

SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SUBMITTAL TO DEVELOPMENT REVIEW BOARD

QUARTERS BBQ RESTAURANT AND PACKAGE LIQUOR

PROPOSED SITE AT
ELLISON DRIVE NW BETWEEN COTTONWOOD & NM 528
ALBUQUERQUE, NEW MEXICO

Design Team

PROJECT ENGINEER MECHANICAL	THOMSEN NELLOS ENGINEERING 2403 San Mateo Blvd. NE Suite #W-25 Albuquerque, New Mexico 87110 505-888-5808
ARCHITECT	MARTIN FM GRUMMER 331 Wellesley NE Albuquerque, New Mexico 87106 505-265-2507
ELECTRICAL ENGINEER	ALLIED ENGINEERING 8000 Pennsylvania Circle NE Suite B Albuquerque, New Mexico 87110 505-262-1766
STRUCTURAL ENGINEER	CHAVEZ GRIEVES ENGINEERING 5639 Jefferson NE Albuquerque, New Mexico 87109 505-344-4080
CIVIL ENGINEER	BOHANNAN HUSTON INC 7500 Jefferson NE Albuquerque, New Mexico 87109 505-823-1000

for the
NELLOS BROS INC

Index to Drawings:

Sheet No.	Title
L-1	Landscape Plan
C-1.1	Site Plan for Building Permit
C-2.1	Grading and Drainage Plan
C-3	Building Elevations
C-4	Outbuilding Plan/Elevation & Details
C-5	Building Floor Plan

MARCH 12, 2002

EPC 01128-01743

DRB 02500-00353

PROJECT # 1001623

PROJ 1001623

Development Review Board Member Approval	
<i>[Signature]</i>	3-27-02 Date
Traffic	
<i>[Signature]</i>	3/20/02 Date
Utilities	
<i>[Signature]</i>	3/20/02 Date
Parks and Recreation	
<i>[Signature]</i>	3/29/02 Date
City Engineer/AMAFCA	
<i>[Signature]</i>	4/1/02 4-3-02 Date
DRB Chair	
<i>[Signature]</i>	3-21-02 Date
Solid Waste Dept.	

TNE
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 MECHANICAL CONSULTING
 FOR BUILDING SYSTEMS
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MARTIN FM GRUMMER
ARCHITECT
 331 WELLESLEY PLACE NE
 ALBUQUERQUE, NEW MEXICO 87108
 (505) 265-2507

Nellos Brothers Inc. dba.
Quarters BBQ Restaurant
and Package Liquor

LANDSCAPE PLAN

PROJECT:
 TITLE:

REVISIONS

DATE:
 11/27/01
 DRAWN BY:
 KP/JULIAN
 CHECKED BY:
 MFG/NCN
 APPROVED BY:
 NCN

SHEET NO:
L-1

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
[Symbol]	1	SHADE/STREET TREE	HONEY LOCUST	2" CAL	H
			PISTACHIA	2" CAL	H
[Symbol]	1	ORNAMENTAL TREE	HAWTHORN	15 GAL	M
			DESERT WILLOW	15 GAL	M
[Symbol]	1	EVERGREEN TREE	AUSTRIAN PINE	5'-6" HT.	M
			PINUS NIGRA		
[Symbol]	1	SHRUBS	SILVERBERRY	1 GAL. MIN.	M
			JUNIPERUS SABINA	BUFFALO JUNIPER	M
			RAPIHOLEPIS INDICA	INDIA HAWTHORN	M
			CHRYSOTHAUANUS MAUSEOSUS	CHAMISA	L
			BUDDLEIA DAVIDI	BUTTERFLY BUSH	M
			CARYOPTERIS X CLADONEMIS	BLUE MIST	M
			ROSMARINUS OFFICINALIS	ROSEMARY	M
			MISCANTHUS SINENSIS	MAIDEN GRASS	M
			HESPERALOE PARVIFLORA	RED YUCCA	M
			LAVANDULA	LAVENDER	M

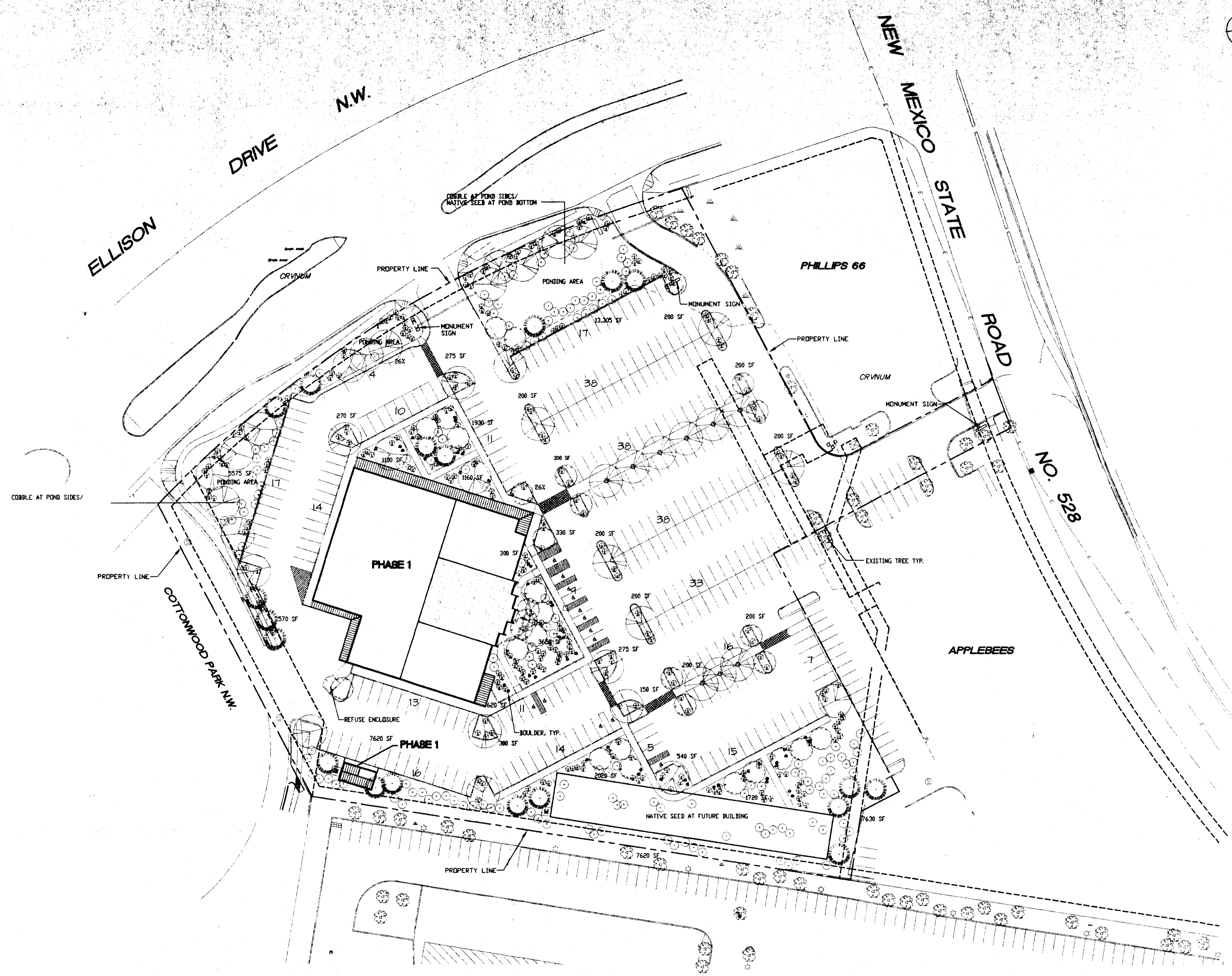
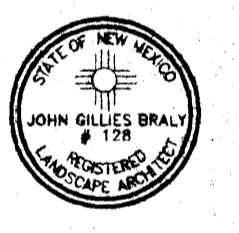
SITE DATA

GROSS LOT AREA	267,062 SF
LESS BUILDING	39,920 SF
NET LOT AREA	227,142 SF
REQUIRED LANDSCAPE	34,071 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	59,840 SF
PERCENT OF NET LOT AREA	26%
REQUIRED PARKING LOT TREES	
ONE PER 10 SPACES	
316 SPACES/10=32 REQUIRED	
PARKING LOT TREES PROVIDED MIN.	32

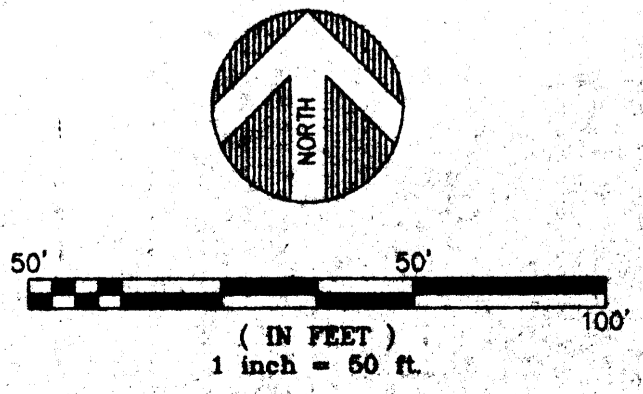
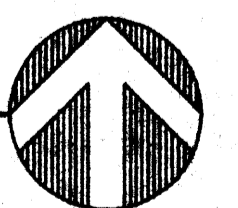
PLANTING RESTRICTIONS APPROACH
 A MINIMUM OF 80% OF THE PLANTINGS TO BE
 LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
 HIGH WATER USE TURF

NOTE
 MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP
 IRRIGATION SYSTEM
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
 OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
 AND WATER WASTE ORDINANCE PLANTING
 RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS
 AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL
 MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
 OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
 C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THAN 100'
 FROM A TREE.

