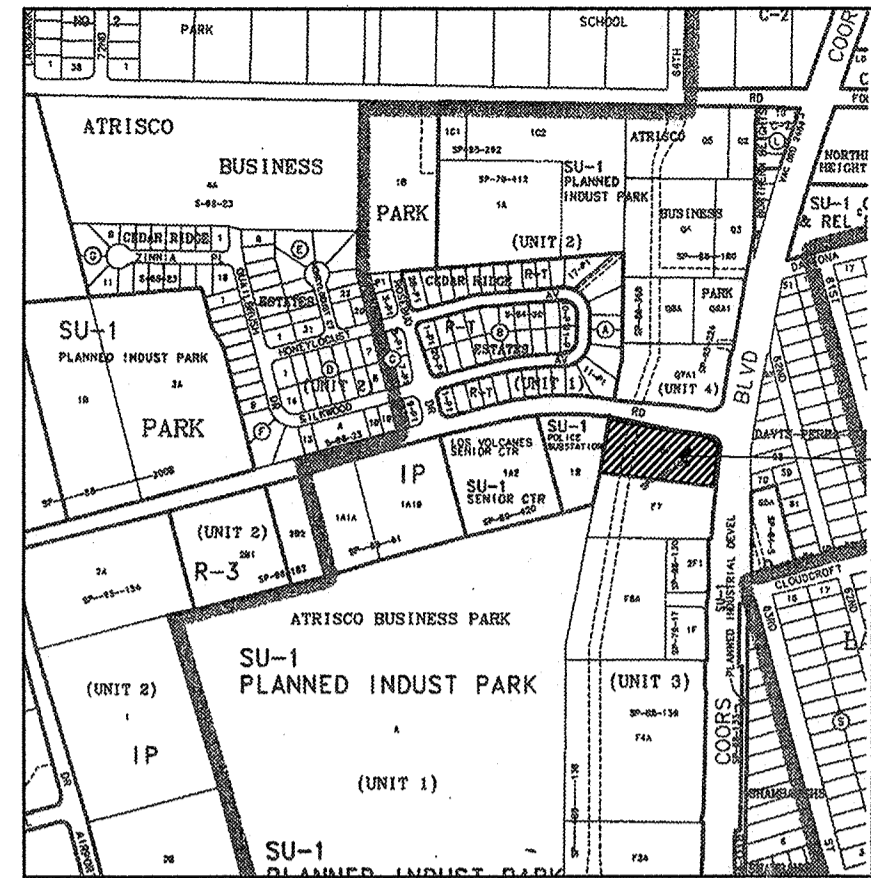


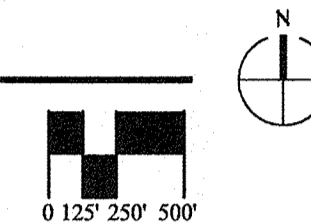
PROJECT NUMBER: 1002666
 APPLICATION NUMBER: 03DRB.00807

DRB Site Development Plan Approval

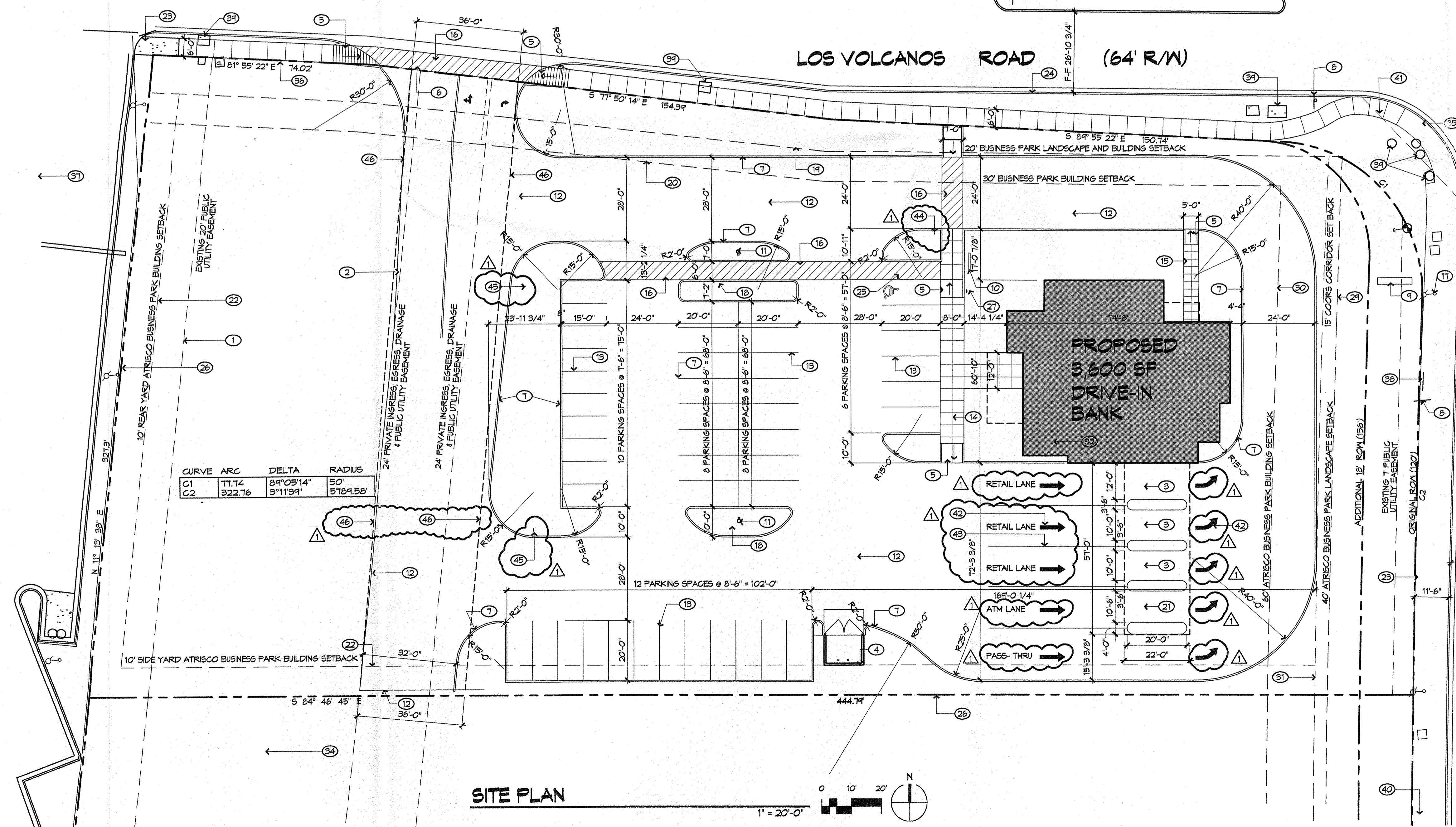
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE	CITY ENGINEER	DATE
UTILITIES DEVELOPMENT	DATE	<i>N/A</i>	
PARKS & RECREATION DEPARTMENT	DATE	<i>Michael Helton</i>	<i>5-30-03</i>
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE	<i>SOLID WASTE will comply w/COA Specs</i>	DATE
		DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



VICINITY MAP
J-10-Z

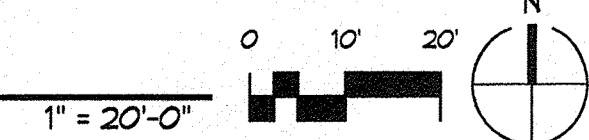


stalin BP
PRELIMINARY PLAT
APPROVED BY DRB
ON 6/14/03



CURVE	ARC	DELTA	RADIUS
C1	77.74	29°05'14"	50'
C2	322.76	3°11'39"	5789.58'

SITE PLAN



GENERAL NOTES

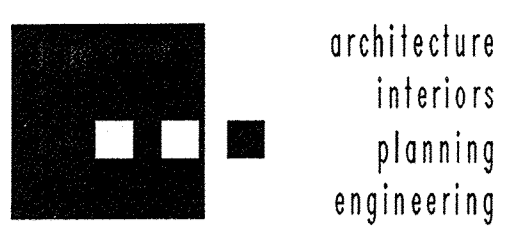
- BUILDING MOUNTED SIGNAGE: 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
- ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAPET HEIGHT.

PROJECT DATA

- LEGAL DESCRIPTION
TRACT P-1, ATRISCO BUSINESS PARK, UNIT 2
BERNALILLO COUNTY, NEW MEXICO.
- ZONING
CITY OF ALBUQUERQUE, NEW MEXICO ZONE: SU-1 SPECIAL USE AREAS
TRACT AREA: 1.4573 ACRES
BUILDING FOOTPRINT: 3,610 SF
F.A.R.: .04
- PROPOSED USE
DRIVE UP BANK WITH 3 DRIVE UP LANES AND 1 ATM LANE
- PARKING
PARKING REQUIRED (1 Per 200 S.F.) 19
10% TRANSIT REDUCTION 1.4
TOTAL PARKING REQUIRED 18
PARKING PROVIDED 44
ADA PARKING PROVIDED 1
ADA PARKING PROVIDED 1
BICYCLE PARKING REQUIRED (1:20 AUTOS) 1
BICYCLE PARKING PROVIDED 5
- LANDSCAPE REQUIREMENTS
LANDSCAPE REQUIRED (15% NET LOT AREA) 11,468 SF
LANDSCAPE PROVIDED 14,011 SF

KEYED NOTES

- 20' PUBLIC UTILITY EASEMENT
- 24' EXISTING PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
- RETAIL DRIVE-THRU LANE: DRIVE THROUGH SHALL BE SHADED WITH AN ARCHITECTURALLY INTEGRATED CANOPY
- 8' CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS, STUCCOED TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL 2, PAGE 2
- ACCESSIBLE SIDEWALK RAMP
- 6' CONCRETE CURB AND DRIVE ENTRY PER COA STANDARDS
- 6' CONCRETE CURB
- EXISTING SIGN POLE
- NEW MONUMENT SIGN, REFER DETAIL 4, PAGE 6 SIZE SHALL CONFORM TO THE COORS CORRIDOR PLAN; SIGN AREA SHALL BE NO GREATER THAN 75 SF
- BICYCLE RACK, 5 SPACES, REFER DETAIL 3, PAGE 2
- LIGHT POLE, REFER DETAIL 1, PAGE 6
- ASPHALTIC PAVING
- 4' WIDE PAINTED PARKING STALL STRIPING, WHITE TYPICAL
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- 4' WIDE PAINTED STRIPED PEDESTRIAN CROSSING
- EXISTING LIGHT POLE
- LANDSCAPED PARKING ISLAND
- ATRISCO BUSINESS PARK SIDEYARD 20' PARKING SET BACK
- ATRISCO BUSINESS PARK SIDEYARD 30' BUILDING SET BACK
- ATM DRIVE THRU LANE, ANY ATMS SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN
- ATRISCO BUSINESS PARK 10' BUILDING SIDE AND REAR YARD SETBACK
- EXISTING CONCRETE WALK, WIDTH AS NOTED ON PLAN
- EXISTING CURB
- HANDICAP PARKING ACCESS AISLE
- EXISTING PROPERTY LINE
- HANDICAP PARKING STALL SIGN
- EXISTING FIRE HYDRANT
- ATRISCO BUSINESS PARK 40' PARKING SETBACK
- ATRISCO BUSINESS PARK 60' BUILDING SETBACK
- 15' LANDSCAPE BUFFER ALONG COORS BLVD.
- THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THE SITE. ALTERNATIVELY, ROOFTOP EQUIPMENT SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE ROOF COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW THE TOP OF THE SCREEN WALL.
- EXISTING AUTO PARTS RETAIL
- EXISTING UNDEVELOPED LAND
- EXISTING ACCESSIBLE RAMP
- NEW 6' WIDE SIDEWALK PER COA STANDARDS
- EXISTING POLICE SUBSTATION
- EXISTING BUS STOP
- EXISTING UTILITY INFRASTRUCTURE, REFER UTILITY/GRADING PLAN
- EXISTING FIRE HYDRANT 140' LOCATED TO THE SOUTH, WEST SIDE OF COORS
- 35' SITE TRIANGLE
- PAINTED WHITE DIRECTION OF TRAVEL INDICATOR ARROW
- 4' WIDE PAINTED WHITE LANE STRIPING
- "DO NOT ENTER SIGN" REFER DETAIL 5, PAGE 2
- "DRIVE THRU AND ATM" DIRECTIONAL SIGNAGE, REFER DETAIL 5, PAGE 2
- NEW 3/8" PUBLIC R.O.W. TO BE GRANTED BY PAPER EASEMENT



Dekker Perich Sabatini
 6801 Jefferson NE
 Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 761-4222
 dps@dpsobq.com

ARCHITECT
 ENGINEER

PROJECT

Rio Grande Credit Union
 Lot A, Tract P-1
 Coors Blvd. and Los Volcanos Rd.

