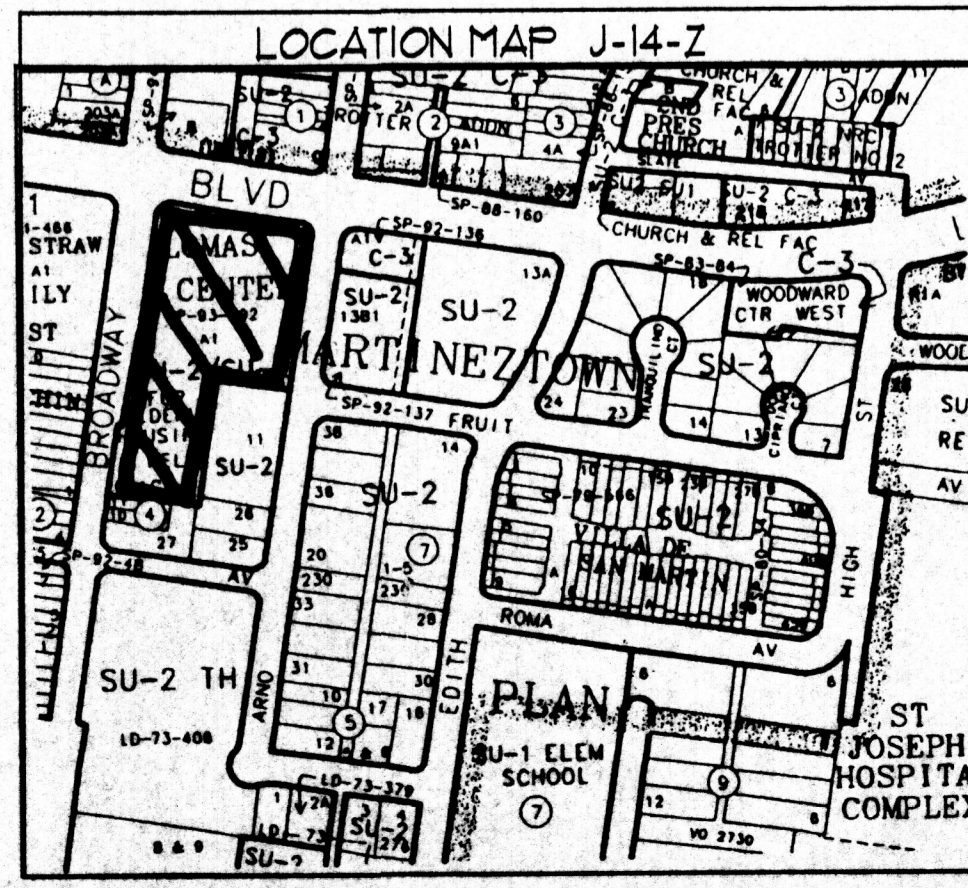
**PROJECT DATA**

LOCATION:	SE CORNER OF LOMAS AND BROADWAY NE	CONSTRUCTION TYPE:	V-N
OWNER:	McDONALD'S CORP. 5251 DTC PARKWAY, SUITE 3000 (303) 719-0444	PREVIOUS CASE NUMBER:	SP-93-192
ARCHITECTS:	JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW (505) 246-0870 ALBUQUERQUE, NM 87104	LOT AREA:	104,486 SF.
LEGAL DESCRIPTION:	TRACT A-1 LOMAS CENTER	McDONALD'S BUILDING AREA:	6,344 SF.
ZONING:	SM-1 SU-1 FOR PERMISSIVE USES WITH EXCLUSIONS AS PER Z-99-108	BROADWAY EXPANSION AREA:	4,353 SF.
PROPOSED ZONING:	SU-1 FOR C-1	NET LOT AREA:	93,189 SF.
ZONE ATLAS PAGE:	J-14-Z	LANDSCAPE AREA:	5,122 SF.
		LANDSCAPE / NET LOT AREA:	16.1 %

PHASE 1 PARKING REQUIRED:	43 SPACES
140 MCD. RESTAURANT SEATS / 4 x 35	
1600 SF. WINNERS RETAIL / 200 x 8	
PARKING PROVIDED:	53 SPACES
H.C. PARKING:	3 SPACES
BICYCLE PARKING:	5 SPACES

**PHASE 1**  
McDONALD'S / SHELL GAS STATION  
NEW SCREENING TREES (AS INDICATED ON LANDSCAPE PLAN) TO RESIDENTIAL AREAS TO BE INSTALLED & MAINTAINED CONCURRENT W/ PHASE 1 DEVELOPMENT

**PHASE 2**  
FUTURE C-1 OFFICE OR RETAIL  
SUBJECT TO EPC REVIEW AND APPROVAL PRIOR TO DEVELOPMENT



**SIGNATURE BLOCK**

I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 9/16/99

PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS: *[Signature]* 7/20/00

TRANSPORTATION DEVELOPMENT: *[Signature]* 10-27-99

CITY ENGINEER: *[Signature]* 7-18-00

DESIGN AND DEVELOPMENT, C.E.P.: *[Signature]* 10-27-99

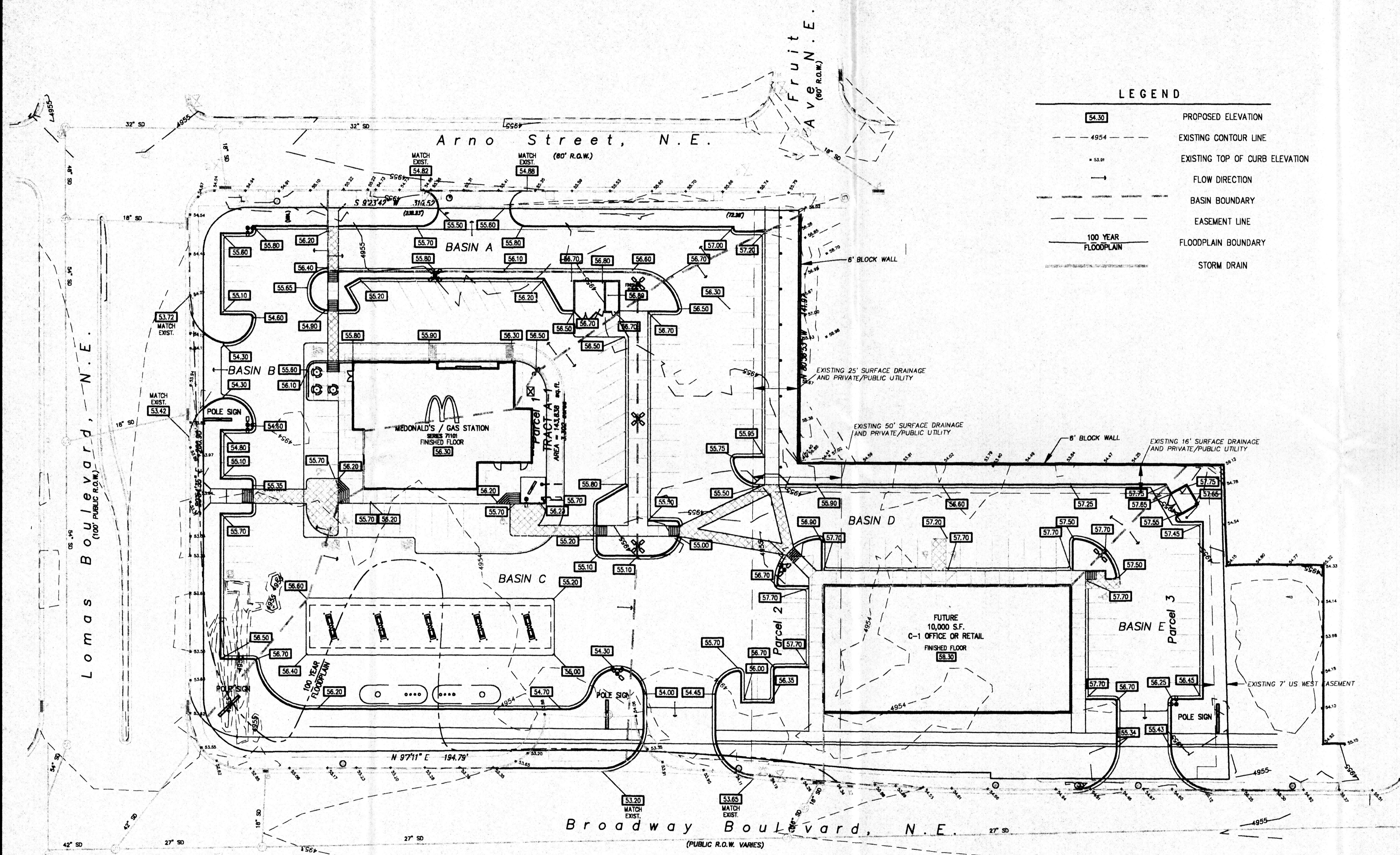
UTILITY DEVELOPMENT: *[Signature]* 10-27-99

