

# Sheet Index

- Cover Sheet
- A001 Site Development Plan for Subdivision
- A002 Site Development Plan for Building Permit, Tract 1E
- L101 Landscaping Plan, Tract 1E
- C001 Conceptual Grading and Drainage Plan
- C002 Conceptual Utility Plan
- A003 Building Elevations, Tract 1E

PROJECT 100 ~~2377~~ 3597

# NEC Coors and La Orilla

Site Development Plan for Subdivision  
Site Development Plan for Building Permit

## Coors and La Orilla

Site Development Plan for Subdivision  
Site Development Plan for Building Permit

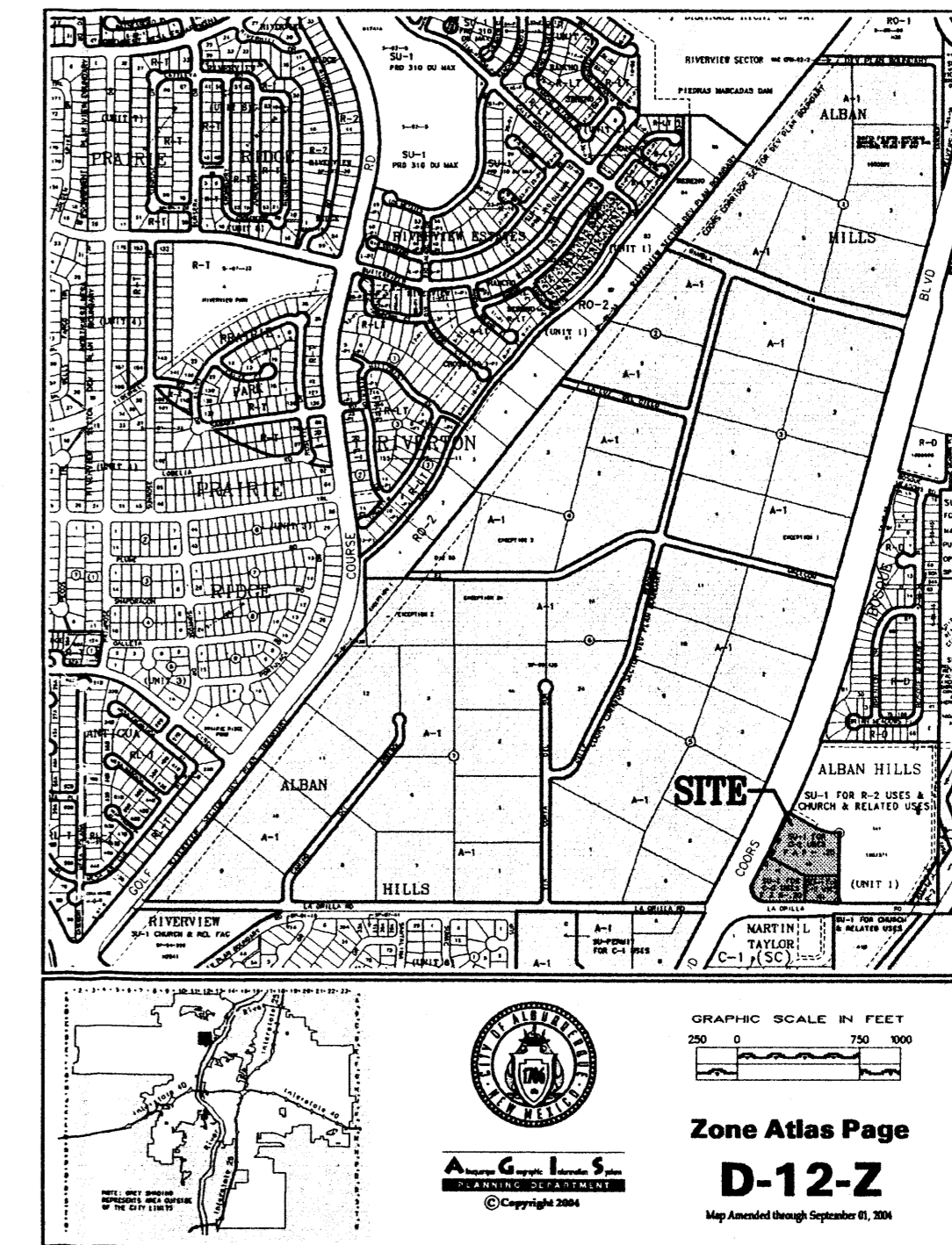
JBS  
ARCHITECTS  
1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

**Bohannon & Huston**  
Courtney 1 7800 Jefferson St. NE Albuquerque, NM 87109-4285  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**Dekker/Perich/Sabatini**  
architecture • interiors • planning • engineering  
6801 Jefferson NE, Suite 100 Albuquerque, NM 87109  
505 761-9700 fax 761-4222  
04088 November 30, 2004

**GENERAL NOTES**

- A. THIS DRAWING CONSTITUTES THE REQUIRED SUBMISSION FOR APPROVAL OF A SITE PLAN FOR SUBDIVISION.
- B. THE SITE PLAN IS SUBJECT TO THE REGULATIONS OF THE COORS CORRIDOR PLAN. THE SITE PLAN IS SUBJECT TO ALL OTHER COA ORDINANCES AND REGULATIONS.
- C. SIGNIFICANT AMENDMENT OF THIS SITE PLAN FOR SUBDIVISION SHALL BE BY THE PLANNING COMMISSION, THE PLANNING DIRECTOR OR THE DESIGNEE SHALL HAVE THE AUTHORITY TO MAKE ADMINISTRATIVE ADJUSTMENTS.
- D. ALL DEVELOPMENT ON THIS SITE MUST BE CONFORMANCE WITH THIS SITE PLAN FOR SUBDIVISION AND STANDARDS.
- E. APPROVAL OF DEVELOPMENT PROPOSALS CONSISTENT WITH THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AND STANDARDS SHALL BE BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE, AND THE CITY ENGINEER.
- F. DESIGN REQUIREMENTS; DESIGN REQUIREMENTS FOR TRACT 1D SHALL BE COMPLEMENTARY TO THE APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR TRACT 1E.
- G. SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.