REVISIONS

△	DRB REVISIONS 6/2/03
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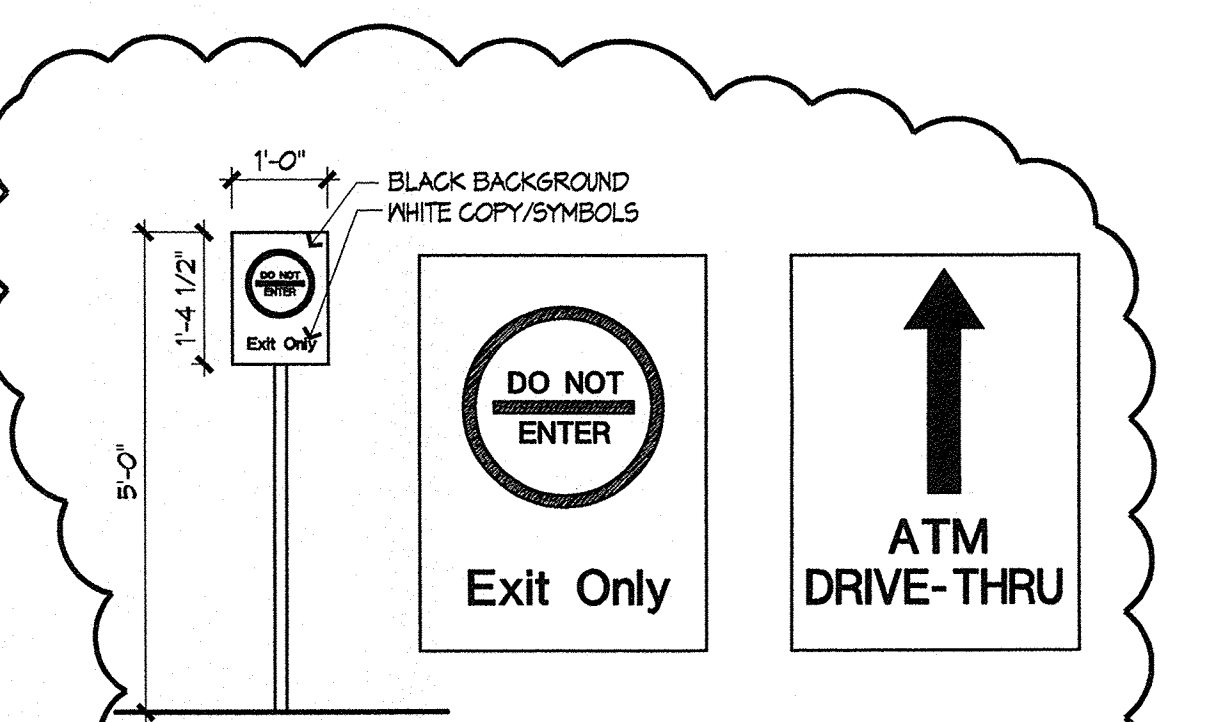
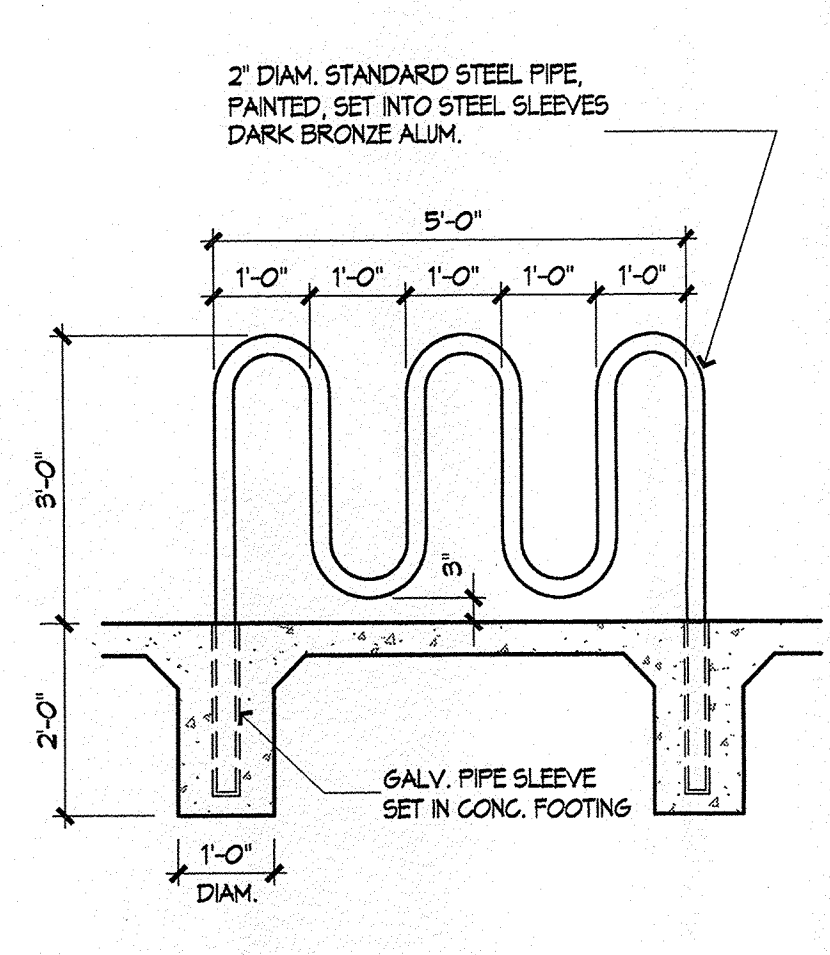
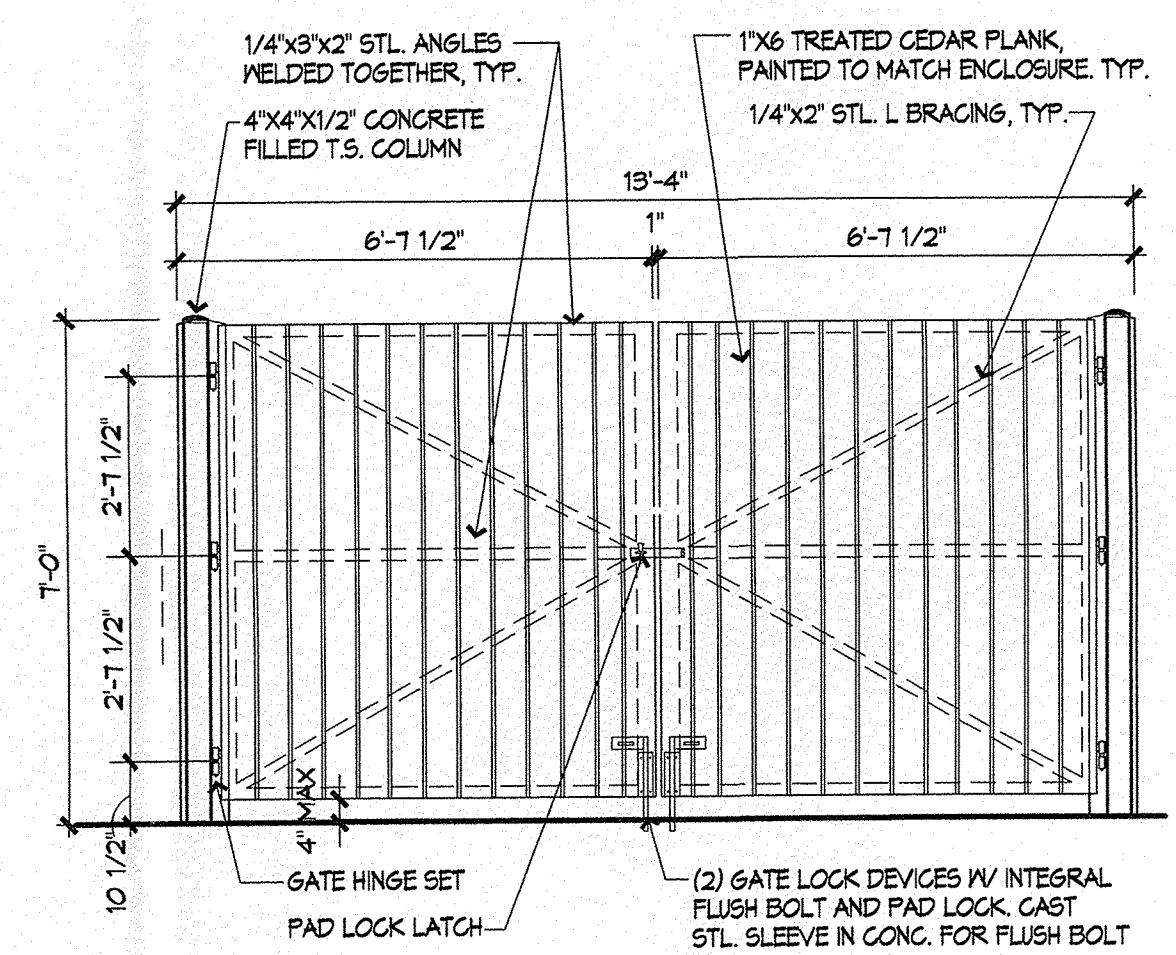
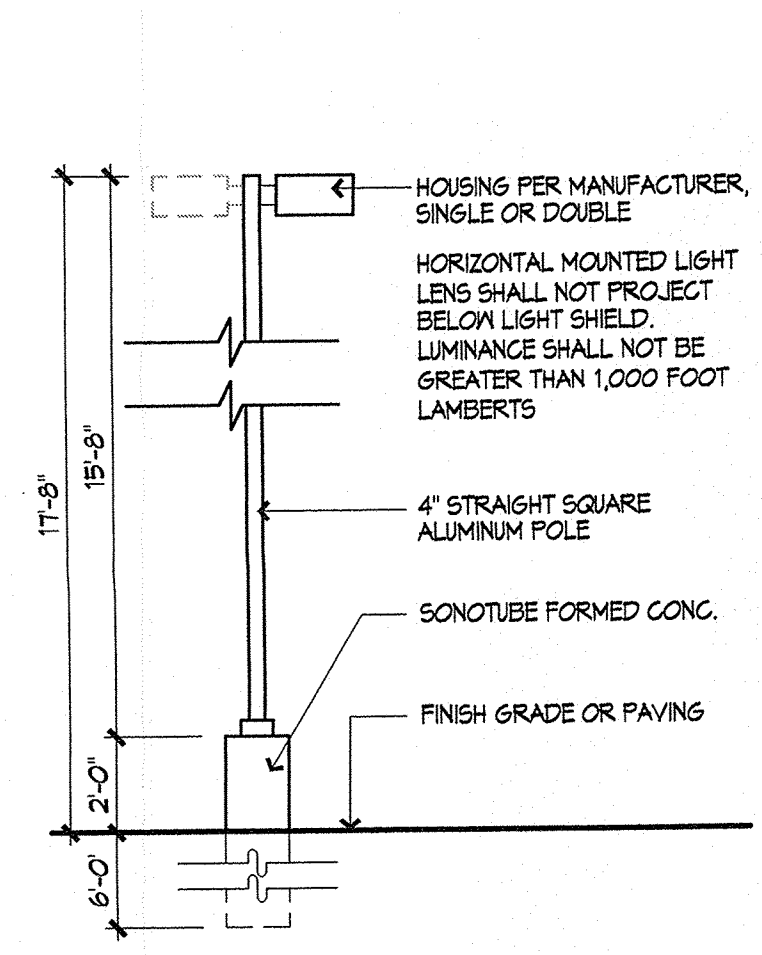
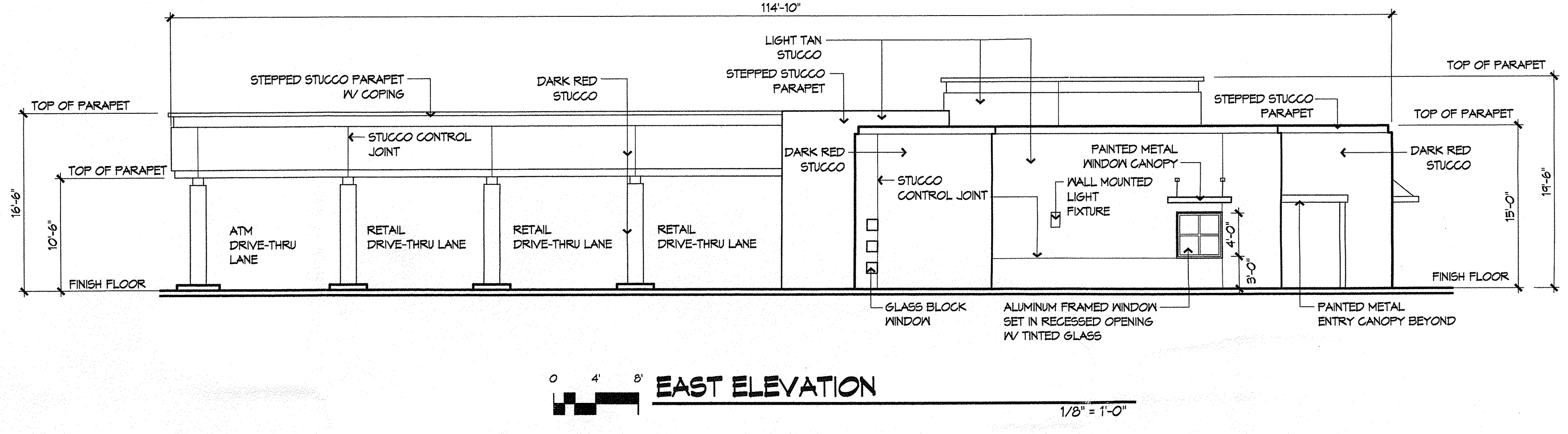
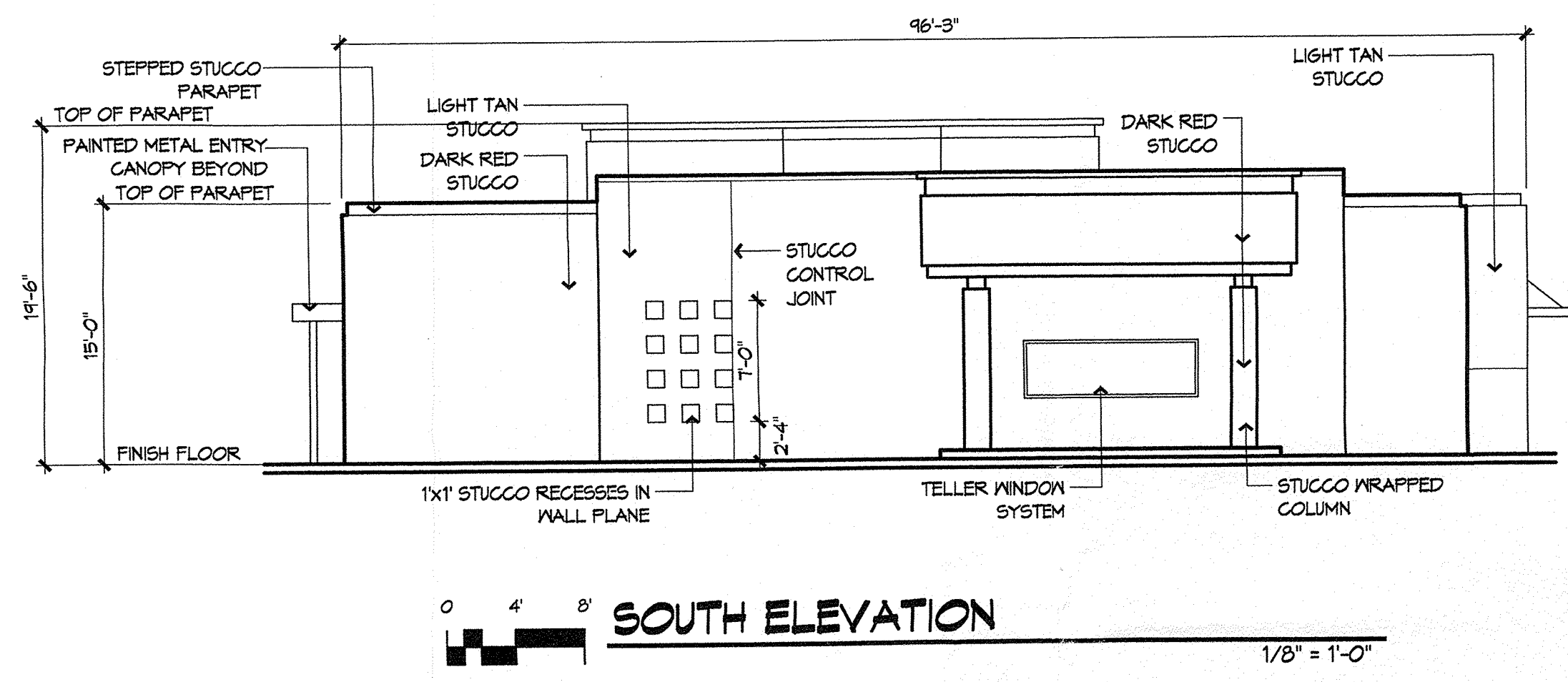
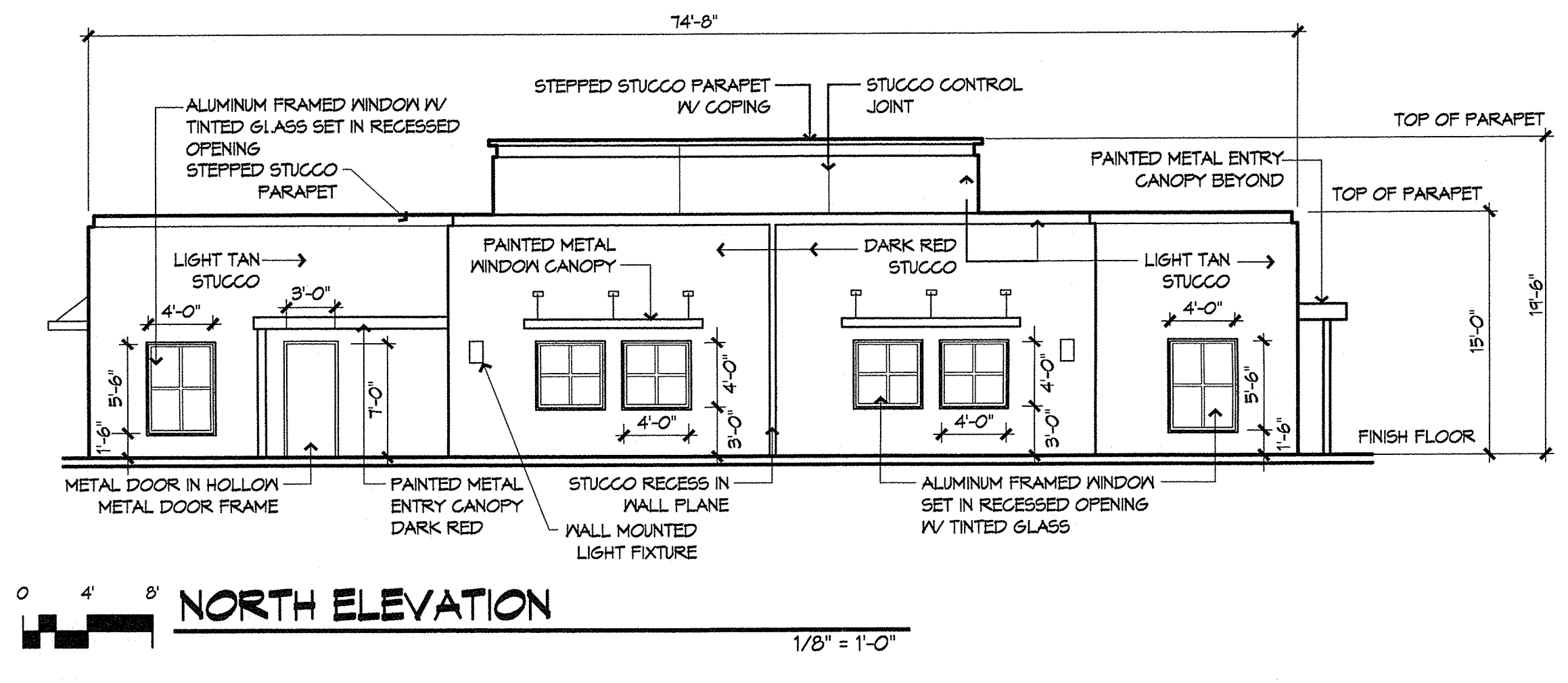
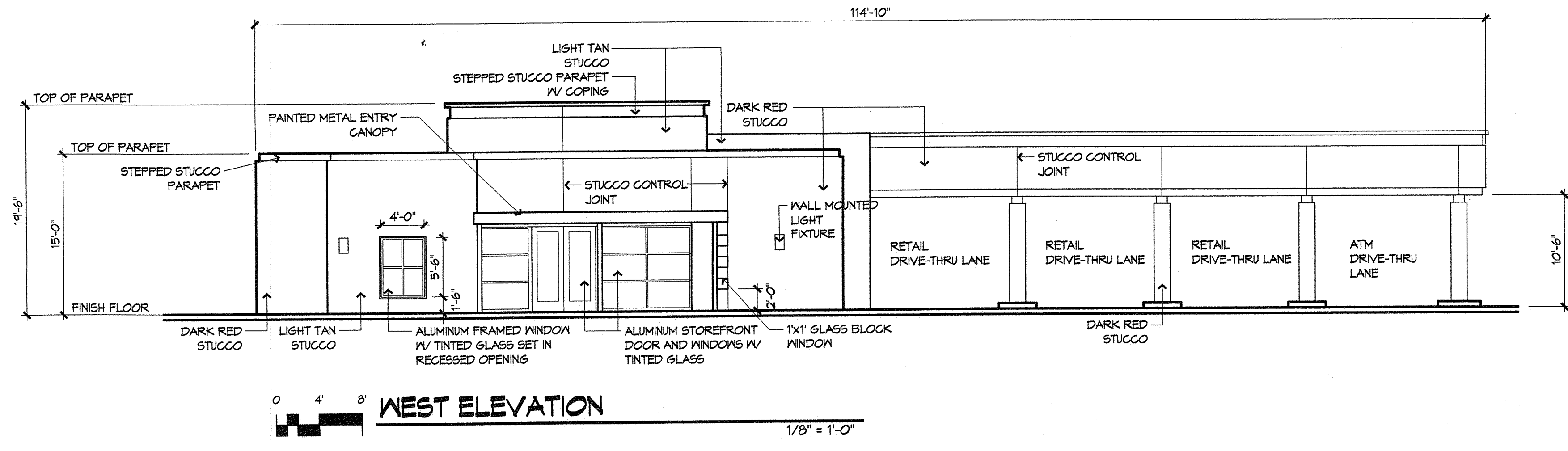
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 REVIEWED BY
 DATE MAY 20, 2003
 PROJECT NO.
 DRAWING NAME