SOLID WASTE: *[Signature]* 10-28-99

ARCHITECT:  
**JOEL SLAGLE**  
No. 2284  
REGISTERED ARCHITECT

DATE:  
SEPTEMBER 30, 1999  
SHEET:  
1 of 6

PROJECT LOCATION



LEGEND

- 54.30 PROPOSED ELEVATION
- - - 4954 - - - EXISTING CONTOUR LINE
- - - 53.91 - - - EXISTING TOP OF CURB ELEVATION
- FLOW DIRECTION
- - - - - BASIN BOUNDARY
- - - - - EASEMENT LINE
- - - - - 100 YEAR FLOODPLAIN
- - - - - FLOODPLAIN BOUNDARY
- - - - - STORM DRAIN

GENERAL NOTES:

DRB NO. 99-297  
 LEGAL DESCRIPTION: TRACT A-1 OF LOMAS CENTER, FILED DECEMBER 8, 1993, INVOLVING 93C, FOLIO 343.  
 SITE AREA: 3.302 ACRES  
 BENCHMARK: ACS MONUMENT "6-K14(R)", STANDARD ALUMINUM CAP, FOUND AT THE SOUTHWEST CORNER OF BROADWAY BOULEVARD N.E. AND ROMA AVENUE N.E. ELEVATION = 4988.765

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 20, 1996 (PANEL NO. 35001C03348) INDICATES A FLOOD HAZARD ZONE (ZONE AH, ELEVATION 4954) ENCROACHMENT AT THE NORTHWEST CORNER OF THE PROPERTY.

EXISTING STORM DRAINAGE FACILITIES AND CONDITIONS:  
 THERE ARE NO OFFSITE FLOWS REACHING THE SITE

BROADWAY BLVD. STORM SEWER: AN EXISTING 24" STORM SEWER IS LOCATED IN BROADWAY BLVD. WITH STORM INLETS LOCATED 400 FEET SOUTH OF THE LOMAS INTERSECTION AND AT THE SOUTH RETURN OF THE LOMAS INTERSECTION.

LOMAS BOULEVARD STORM SEWER: AN EXISTING 54" STORM SEWER IS LOCATED IN LOMAS BOULEVARD WITH STORM INLETS LOCATED AT THE WEST RETURN OF THE ARNO INTERSECTION, 200 FEET EAST OF THE BROADWAY INTERSECTION, AND AT THE EAST RETURN OF THE BROADWAY INTERSECTION.

ARNO STREET STORM SEWER: AN EXISTING 36" STORM SEWER IS LOCATED IN ARNO STREET WITH STORM INLETS LOCATED 430 FEET SOUTH OF THE LOMAS INTERSECTION AND AT THE SOUTH RETURN OF THE LOMAS INTERSECTION. THE ARNO STREET STORM SEWER DRAINS INTO THE LOMAS BOULEVARD STORM SEWER.

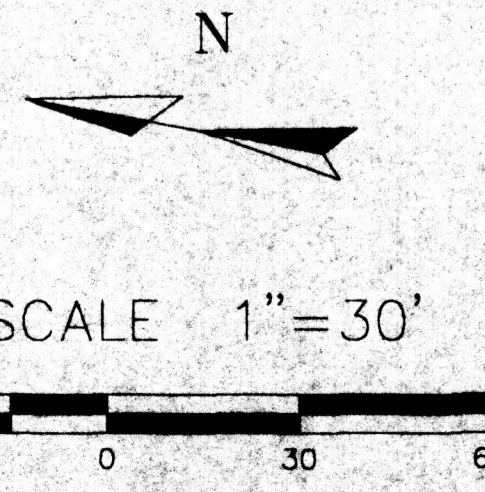
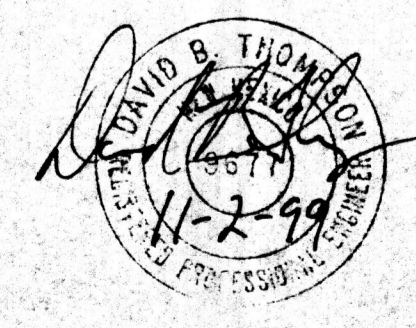
ACCORDING TO THE PREVIOUSLY APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN FOR THIS SITE (DATED 5-8-95, J14/D109) PREPARED BY ISAACSON & ARFMAN THE EXISTING SITE HAD A RUNOFF OF 14.48 CFS WHICH DISCHARGED INTO BROADWAY BLVD., LOMAS BLVD., AND ARNO STREET TO BE COLLECTED BY THE STORM INLETS IN THOSE STREETS.

DEVELOPED DRAINAGE CONDITIONS  
 THE PREVIOUSLY APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN FOR THIS SITE (DATED 5-8-95, J14/D109) PREPARED BY ISAACSON & ARFMAN INDICATED THAT THE SITE IS ALLOWED FREE DISCHARGE INTO THE ADJACENT STREETS BECAUSE THE RUNOFF FROM THE DEVELOPED CONDITIONS IS LESS THAN THE RUNOFF FROM THE EXISTING CONDITIONS. THE TOTAL RUNOFF UNDER DEVELOPED CONDITIONS IS 14.21 CFS, WHICH IS 0.27 CFS LESS THAN THE RUNOFF UNDER EXISTING CONDITIONS.

THE SITE IS LOCATED WITHIN PRECIPITATION ZONE 2 AS SHOWN IN SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL (DPM). THE 100-YEAR, 6-HOUR STORM PRODUCES 2.35 INCHES OF RAIN. ALL CALCULATIONS WERE PERFORMED FOLLOWING THE PROCEDURES IN SECTION 22.2 OF THE DPM.