**VICINITY MAP** AS NOTED

1003597

PROJECT NUMBER: 1002374  
APPLICATION NUMBER: ~~1002374~~ MPC Site Development Plan-Subdivision 04-01217

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	12-8-04
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	12-8-04
UTILITIES DIVISION	DATE
<i>[Signature]</i>	12/8/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	12/8/04
CITY ENGINEER	DATE
N/A	
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	12/8/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

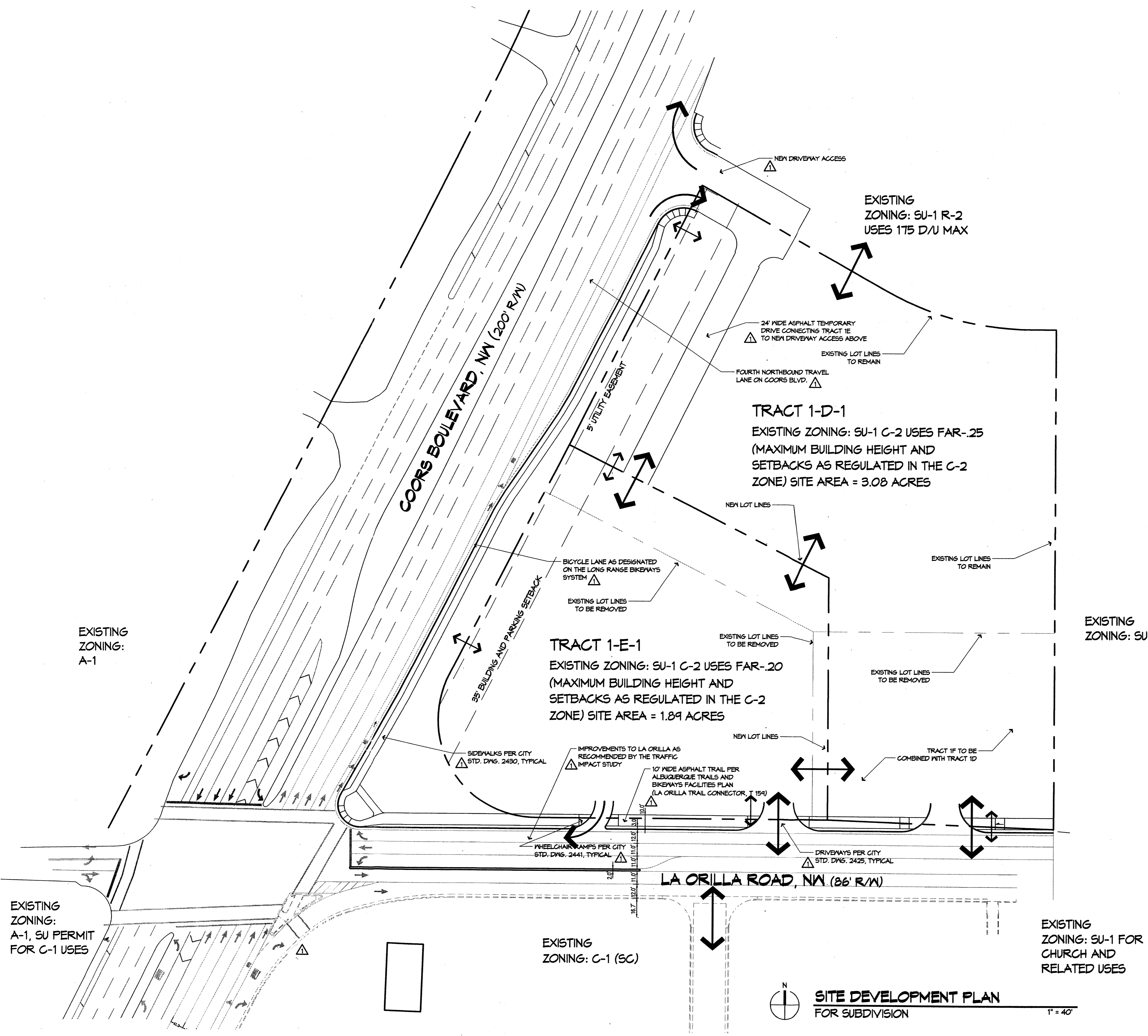
REVISIONS

△	11/28/04	EPC CONDITIONS OF APPROVAL
△		
△		

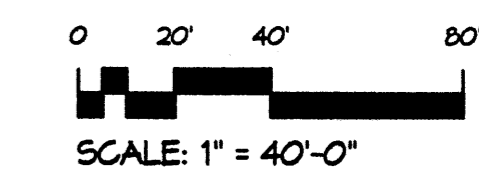


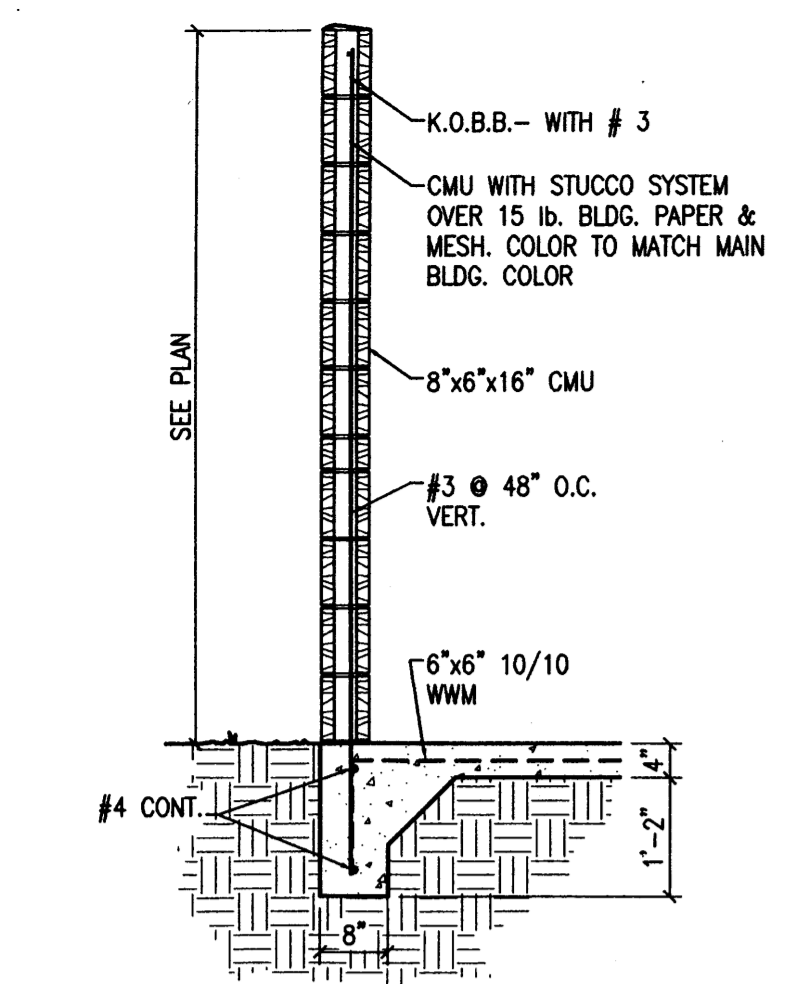
DRAWN BY  
REVIEWED BY  
DATE AUGUST 5, 2004  
PROJECT NO. 04084  
DRAWING NAME