HeadsUp
 LANDSCAPE CONTRACTORS
 7325 SECOND ST. NW
 ALBUQUERQUE, NM
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 LICENSE 15890
 www.headsuplandscape.com



LANDSCAPE PLAN
 SCALE: 1"=50'-0"



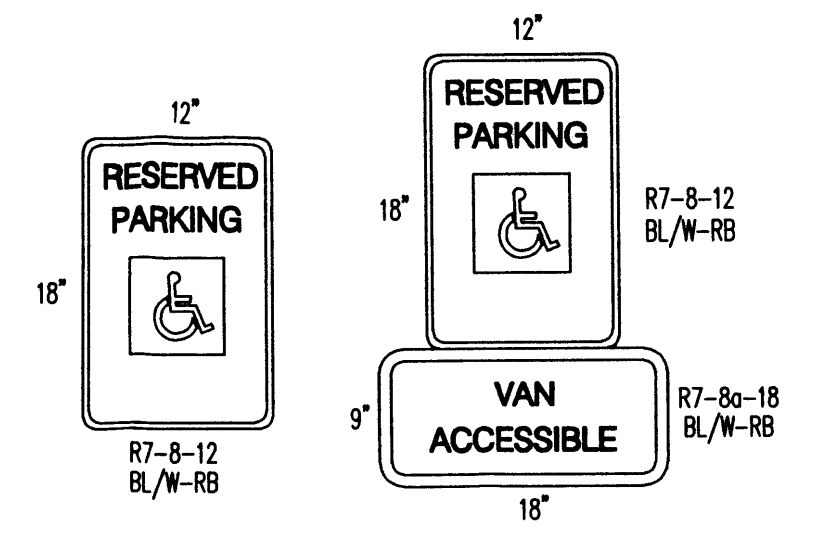
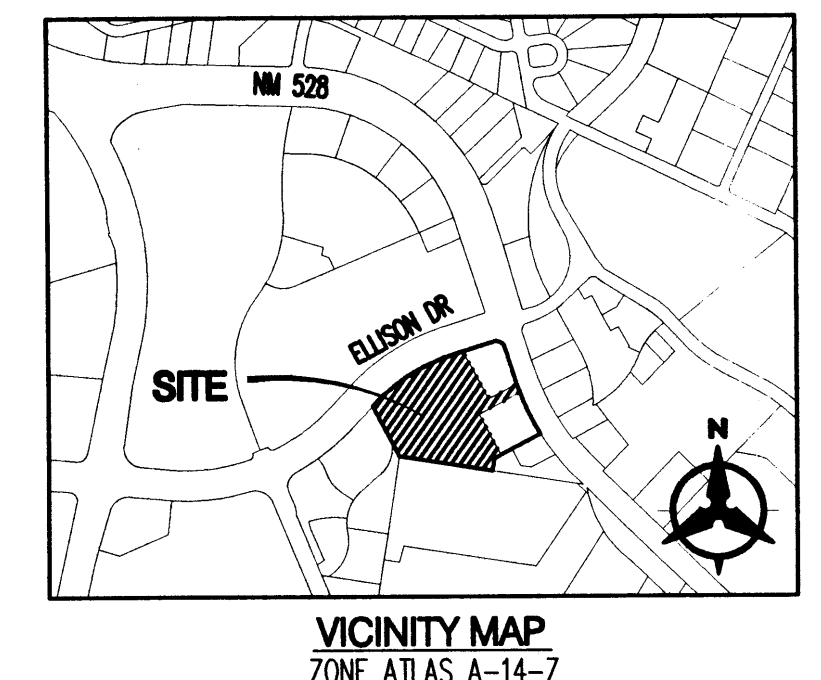
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TITLE:

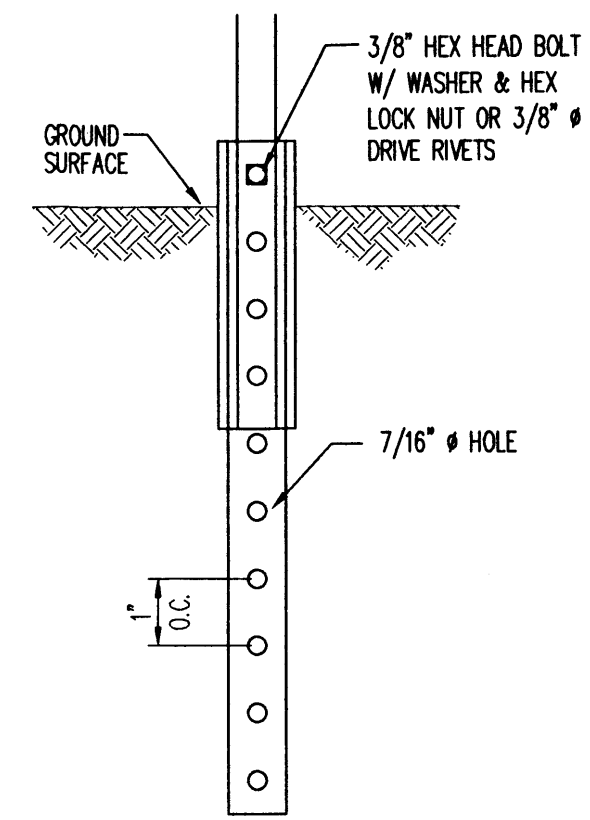
REVISIONS	

DATE: 03-12-02
 DRAWN BY: ED
 CHECKED BY: GB
 APPROVED BY: GB

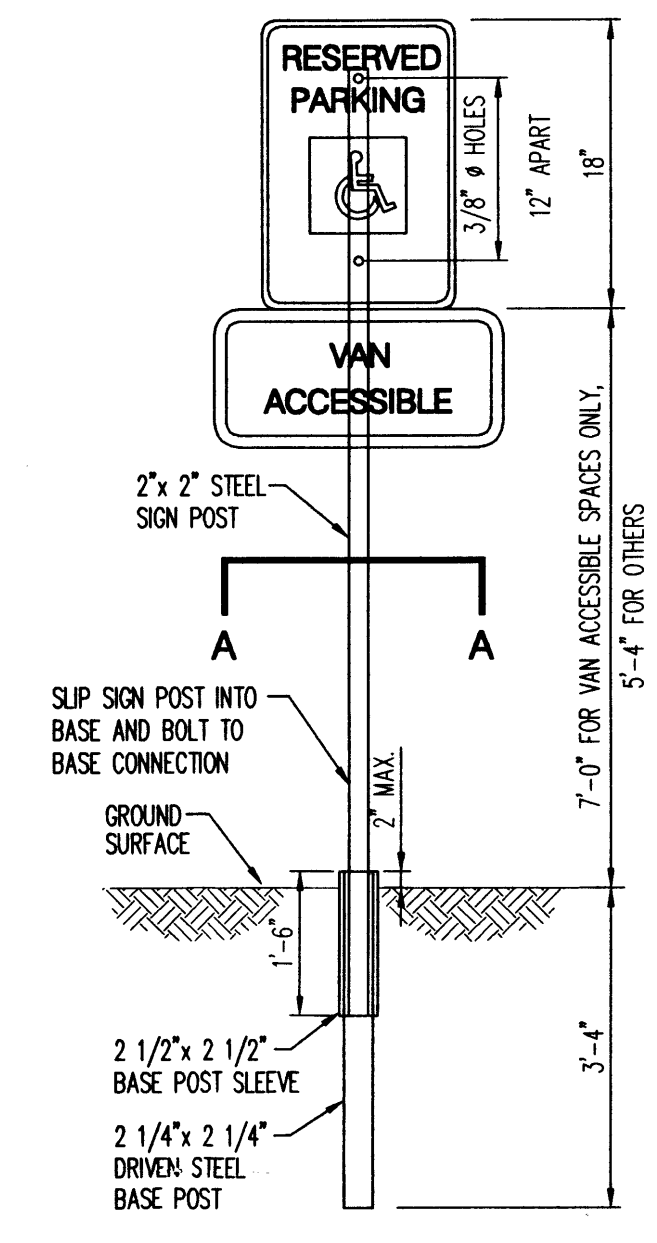
SHEET NO:
C1.1



HANDICAP PARKING SIGNS
 N.T.S.