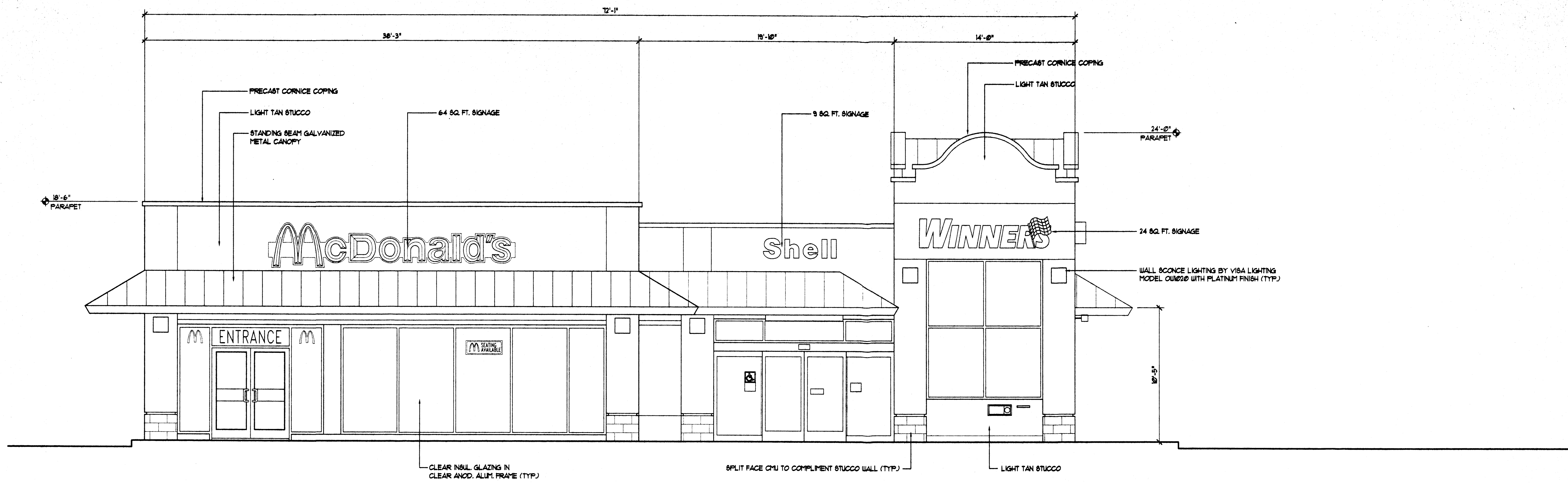
THE SITE WAS DIVIDED INTO 5 DRAINAGE BASINS. BASIN A RUNOFF WILL DRAIN THROUGH THE DRIVEWAY ON ARNO STREET TO BE COLLECTED BY THE STORM INLETS IN ARNO STREET. BASIN B RUNOFF WILL DRAIN THROUGH THE DRIVEWAY ON LOMAS BLVD. TO BE COLLECTED BY THE STORM INLETS IN LOMAS BLVD. BASINS C & D RUNOFF WILL DRAIN THROUGH THE NORTH DRIVEWAY ON BROADWAY BLVD. TO BE COLLECTED BY THE STORM INLETS IN BROADWAY BLVD. BASIN E RUNOFF WILL DRAIN THROUGH THE SOUTH DRIVEWAY ON BROADWAY BLVD. TO BE COLLECTED BY THE STORM INLETS IN BROADWAY BLVD. THE FOLLOWING TABLE SHOWS THE PEAK FLOW FROM EACH BASIN.

BASIN	AREA (ac.)	LAND TREATMENT			PEAK RUNOFF (cfs)	DISCHARGE LOCATION
		TYPE B	TYPE C	TYPE D		
A	0.238	0.040		0.198	1.02	ARNO STREET
B	0.728	0.084		0.644	3.22	LOMAS BLVD
C	0.843	0.168		0.675	3.56	BROADWAY BLVD
D	0.888	0.111		0.777	3.91	BROADWAY BLVD
E	0.604	0.139		0.465	2.50	BROADWAY BLVD
TOTAL	3.301				14.21	
EXIST COND.	3.31		0.69	2.62	14.48	

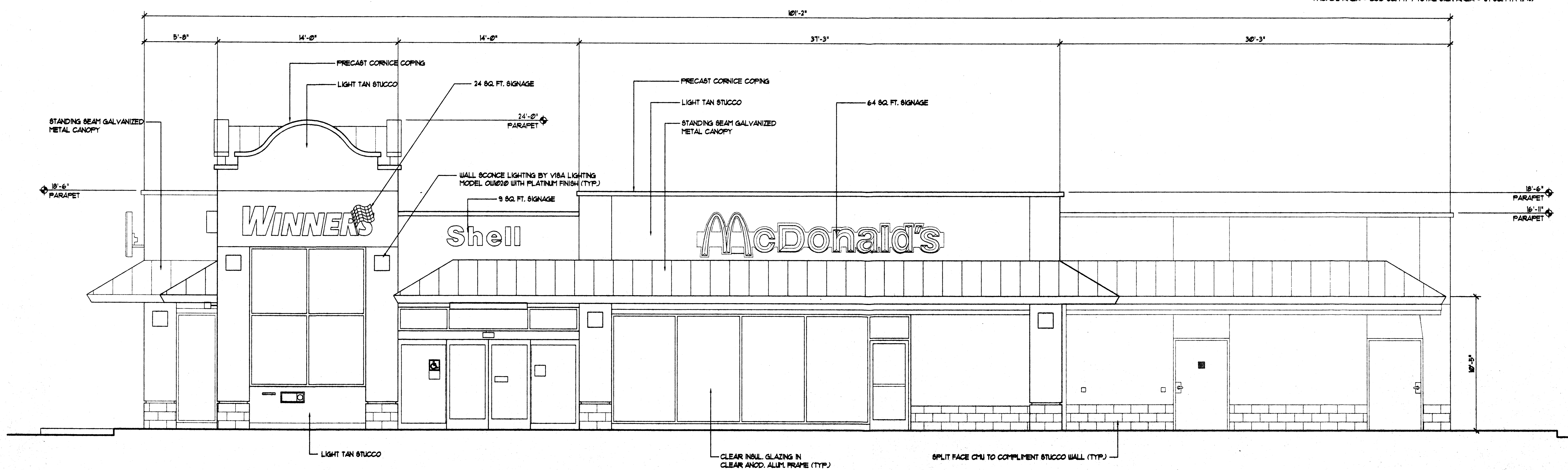


Thompson Engineering Consultants, Inc. 2060 Main Street, Suite E Los Lunas, NM 87031	McDonald's Martineztown Site GRADING AND DRAINAGE PLAN	
	DRAWN BY:	DATE: OCTOBER 26, 1999

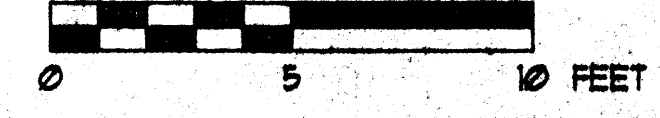
1600 Rio Grande NW  
Albuquerque, NM 87104  
505-246-0810  
fax: 505-246-0431