NEC Coors and La Orilla  
Site Development Plan for Subdivision

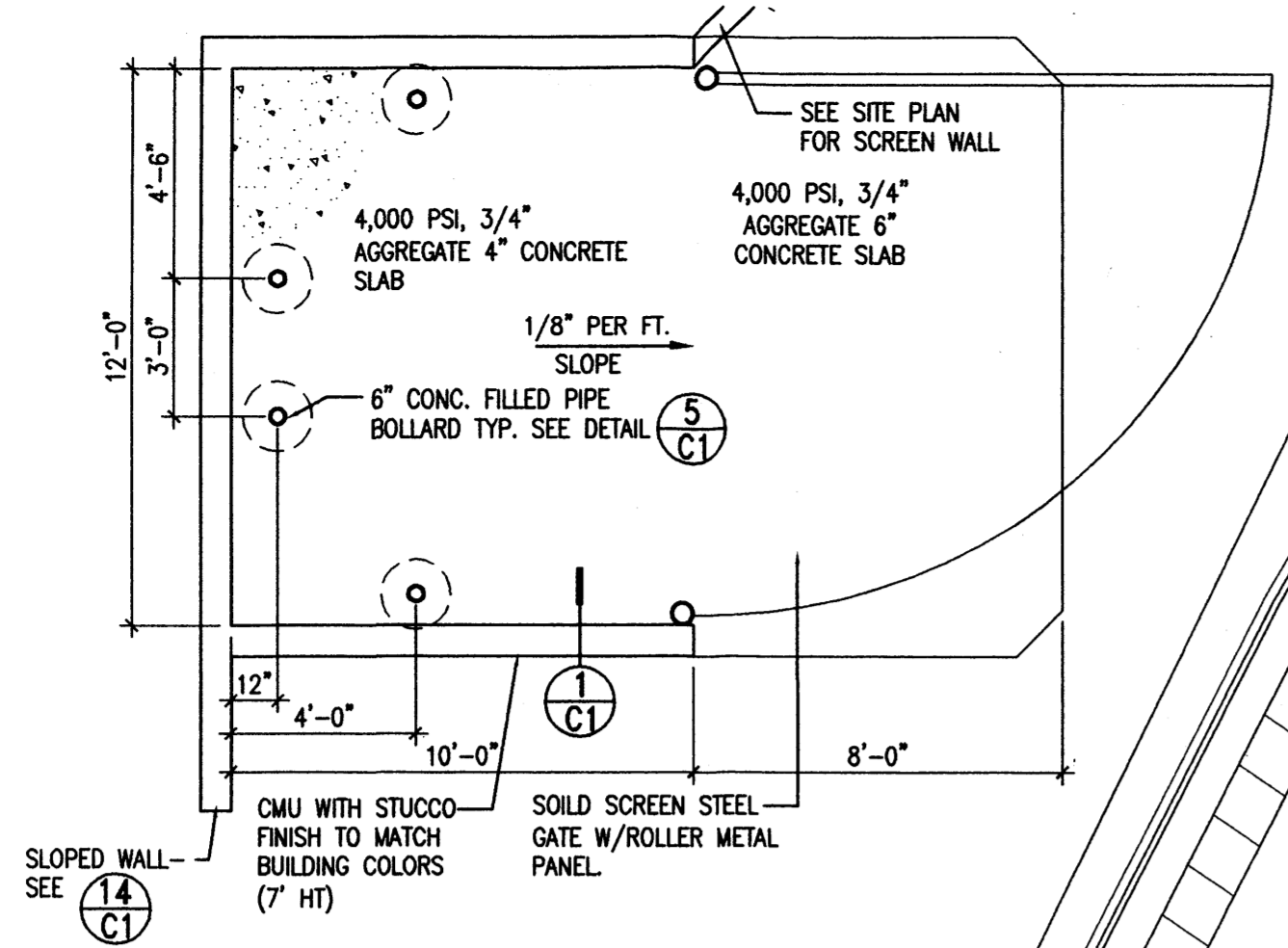


**SITE DEVELOPMENT PLAN FOR SUBDIVISION**  
1" = 40'

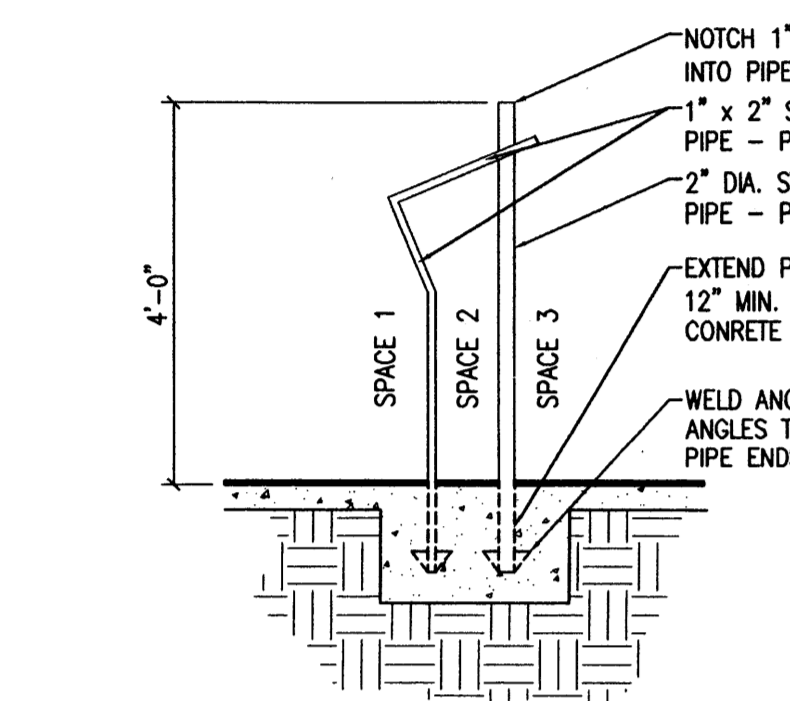