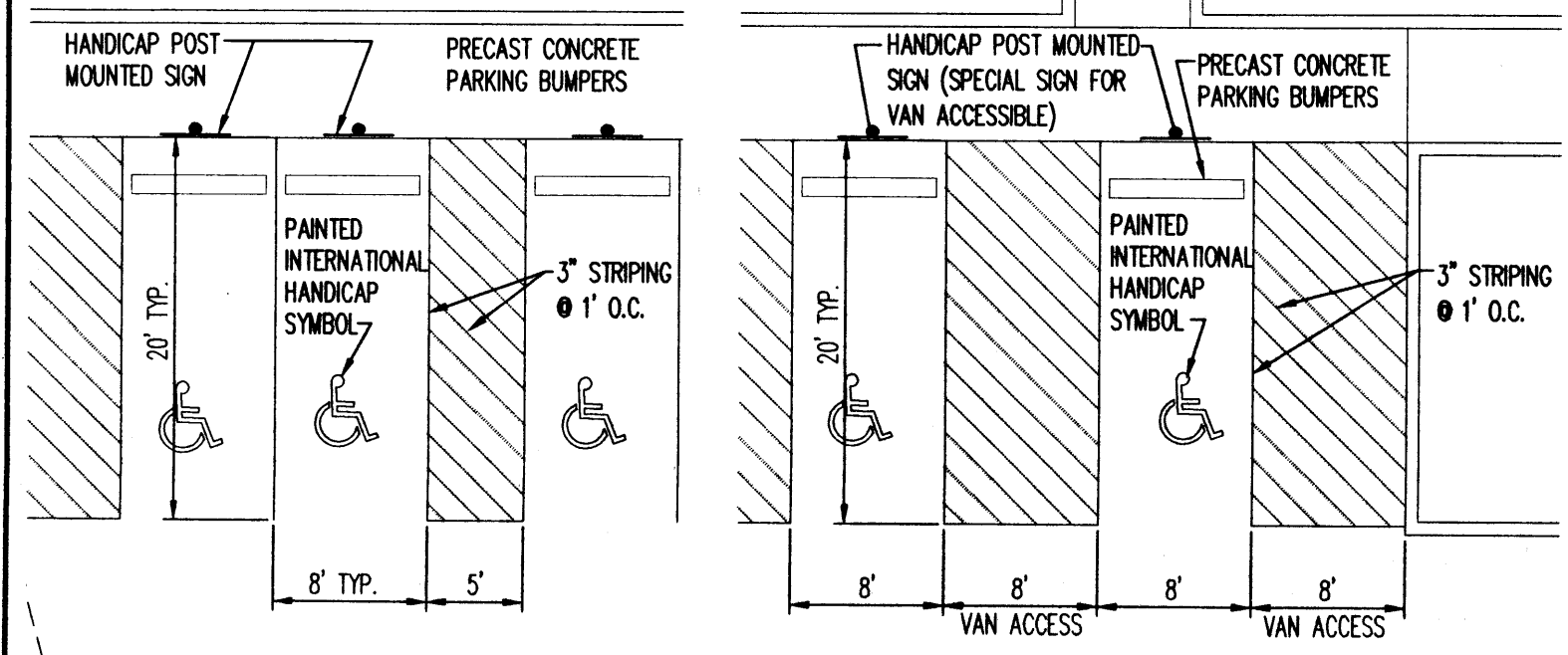
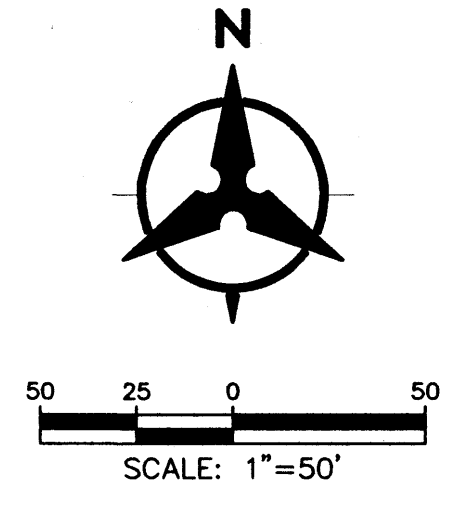
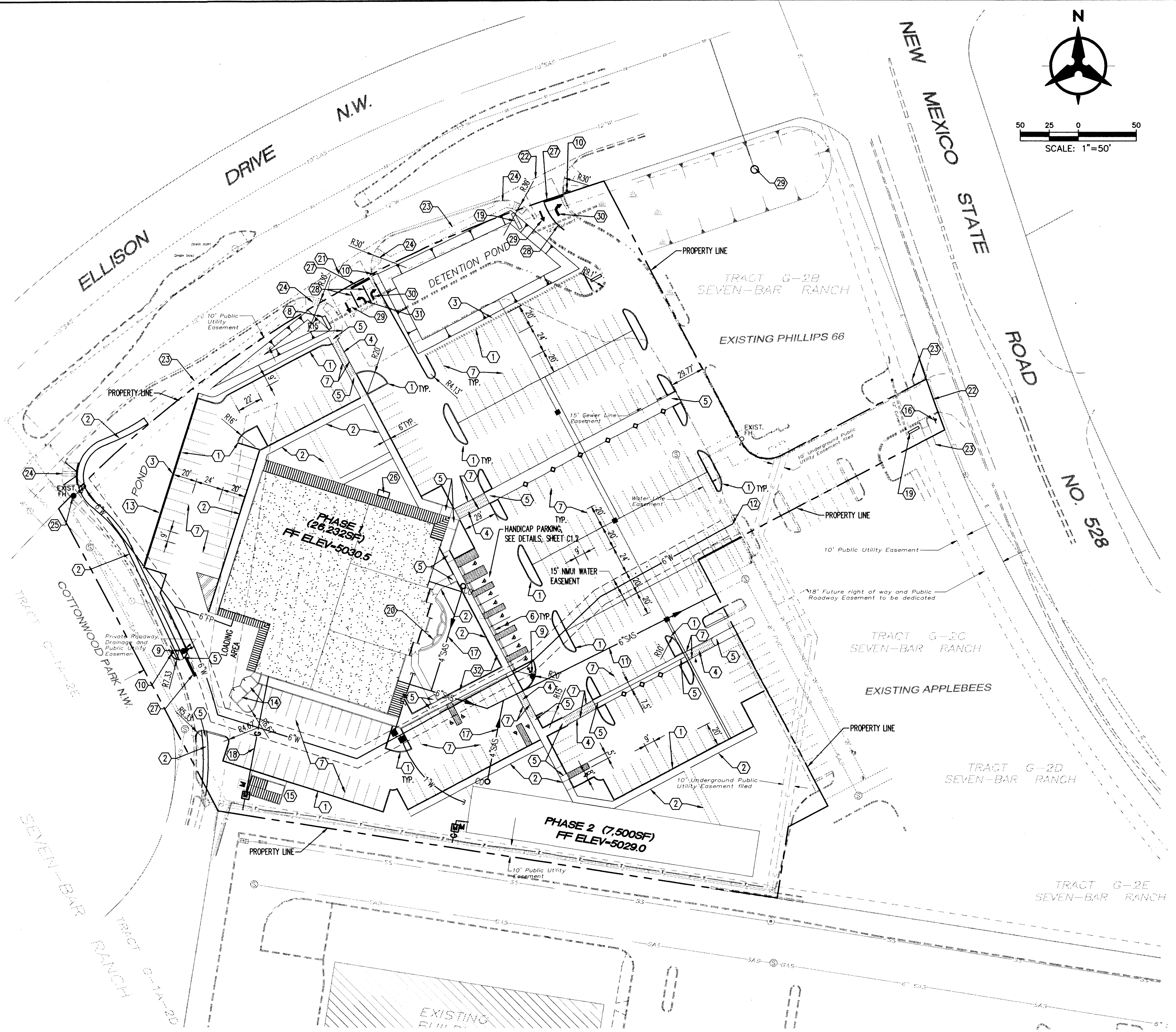


SECTION A-A
 N.T.S.