1 NORTH ELEVATION  
3  
1/4" = 1'-0" (LOMAS SIDE)  
FACADE AREA = 1369 SQ. FT. / TOTAL SIGN AREA = 91 SQ. FT. (7.1 %)



2 WEST ELEVATION  
3  
1/4" = 1'-0" (BROADWAY SIDE)  
FACADE AREA = 1750 SQ. FT. / TOTAL SIGN AREA = 91 SQ. FT. (5.2 %)



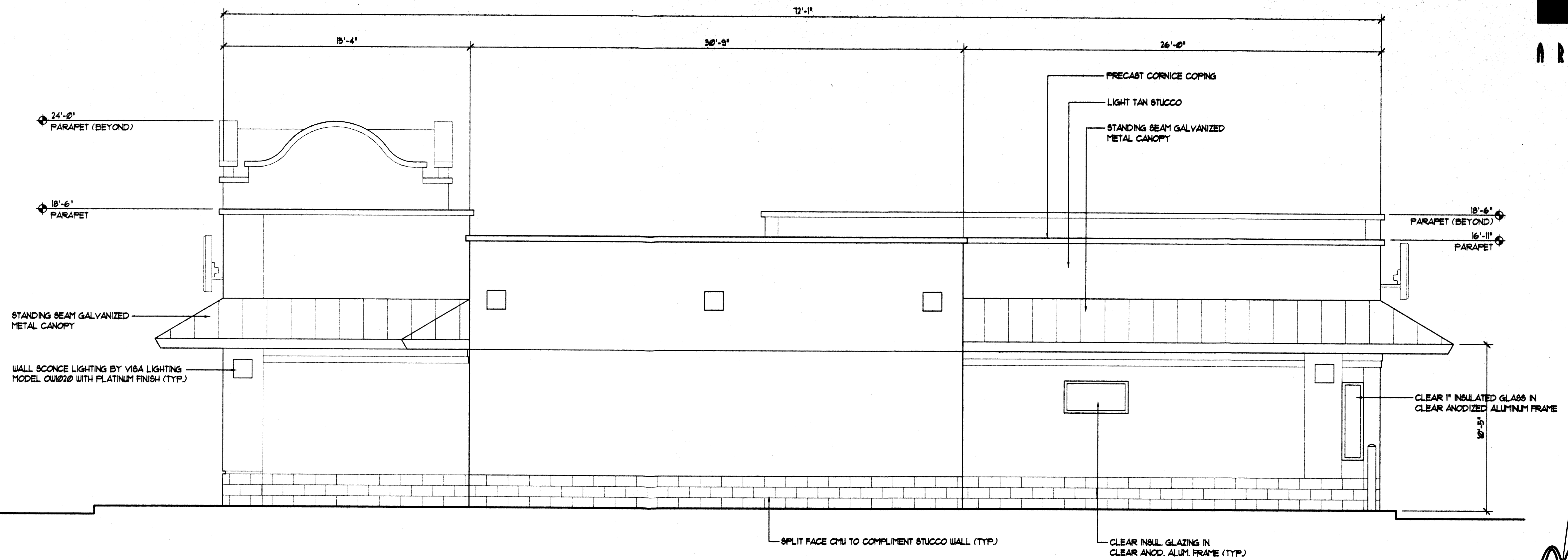
McDonald's  
MARTINEZTOWN  
RESTAURANT &  
SHELL GAS STATION  
BUILDING ELEVATIONS

REVISED AS PER  
EPC Z-99-108 COMMENTS  
DRB-99-291 COMMENTS

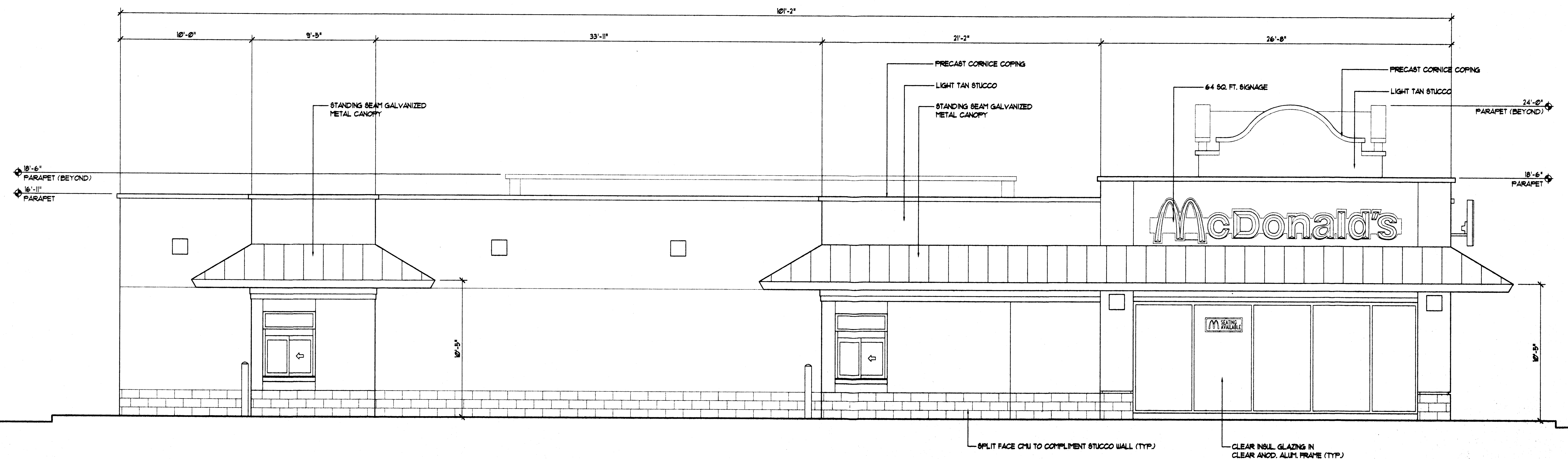
ARCHITECT:  
JOE L. STABLE  
No. 2284  
REGISTERED ARCHITECT  
STATE OF NEW MEXICO

DATE:  
SEPTEMBER 30, 1999  
SHEET:  
3 of 6

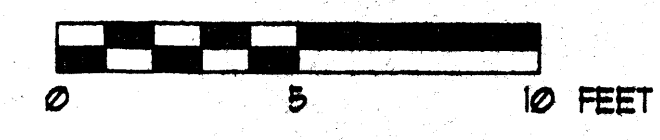
1600 Rio Grande NW  
Albuquerque, NM 87104  
505-246-0870  
fax: 505-246-0437



1  
4 SOUTH ELEVATION  
1/4" = 1'-0"



2  
4 EAST ELEVATION  
1/4" = 1'-0" (ARNO SIDE)  
FACADE AREA = 1193 SQ. FT. / TOTAL SIGN AREA = 64 SQ. FT. (5.1%)



McDonald's  
MARTINEZTOWN  
RESTAURANT &  
SHELL GAS STATION  
BUILDING ELEVATIONS

REVISED AS PER  
EPC Z-99-108 COMMENTS  
DRB-99-297 COMMENTS

ARCHITECT:  
STATE OF NEW MEXICO  
JOEL SLABE  
No. 2284  
REGISTERED ARCHITECT

DATE:  
SEPTEMBER 30, 1999

SHEET:  
4 of 6

1600 Rio Grande NW  
 Albuquerque, NM 87104  
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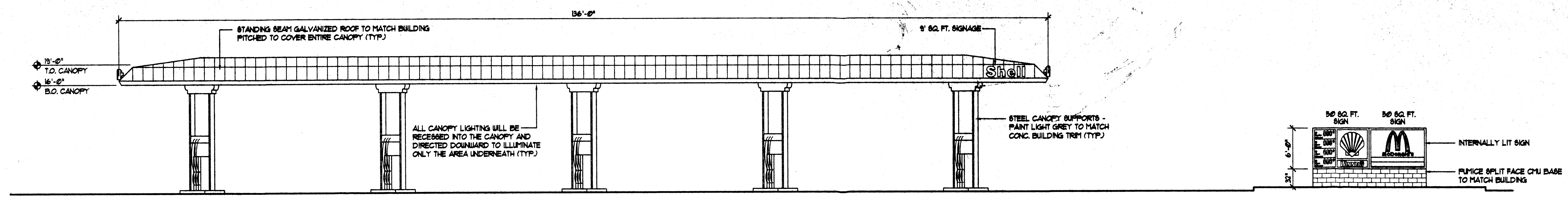
**McDonald's**  
 MARTINEZTOWN  
 RESTAURANT &  
 SHELL GAS STATION