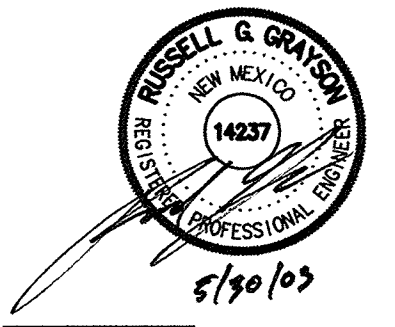
△ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

REVISIONS

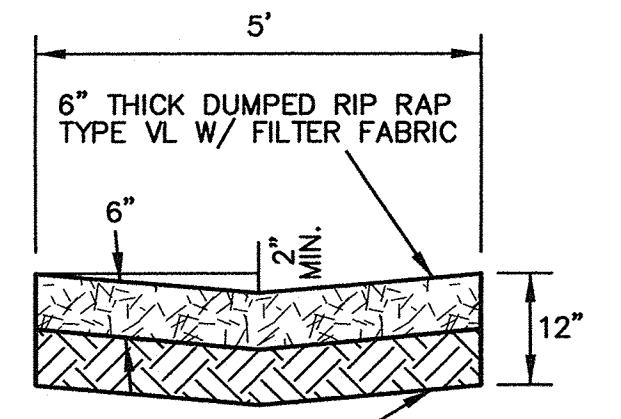
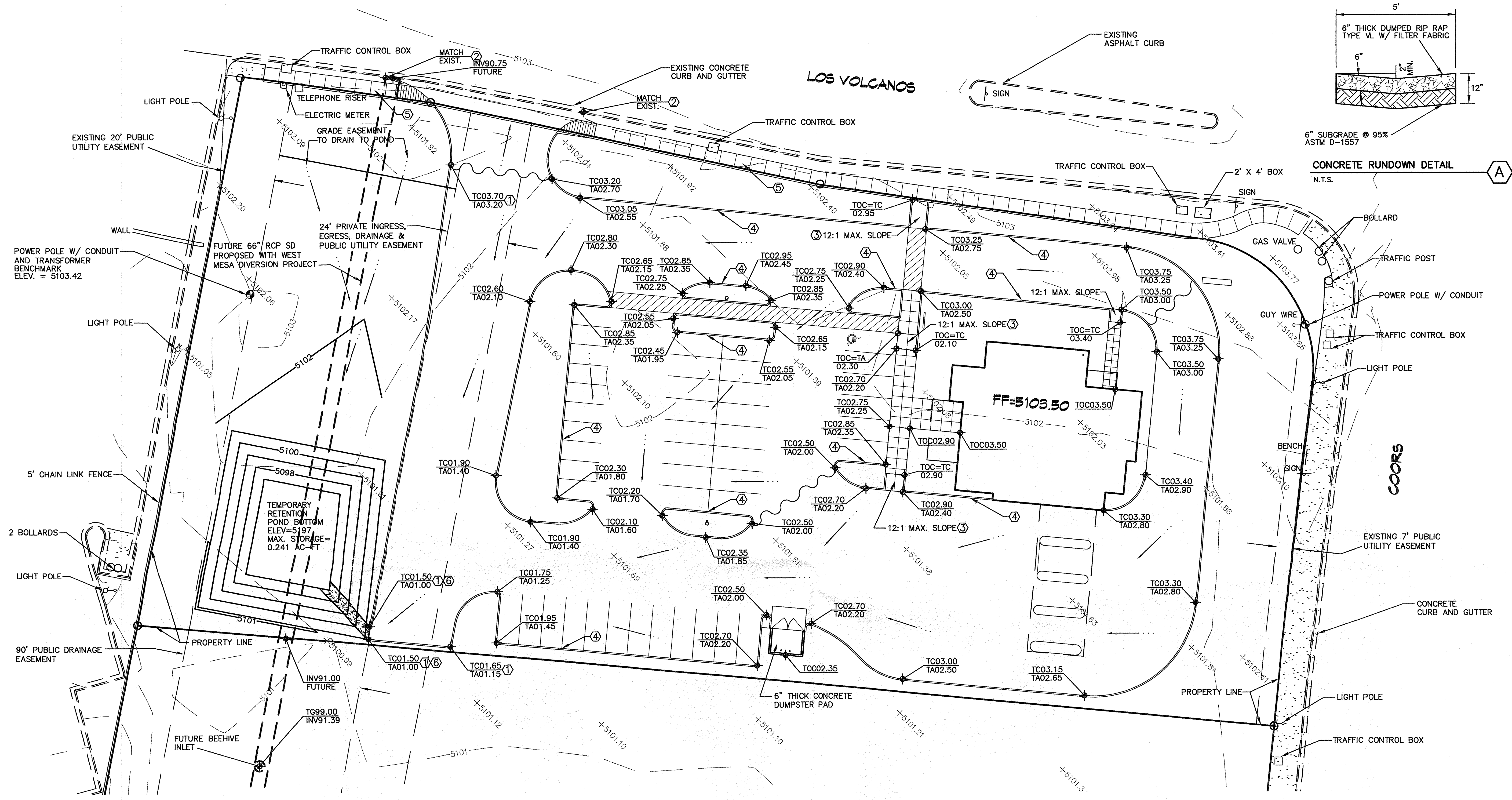
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DRAWN BY
REVIEWED BY
DATE **MAY 20, 2003**
PROJECT NO.
DRAWING NAME
**BLDG ELEVATION
DETAILS**





**Rio Grande
Credit Union
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.**



CONCRETE RUNDOWN DETAIL
N.T.S.