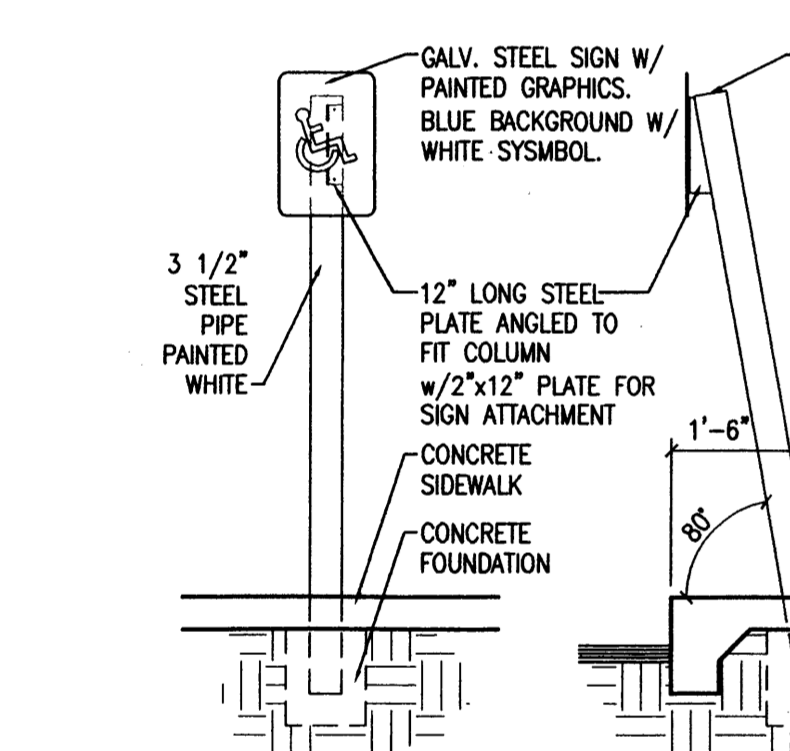
1 WALL DETAIL  
Scale: 1/2" = 1'-0"



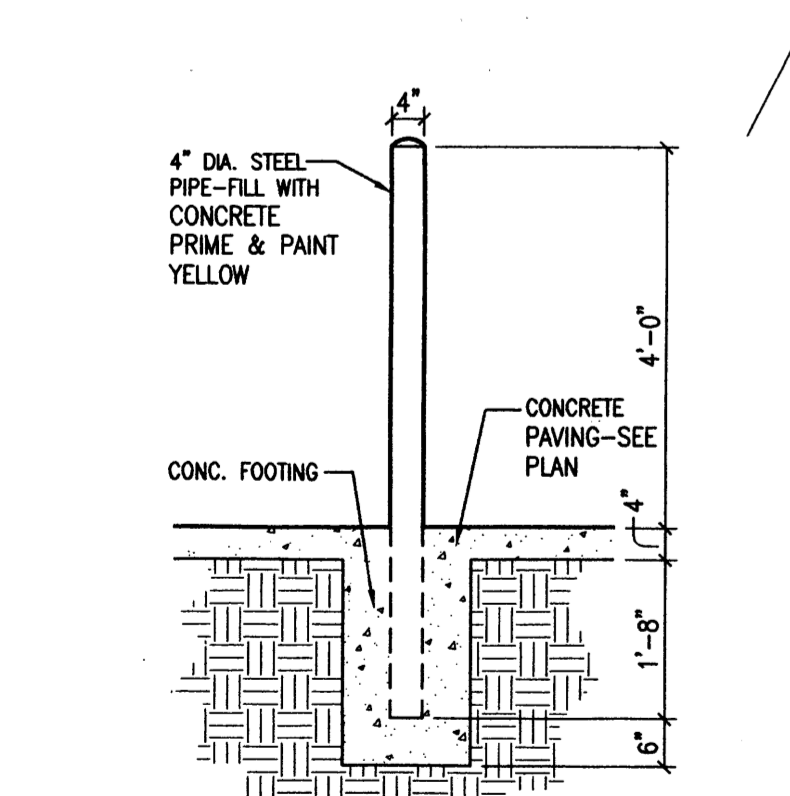
2 DUMPSTER ENCLOSURE  
Scale: 1/4" = 1'-0"