**CANOPY ELEVATIONS  
 & SITE DETAILS**

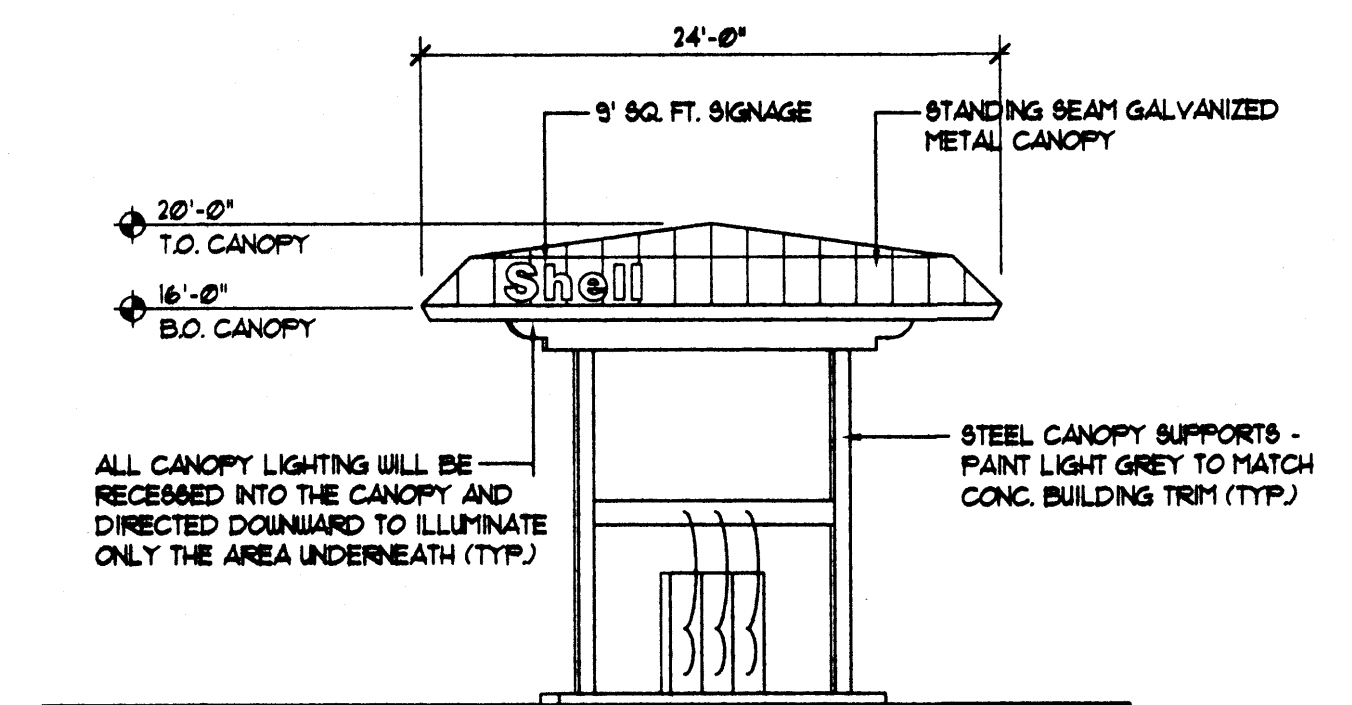
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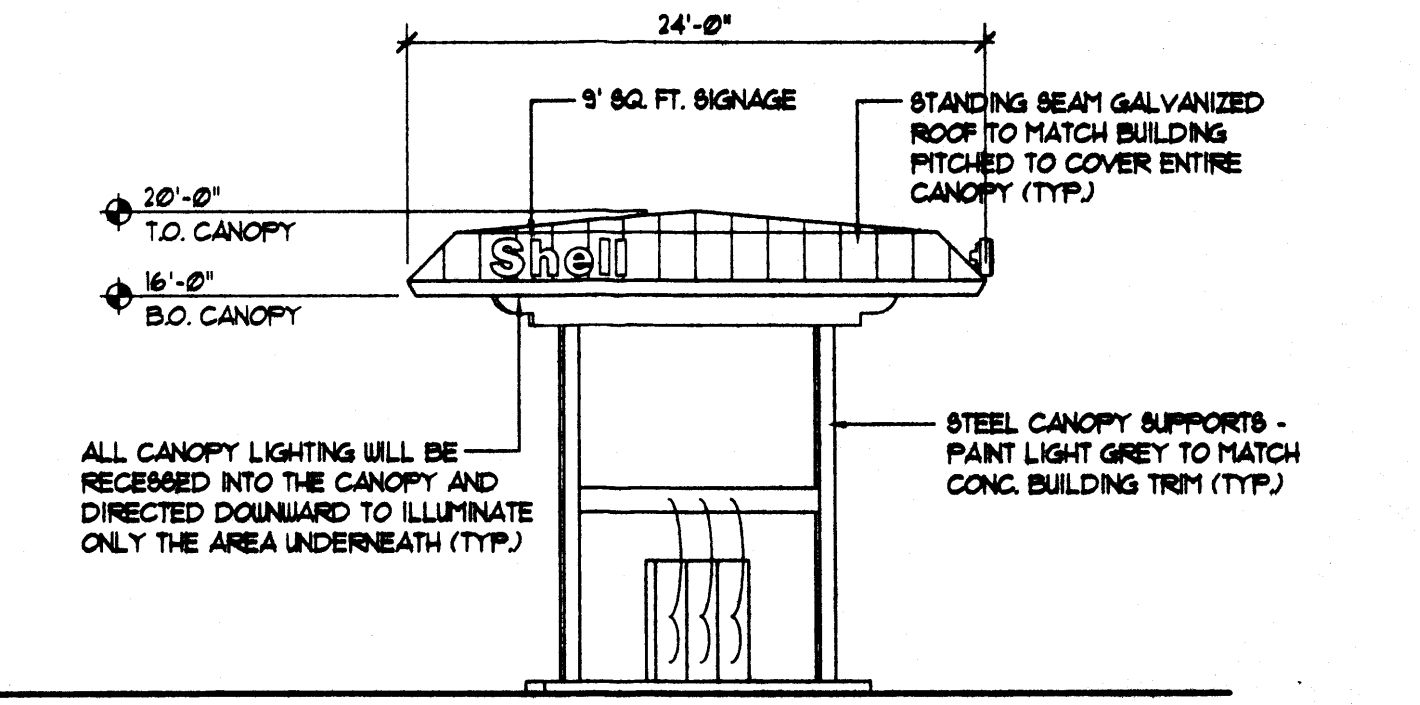
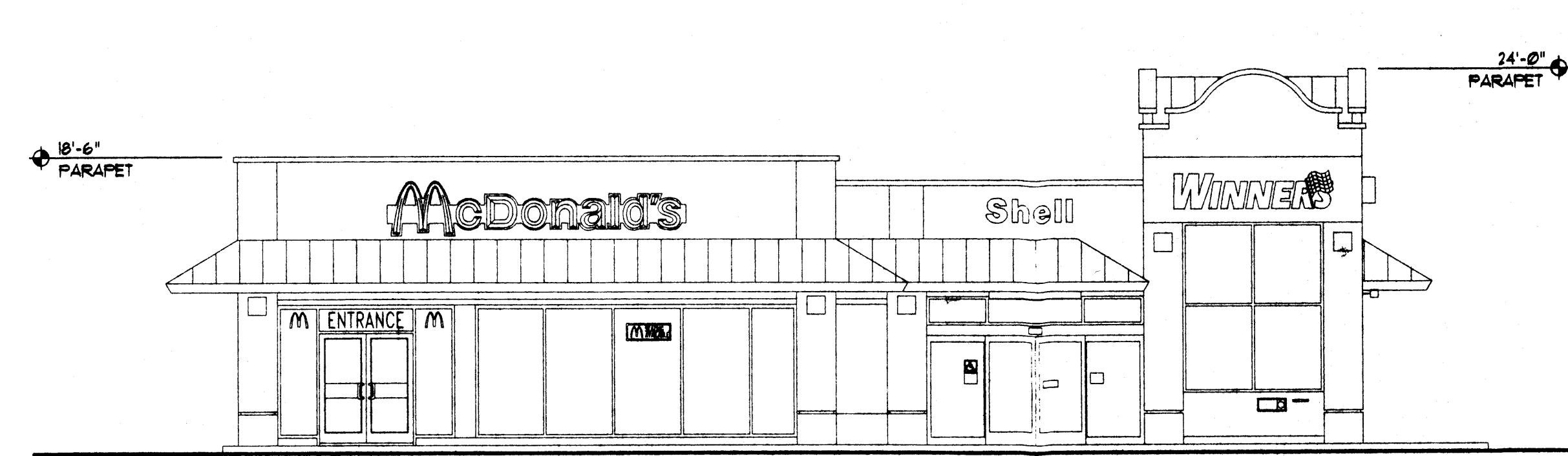
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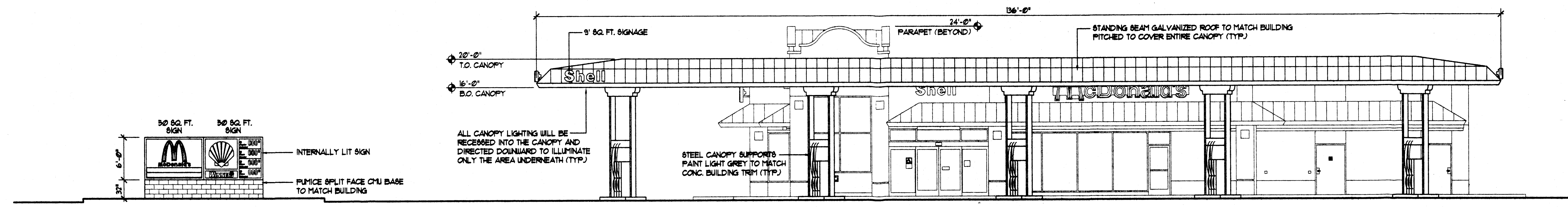
**1 EAST ELEVATION**  
 1/8" = 1'-0" (BUILDING SIDE)  
 CANOPY FACADE AREA = 408 SQ. FT. / TOTAL SIGN AREA = 9 SQ. FT. (2.2 %)