EXISTING CONDITIONS

THE PROJECT SITE IS CURRENTLY IN ITS NATURAL CONDITION WITH VEGETATION THROUGHOUT THE SITE. THE SITE IS VERY FLAT AND GENTLY SLOPES FROM THE NORTHEAST TO THE SOUTHWEST. THE PROJECT SITE IS NOT WITHIN A FEMA FLOODWAY ACCORDING TO PANEL 350002 0027 C DATED OCTOBER 14, 1983. THE EXISTING CONDITIONS ON THE SITE PRODUCE 2.05 CFS WITH TYPE 'A' LAND TREATMENT OF 100%.

PROPOSED CONDITIONS

A MAJORITY OF THE PROJECT SITE WILL BE PAVED. THE SITE WILL RETAIN ITS NATURAL FLOW DIRECTION, NORTHEAST TO SOUTHWEST. NO OFF-SITE STORM WATER RUNOFF WILL ENTER THE SITE. STORM WATER FROM THE SITE WILL FLOW TO THE SOUTHWEST CORNER WHERE IT WILL DRAIN INTO A TEMPORARY DETENTION POND. THE POND WILL COLLECT RUNOFF FROM THE PARKING LOT, BUILDING AND ADJACENT UTILITY AND DRAINAGE EASEMENTS ON THE WEST END OF THE SITE. THE POND WILL BE FILLED IN WITH THE CONSTRUCTION OF THE STORM DRAIN PIPE WITHIN THE THE 90' DRAINAGE EASEMENT. THE STORM DRAIN PIPE WILL BE PLACED IN THE EASEMENT WITH THE WEST MESA DIVERSION PROJECT PHASE 2 (CITY PROJECT NO. 538102). THE WEST MESA DIVERSION PROJECT PHASE 2 WILL ALLOW FREE DISCHARGE INTO INLETS TO BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENT. PROPOSED CONDITIONS ON THE SITE DISCHARGING TO THE RETENTION POND IS 5.05 CFS WITH A REQUIRED RETENTION STORAGE OF 0.241 AC-FT. DEVELOPED LAND TREATMENTS FOR THIS PROJECT ARE AS FOLLOWS: %A=0, %B=35, %C=0 AND %D=65 FOR THE BASIN DISCHARGING TO THE RETENTION POND. THE SMALL AREA OF LANDSCAPING DISCHARGING TO THE STREET (BASIN 102.D) LAND TREATMENTS WERE AS FOLLOWS: %A=0, %B=50, %C=50 AND %D=0. DURING CONSTRUCTION OF THE FUTURE STORM DRAIN PIPE, RUNOFF FROM THE SITE WILL FLOW IN THE DIRECTION OF THE PROPOSED BEEHIVE TEE MANHOLE LOCATED JUST SOUTH OF THE RETENTION POND.

GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS. LINE SIZES OR MATERIAL TYPE MAKES NO REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE PRIOR TO THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

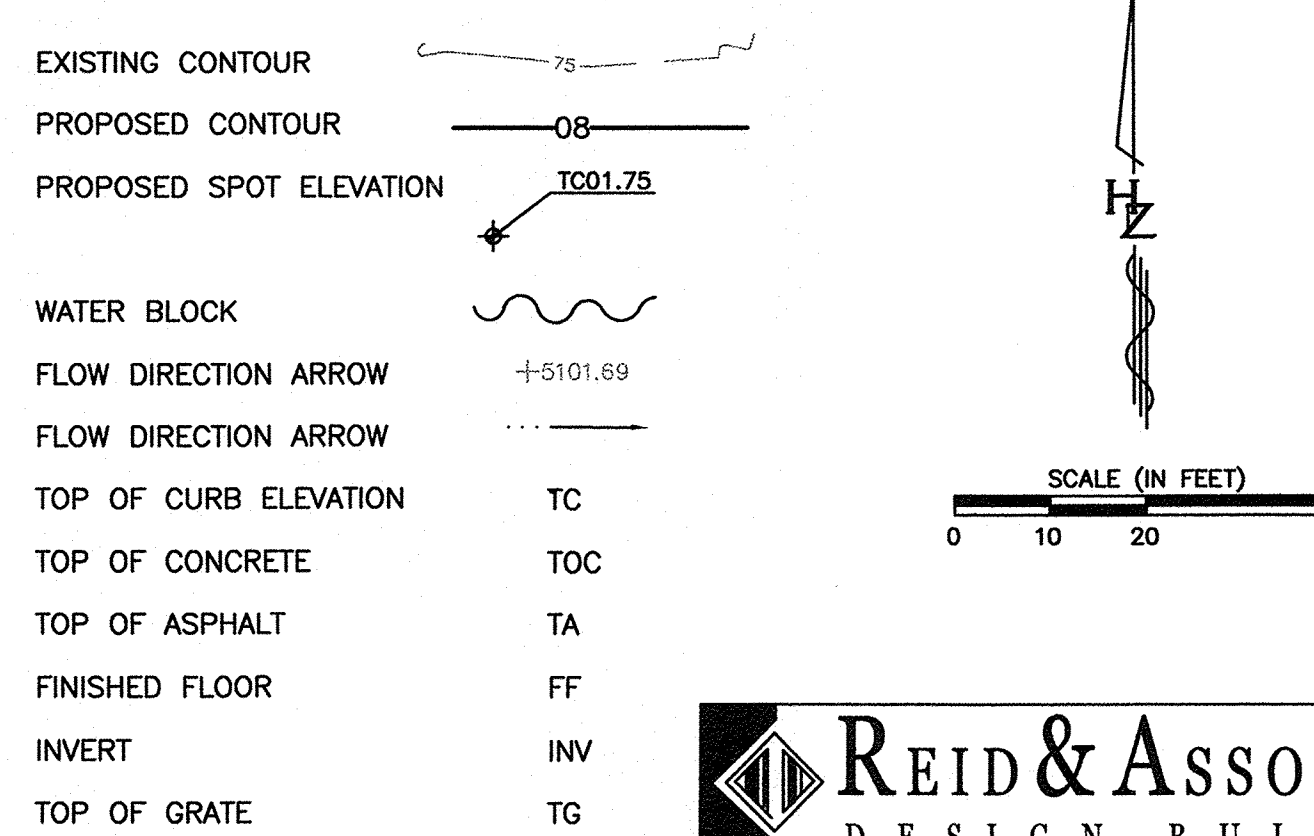
CONSTRUCTION NOTES

- CONSTRUCT TEMPORARY ASPHALT CURB PER COA STD DWG 2415.
- REMOVE EXISTING CURB & GUTTER AND PROVIDE DRIVE WAY PER COA STD DWG 2426.
- CONSTRUCT HANDICAP RAMP. SEE ARCH. PLANS FOR DETAIL.
- CONSTRUCT 6" CONCRETE CURB. SEE ARCH. PLANS FOR DETAIL.
- CONSTRUCT 6" CONCRETE SIDEWALK PER COA STD DWG 2430.
- CONSTRUCT RIP RAP RUNDOWN PER DETAIL 'A' THIS SHEET.

HYDROLOGY CALCULATIONS

NO.	DESCRIPTION	AREA (SQ FT)	DISCHARGE (CFS)	TIME TO PEAK (HOURS)	PEAK FLOW (CFS)	PEAK TIME (HOURS)
1	ON-SITE BASIN 101.H	1.74	.049	.35788	1.500	1.055 PER 100'
2	OFF-SITE BASIN 102.H	.35	.00446	.35708	1.500	1.069 PER 100'
3	ON-SITE BASIN 101.H	1.74	.049	.35788	1.500	1.055 PER 100'
4	OFF-SITE BASIN 102.H	.35	.00446	.35708	1.500	1.069 PER 100'
5	TOTAL	2.09	.05346	1.74175	1.500	3.070 PER 100'
6	ON-SITE BASIN 101.D	1.74	.049	.35788	1.500	1.055 PER 100'
7	OFF-SITE BASIN 102.D	.35	.00446	.35708	1.500	1.069 PER 100'
8	TOTAL	2.09	.05346	1.74175	1.500	3.070 PER 100'

GENERAL LEGEND



REVISIONS

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DRAWN BY **JDL**
REVIEWED BY **RGG**
DATE **May 20, 2003**
PROJECT NO.
DRAWING NAME



6300 Riverside Plaza Ln NW
Suite 220
Albuquerque, NM 87120
(505) 891-2528

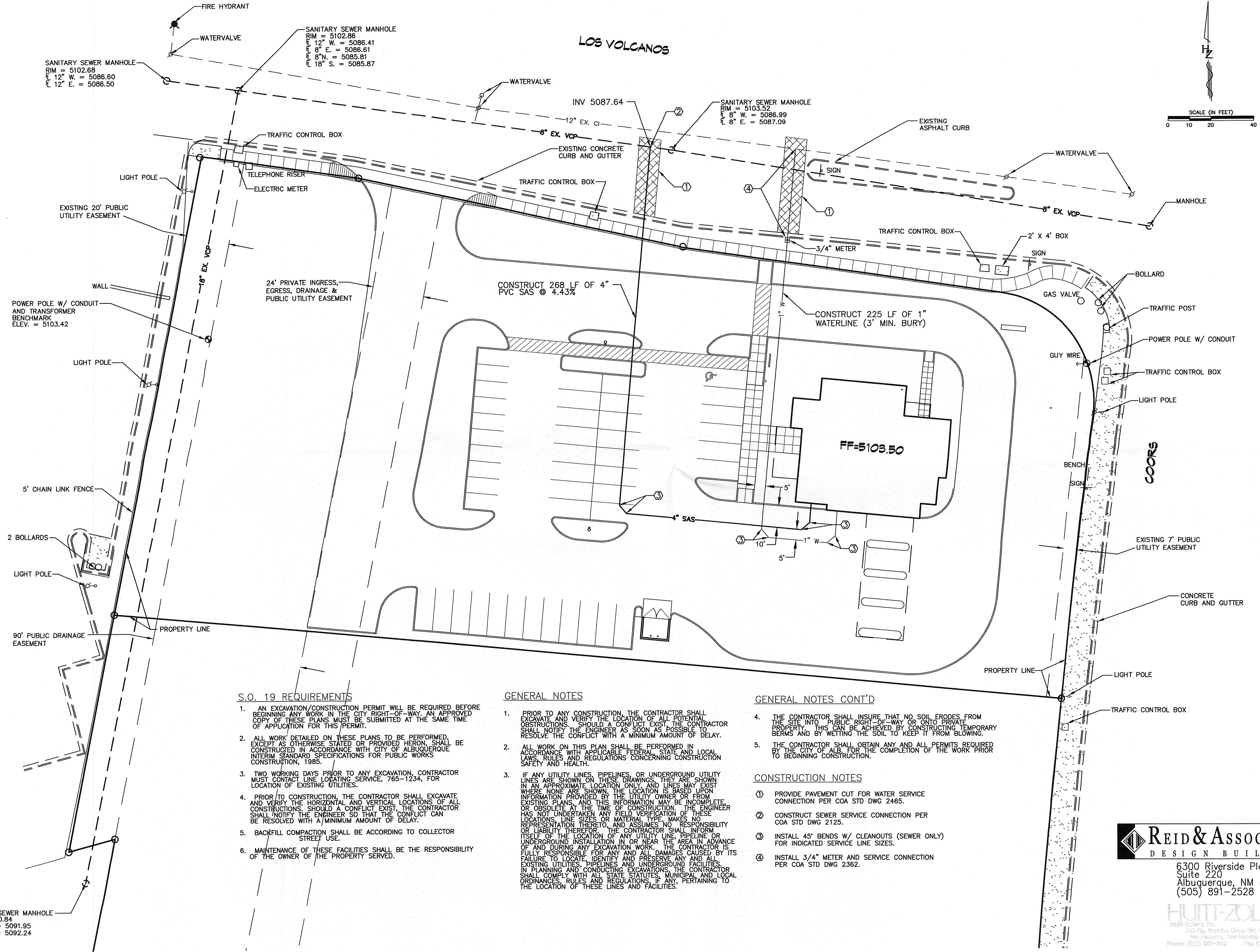
HUIT-ZOLLARS
305 Rio Rancho Drive NE, Suite 201
Albuquerque, NM 87104
Phone (505) 899-6544 Fax (505) 892-0229