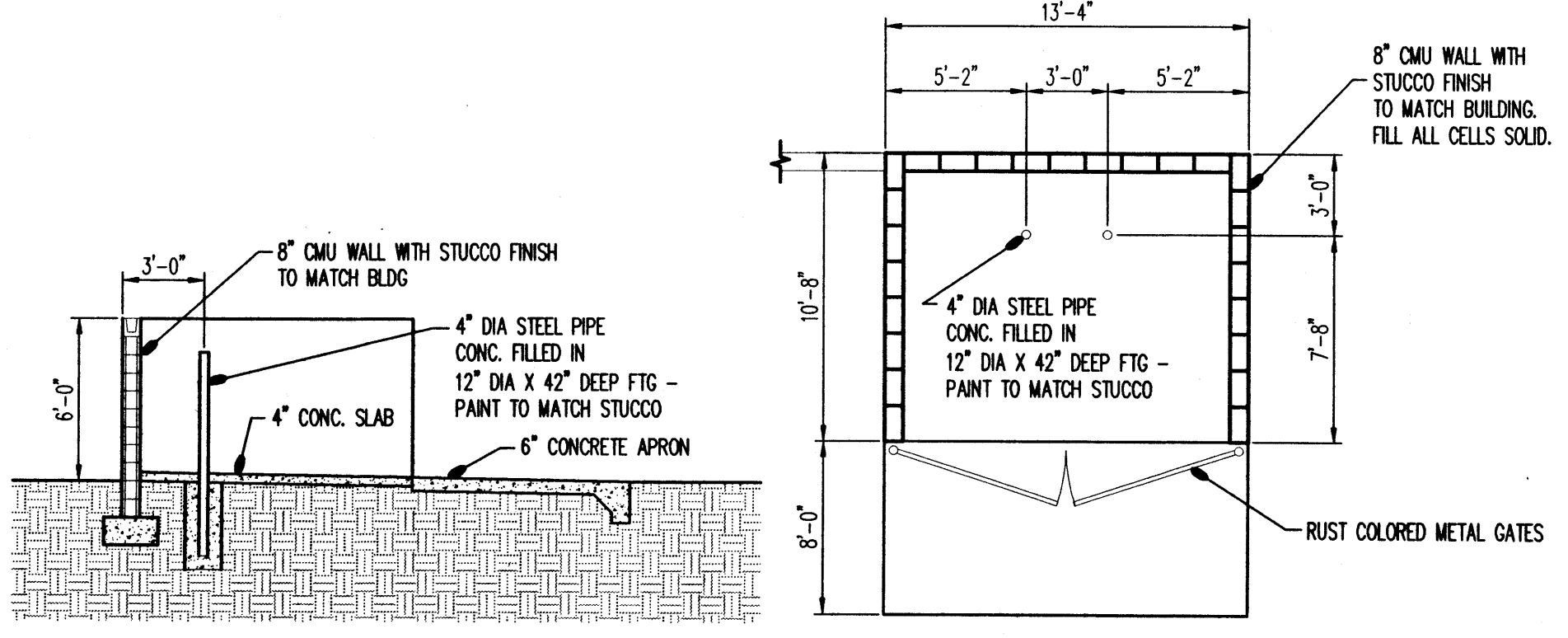


SIGN MOUNTING DETAIL
 N.T.S.

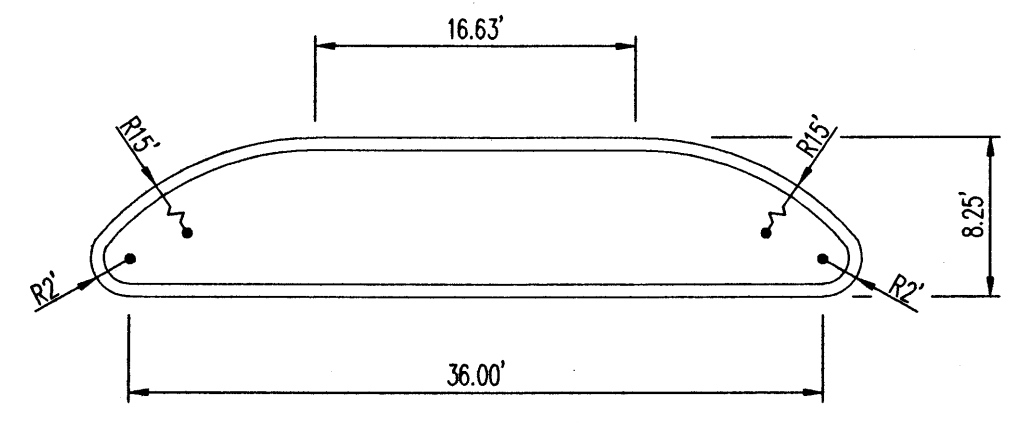
- KEYED NOTES**
- 1 CONSTRUCT 6" MEDIAN CURB AND GUTTER PER COA STD. DWG 2415
 - 2 CONSTRUCT 6" WIDE SIDEWALK PER COA STD. DWG 2430
 - 3 CONSTRUCT 30" HIGH CMU SITE WALL WITH STUCCO FINISH TO MATCH COLOR OF BUILDING.
 - 4 CONSTRUCT PEDESTRIAN CROSSING, TEXTURED CONCRETE PAVEMENT
 - 5 CONSTRUCT UNIDIRECTIONAL HC RAMP.
 - 6 INSTALL PARKING BUMPER. TYP 16 PLACES
 - 7 PAINT 4" WHITE STRIPING.
 - 8 MONUMENT SIGN INTERNALLY ILLUMINATED
 - 9 INSTALL FIRE HYDRANT PER COA STD. DWG 2340
 - 10 INSTALL STOP SIGN.
 - 11 INSTALL 6" SANITARY SEWER LINE.
 - 12 INSTALL 6" WATER LINE.
 - 13 SIGN ON WALL.
 - 14 CONSTRUCT REFUSE ENCLOSURE.
 - 15 CONSTRUCT 15'X30' (450SF) CMU STORAGE AREA WITH METAL ROOF FOR WOOD AND MAINTENANCE EQUIPMENT. FENCE AT FRONT OF WOOD STORAGE AREA. (PHASE 1)
 - 16 EXISTING STOP SIGN.
 - 17 INSTALL 4" SANITARY SEWER LINE.
 - 18 INSTALL GAS LINE.
 - 19 NON ILLUMINATED MONUMENT SIGN.
 - 20 OUTDOOR PATIO AREA.
 - 21 EXISTING 40" CURB CUT.
 - 22 EXISTING 30" CURB CUT.
 - 23 EXISTING 6" WIDE SIDEWALK.
 - 24 EXISTING MULTI-DIRECTIONAL HC RAMP.
 - 25 EXISTING FIRE HYDRANT TO BE REMOVED & RELATED.
 - 26 5'X10' CONCRETE PAD FOR BICYCLE PARKING.
 - 27 24" WHITE STOP BAR.
 - 28 8" WHITE STRIPE.
 - 29 THROUGH ARROW.
 - 30 RIGHT TURN ARROW.
 - 31 LEFT/RIGHT TURN ARROW.
 - 32 SIDEWALK FLUSH W/ ASPHALT.



HANDICAP PARKING DETAIL



REFUSE ENCLOSURE
 N.T.S.