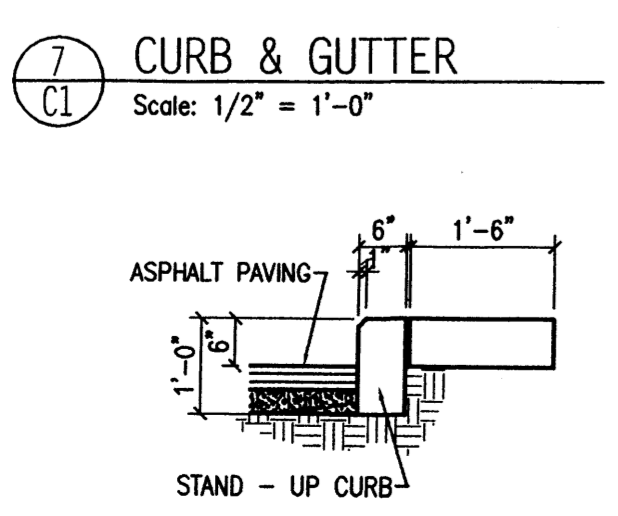
3 BIKE RACK  
Scale: 1/2" = 1'-0"



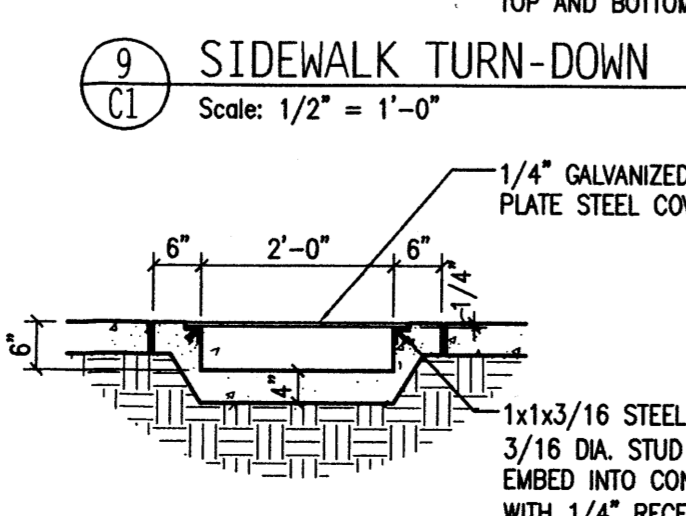
4 H.C. PARKING SIGN  
Scale: 1/2" = 1'-0"



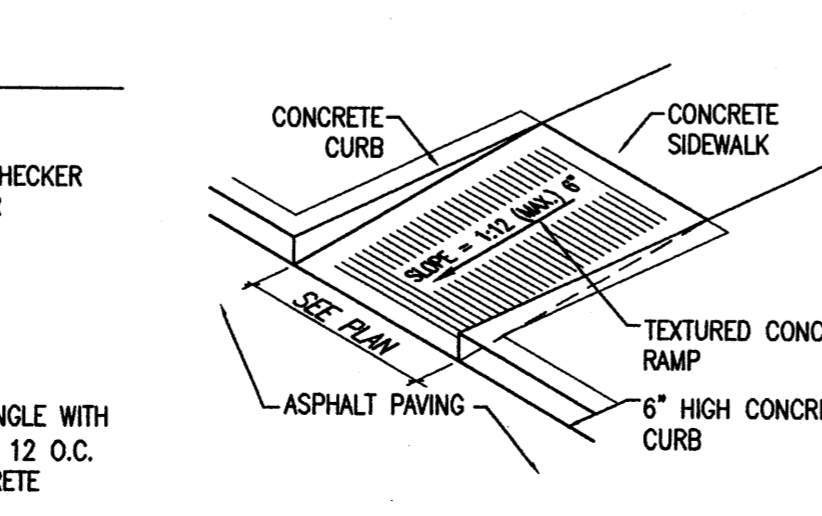
5 PIPE BOLLARD  
Scale: 1/2" = 1'-0"



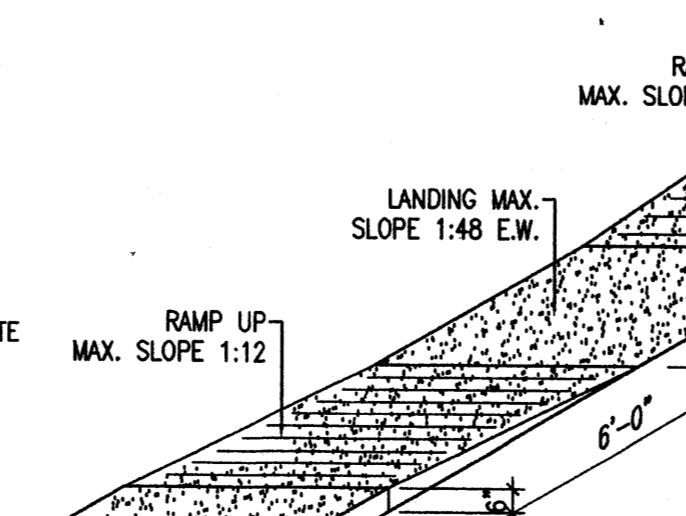
6 CURB & GUTTER W/WALKWAY  
Scale: 1/2" = 1'-0"