GRADING & DRAINAGE PLAN



**Rio Grande
Credit Union**
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.

- △
- △
- △
- △



S.O. 19 REQUIREMENTS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE. MAKES NO REPRESENTATION THEREON, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

GENERAL NOTES CONT'D

4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

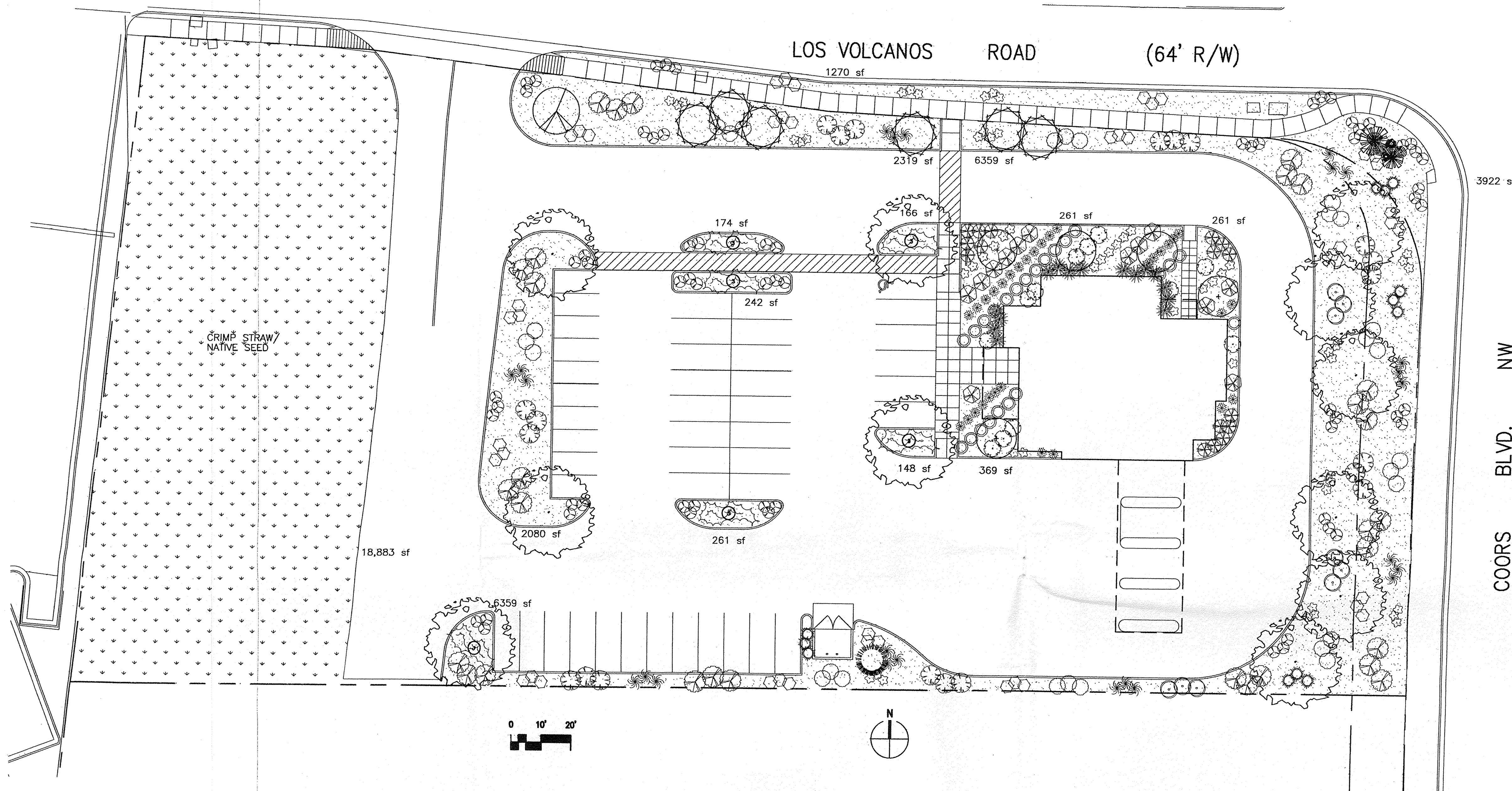
CONSTRUCTION NOTES

- ① PROVIDE PAVEMENT CUT FOR WATER SERVICE CONNECTION PER COA STD DWG 2465.
- ② CONSTRUCT SEWER SERVICE CONNECTION PER COA STD DWG 2125.
- ③ INSTALL 45° BENDS W/ CLEANOUTS (SEWER ONLY) FOR INDICATED SERVICE LINE SIZES.
- ④ INSTALL 3/4" METER AND SERVICE CONNECTION PER COA STD DWG 2362.



6300 Riverside Plaza Ln NW
Suite 220
Albuquerque, NM 87120
(505) 891-2528





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.

S.F. Brown 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 (5) 1.0 GPH Drip Emitters and 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.

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.

NW
BLVD.
COORS

PLANT LEGEND

- | | | | | | |
|--|--|--|---|--|---|
| | ASH (M+) AND HONEY LOCUST (M) 11
<i>Fraxinus pennsylvanica</i>
<i>Gleditsia triacanthos</i>
2" Gal. | | NEW MEXICO OLIVE (M) 1
<i>Forestiera neomexicana</i>
15 Gal. | | ROSEMARY (L) 23
<i>Rosmarinus officinalis</i>
2 Gal. 36sf |
| | CRABAPPLES (H) 5
<i>Malus cultivars</i>
15 Gal. | | PINON PINE (M) 1
<i>Pinus edulis</i>
6-8 | | POTENTILLA (M) 54
<i>Potentilla fruticosa</i>
2 Gal. |
| | DESERT WILLOW (L) 6
<i>Chilopsis linearis</i>
15 Gal. | | LANAS/ SCOTCH BROOM (M) 12
<i>Cytisus scoparius</i> /
<i>Genista hispanica</i>
5 Gal. 16sf | | AUTUMN SAGE (M) 45
<i>Salvia greggii</i>
2 Gal. 9sf |
| | PALM YUCCA (L) 2 | | GAURA (M) 31
<i>Gaura lindheimeri</i>
1 Gal. 16sf | | HONEYSUCKLE (M) 30
<i>Lonicera sempervirens</i>
1 Gal. 200sf
Unstaked-Groundcover |
| | RUSSIAN SAGE (M) 9
<i>Perovskia atriplicifolia</i>
5 Gal. 25sf | | PURPLE SILVER GRASS (M) 46
<i>Miscanthus sinensis 'pupurascons'</i>
1 Gal. | | CHAMISA (L) 21
<i>Chrysothamnus nauseosus</i>
1 Gal. 25sf |
| | MAIDEN GRASS (M) 24
<i>Miscanthus sinensis</i>
5 Gal. 16sf | | LITTLE BUNNY FOUNTAIN GRASS (M) 16
<i>Pennisetum alopecuroides 'Little Bunny'</i>
1 Gal. | | WILDFLOWER 66
1 Gal. 4sf |
| | INDIAN HAWTHORN (M) 13
<i>Raphiolepis indica</i>
5 Gal. | | BLUE MIST SPIREA (M) 32
<i>Caryopteris clandonensis</i>
5 Gal. | | CREeping ROSEMARY (M) 18
<i>Rosmarinus officinalis 'Prostrata'</i>
5 Gal. 36sf
Symbol indicates 3 plants |
| | APACHE PLUME (L) 27
<i>Fallugia paradoxa</i>
5 Gal. 23sf | | OVERSIZED GRAVEL
& 3 BOULDERS | | |
| | 3/4" GRAY GRAVEL
WITH FILTER FABRIC | | | | |
| | CRIMP STRAW/NATIVE SEED | | | | |

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	85,260 square feet
TOTAL BUILDINGS AREA	3,610 square feet
OFFSITE AREA	5,192 square feet
NET LOT AREA	76,458 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	11,468 square feet
TOTAL LANDSCAPE PROVIDED	43,074 square feet
TOTAL BED PROVIDED	24,191 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	18,883 square feet



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com
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LANDSCAPE PLAN
FOR BUILDING
PERMIT

Rio Grande
Credit Union
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.

MAY 20, 2003



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): DOUG SMITH Surveying PHONE: 255 5577
 ADDRESS: 2121 Sumateo DE FAX: 266 0019
 CITY: Albuq STATE NM ZIP 87110 E-MAIL: Dsmith@swcp.com
 APPLICANT: Chris Fitzgerald, Pres. & CEO PHONE: 346 4682
 ADDRESS: 301 Rio Bravo SE FAX: _____
 CITY: Albuq NM STATE NM ZIP 87105 E-MAIL: _____
 Proprietary interest in site: Pres. & CEO List all owners: Rio Grande Credit Union

DESCRIPTION OF REQUEST: Replot an existing lot into 2 separate lots

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TR P-1 Block: NA Unit: 3
 Subdiv/Addn/TBKA: Atlasco Bus. Park
 Existing Zoning: SU-1 PLANNED IND PARK Proposed zoning: same MRGCD Map No NA
 Zone Atlas page(s): J-10 UPC Code: 101005847812340608

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.): ?

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 1.953 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW
 Between: LOS Volcanos BLVD and Bluewater Rd NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: ?

SIGNATURE

(Print) DOUG SMITH DATE 3/2/10
 Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>10 DRB 70070</u>	<u>SK</u>	<u>PL3</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>03/10/10</u>			Total <u>\$ 0</u>

Planner signature / date Sandy Handley 03/02/10 Project # 1002666

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Doug Smith
Applicant name (print)
[Signature] 3/2/10
Applicant signature / date



Form revised October 2007

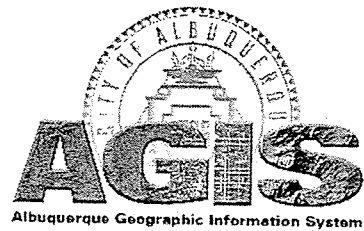
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
10 DRB - 70070

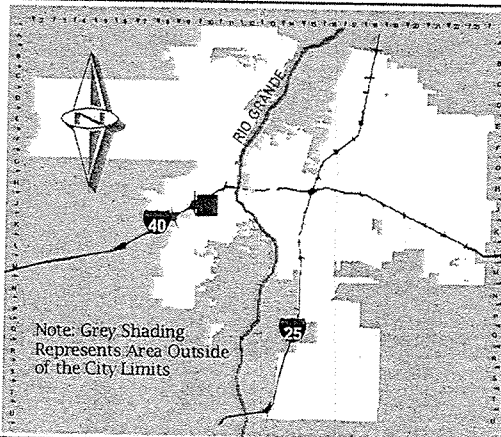
Sandy Handley 03/02/10
Planner signature / date
Project # 1002066



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/1/2006



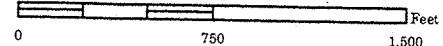
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



DOUG SMITH SURVEYING, INC.
2121 San Mateo Blvd. N.E.
Albuquerque, New Mexico 87110
Phone: (505)255-5577 Fax: (505)266-0019

March 2, 2010

Development Review Board:

The owner of Tr. P-1, Atrisco Business Park, Unit 3, is applying for a re-plat of Tr. P-1 into 2 Lots as shown on the attached sketch.



