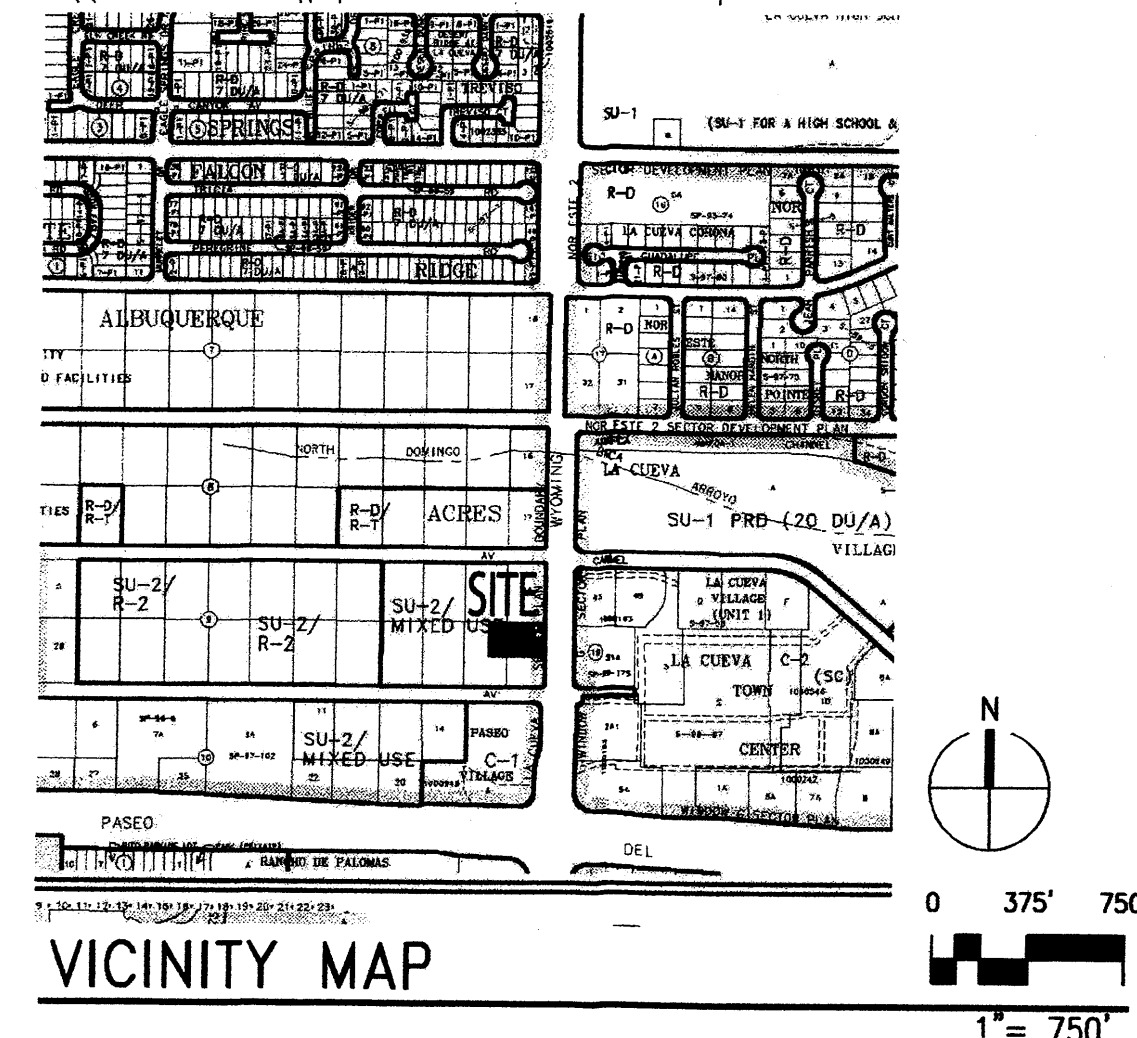
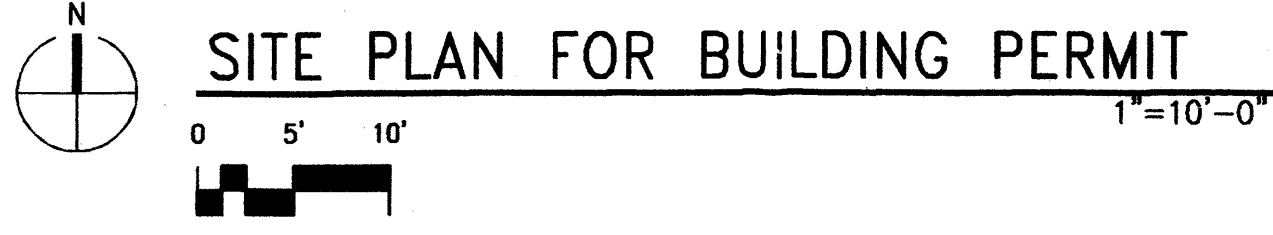


135.00'  
233.80'



**WRITTEN PROJECT SUMMARY**

The proposed project is single story restaurant with a drive through service window to be built in a single phase. The building will be approximately 2,368 square feet and the parking lot and associated features will be completed within this phase. The existing zoning is SU-2 mixed use. All elements of the site plan and building elevations comply with the design guidelines of La Cueva Sector Development Plan.

- NOTES:**
1. THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONE CODE, SECTION 14-16-3-9 AND THE LIGHTING DESIGN REGULATIONS OF THE LA CUEVA SECTOR DEVELOPMENT PLAN, 14R-1 TO 14R-7
  2. MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**PROJECT DATA**

LEGAL DESCRIPTION: Lot 17A, Plat of Lots 17A, 17B & 17C Block 9, Tract 2, Unit 3 Albuquerque Acres

ZONING: SU-2 MIXED USE

AREAS: TRACT AREA: 24,929 SQ. FT. (.572 ACRES) BUILDING FOOTPRINT: 2,368 SF F.A.R.: .09

PROPOSED USE: RESTAURANT WITH DRIVE THROUGH SERVICE WINDOW

PARKING: PARKING REQUIRED (1 Per 4 SEATS) 12 48 SEATS PROVIDED

PARKING PROVIDED: ADA PARKING REQUIRED 14 ADA PARKING PROVIDED 1 BICYCLE PARKING REQUIRED (1:20 AUTOS) 1 BICYCLE PARKING PROVIDED 7 MOTORCYCLE PARKING REQUIRED 2 MOTORCYCLE PARKING PROVIDED 2

PROJECT NUMBER: 1003532  
Application Number: 10 EPC-40064

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12/9/10 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