TYPICAL AISLE ISLAND

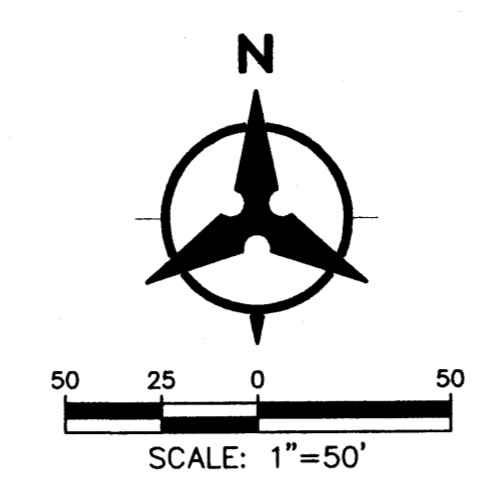
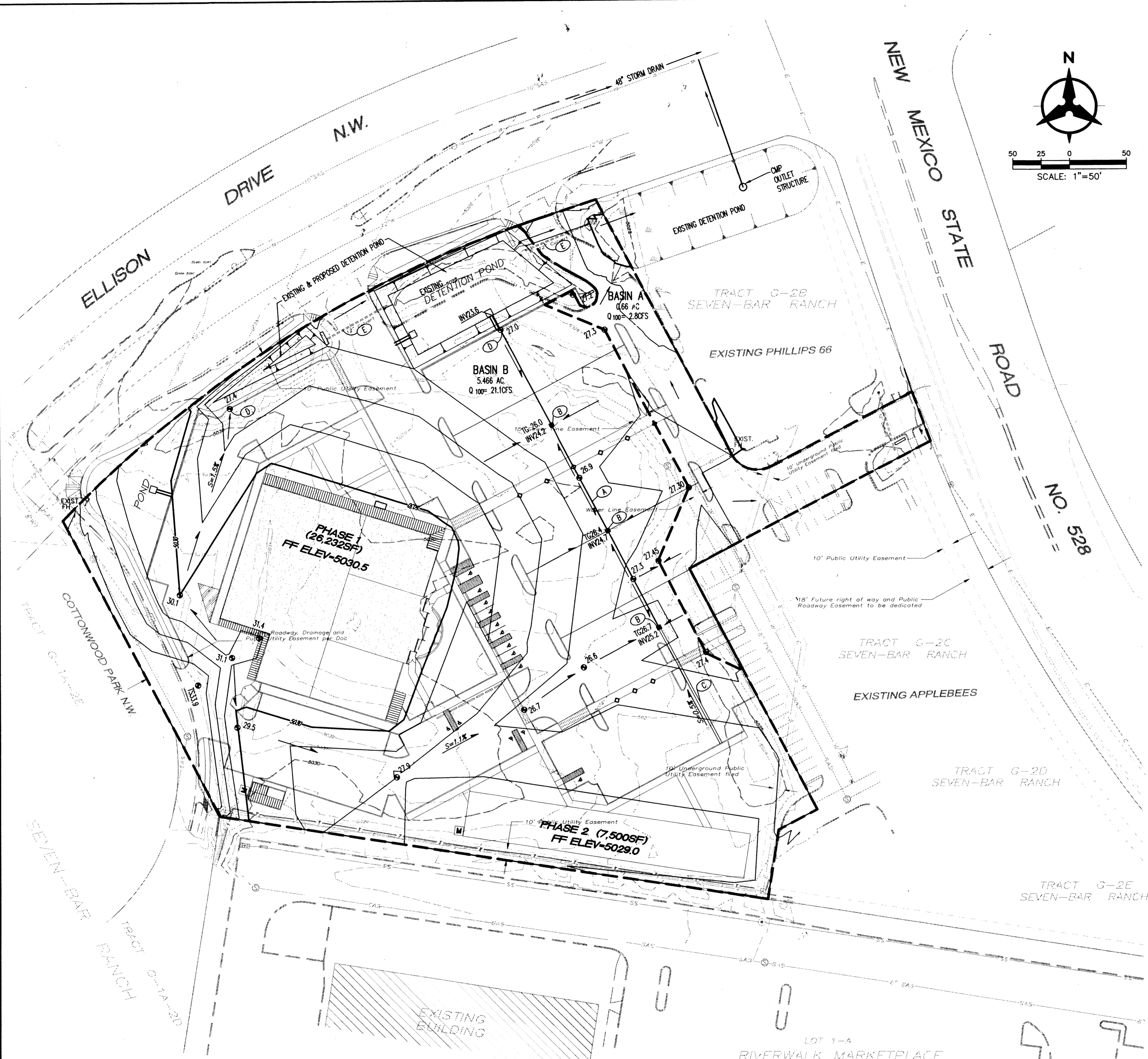
GENERAL NOTES

1. DRIVEPADS, CURBS, & SIDEWALKS SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DETAILS.
2. SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.



Bohannon & Huston
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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 March 27, 2002 - 11:05am



- KEYED NOTES**
- A. 12" STORM DRAIN PIPE
 - B. STORM DRAIN INLET SINGLE 'U'
 - C. CONCRETE VALLEY GUTTER
 - D. 12" CURB OPENING
 - E. EXISTING 12" CMP CULVERT PIPE

LEGAL DESCRIPTION
 SEVEN BAR - RANCH TRACT G-2A-1

- LEGEND**
- PROPERTY LINE
 - - - 5.301 - - - EXISTING CONTOURS
 - X 5.301.15 EXISTING GROUND SPOT ELEVATION
 - ⊙ EXISTING ELECTRICAL POLE
 - ⊙ 65.23 PROPOSED SPOT ELEVATION
 - ⊙ 7965.23 TC=TOP OF CURB, FL=FLOW LINE
 - ⊙ TW=TOP OF WALL, BW=BOTTOM OF WALL
 - ⊙ EX=EXISTING, TG=TOP OF GRATE
 - PUBLIC SIDEWALK ELEVATIONS, SEE CITY WORKORDER PLANS
 - - - S=2.0% PROPOSED DIRECTION OF FLOW
 - - - 5.305 PROPOSED INDEX CONTOURS
 - PROPOSED INTER CONTOURS
 - PROPOSED CURB & GUTTER
 - ⊙ PROPOSED STORM DRAIN LINE
 - ⊙ PROPOSED STORM DRAIN MANHOLE
 - ⊙ PROPOSED STORM DRAIN INLET
 - ⊙ EXISTING STORM DRAIN MANHOLE
 - SITE WALL (SEE ARCHITECTURAL)
 - - - BASIN BOUNDARY

Detention Pond Volume Calculations

ASSUMPTIONS:
 1. Area less than 40 acres (simplified hydrograph method).
 2. 100-year, 6-hour storm event

Peak Flow per Acre - DPM Section 22.2 Table A-9

Zone	A	B	C	D
1	1.29	2.03	2.87	4.37
2	1.56	2.28	3.14	4.7
3	1.87	2.6	3.45	5.02
4	2.2	2.92	3.73	5.25

Basin Name :
 Choose Zone (1 - 4)
 Basin Area = (acres)

Exist Conditions				Proposed Conditions			
Treatment	Percentage	Area	Q (cfs)	Treatment	Percentage	Area	Q (cfs)
A		3.55	4.58	A	0.00	0.00	
B		0.00	0.00	B	1.04	2.11	
C		1.75	5.01	C	0.82	2.35	
D		0.16	0.72	D	3.60	15.75	
Q Peak - exist = 10.31				Peak Q Developed = 20.20			

Use my calculated exist cond. flow as the peak controlled discharge (1 = yes, or N) ??
 If No, what is the maximum allowable discharge ?

Excess Precipitation - DPM Section 22.2 Table A-8

Zone	A	B	C	D
1	0.44	0.67	0.99	1.97
2	0.53	0.78	1.13	2.12
3	0.66	0.92	1.29	2.36
4	0.8	1.08	1.46	2.64

Determine Developed E (avg excess precipitation for the developed basin)

%A x E = 0.00
 %B x E = 0.13
 %C x E = 0.15
 %D x E = 1.30
 Avg E (in) = 1.58

Determine Tb (hours)
 Tb = 0.732

Determine Tc (hours)
 Tc =

Determine Tp and Duration of Peak (hours)
 Tp = 0.218333
 Peak Duration = 0.165

Compute the required retention volume using the simple hydrograph, Figure A-3 in DPM Section 22.2

Time to Control Q (hrs) = 0.017
 Time to end of Control Q (hrs) = 0.70473
 Duration of Control Q (hrs) = 0.687

Required Detention Volume, CFI = 28546

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION AND PURPOSE
 The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed Quarters BBQ Restaurant. This site is approximately 6.1 acres. This project is being submitted for DRB review. The purpose of this drainage management plan is to support DRB approval of the site plan. A more detailed grading and drainage plan will be submitted to support building permit approval.

II. SITE LOCATION
 The site is located within Tract G-2A-1 of Seven-Bar Ranch at the southeast corner of Ellison Drive and NM 528. The site is bounded on the north by Ellison Drive and NM 528 lies to the east. There are existing commercial developments surrounding the remainder of the project site. The existing legal description is Seven-Bar Ranch Tract G-2A-1, which is a replat of Seven-Bar Ranch Tract G-2A. See vicinity map on this sheet.