Douglas H. Smith



SUBDIVISION Supplemental form **S**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit **(P)**
- IP Master Development Plan
- Cert. of Appropriateness (LUCC) **L**

ZONING & PLANNING Supplemental form **Z**

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of... **A**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: TTE4Y LLC PHONE: 296-6388
 ADDRESS: 2200 MENAUL NE SUITE C FAX: 237-9477
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____
 AGENT (if any): DEKKER/PERICH/SABATINI PHONE: 761 9700
 ADDRESS: 6801 JEFFERSON NE FAX: 761 4222
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: PETERB@DPSABQ.COM

DESCRIPTION OF REQUEST: DRB SITE DEV. PLAN FOR BUILDING PERMIT.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOT A TRACT P-1 Block: _____ Unit: _____
 Subdiv. / Addn. ATRISCO BUSINESS PARK
 Current Zoning: SU-1, PLANNED IND. PARK Proposed zoning: SU-1, (N/C)
 Zone Atlas page(s): J-10-2 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.95 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101005847812340608 MRGCD Map No. N#
 LOCATION OF PROPERTY BY STREETS: On or Near: CORNER OF BOB RD NW & Los Juncos NW
 Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-86-09

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Peter Butterfield DATE 5/20/03
 (Print) PETER BUTTERFIELD Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 00807</u>	<u>SBP</u>	<u>P(B)</u>	<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total <u>\$ 385.00</u>

Hearing date May 28th '03

Planner signature / date Peter Butterfield 5/20/03

Project # 1002666

FORM R(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
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 - Fee (see schedule) 385⁰⁰
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AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
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 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

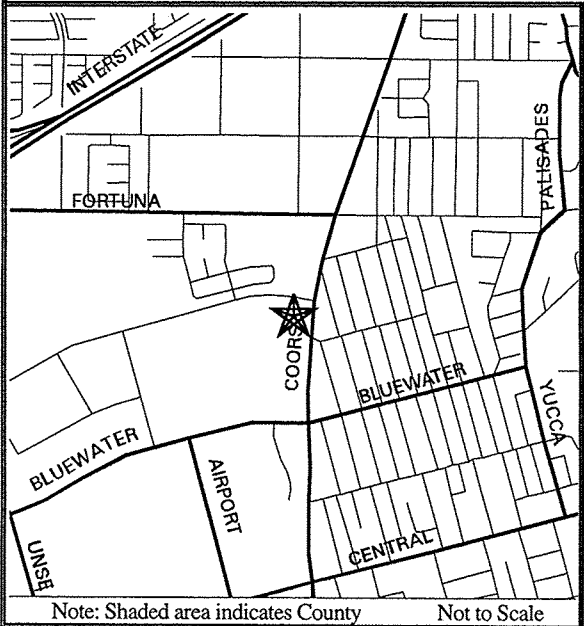
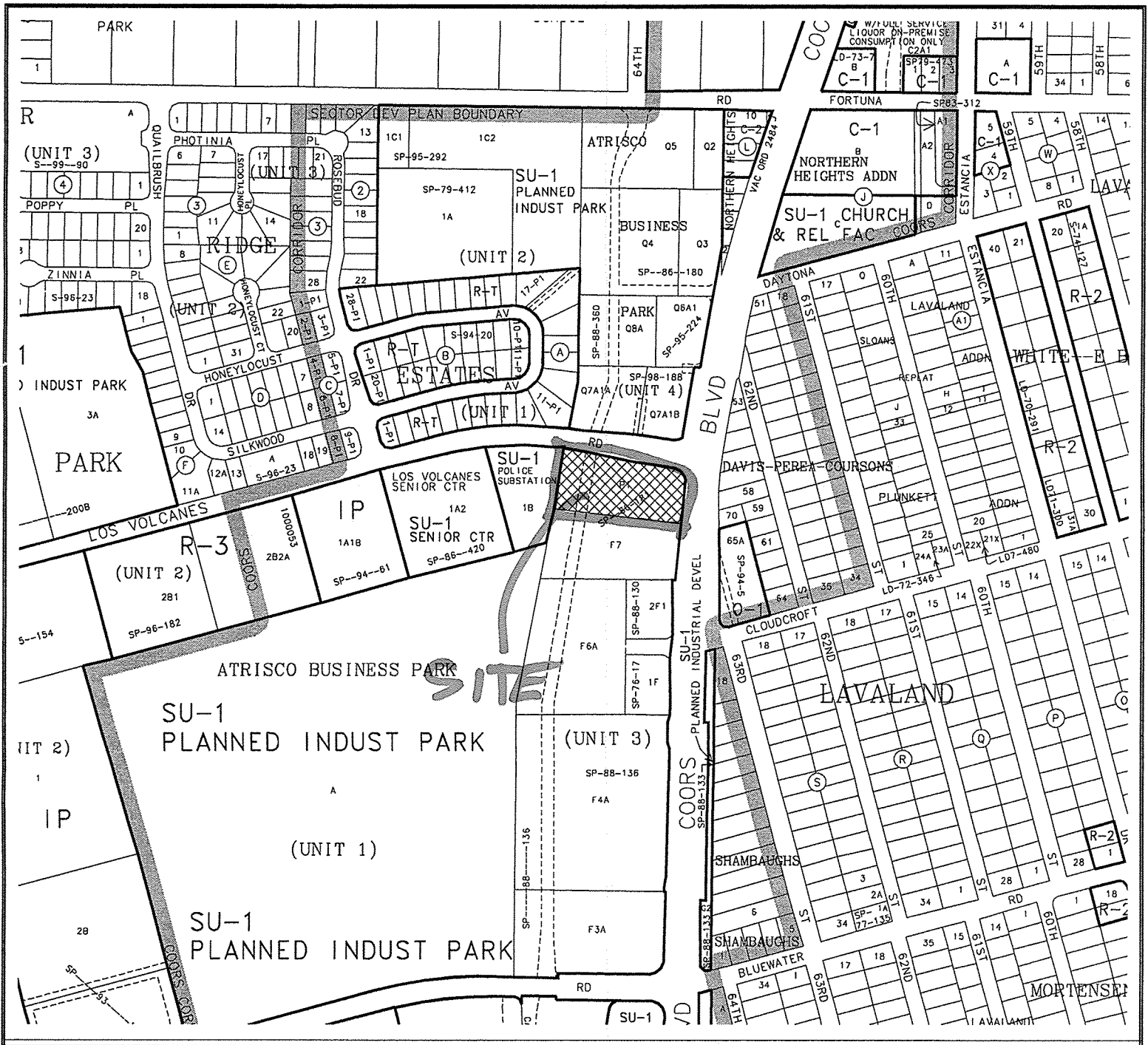
PETER BUTTERFIELD
Applicant name (print)
A B M
Applicant signature / date
5/20/03



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 00807

Bolubert 5/20/03
Planner signature / date
Project # 1002666



ZONING MAP



Scale 1" = 478'

PROJECT NO.
PA-03-046

HEARING DATE
4-23-03

MAP NO.
J-10

ADDITIONAL CASE NUMBER(S)
**PRE-APPLICATION
DISCUSSION**
COUNCILOR TINA CUMMINS

Note: Shaded area indicates County Not to Scale

May 20, 2003

Ms. Sheran Matson
Development Review Board
City of Albuquerque Planning Department
Plaza Del Sol – 600 2nd Street, NW, 3rd Floor
Albuquerque, New Mexico 87102

Re: DRB Approval of a Site Development for Building Permit;
Coors Rd. NW (south of Los Volcanos Rd NW located within the Atrisco
Business Park)

Dear Ms. Matson,

On behalf of our clients, TT & Y LLC., I am submitting this application to the DRB for approval of a "Site Development Plan for Building Permit" in accordance with the SU-1 for I-P Zoning District requirements as directed by Mr. Bob Paulsen. The subject property is approximately 1.95 acres and is located within the Atrisco Business Park off Coors Rd., NW. (NOTE: There is no Master Development Plan for Atrisco Business Park on file with the City.)

Building Area and Use

The Site Development Plan for Building Permit contains a 3,610 square foot Credit Union building. The building includes approximately 1,232 square feet of a drive-thru canopy to accommodate three drive-lanes. *No zone change is being requested as these uses are allowed within the "SU-1 for IP Uses" Zoning District.*

Landscaping and Building Elevations

The site has been designed to exceed City landscaping requirements. On this 1.95 acre site, 11,468 SF of landscaping is required and 19,017 SF is being provided. In addition, the building has been laid out in accordance with the Atrisco Development sketch plan and the Coors Corridor Development plan.

Parking Requirements

The calculated “**Required Parking**” for the entire site is nineteen spaces (18 spaces), and the “**Provided Parking**” for the entire site is forty-four (44 spaces).

All application documents and filing fee are attached for your review and approval.

Thank you for your consideration in this matter. If you have any questions please feel free to call me at 505-761-9700.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Butterfield", with a long horizontal flourish extending to the right.

Peter Butterfield

May 20, 2003

Re: **Written Project Summary**
DRB Approval of a Site Development for Building Permit;
Coors Rd. NW (south of Los Volcanos Rd NW located within the Atrisco
Business Park)

On behalf of our clients, TT & Y LLC., I am submitting this application to the DRB for approval of a "Site Development Plan for Building Permit" in accordance with the SU-1 for I-P Zoning District requirements. The subject property is approximately 1.95 acres and is located within the Atrisco Business Park off Coors Rd., NW. (NOTE: There is no Master Development Plan for Atrisco Business Park on file with the City.)

Building Area and Use

The Site Development Plan for Building Permit contains a 3,610 square foot Credit Union building. The building includes approximately 1,232 square feet of a drive-thru canopy to accommodate three drive-lanes. In addition, the building has been laid out in accordance with the Atrisco Development sketch plan and the Coors Corridor Development plan.. *No zone change is being requested as these uses are allowed within the "SU-1 for IP Uses" Zoning District.*

Landscaping and Building Elevations

The site has been designed to exceed City landscaping requirements. On this 1.95 acre site, 11,468 SF of landscaping is required and 19,017 SF is being provided.

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Thank you for your consideration in this matter. If you have any questions please feel free to call me at 505-761-9700.

Sincerely,



Peter Butterfield

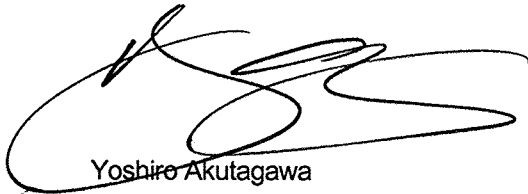
TT&Y, L.L.C.
2200 MENAUL BLVD. NE, SUITE C
ALBUQUERQUE, NM 87107
(505) 296-6388 FAX (505) 237-9477

April 22, 2003

To Whom It May Concern:

By this letter I authorize Dekker/Perich/Sabatini to act as agents for TT&Y L.L.C. / Rio Grande Credit Union concerning EPC and DRB approvals for Site Development Plan for Building Permit on land located at Tract P-1, Atrisco Business Park, Unit 2.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yoshiro Akutagawa', written over a large, stylized circular flourish.

Yoshiro Akutagawa

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 5/20/03
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8 1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries
- 7. Property lines
- 8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - ___ 2. **Calculations:** spaces required: 18 provided: 44
Handicapped spaces required: 1 provided: 1
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 1
provided: 5
 - ___ 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures

~~NA~~ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

TT&Y LLC

AGENT

DEKKER/PERICH/SABATINI

ADDRESS

6801 JEFFERSON ST. NE 87109

PROJECT NO.

1002666

APPLICATION NO.

03DRB - 00807

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 385⁰⁰ **Total amount due**

DEKKER/PERICH/SABATINI, LTD

6801 JEFFERSON NE SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700
FED #85-0367023

12-92

WELLS FARGO NEW MEXICO, N.A. 0204
Albuquerque, NM 87103-1081
95-219-1070

CHECK NO.

028568
28568

Exactly Three hundred eighty-five and no / 100 Dollars

DATE

5/20/2003

AMOUNT

\$385.00

CITY OF ALBUQUERQUE

PAY
TO THE
ORDER
OF

DUPLICATE VOID AFTER 90 DAYS
City Of Albuquerque
Treasury Division

05/20/2003

11:41AM

LOC: ANN

X

RECEIVED 05/20/03 10:19:05 AM WSH 008 TRANS# 0020

Account 441006 Fund 0110

Activity 4983000 TRSDMM

Trans Amt \$385.00

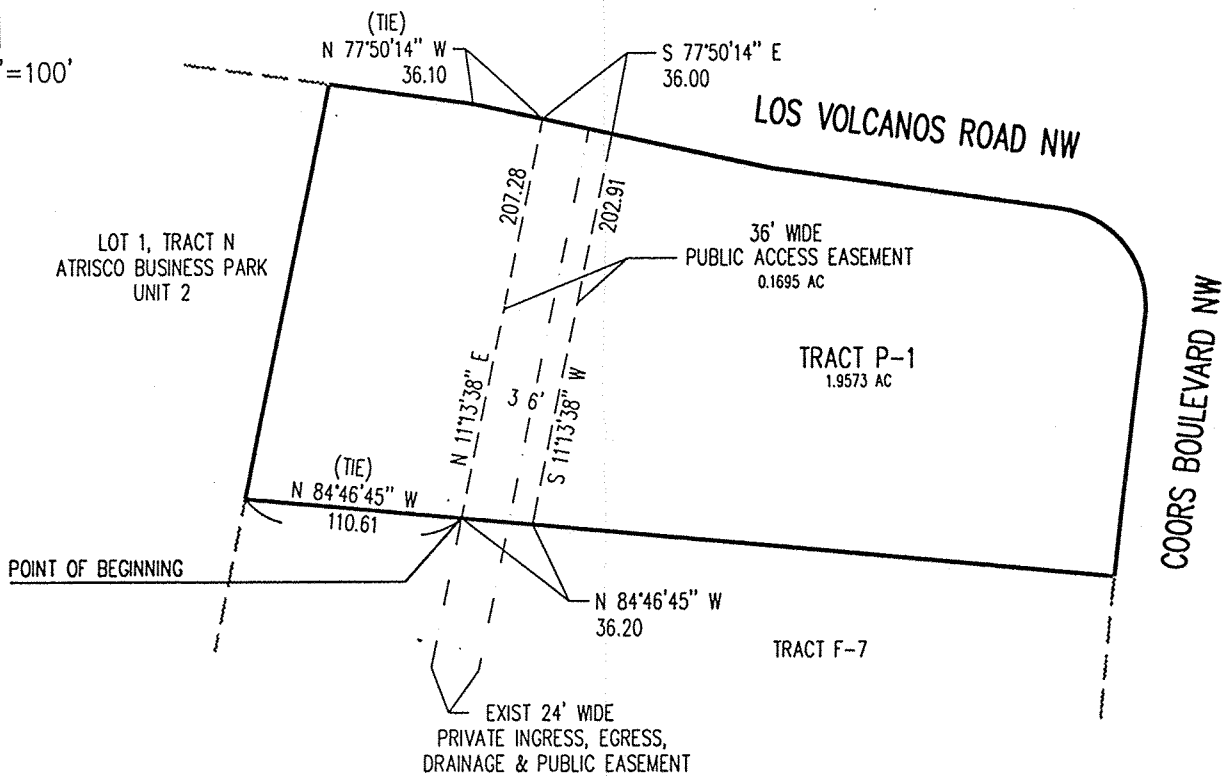
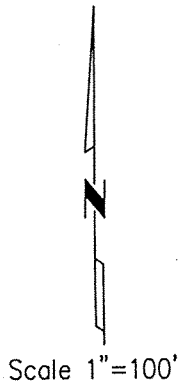
J24 Misc \$385.00

CK 10/28/02 \$385.00

CHANGE \$0.00

ATRISCO BUSINESS PARK UNIT 3

LOCATED WITHIN SECTION 15
T. 10 N., R. 2 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



LEGAL DESCRIPTION

A Public Access Easement for ingress and egress across Tract P-1 in the Atrisco Business Park Unit 3, recorded on October 27, 1986, in Vol. C31, Folio 190, Instrument No. 86104671, within Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian in the City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows:

Beginning at the Southwesterly corner of the easement herein described, a point on the Southerly boundary line of said Tract P-1 from which the Southwest corner of said tract bears N.84°46'45\"W. 110.61 feet;
Thence departing said Southerly lot line, N.11°13'38\"E. 207.28 feet to a point on the Northerly boundary line of said Tract P-1, from which an angle point to the west bears N.77°50'14\"W. 36.10 feet;
Thence S.77°50'14\"E. 36.00 feet on said Northerly boundary line;
Thence departing said boundary line, S.11°13'38\"W. 202.91 feet across said tract;
Thence N.84°46'45\"W. 36.20 feet on the Southerly boundary line of said tract to the Point of Beginning.