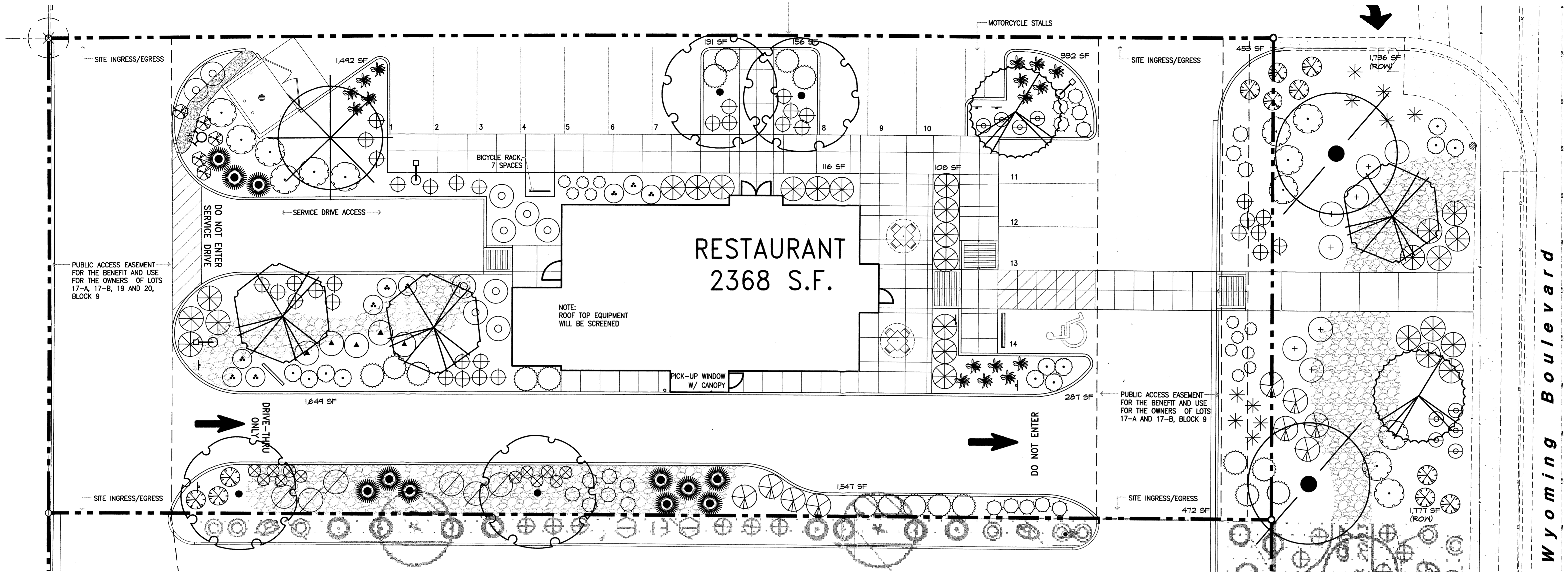
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Alan Pater</i>	02-22-11	Date
Traffic Engineering, Transportation Division		
<i>Joe Whare</i>	02-16-11	Date
ABC/WOA		
<i>Condorval</i>	2/16/11	Date
Parks and Recreation Department		
<i>Chris a Chen</i>	2-16-11	Date
City Engineer		

<i>Joe Whare</i>	2-3-11	Date
Environmental Health Department (conditional)		
<i>Paul Platt</i>	2-25-11	Date
DRB Chairperson, Planning Department		



peter butterfield architect 13013 glenwood hills ct. ne albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901  
 STATE OF NEW MEXICO REGISTERED ARCHITECT NO. 3850  
 1/5/11  
 DRAWING NAME  
 REVISIONS  
 Twisters Restaurant Lot 17A, Plat of Lots 17A, 17B & 17C Block 9, Tract 2, Unit 3 Albuquerque Acres, Albuquerque NM  
 DRB 1003532  
 SHEET NO. A001  
 January 11, 2011



**LANDSCAPE PALETTE**

QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE SIZE WATER USE	QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE SIZE WATER USE	QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE SIZE WATER USE	QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE SIZE WATER USE	
2	(Symbol)	TREES CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA REDBUD	25-GAL. (10' HT. MIN.)	25' X 25' MEDIUM	12	(Symbol)	SHRUBS/GROUNDCOVERS ARTEMISIA FONS CASTLE FONS CASTLE SAGE	1-GAL.	36" X 30" MEDIUM	4	(Symbol)	FALLIGIA PARADOXA AFACHE PLUME	5-GAL.	60" X 60" LOW	10	(Symbol)	ROSMARINUS OFFICINALIS PROSTRATE ROSEMARY	1-GAL.	24" X 60" LOW	
3	(Symbol)	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW	25-GAL. (10' HT. MIN.)	20' X 25' LOW	18	(Symbol)	BACCHARIS STARN THOMPSON DWARF COYOTE BUSH	1-GAL.	24" X 60" LOW	12	(Symbol)	GALLARDIA GRANDIFLORA 'FANFAIR' BLANKET FLOWER	1-GAL.	30" X 30" MEDIUM	35	(Symbol)	SALVIA GREGGII CHERRY SAGE	5-GAL.	36" X 36" MEDIUM	
2	(Symbol)	ROBINIA X AMBIGUA PURPLE ROBE LOCUST	2" B4B	35' X 30" MEDIUM	4	(Symbol)	Buddleia Davidii 'NANHOENSIS' BUTTERFLY BUSH	5-GAL.	48" X 36" MEDIUM	17	(Symbol)	HALIMUM LASIANTHUM YELLOW ROCKROSE	1-GAL.	24" X 36" MEDIUM	27	(Symbol)	ORNAMENTAL GRASSES MISCANTHUS SINENSIS MAIDEN HAIR GRASS	5-GAL.	60" X 60" MEDIUM	
1	(Symbol)	PINUS ELDARICA AFGHAN PINE	B4B (10' HT. MIN.)	40' X 35' MEDIUM	13	(Symbol)	CAESALPINA GILLESII BIRD OF PARADISE	5-GAL.	46" X 72" LOW	6	(Symbol)	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1-GAL.	60" X 60" MEDIUM	11	(Symbol)	ACCENTS DASYLIRION WHEELERI SOTOL	5-GAL.	48" X 60" LOW	
4	(Symbol)	QUERCUS BUCKLEYI TEXAS RED OAK	2" B4B	25' X 25' MEDIUM	11	(Symbol)	CARYOPTERIS GLANDONENSIS BLUE MIST	5-GAL.	48" X 48" LOW	20	(Symbol)	POTENTILLA FRUITICOSA SHRUBBY CINQUEFOI	5-GAL.	36" X 36" MEDIUM	10	(Symbol)	HESPERALOE PARVIFLORA RED/YELLOW FLOWERING YUCCA	5-GAL.	36" X 36" MEDIUM	
					7	(Symbol)	CHRYSOTHAMNUS NAUSEOSUS CHAMISA	5-GAL.	60" X 60" LOW	4	(Symbol)	RHUS AROMATICA 'ORO-LOW' PROSTRATE SUMAC	5-GAL.	24" X 48" LOW						
					5	(Symbol)	CYTISUS X LENA LENA'S BROOM	5-GAL.	24" X 36" LOW	5	(Symbol)	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL.	48" X 60" LOW						
					11	(Symbol)	ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	1-GAL.	36" X 42" LOW											

**GENERAL LANDSCAPE NOTES**

**LANDSCAPE DESIGN**  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH A COMBINATION OF SANTA ANA TAN ROCK MULCH, SANTA FE BROWN ROCK MULCH AND 2"-4" BUILDOLGY BROWN COBBLE.