III. EXISTING HYDROLOGIC CONDITIONS
 The site is vacant land consisting primarily of native shrub and grasses. The site currently drains northerly to a series of detention ponds adjacent to Ellison Drive that were constructed with Special Assessment District (SAD) No. 223. There are a total of 3 detention ponds, 2 within this site and one that is located on the northwest corner of Ellison Drive and NM528 at the existing Phillips 66 gas station. The ponds are connected with 12" CMP culverts that cross the existing driveway entrances on Ellison Drive. This series of ponds drain east to the Phillips 66 detention pond. The Phillips 66 detention pond has a controlled outlet that connects to an existing 48" storm drain in Ellison Drive. The SAD No. 223 Drainage Management Plan Sheet 2 of 4 shows the pond discharge rate of 7.2 cfs to the 48" storm drain in Ellison Drive. Total area delineated on sheet 2 of 4 referenced above is 10 acres, which includes the existing Phillips 66 and Applebee's. This equates to a discharge of 0.72 cfs/acre. These detention ponds drain to a 48" storm drain in Ellison Drive.

IV. PROPOSED HYDROLOGIC CONDITIONS
 This project consists of a restaurant with an office building proposed for a second phase. The approved master drainage plan for SAD 223 allows a discharge of 0.72 cfs per acre. This site is approximately 6.12 acres which equates to an allowable discharge of 4.4 cfs to the adjacent streets and existing storm drain in Ellison Drive. There are no offsite flows entering this site. Basin calculations show that Basin 'A' generates a peak flow of 2.8 cfs. This will free discharge to NM 528 and Ellison Drive. This leaves an allowable discharge for Basin 'B' of 4.4 cfs - 2.8 cfs = 1.6 cfs. Per the detention pond calculations a volume of 28,546 cfs is required to mitigate Basin 'B' from 20.2 cfs to 1.6 cfs. Total volume of the existing ponds on this site will need to be increased to achieve the required volume. The existing 12" CMP culverts under the driveways will be utilized to convey drainage to the Phillips 66 detention pond and ultimately the 48" storm drain in Ellison Drive. Under proposed developed conditions the site will drain in a similar manner as it does under existing conditions. The developed condition for the site will conform to the allowable discharge rates specified in SAD 223.

V. CONCLUSION
 This conceptual drainage management plan proposes concepts which are in compliance with the approved drainage report and which honor the city's drainage requirements. With this submittal we are seeking site plan approval.

ON-SITE PROPOSED CONDITIONS

Land Treatment Percentages - Zone 1

Basin 'A'
 Area = 0.66 acres
 A = 0%, B = 8%, C = 0%, D = 92%

Q100 = 0.08(0.66)2.03 + 0.92(0.66)4.37 = 2.8 CFS

Basin 'B'
 Area = 5.46 acres
 A = 0%, B = 19%, C = 15%, D = 66%

Q100 = 0.19(5.46)2.03 + 0.15(5.46)2.87 + 0.66(5.46)4.37 = 20.2 CFS

Detention Volume Requirements
 28546 c.f.

ENGINEER'S STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****
	DRG Chairman			APPROVED FOR CONSTRUCTION
	Transportation			
	Water/Wastewater			
	Hydrology			
	Parks			
	Constr. Mngmt.			City Engineer
	Constr. Coord.			Date

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ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

PROJECT: Nellos Brothers Inc. dba Quarters BBQ Restaurant and Package Liquors

TITLE: CONCEPTUAL GRADING / DRAINAGE

REVISIONS

NO.	DESCRIPTION

DATE: 03-12-02

DRAWN BY: ED

CHECKED BY: GB

APPROVED BY: GB

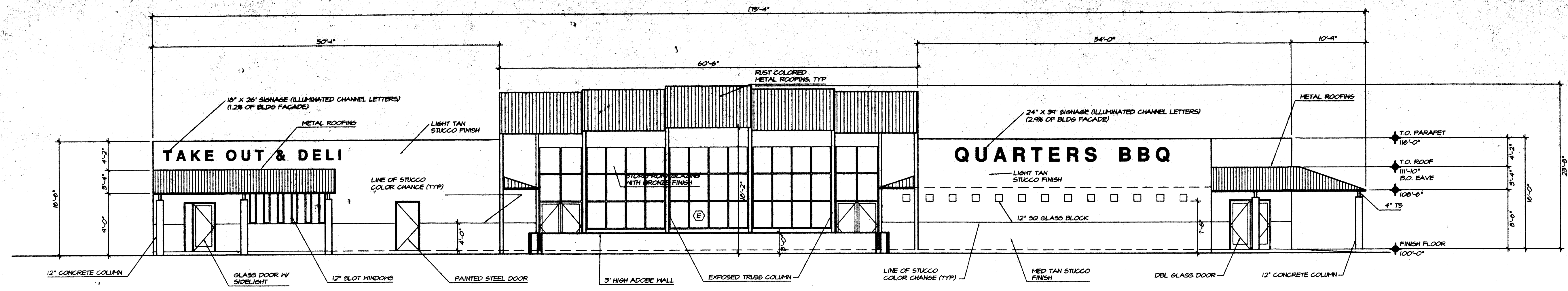
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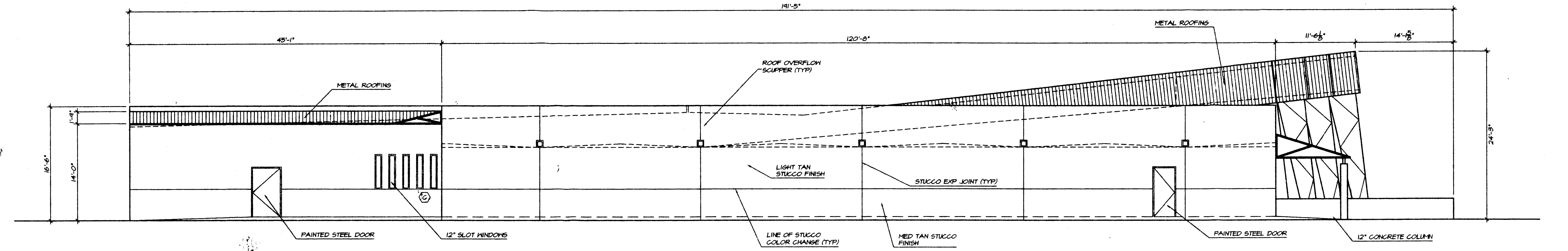
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DATE:	3/8/02
DRAWN BY:	MFG/MMS
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APPROVED BY:	NCN

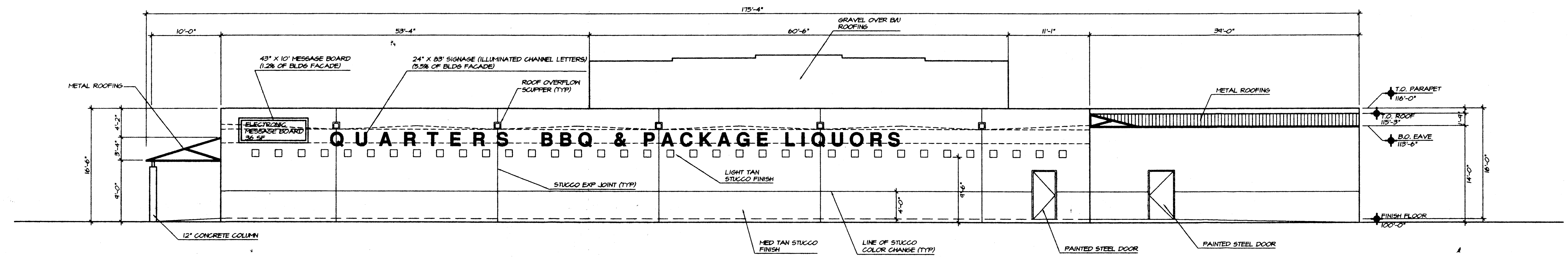
BUILDING ELEVATIONS



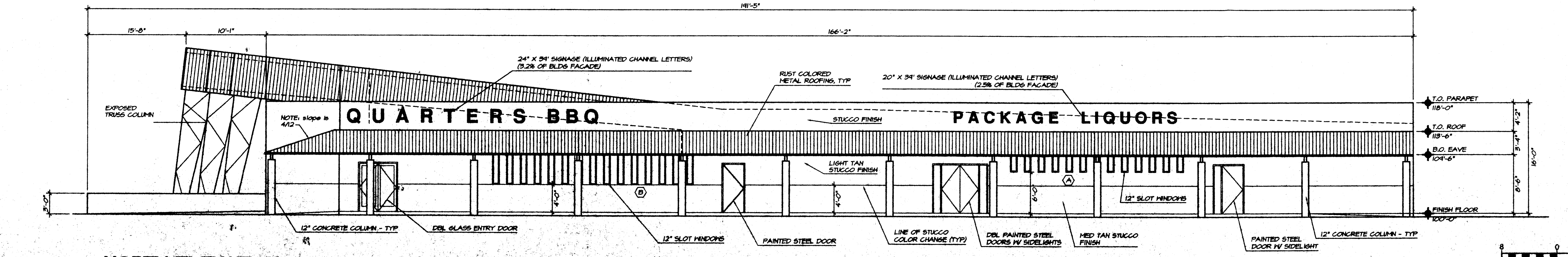
EAST ELEVATION
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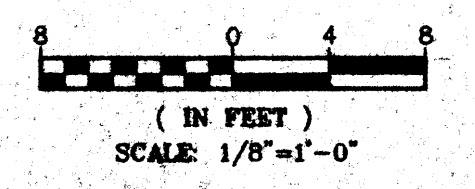
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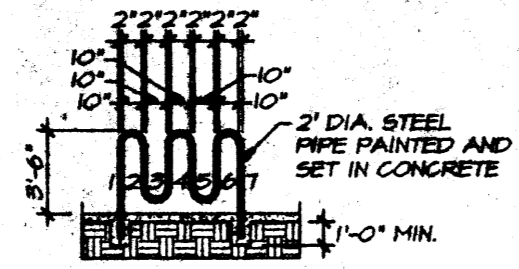