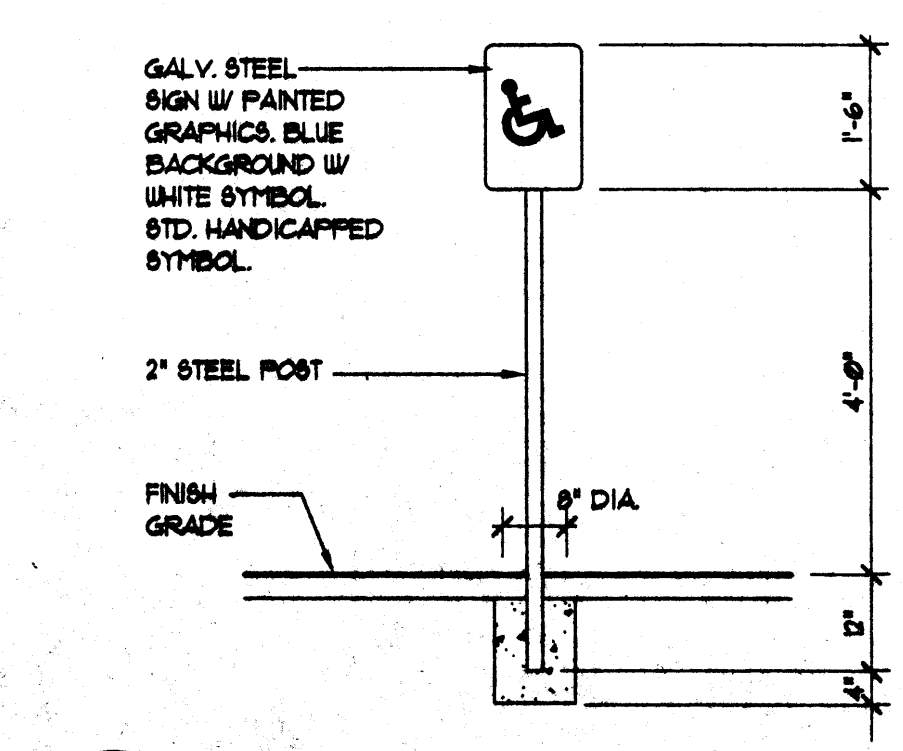
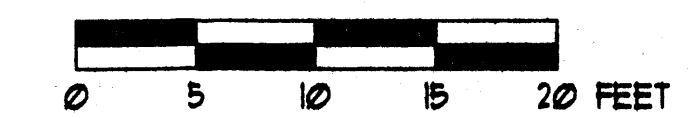
**3 SOUTH ELEVATION**  
 1/8" = 1'-0"  
 CANOPY FACADE AREA = 72 SQ. FT. / TOTAL SIGN AREA = 9 SQ. FT. (12.5 %)



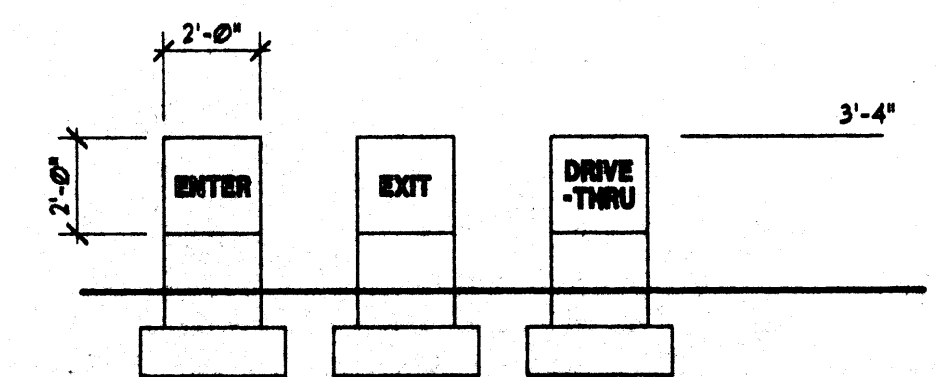
**2 NORTH ELEVATION**  
 1/8" = 1'-0" (LOMAS SIDE)  
 CANOPY FACADE AREA = 72 SQ. FT. / TOTAL SIGN AREA = 9 SQ. FT. (12.5%)