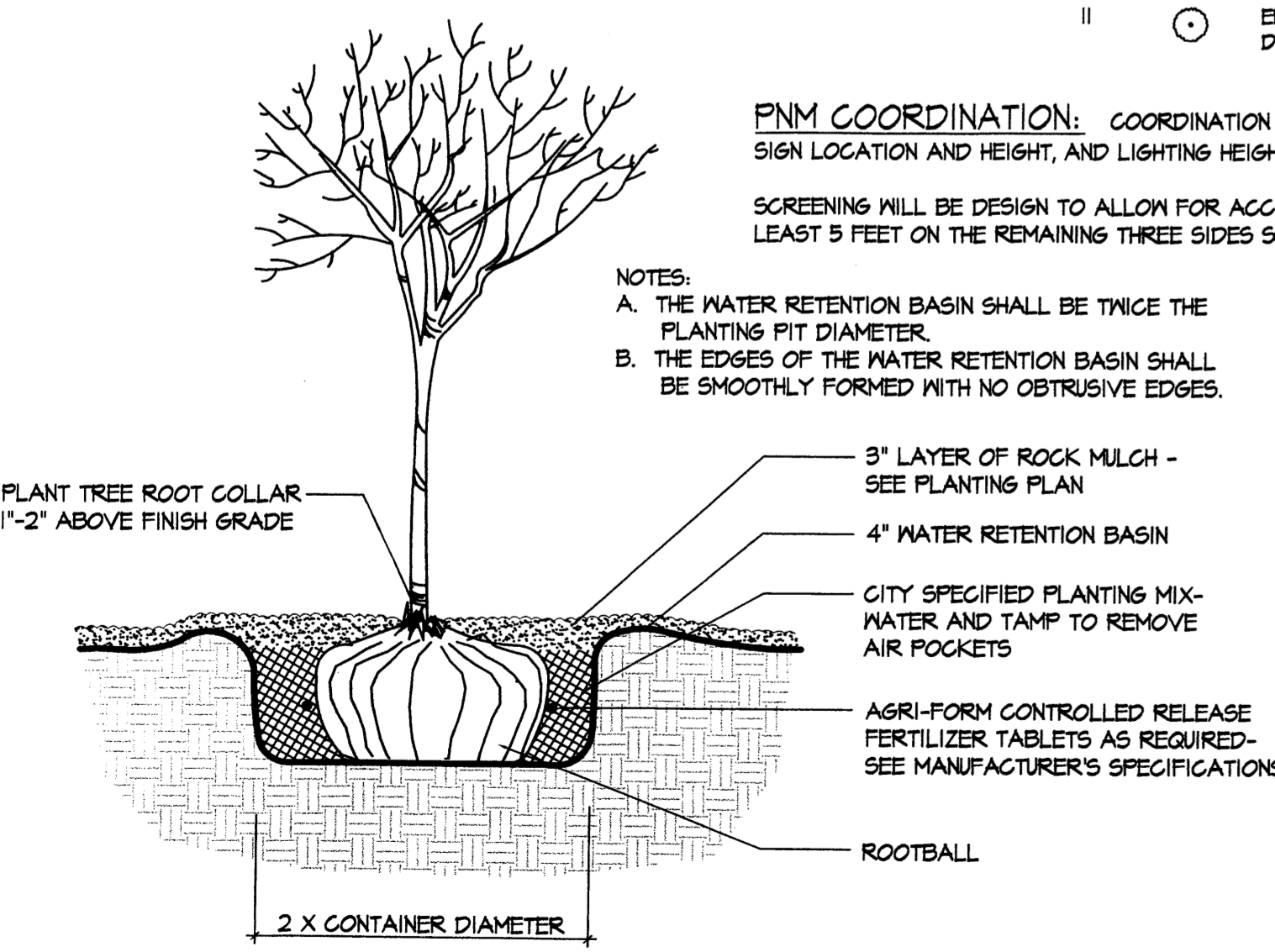
**IRRIGATION SYSTEM**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**MAINTENANCE RESPONSIBILITY**  
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC ROW, SHALL BE THE RESPONSIBILITY OF THE OWNER.

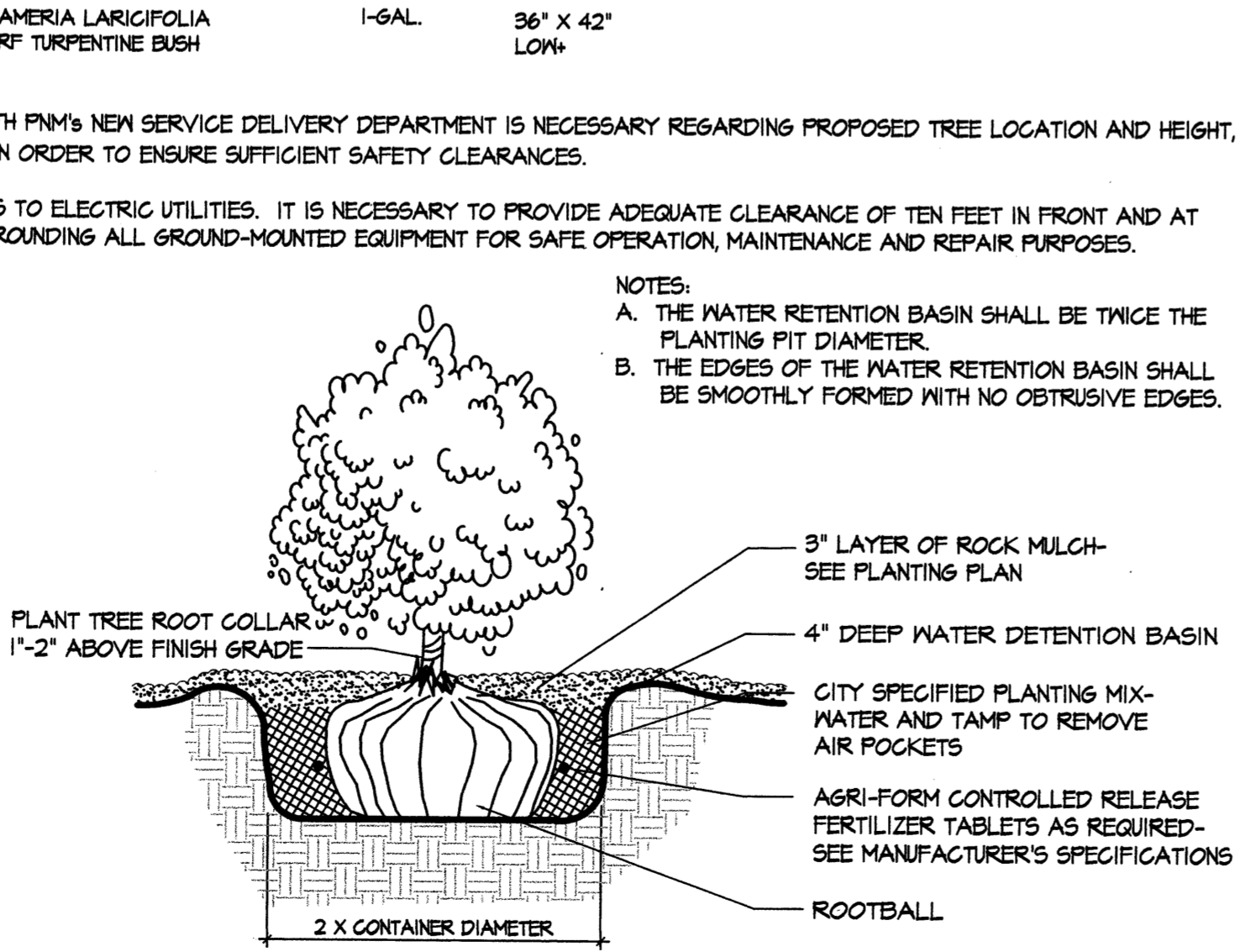
**WATER CONSERVATION ORDINANCE COMPLIANCE**  
THE LANDSCAPE PLAN FOR THIS SITE SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**PNM COORDINATION:** COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

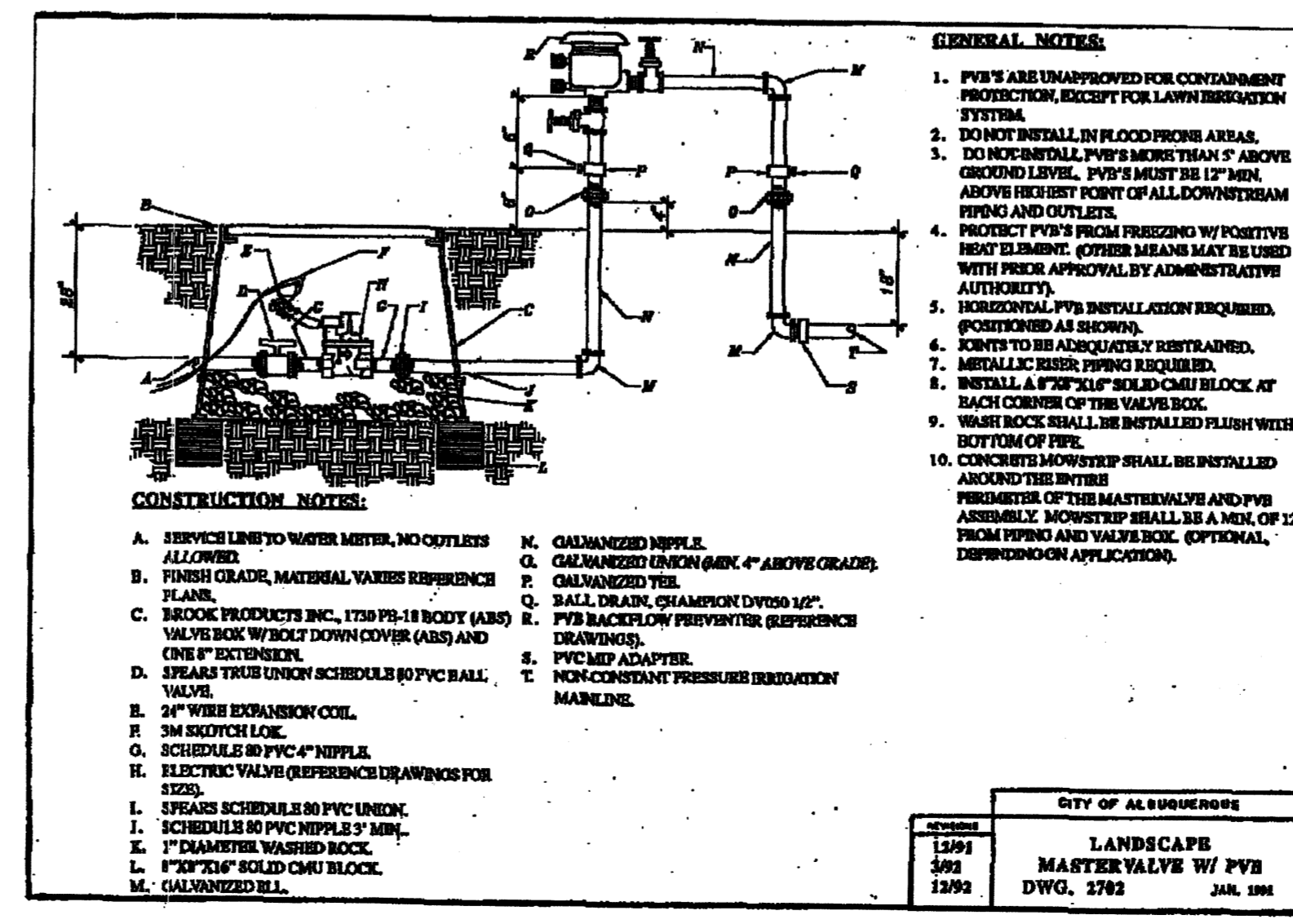
SCREENING WILL BE DESIGN TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.