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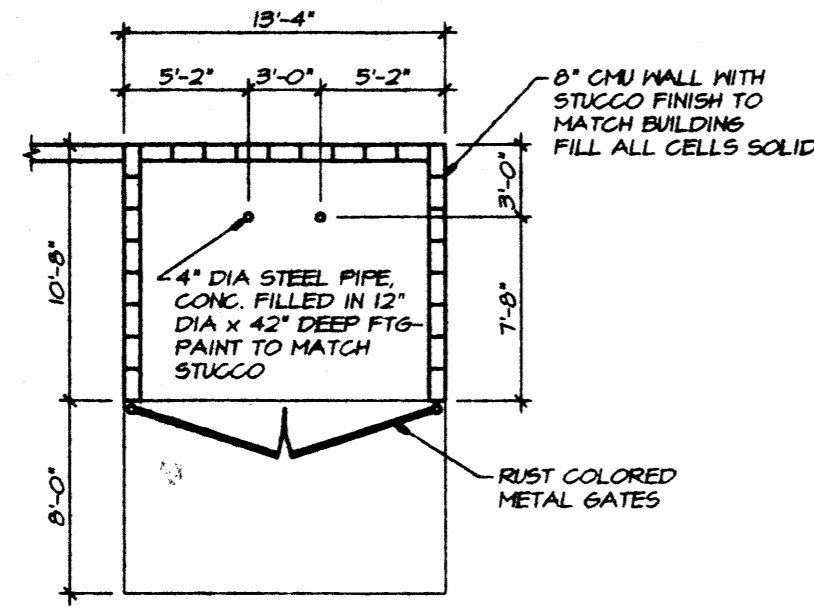


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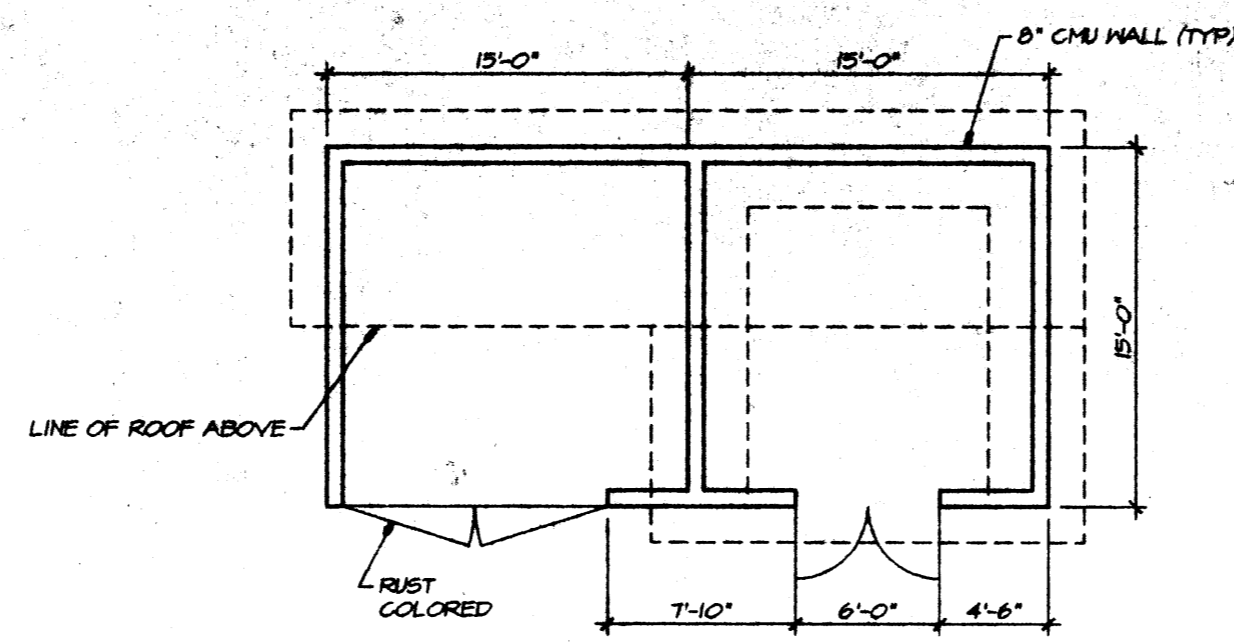
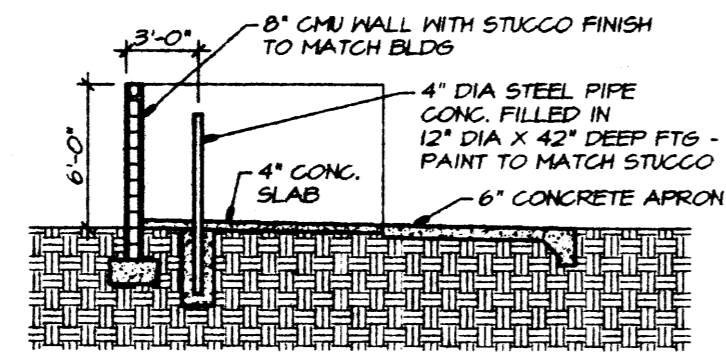