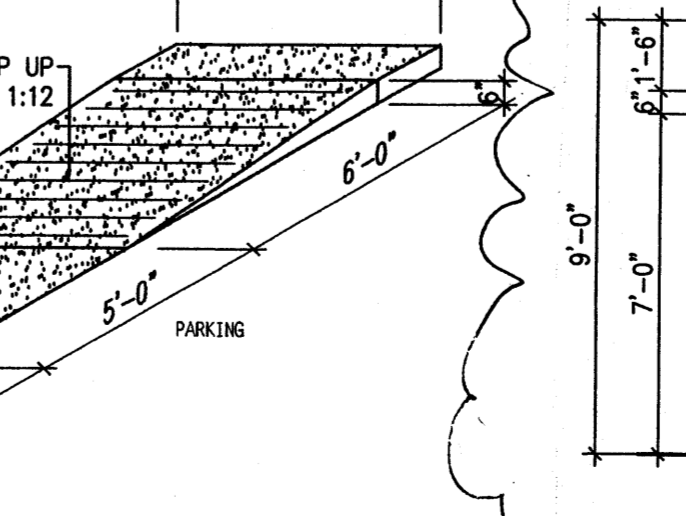
8 STAND-UP CURB  
Scale: 1/2" = 1'-0"



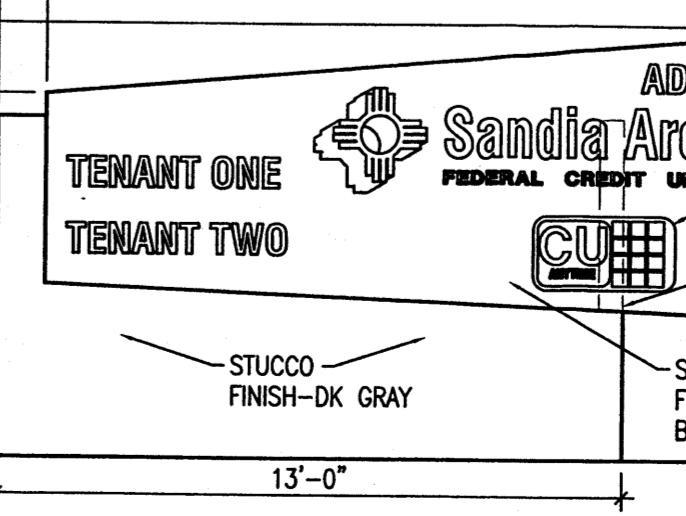
7 SIDEWALK TURN-DOWN  
Scale: 1/2" = 1'-0"



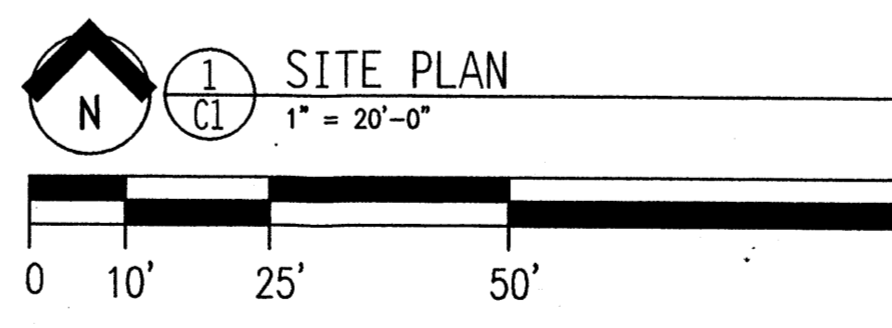
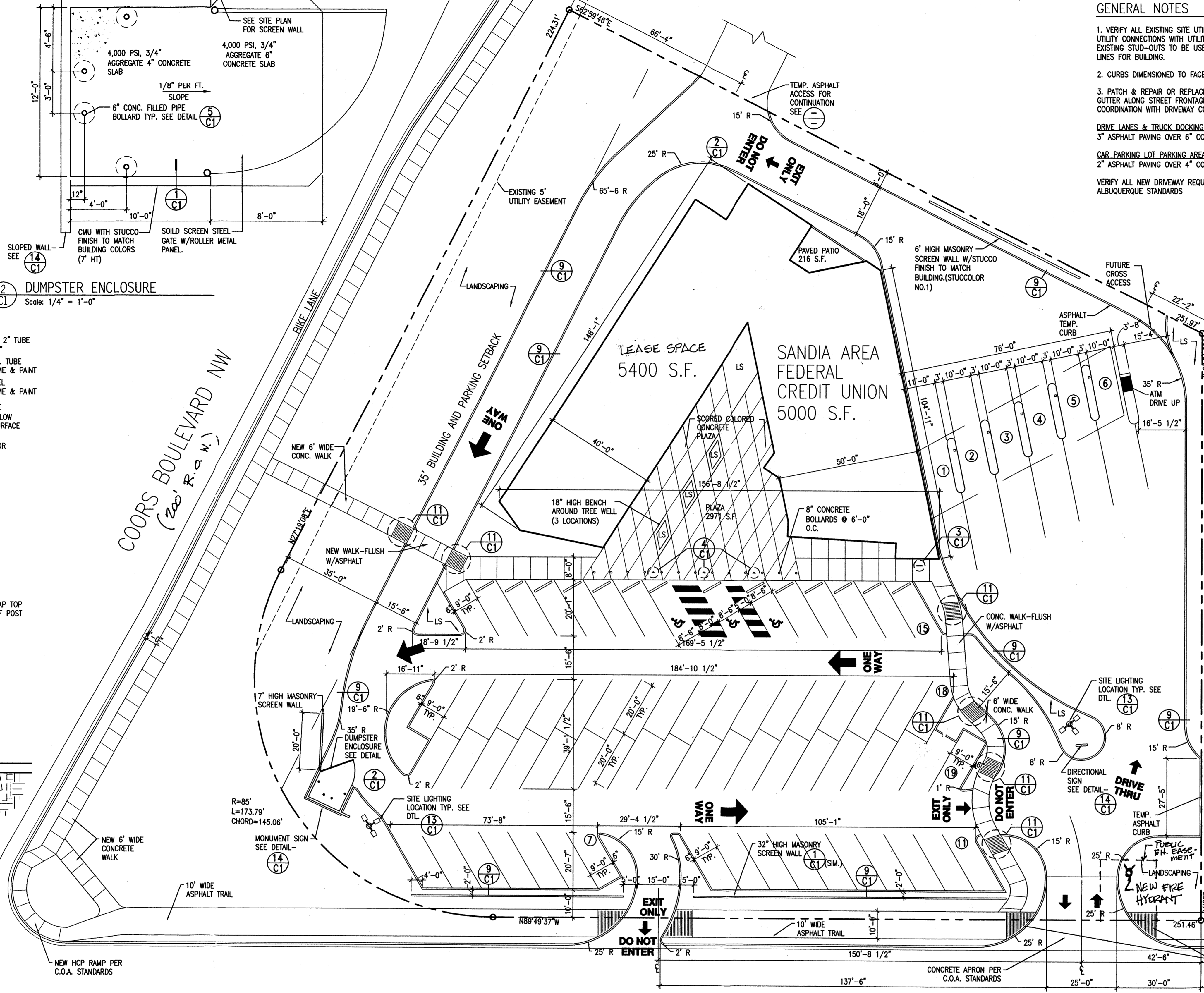
9 SIDEWALK CULVERT  
Scale: 1/2" = 1'-0"