1 TREE PLANTING @ GRADE N.T.S.



2 SHRUB PLANTING @ GRADE N.T.S.



**LANDSCAPE COVERAGE**  
PLANTING BEDS SHALL HAVE 75% LIVING GROUNDCOVER AT FULL MATURITY.

**LANDSCAPE CALCULATIONS**

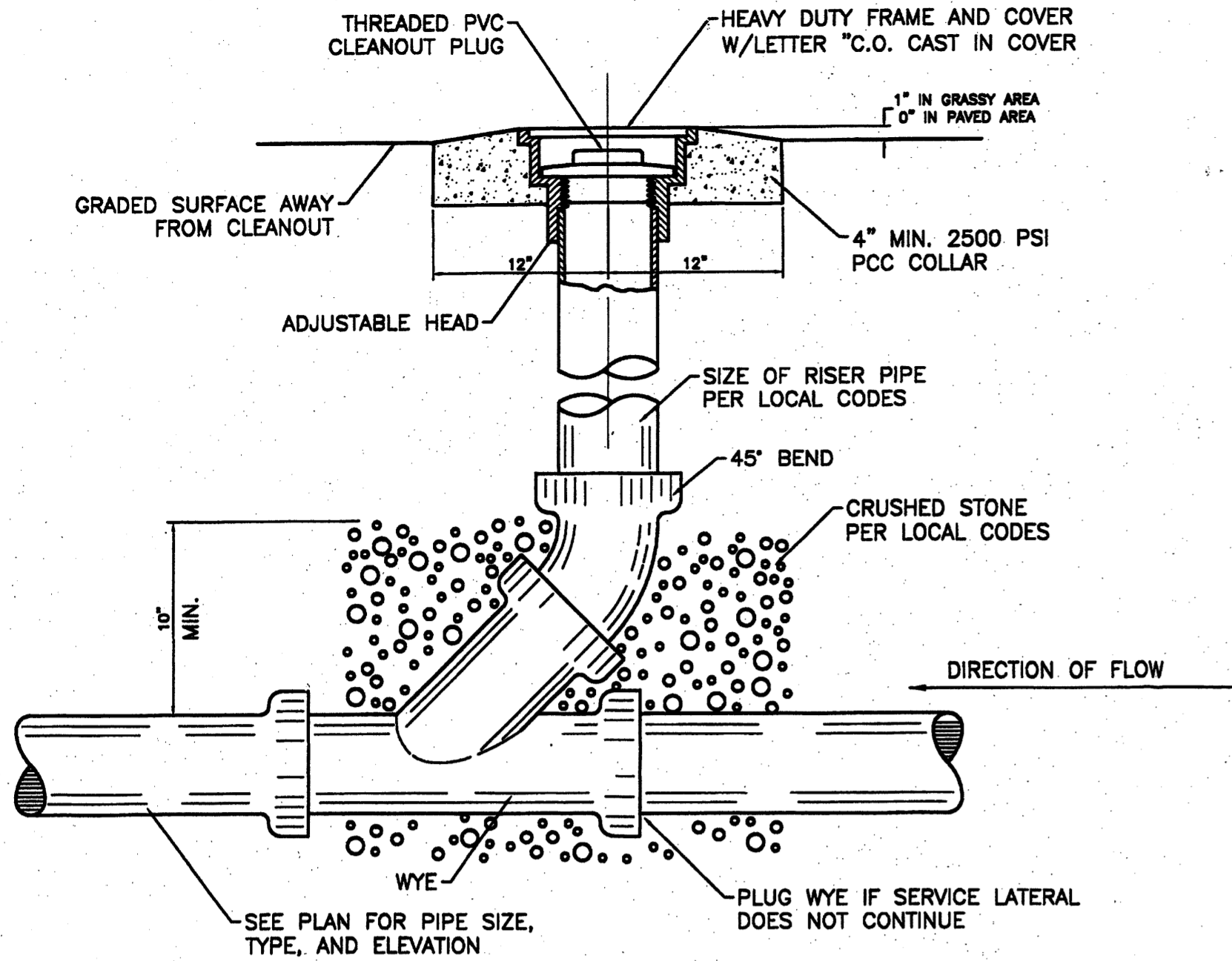
SITE AREA: (527 AC.)	24,916 SF
BUILDING AREA:	2,368 SF
TOTAL NET:	22,548 SF
*IMPERVIOUS AREA:	15,205 SF
REQUIRED LANDSCAPE (15%):	3,382 SF
PROVIDED LANDSCAPE:	ON-SITE - 6,748 SF (80%) R.O.W. - 3,518 SF 10,266 SF
PROVIDED, ON-SITE LANDSCAPE:	6,748 SF
LESS USABLE UNPLANTED COBBLE AREAS:	-1,514 SF
TOTAL PROVIDED LANDSCAPE BEDS:	5,224 SF
REQUIRED LIVE VEGETATIVE COVER (15%):	3,422 SF
PROVIDED LIVE VEGETATIVE COVER (82%):	4,312 SF