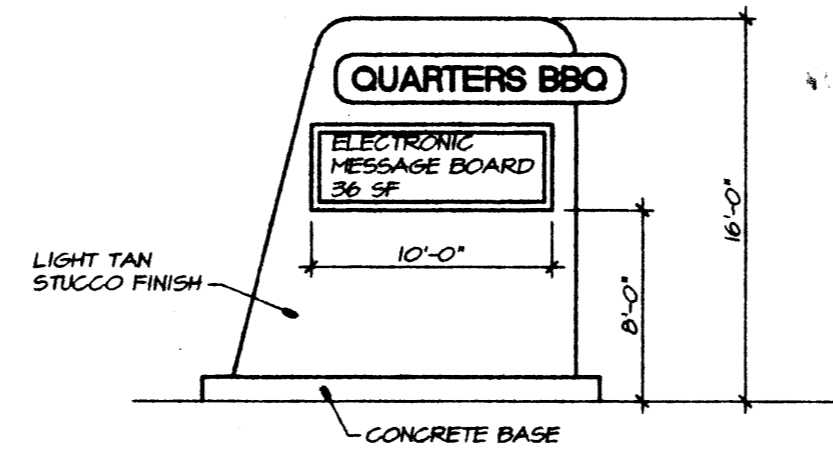
BICYCLE RACK
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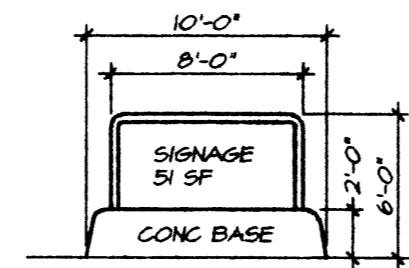
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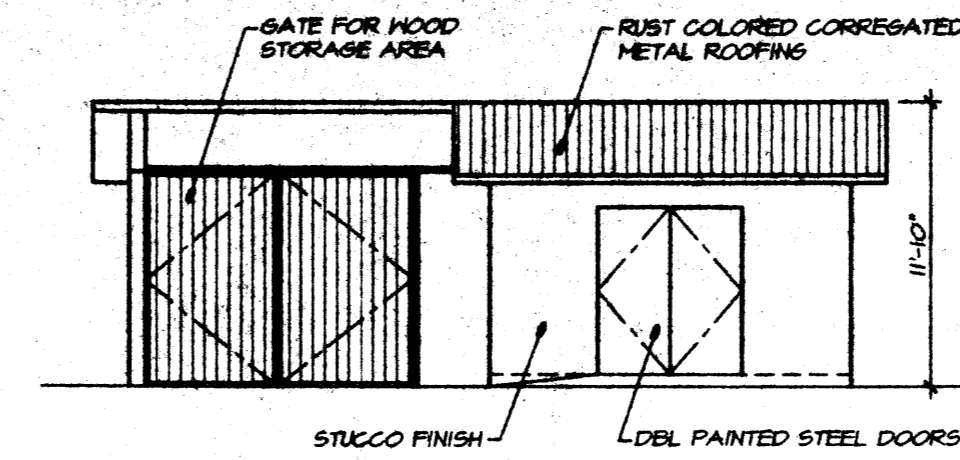
OUTBUILDING PLAN
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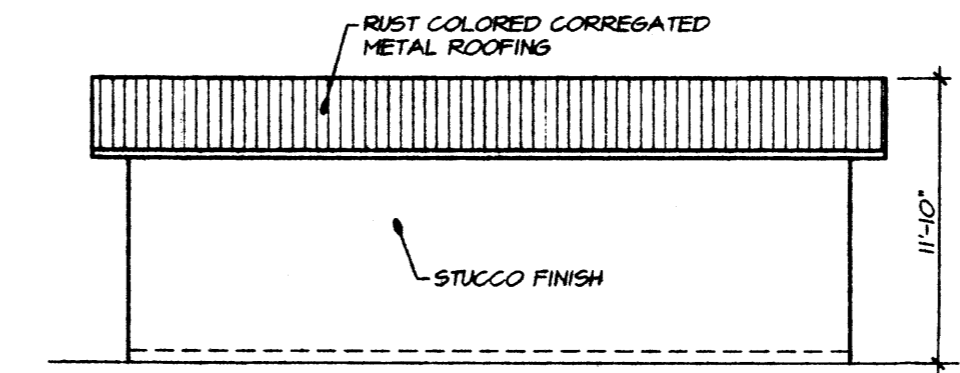
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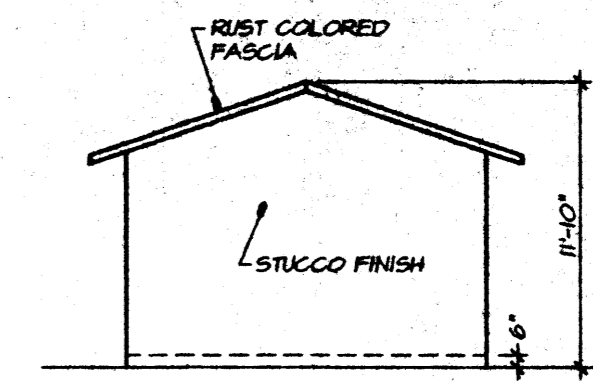
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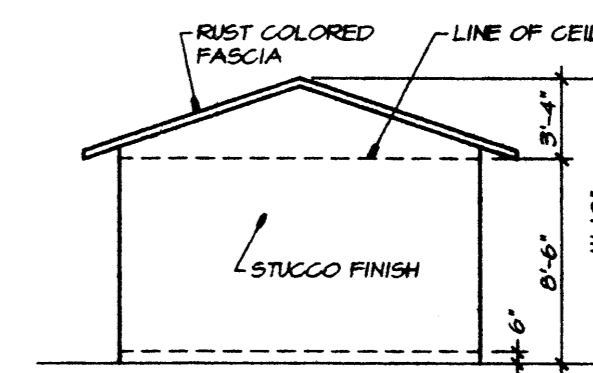
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SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

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OUTBUILDING PLAN/
ELEVATIONS AND DETAILS

PROJECT:

TITLE:

REVISIONS

DATE:

3/8/02

DRAWN BY:

MFG/MMS

CHECKED BY:

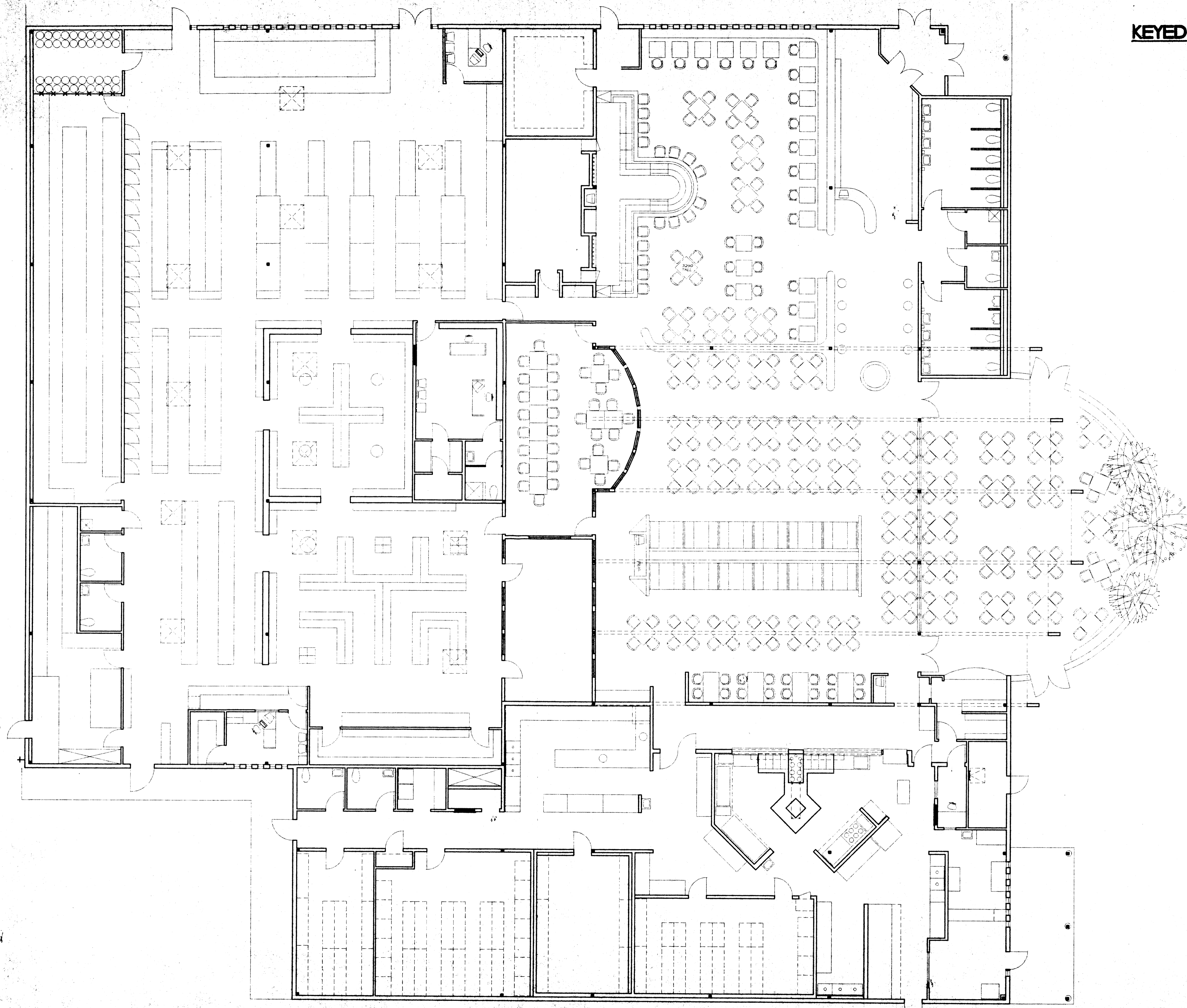
MFG/NCN

APPROVED BY:

NCN

SHEET NO:

C-4



KEYED NOTES

TNE
THOMSEN NELLOS
ENGINEERING
 MECHANICAL CONSULTING
 FOR BUILDING SYSTEMS
 2403 SAN MATEO BLVD. N.E. SUITE W-25
 ALBUQUERQUE, NEW MEXICO 87110
 (505) 889-5808

MARTIN FM GRUMMER
ARCHITECT
 331 WELLESLEY PLACE NE
 ALBUQUERQUE, NEW MEXICO 87108
 (505) 265-2507

PROJECT:
 Nellos Brothers Inc. dba,
 Quarters BBQ Restaurant
 and Package Liquor

TITLE:
 BUILDING FLOOR PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DATE:
 3/8/02

DRAWN BY:
 MFG/MMS

CHECKED BY:
 MFG/NCN

APPROVED BY:
 NCN

SHEET NO:
C-5

FLOOR PLAN
 SCALE: 1/8" = 1'-0"