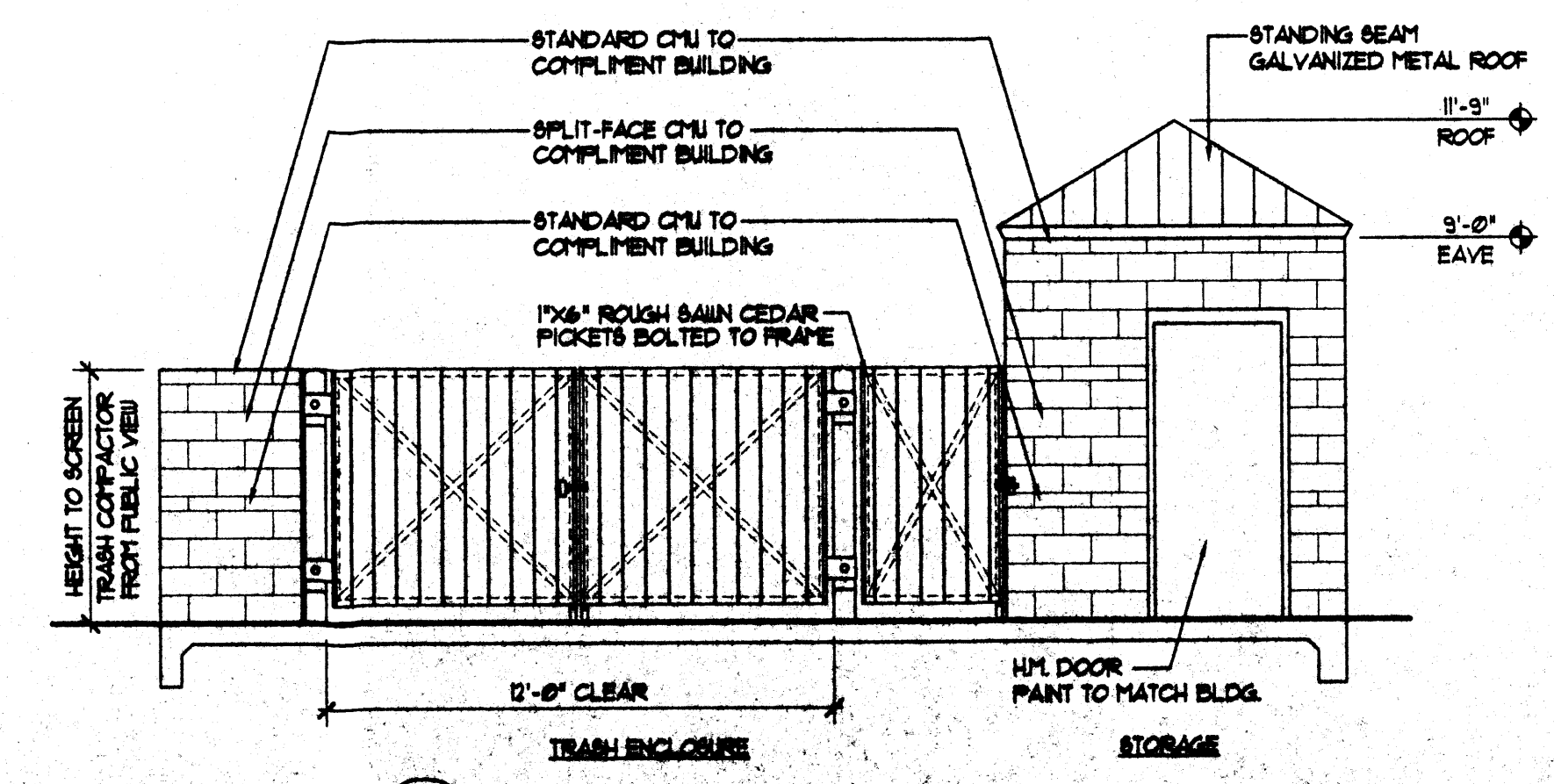
**4 WEST ELEVATION**  
 1/8" = 1'-0" (BROADWAY SIDE)  
 CANOPY FACADE AREA = 408 SQ. FT. / TOTAL SIGN AREA = 9 SQ. FT. (2.2 %)



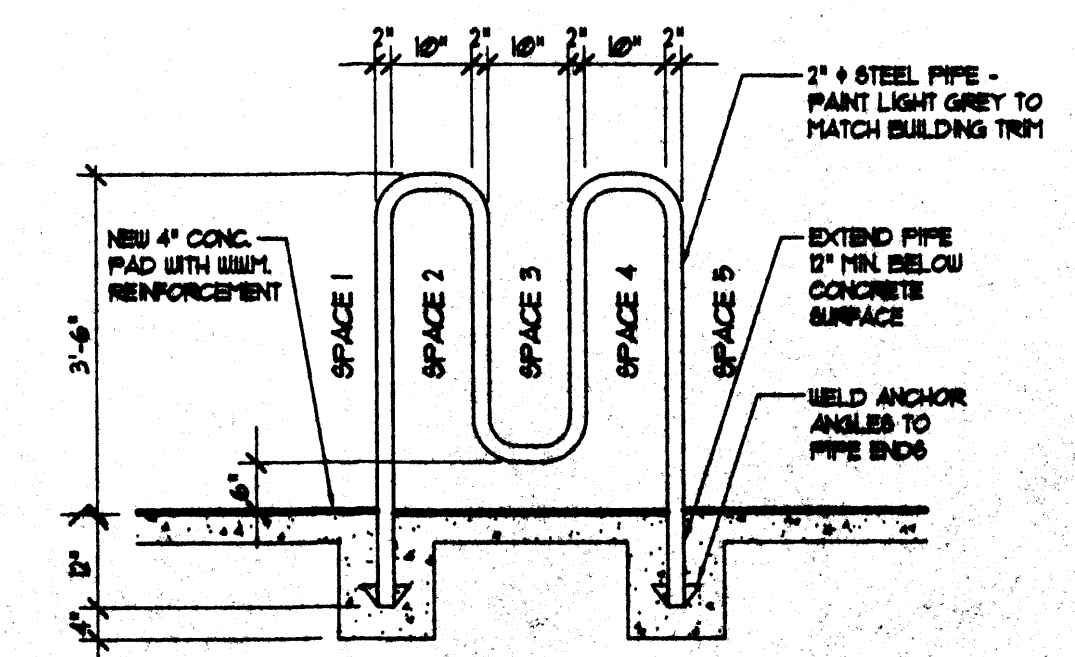
**8 H.C. SIGN**  
 1/2" = 1'-0"