**STREET TREES**  
WYOMING STREET FRONTAGE IS 99'. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

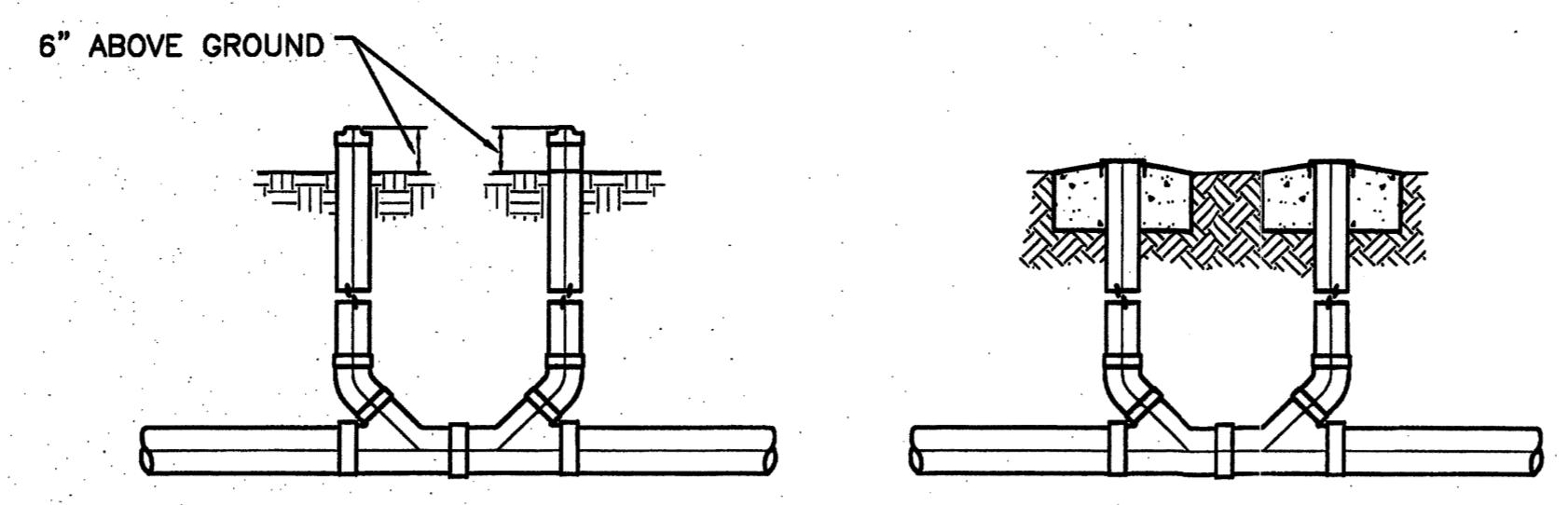
SCALE: 1" = 10'

**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

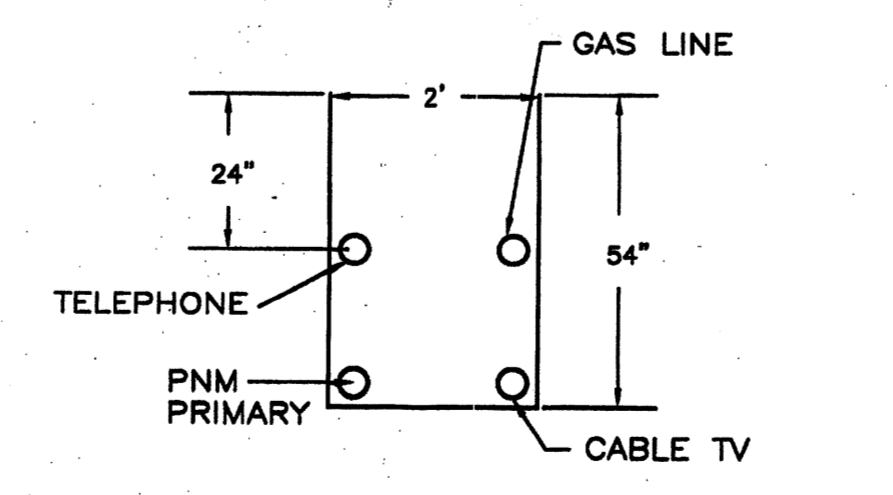
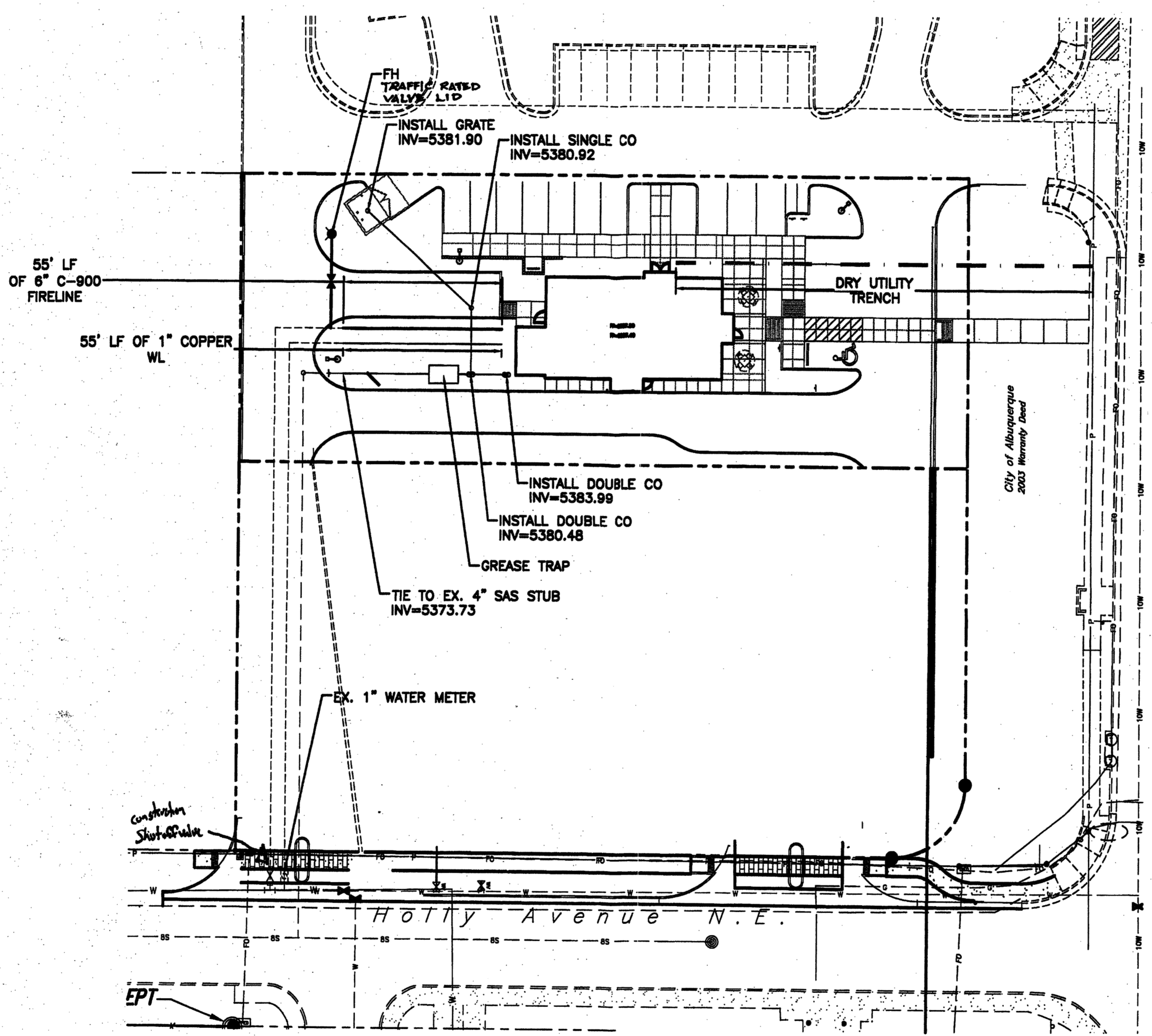




**SANITARY SEWER CLEAN-OUT**  
NTS



**SANITARY SEWER DOUBLE CLEAN-OUTS**  
NTS



**UTILITY TRENCH DETAIL**  
NTS

**WATER SHUTOFF PLAN** SHUTOFF VALVES:

- NOTES:
1. WATER SHUT-OFF SHALL BE COORDINATED WITH NEW MEXICO UTILITIES, INC.
  2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
  3. NOTIFY NEW MEXICO UTILITIES (898-2661) THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
  4. ALL WATERLINE CONNECTIONS, CAP, JOINTS TO BE BLOCKED PER DETAILS THIS SHEET
  5. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.
  6. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