11 H.C. RAMP  
NOT TO SCALE

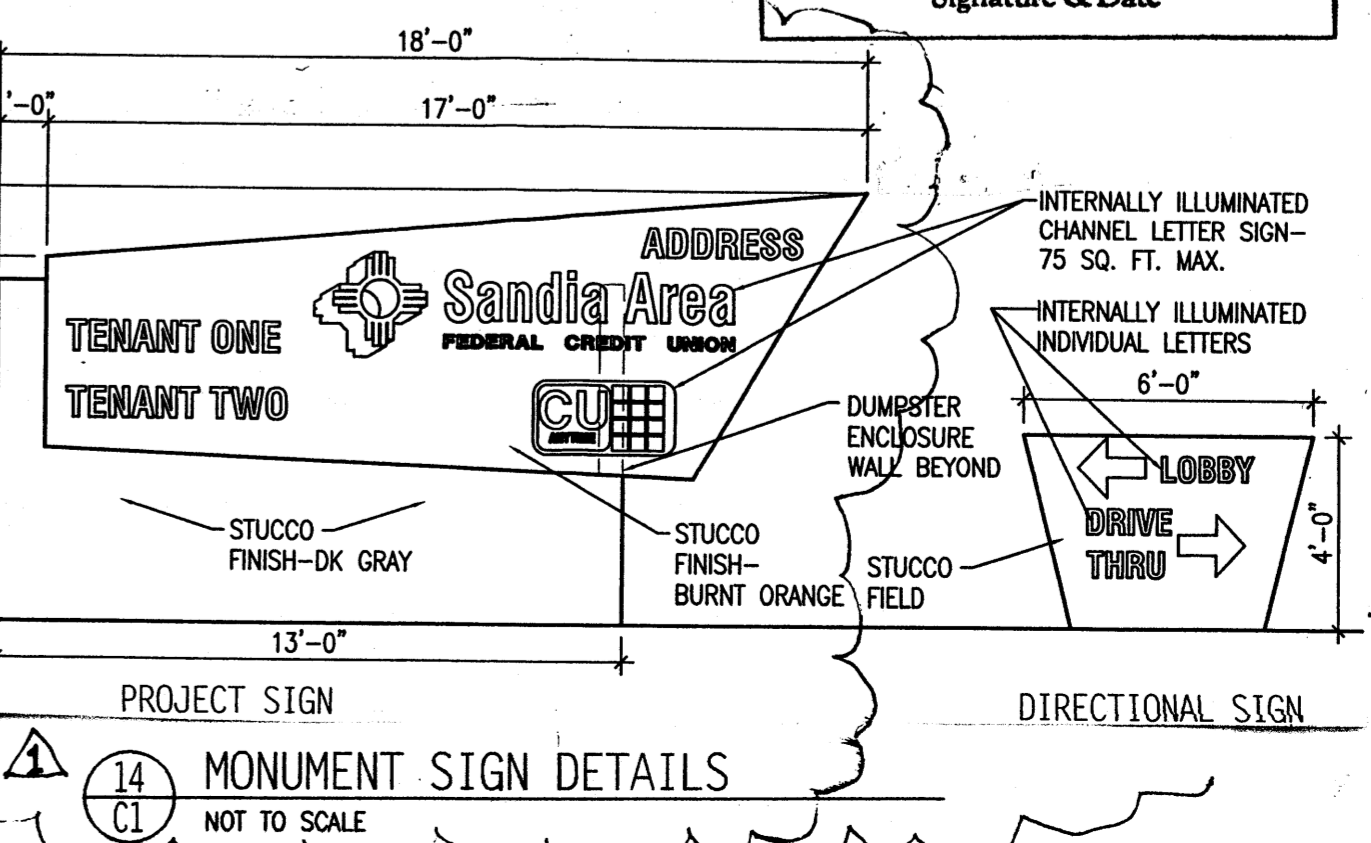


12 H.C. RAMP  
ISOMETRIC N.T.S.



1 SITE PLAN  
Scale: 1" = 20'-0"

NO PHASING-CONSTRUCTION OF THIS PROJECT WILL BE IN A SINGLE PHASE.