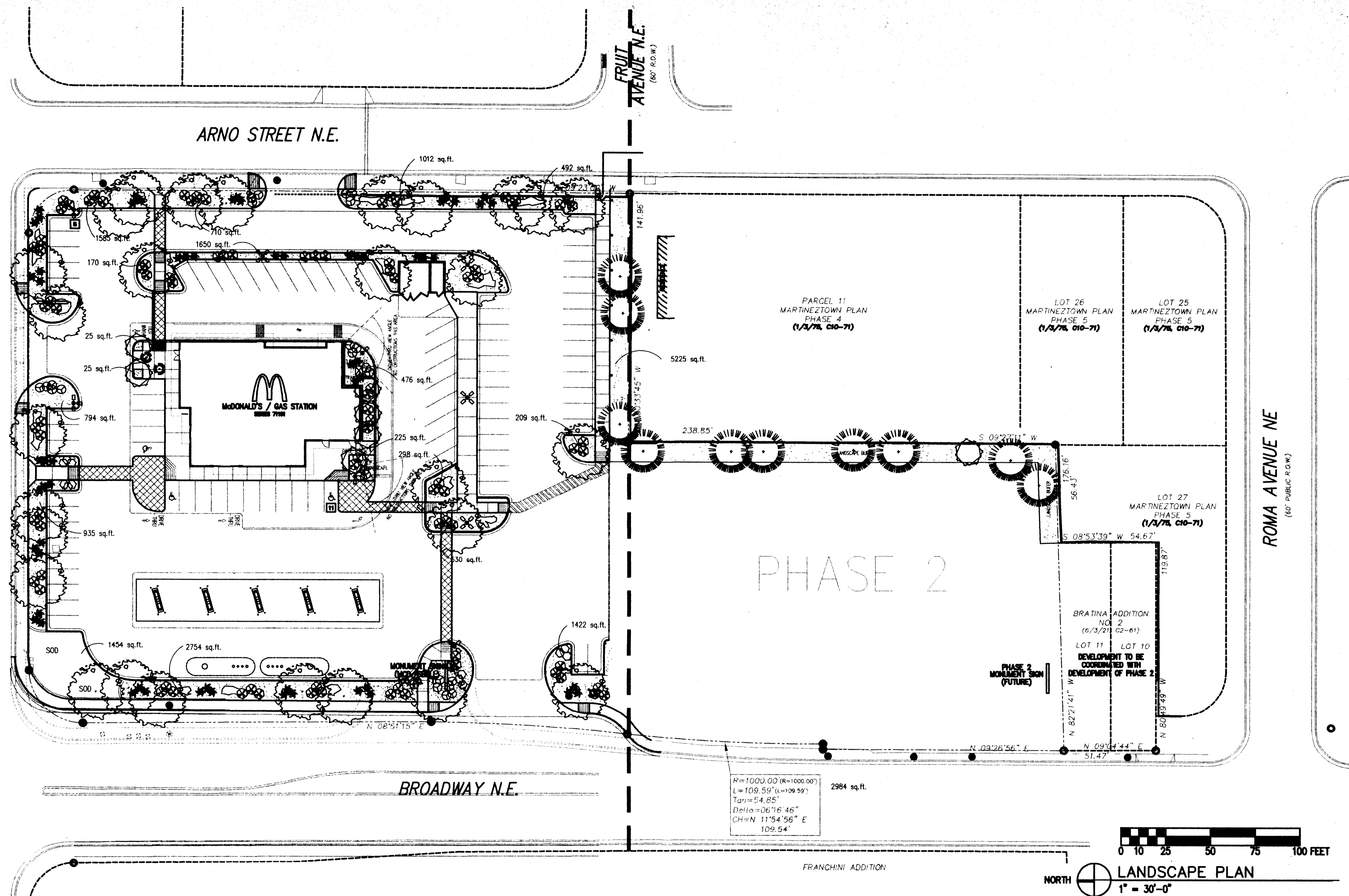
**7 DIRECTIONAL SIGNS**  
 1/4" = 1'-0" APPROX. 4 SQ. FT. EA.



**6 TRASH ENCLOSURE ELEVATION**  
 1/4" = 1'-0" NOTE: TRASH ENCLOSURE WILL HAVE ELECTRIC SERVICE FOR 60 & 120 V.D. INSURE CONTRACTOR AND WALL HEIGHTS WILL BE ADJUSTED AS REQUIRED TO SCREEN THE COMPACTOR FROM PUBLIC VIEW



**5 BICYCLE RACK**  
 1/2" = 1'-0"



**ARCHITECTS**

1800 Rio Grande NE  
 Albuquerque, NM 87104  
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**McDonald's**  
 MARTINEZTOWN  
 RESTAURANT &  
 SHELL GAS STATION

Landscape Plan

REVISED AS PER  
 EPC Z-99-108 COMMENTS  
 DRB 99-297 COMMENTS

LANDSCAPE ARCHITECT

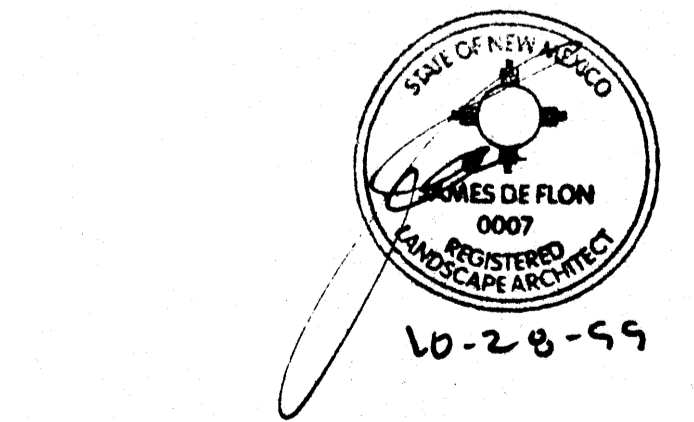
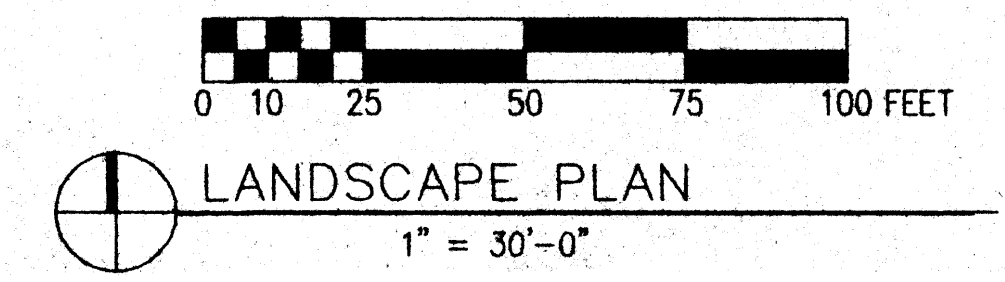
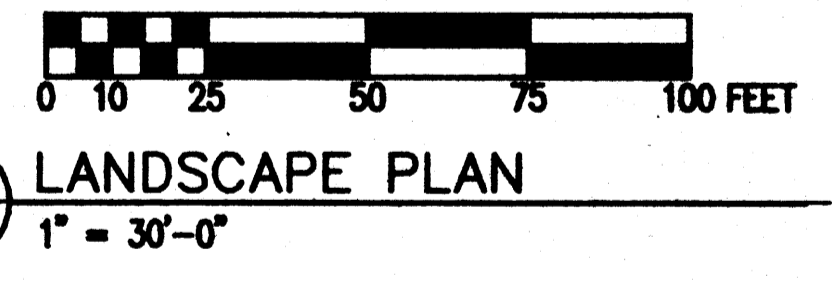
**PLANT LEGEND**

- ASH(H) OR HONEY LOCUST (H) 27  
*Fraxinus pennsylvanica*  
*Gleditsia triacanthos*  
 2" Cal
- AUSTRIAN PINE(H) 10  
*Pinus nigra*  
 6"-8"
- DESERT WILLOW 7  
*Chilopsis linearis*  
 15 gal
- JAPANESE BARBERRY (H) 88  
*Berberis thunbergii*  
 5 gal
- MAIDEN GRASS 59  
*Miscanthus sinensis*  
 5 gal
- AUTUMN SAGE (M) 12  
*Salvia greggii*  
 5 gal
- WILDFLOWER 27  
 1 gal
- BUFFALO JUNIPER (M) 40  
*JUNIPERUS SABINA*  
 5 gal
- GREY CRUSHER FINES WITH FILTER FAB
- SOD
- STEEL EDGING

	PHASE 1	PHASE 2	TOTAL
LOT AREA:	91,426 SF.	-	91,426 SF.
MCDONALDS BUILDING AREA:	6,344 SF.	-	6,344 SF.
FUTURE C-1 BUILDING AREA:	-	-	-
BROADWAY EXPANSION AREA:	4,353 SF.	-	4,353 SF.
NET LOT AREA:	80,729 SF.	-	80,729 SF.
LANDSCAPE AREA:	19,991 SF.	-	19,991 SF.
LANDSCAPE / NET LOT AREA	22.4 %	-	22.4 %

**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 waste water 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.

**IRRIGATION NOTES:**  
 Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.  
 Run time per each drip valve will be approximately 15 minutes per day, to 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.



**The Hilltop**

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DATE  
 OCTOBER 14, 1999  
 SHEET  
 1-1 of