**LEGEND**

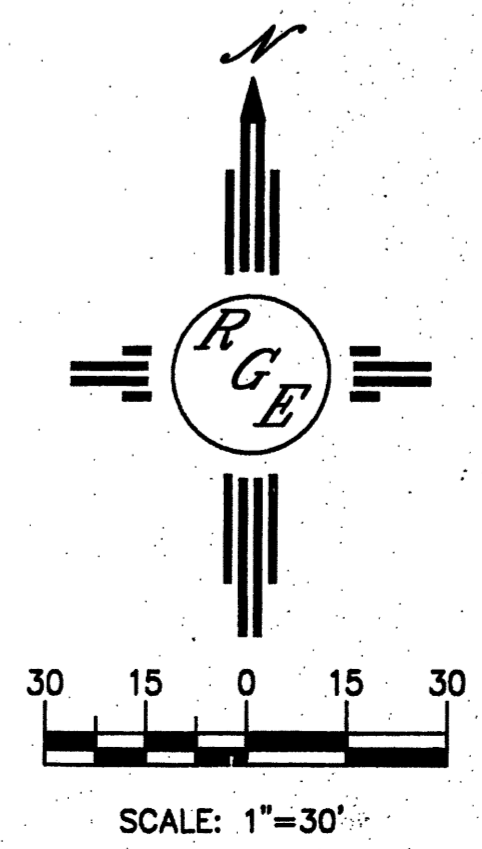
○	EXISTING SAS MANHOLE
●	PROPOSED SAS MANHOLE
○	PROPOSED SAS CLEANOUT
— 8" SAS —	PROPOSED SANITARY SEWER LINE
— SAS —	SANITARY SEWER SERVICE LINE
— EX. 12" WL —	EXISTING WATER LINE
⊠	PROPOSED METER
⊠	PROPOSED VALVE W/BOX
⊠	PROPOSED FIRE HYDRANT
— WL —	WATER SERVICE LINE
— 8" WL —	PROPOSED WATER LINE
— WL —	PROPOSED STORM SEWER LINE
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	DRY UTILITY TRENCH
-----	BOUNDARY LINE
-----	EASEMENT