Easement contains 0.1695 acres (7383 square feet), more or less.



Dan B. Holmes

Dan B. Holmes, PLS 9243
May 30, 2003

HUITT-ZOLIARS

RIO RANCHO DR. N.E., STE. 100
RIO RANCHO, N.M., 87124
(505) 892-5141



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Page: 3 of 3
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Russ Grayson (Hewlett Zolger)
REC'D 6/4/03 (phone message)

J10-002

PERMANENT EASEMENT
6/9/03

Grant of Permanent Easement, between T. T. & Y. LLC ("Grantor"), whose address is 1401 Central NW 87104 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public road easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

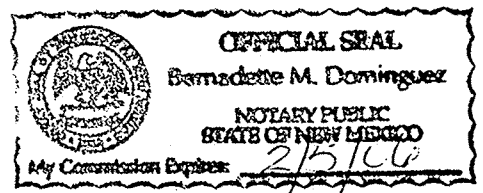
WITNESS my hand and seal this 2nd day of June, 2003.

APPROVED:
[Signature]
City Engineer
6-9-03
Dated

6/5/03
6/6/03

GRANTOR: T. T. & Y. LLC
[Signature]
(Individual)

GRANTOR:
By: Tina Cummins
Its: MEMBER
(Corporation or Partnership)



PERMANENT EASEMENT

6/9/03

Grant of Permanent Easement, between T. T. & Y. LLC ("Grantor"), whose address is 1401 Central NW 87104 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto (Property) for the construction, installation, maintenance, repair, modification, replacement and operation of public road Easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal (" Work ") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 9th day of June, 2003

6/6/03

APPROVED:

[Signature]
City Engineer

Dated

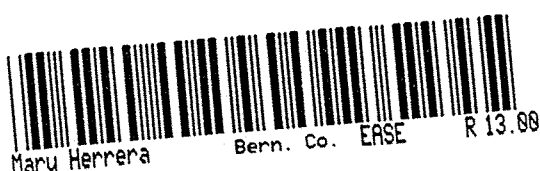
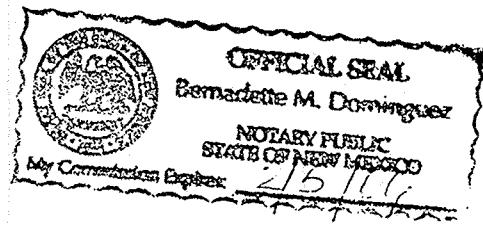
6-9-03

GRANTOR:

T. T. & Y. L.L.C
Tina Cummins
(Individual)

GRANTOR:

By: Tina Cummins
Its: MEMBER
(Corporation or Partnership)



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Page: 2 of 3
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-1-
INDIVIDUAL

STATE OF _____)
COUNTY OF _____)ss

This instrument was acknowledged before me on _____ day of _____, 20____, by
_____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF _____)
COUNTY OF _____)ss

This instrument was acknowledged before me on _____ day of _____, 20____, by
Of _____, a _____ corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

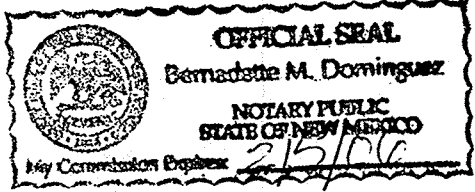
PARTNERSHIP

STATE OF NM)
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 2nd day of June, 2003, by
Tivalumina, partner(s), on behalf of T.T. & Y. LLC, a partnership.

Bernadette M. Dominguez
Notary Public

My Commission Expires:
2/5/06



ATRISCO BUSINESS PARK UNIT 3

LOCATED WITHIN SECTION 15
T. 10 N., R. 2 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

Scale 1"=100'

LOT 1, TRACT N
ATRISCO BUSINESS PARK
UNIT 2

TRACT P-1
1.9573 AC

TRACT F-7

LOS VOLCANOS ROAD NW

S 81°55'22" E
6.18

N82°43'12"W
RAD

18' WIDE ROAD
RIGHT-OF-WAY EASEMENT
0.0703 AC

NW

BOULEVARD

COORS

N84°09'04"W
RAD

N 84°46'45" W
18.00

POINT OF BEGINNING

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD
C1	89°05'14"	50.00	77.74	49.21	70.15
C2	01°18'49"	5789.58	132.74	66.37	132.73
C3	01°26'03"	5807.58	145.37	72.69	145.36
C4	89°12'21"	38.00	59.16	37.48	53.37

LEGAL DESCRIPTION

A Public Road Right-of-Way Easement within Tract P-1 in the Atrisco Business Park Unit 3, recorded on October 27, 1986, in Vol. C31, Folio 190, Instrument No. No. 86104671, within Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian in the City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows:

Beginning at the Southeasterly corner of the easement herein described;
Thence N.84°46'45"W. 18.00 feet on the Southerly boundary line of said Tract P-1 to a point on a non-tangent curve from which a radial line bears S.84°09'04"E.;

Thence 145.37 feet Northeasterly on the arc of said non-tangent curve to the left having a central angle of 01°26'03", a radius of 5,807.58 feet and a chord of 145.36 feet;

Thence 59.16 feet on the arc of a compound curve to the left having a central angle of 89°12'21", a radius of 38.00 feet and a chord of 53.37 feet to a point on the Northerly boundary line of said tract;

Thence S.81°55'22"E. 6.18 feet on said Northerly boundary line;

Thence 77.74 feet on the arc of a curve to the right having a central angle of 89°05'14", a radius of 50.00 feet and a chord of 70.15 feet;

Thence 132.74 feet on the arc of a reverse curve to the left having a central angle of 01°18'49", a radius of 5,789.58 feet and a chord of 132.74 feet on the Easterly boundary line of said tract to the Point of Beginning.

Easement contains 0.0703 acres (3064 square feet), more or less.



Dan B. Holmes

Dan B. Holmes, PLS 9243
May 30, 2003

HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 1
RIO RANCHO, N.M., 87124
(505) 892-5141

MAY, 2003



Mary Herrera

Bern. Co. EASE

R 13.00

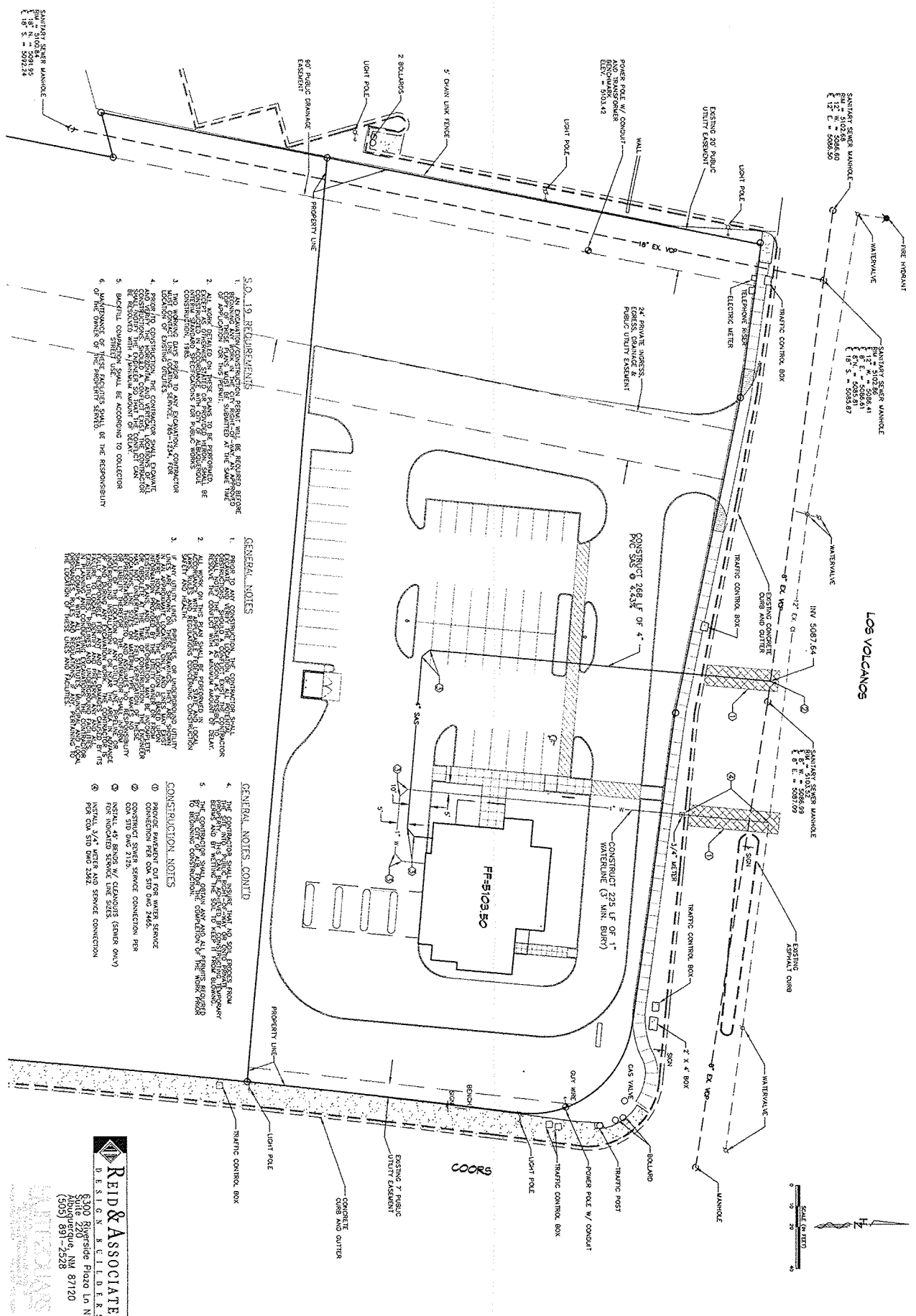
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- 3.0.19 REQUIREMENTS**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES FOR THE PROJECT, SUBMITTED AT THE SAME TIME AS THE UTILITY PLAN.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE ALARMS CODE (NFPA), AND ALL APPLICABLE LOCAL ORDINANCES FOR PUBLIC WORKS.
 3. THE WORKING DAYS SHALL BE 7:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES FOR THE PROJECT, SUBMITTED AT THE SAME TIME AS THE UTILITY PLAN.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES FOR THE PROJECT, SUBMITTED AT THE SAME TIME AS THE UTILITY PLAN.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES FOR THE PROJECT, SUBMITTED AT THE SAME TIME AS THE UTILITY PLAN.
 6. MAINTENANCE SHALL BE ACCORDING TO THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES FOR THE PROJECT, SUBMITTED AT THE SAME TIME AS THE UTILITY PLAN.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE ALARMS CODE (NFPA), AND ALL APPLICABLE LOCAL ORDINANCES FOR PUBLIC WORKS.
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 6. MAINTENANCE SHALL BE ACCORDING TO THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

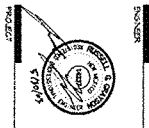
- GENERAL NOTES CONTD**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES FOR THE PROJECT, SUBMITTED AT THE SAME TIME AS THE UTILITY PLAN.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE ALARMS CODE (NFPA), AND ALL APPLICABLE LOCAL ORDINANCES FOR PUBLIC WORKS.
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 6. MAINTENANCE SHALL BE ACCORDING TO THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

- CONSTRUCTION NOTES**
1. PROVIDE PAVEMENT CUT FOR WATER SERVICE.
 2. CONSTRUCTION PERIOD FOR WATER SERVICE SHALL BE 14 DAYS.
 3. CONSTRUCTION PERIOD FOR GAS SERVICE SHALL BE 14 DAYS.
 4. INSTALL 4" BRASS W/ CLEANING (OWNER OWN).
 5. INSTALL 3/4" METER AND SERVICE CONNECTION FOR GAS 510 DWD 2362.