**GENERAL NOTES:**

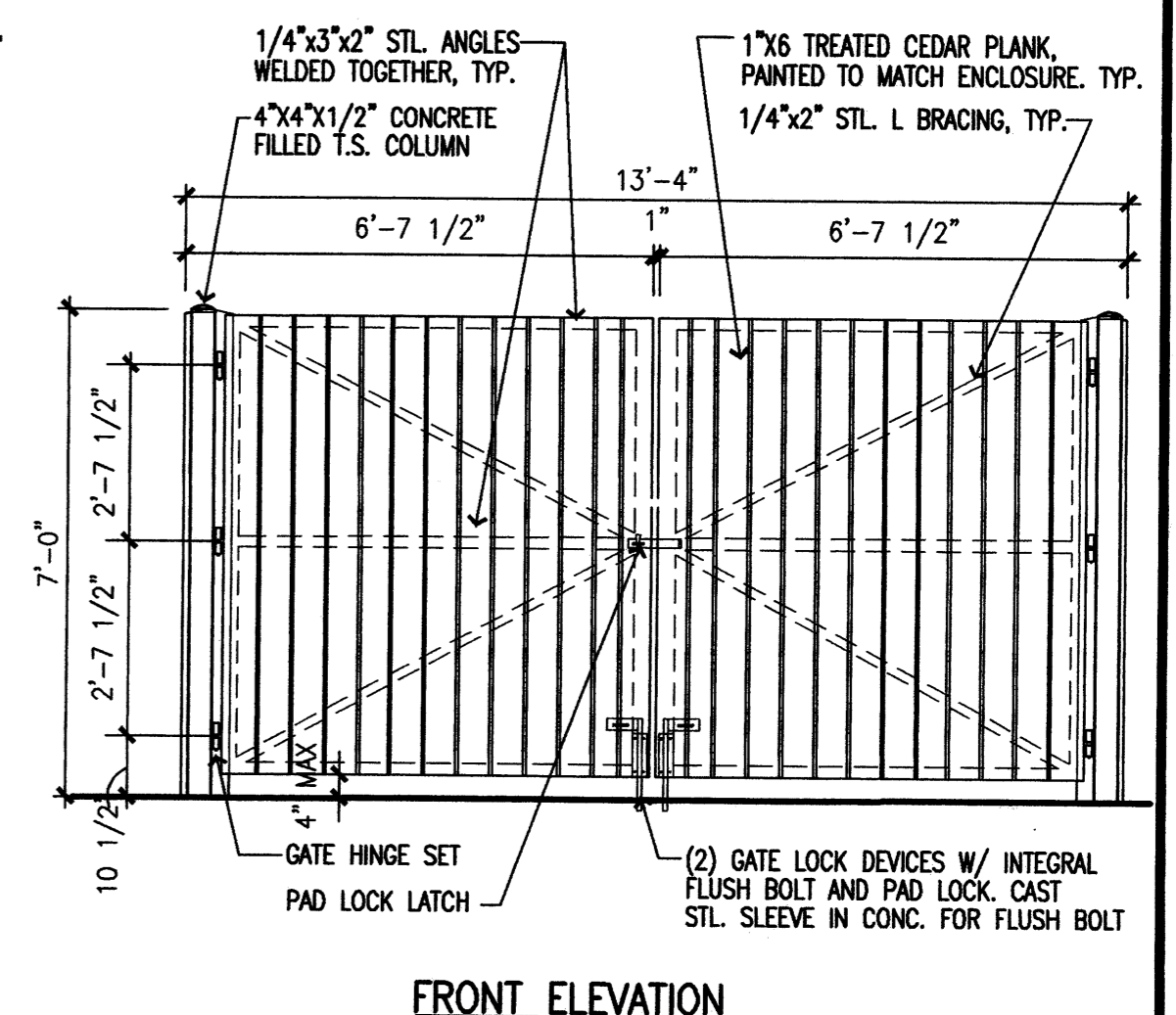
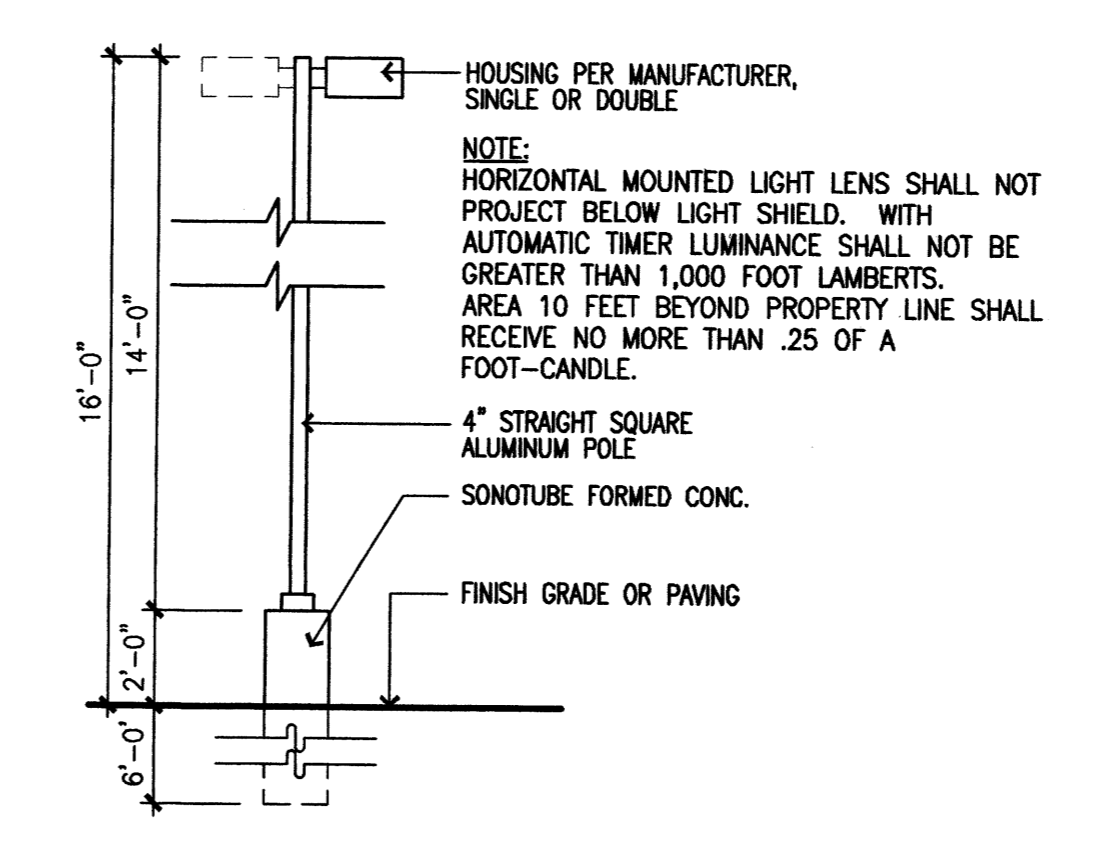
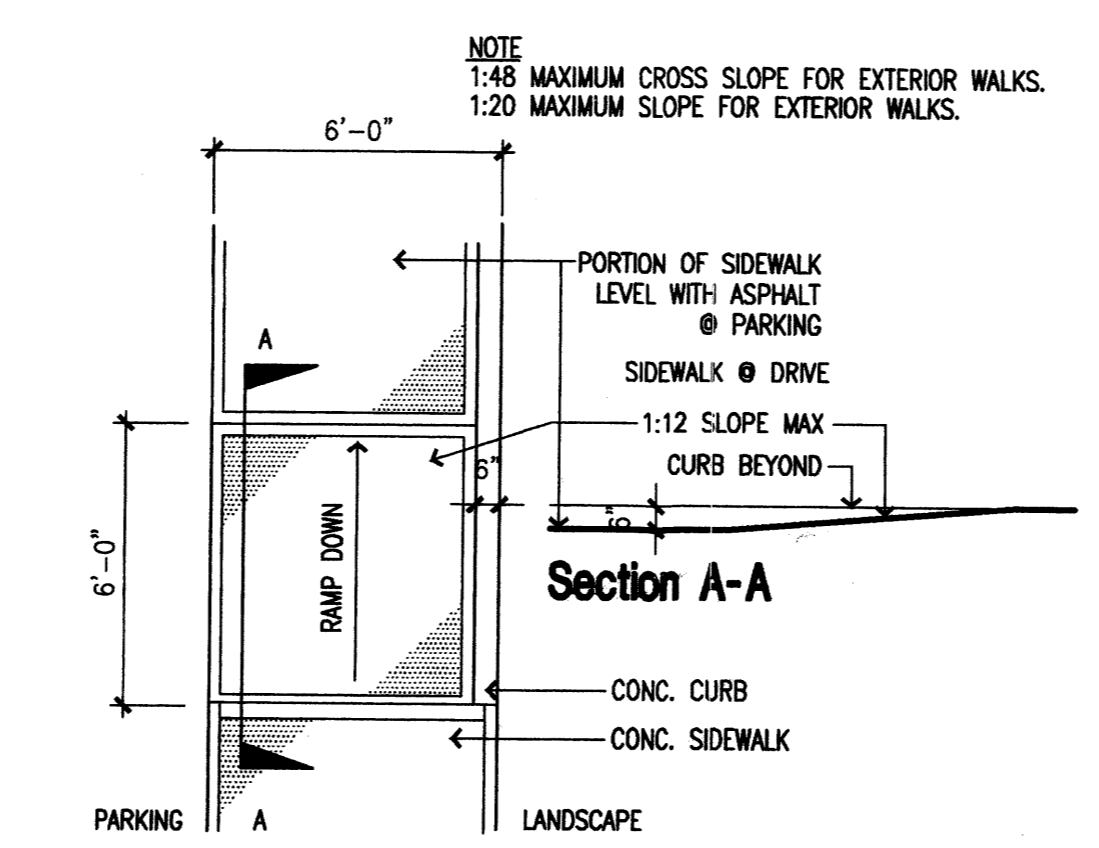
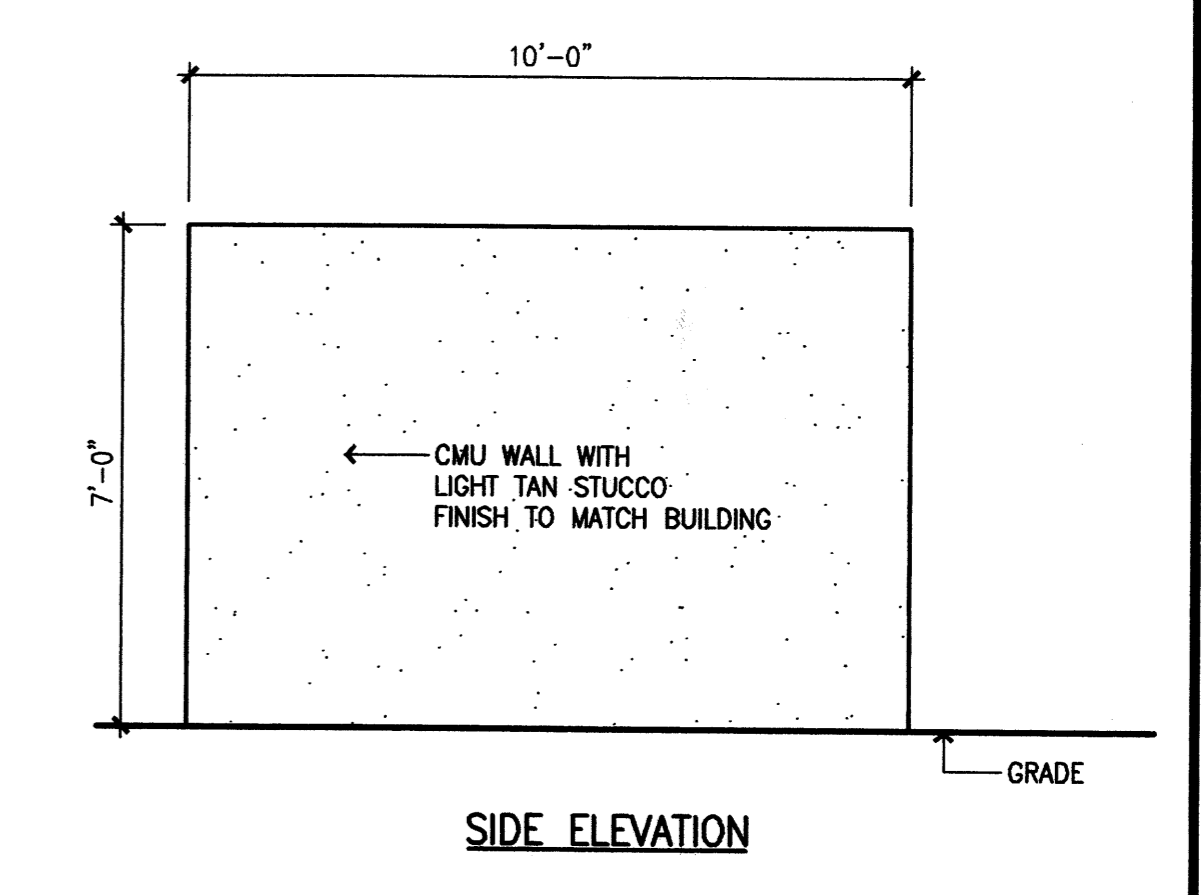
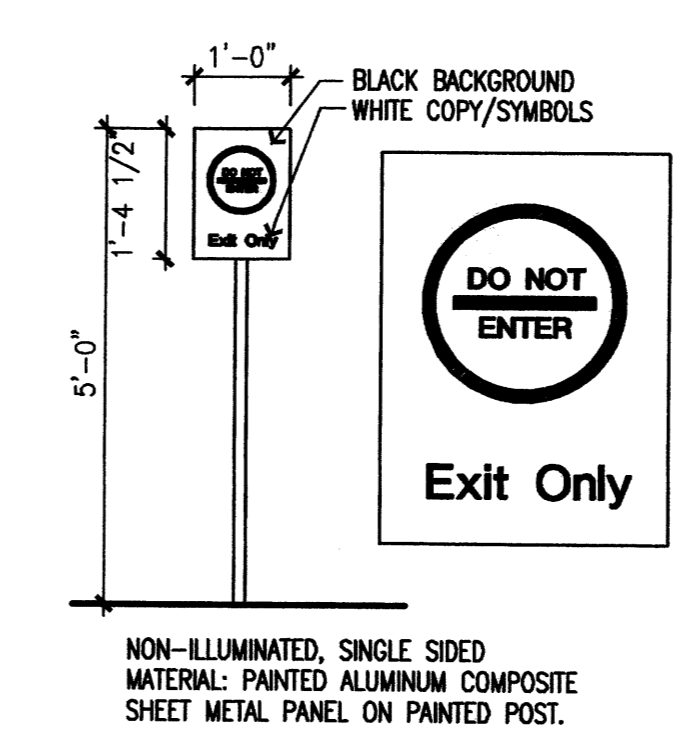
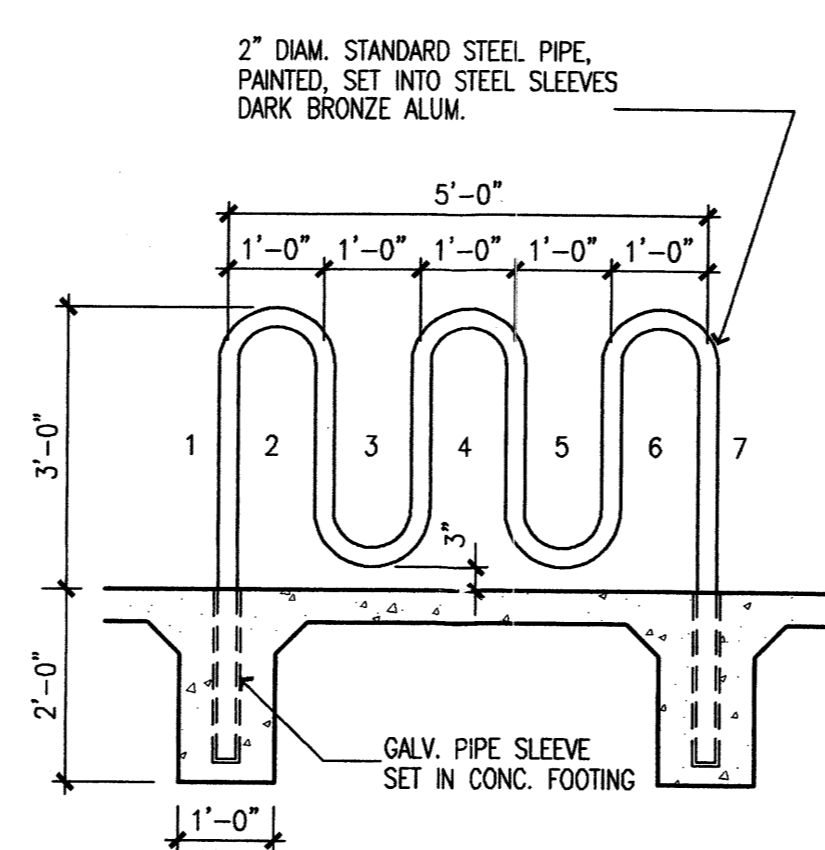
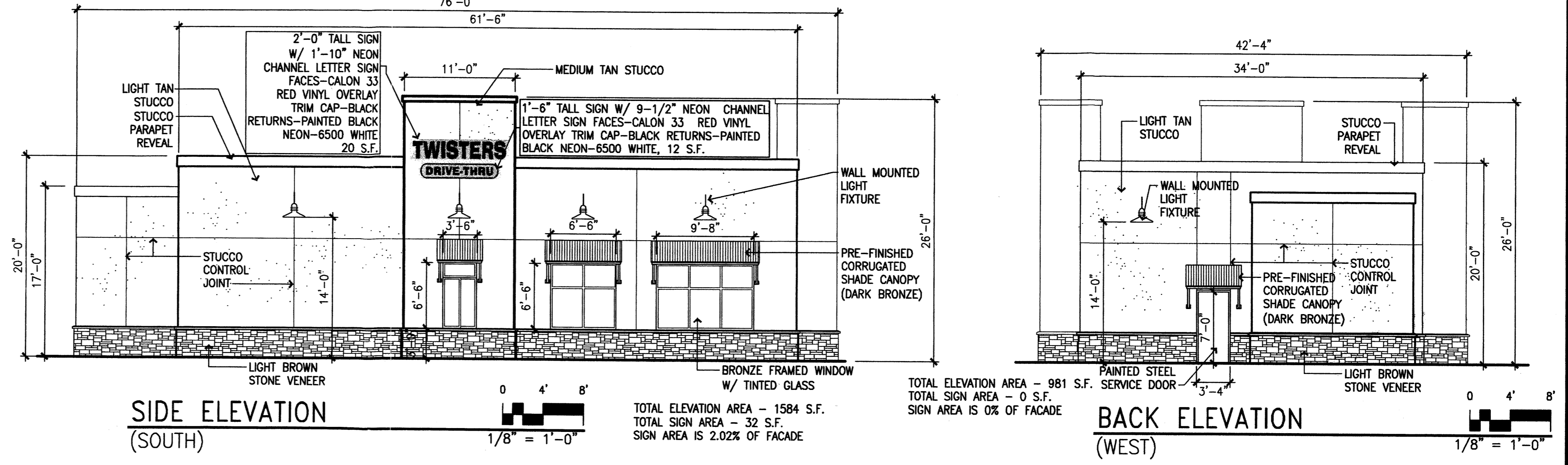
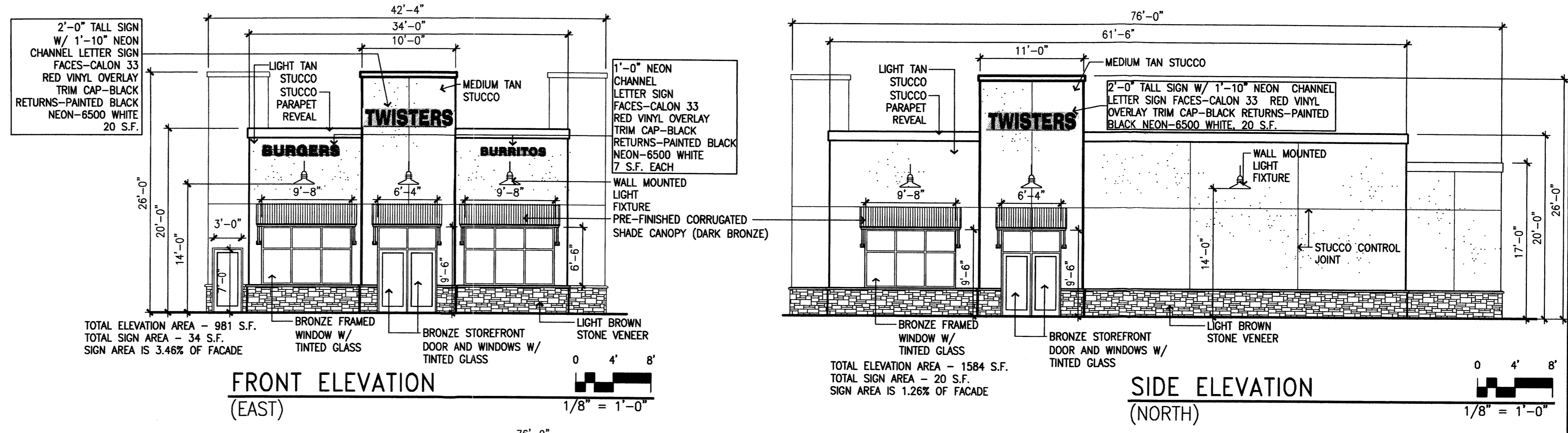
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE 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, 785-1234, 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 RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.



ENGINEER'S SEAL	<b>TWISTERS</b>	DRAWN BY WCMJ
	<b>MASTER UTILITY PLAN</b>	DATE 1-17-11
		2143-LA007-10-19-10
DAVID SOULE P.E. #14522		1808 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0888
		JOB # 2143



**peter butterfield**  
 architect 13013 glenwood hills ct. ne  
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901



DRAWING NAME  
 REVISIONS  
 1/5/11

**Twisters Restaurant**  
 Lot 17A, Plat of Lots 17A, 17B & 17C  
 Block 9, Tract 2, Unit 3 Albuquerque Acres, Albuquerque NM