REID & ASSOCIATES
 DESIGN & CONSTRUCTION
 6300 Riverside Plaza La NW
 Albuquerque, NM 87120
 (505) 891-2528

COOR2
 UTILITY PLAN

Rio Grande Credit Union
 Lot A, Tract P-1
 Coors Blvd. and Los Volcanos Rd.



Dekker Perich Sabatini
 ARCHITECT
 6101 Alameda NE
 Albuquerque, NM 87110
 (505) 261-4111
 6100 Franklin

PROJECT NUMBER: 1002666

APPLICATION NUMBER: 03DRB-00807

DRB Site Development Plan Approval

Phil Davis 6-16-03
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Roger A. Dean 6-4-03
UTILITIES DEVELOPMENT

Christina Sandoval 6/4/03
PARKS & RECREATION DEPARTMENT

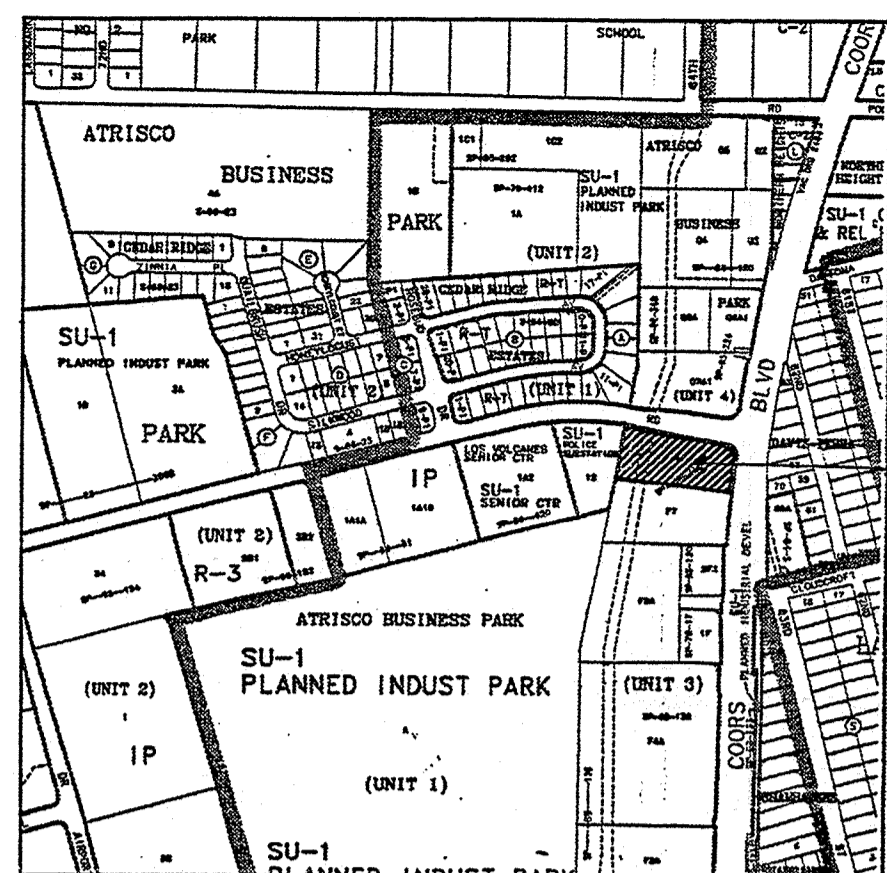
N/A
PUBLIC WORKS, WATER UTILITIES DIVISION

Bradley J. Bigham 6/4/03
CITY ENGINEER

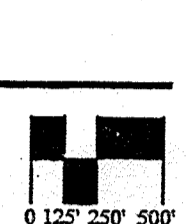
N/A
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

Michael Hutton 5-30-03
SOLID WASTE, will comply w/COA Specs

Sharon Watson 6/14/03
DRB CHAIRPERSON, PLANNING DEPARTMENT



VICINITY MAP
J-10-Z



GENERAL NOTES

- A. BUILDING MOUNTED SIGNAGE: 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
B. ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAPET HEIGHT.

PROJECT DATA

- 1. LEGAL DESCRIPTION: TRACT P-1, ATRISCO BUSINESS PARK, UNIT 2, BERNALILLO COUNTY, NEW MEXICO.
2. ZONING: CITY OF ALBUQUERQUE, NEW MEXICO ZONE: SU-1 SPECIAL USE AREAS.
3. PROPOSED USE: DRIVE UP BANK WITH 3 DRIVE UP LANES AND 1 ATM LANE.
4. PARKING: PARKING REQUIRED (1 Per 200 S.F.) 19, 10% TRANSIT REDUCTION 1.9, TOTAL PARKING REQUIRED 18.
5. LANDSCAPE REQUIREMENTS: LANDSCAPE REQUIRED (15% NET LOT AREA) 11,466 SF, LANDSCAPE PROVIDED 19,071 SF.

KEYED NOTES

- 1. 20' PUBLIC UTILITY EASEMENT
2. 24' EXISTING PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
3. RETAIL DRIVE-THRU LANE, DRIVE THROUGH SHALL BE SHADDED WITH AN ARCHITECTURALLY INTEGRATED CANOPY
4. 8' CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS, STUCCOED TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL 2, PAGE 2
5. ACCESSIBLE SIDEWALK RAMP
6. 6" CONCRETE CURB AND DRIVE ENTRY PER COA STANDARDS
7. 2" CONCRETE CURB
8. EXISTING SIGN POLE
9. NEW MONUMENT SIGN, REFER DETAIL 4, PAGE 6 SIZE SHALL CONFORM TO THE COORS CORRIDOR PLAN; SIGN AREA SHALL BE NO GREATER THAN 75 SF
10. BICYCLE RACK, 5 SPACES, REFER DETAIL 3, PAGE 2
11. LIGHT POLE, REFER DETAIL 1, PAGE 6
12. ASPHALTIC PAVING
13. 4" WIDE PAINTED PARKING STALL STRIPING, WHITE TYPICAL
14. 8" WIDE SIDEWALK
15. 5" WIDE SIDEWALK
16. 4" WIDE PAINTED STRIPED PEDESTRIAN CROSSING
17. EXISTING LIGHT POLE
18. LANDSCAPED PARKING ISLAND
19. ATRISCO BUSINESS PARK SIDEYARD 20' PARKING SET BACK
20. ATRISCO BUSINESS PARK SIDEYARD 30' BUILDING SET BACK
21. ATM DRIVE THRU LANE, ANY ATMs SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN
22. ATRISCO BUSINESS PARK 10' BUILDING SIDE AND REAR YARD SETBACK
23. EXISTING CONCRETE WALK, WIDTH AS NOTED ON PLAN
24. EXISTING CURB
25. HANDICAP PARKING ACCESS AISLE
26. EXISTING PROPERTY LINE
27. HANDICAP PARKING STALL SIGN
28. EXISTING FIRE HYDRANT
29. ATRISCO BUSINESS PARK 40' PARKING SETBACK
30. ATRISCO BUSINESS PARK 60' BUILDING SETBACK
31. 15' LANDSCAPE BUFFER ALONG COORS BLVD.
32. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARKET AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THE SITE. ALTERNATIVELY, ROOFTOP EQUIPMENT SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE ROOF COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW THE TOP OF THE SCREEN WALL.
33. EXISTING AUTO PARTS RETAIL
34. EXISTING UNDEVELOPED LAND
35. EXISTING ACCESSIBLE RAMP
36. NEW 6" WIDE SIDEWALK PER COA STANDARDS
37. EXISTING POLICE SUBSTATION
38. EXISTING BUS STOP
39. EXISTING UTILITY INFRASTRUCTURE, REFER UTILITY/GRADING PLAN
40. EXISTING FIRE HYDRANT 140' LOCATED TO THE SOUTH, WEST SIDE OF COORS
41. 35' SITE TRIANGLE
42. PAINTED WHITE DIRECTION OF TRAVEL INDICATOR ARROW
43. 4" WIDE PAINTED WHITE LANE STRIPING
44. 'DO NOT ENTER SIGN' REFER DETAIL 5, PAGE 2
45. 'DRIVE THRU AND ATM' DIRECTIONAL SIGNAGE, REFER DETAIL 5, PAGE 2
46. NEW 36' PUBLIC R.O.W. TO BE GRANTED BY PAPER EASEMENT

SEE MEMO SENT TO FIELD 8-20-03

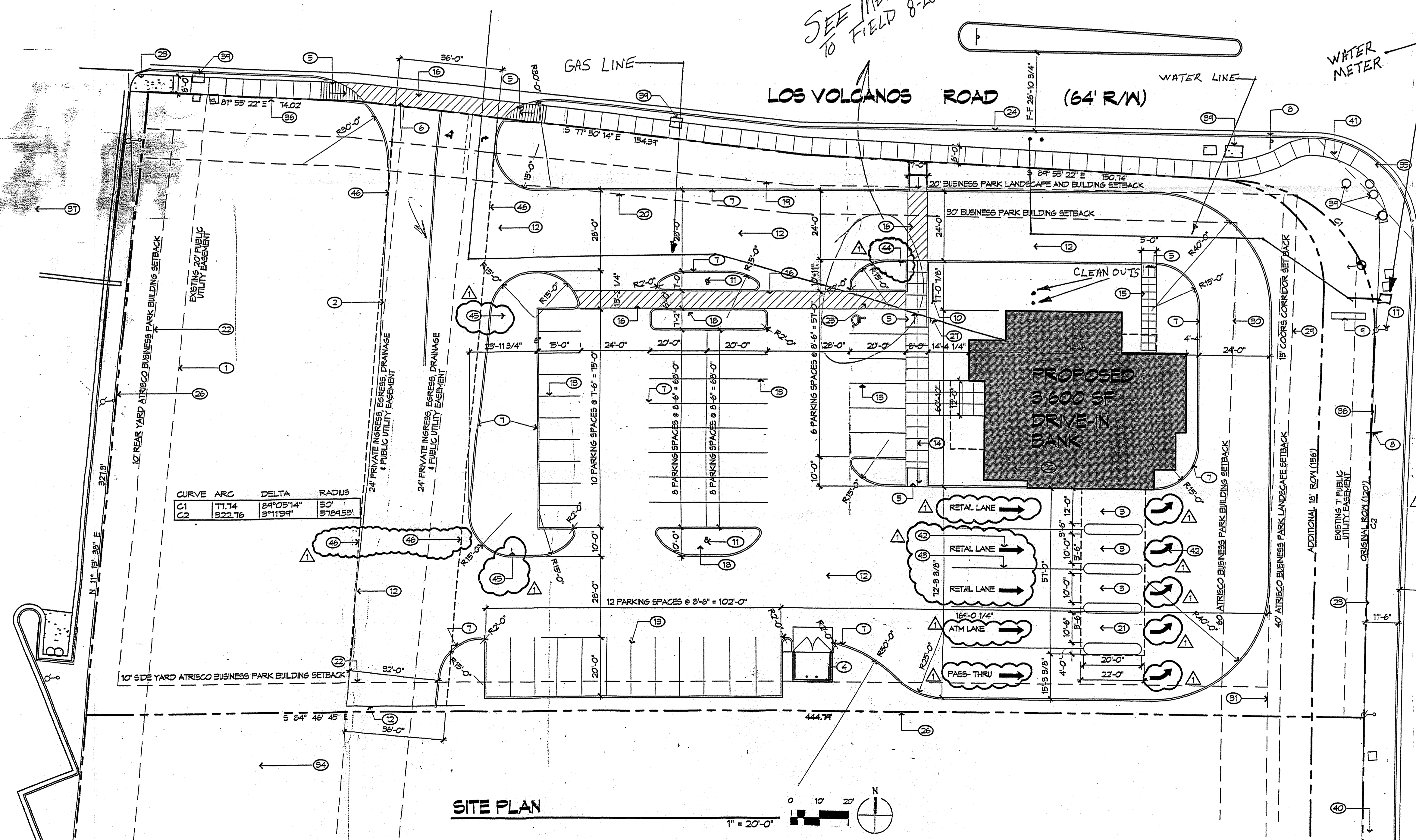
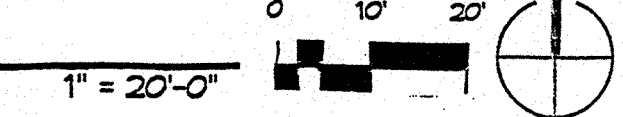


Table with 3 columns: CURVE, ARC, DELTA, RADIUS. Row 1: C1, 11.74, 84°05'14", 50'. Row 2: C2, 322.76, 3°11'34", 5784.58'.

SITE PLAN



architect
inter-
plan
engineer
Dekker
Perich
Sabatini
6801 Jefferson NE
Suite 100
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505 761-9700
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ARCHITECT
ENGINEER

PROJECT

Rio Grande
Credit Union
Lot A, Tract P-1
Coors Blvd. and Los Volcanos Rd.

REVISIONS
▲ DRB REVISIONS 6/2/03
▲
▲
▲

DRAWN BY
REVIEWED BY
DATE MAY 20, 2003
PROJECT NO.
DRAWING NAME

▲ SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT

SHEET NO.