14 MONUMENT SIGN DETAILS  
NOT TO SCALE

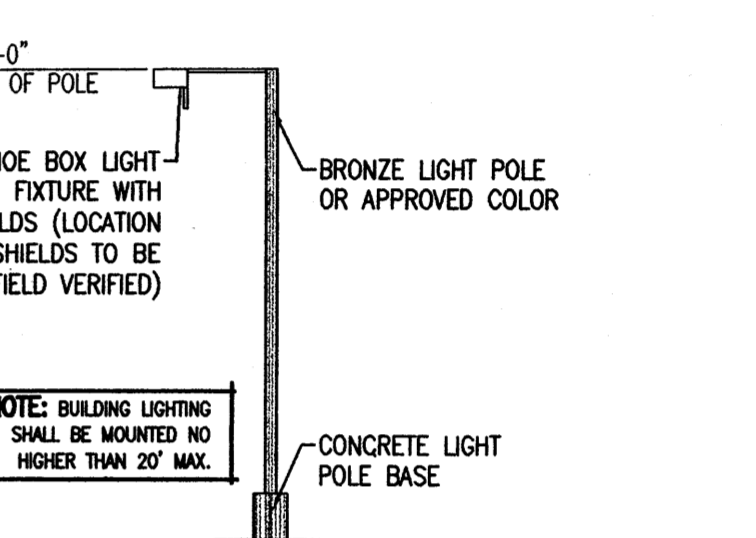
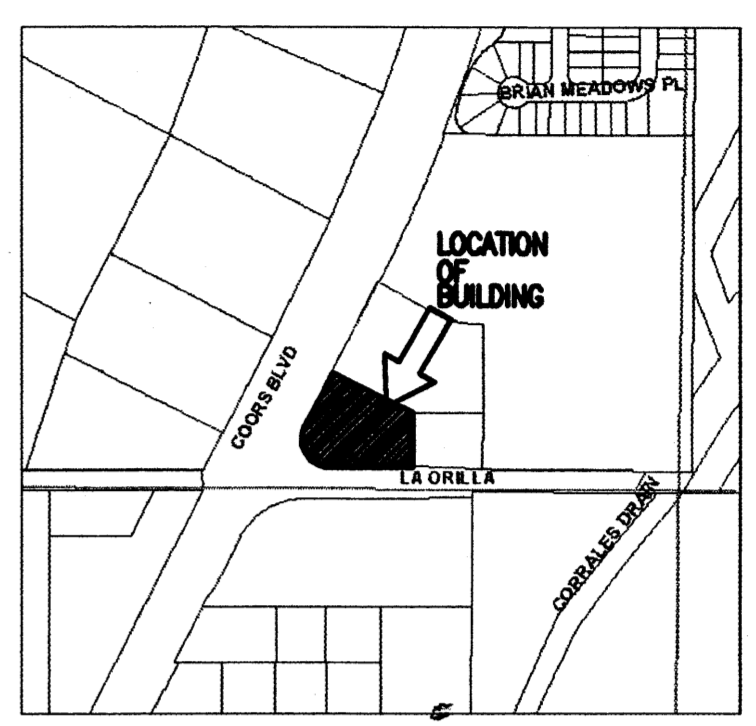
- GENERAL NOTES**
- VERIFY ALL EXISTING SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS. ALL EXISTING STU-O-UTS TO BE USED AND TIED INTO NEW LINES FOR BUILDING.
  - CURBS DIMENSIONED TO FACE OF CURB U.N.O.
  - PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION
- DRIVE LANES & TRUCK DOCKING AREAS**  
3" ASPHALT PAVING OVER 6" COMPACTED BASE COURSE
- CAR PARKING LOT PARKING AREA**  
2" ASPHALT PAVING OVER 4" COMPACTED BASE COURSE
- VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS

**PARKING REQUIREMENTS**

BUILDING AREA: OFFICE	10,400 S.F. @ 1:200=52 SP.
TOTAL PARKING REQUIRED	= 52 SPACES
LESS 10% BUS DISCOUNT	= 47 SPACES
PARKING PROVIDED:	= 69 SPACES
REQUIRED H.C. PARKING:	3 SPACES
H.C. PARKING PROVIDED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES

**SITE DATA**

LOCATION:	NE Corner Coors/La Orilla NW ALBUQUERQUE, NM
OWNER:	COORS EIGHT PACK & RON NELSON 6605 UPTOWN BLVD NE 87110 ALBUQUERQUE, NM
UPC NUMBER:	101206342802640308
LEGAL DESCRIPTION:	TR 1E BLK 15 (SECOND CORRECTED REPLIT OF LT 1 & AN UNNUMBERED LT BLK 15) ALBAN HILLS SUB UNIT #1.
CURRENT ZONING:	SU-1 C-2 USES F.A.R.-20
ZONE ATLAS PAGE:	012
APPLICABLE CODE:	2003 IBC
CONSTRUCTION TYPE:	(SPRINKLERED) SB
LOT AREA:	82,415 S.F. (1.89 AC.)
TOTAL BUILDING AREA:	10,400 S.F.
NET LOT AREA:	71,835 S.F.
F.A.R.:	.13
PAVED AREA:	50,381 S.F.
LANDSCAPE AREA:	21,454 S.F.
% OF NET LOT AREA LANDSCAPED:	30% (% WITHOUT OFF SITE LANDSCAPING)
LANDSCAPE TO PAVED AREA RATIO:	43%



13 SITE LIGHTING DTL.  
NOT TO SCALE

**SIGNATURE BLOCK** 1003597

PROJECT NUMBER	1003597
APPLICATION NUMBER	04-01818
Is an infrastructure list required? (x)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.	
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	1/5/05
UTILITIES DEVELOPMENT	12/8/04
PARKS AND RECREATION	2/25/05
CITY ENGINEER	12/02/04
ENVIRONMENTAL HEALTH DEPT. (if required)	11-23-04
SOLID WASTE MANAGEMENT	12/02/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	

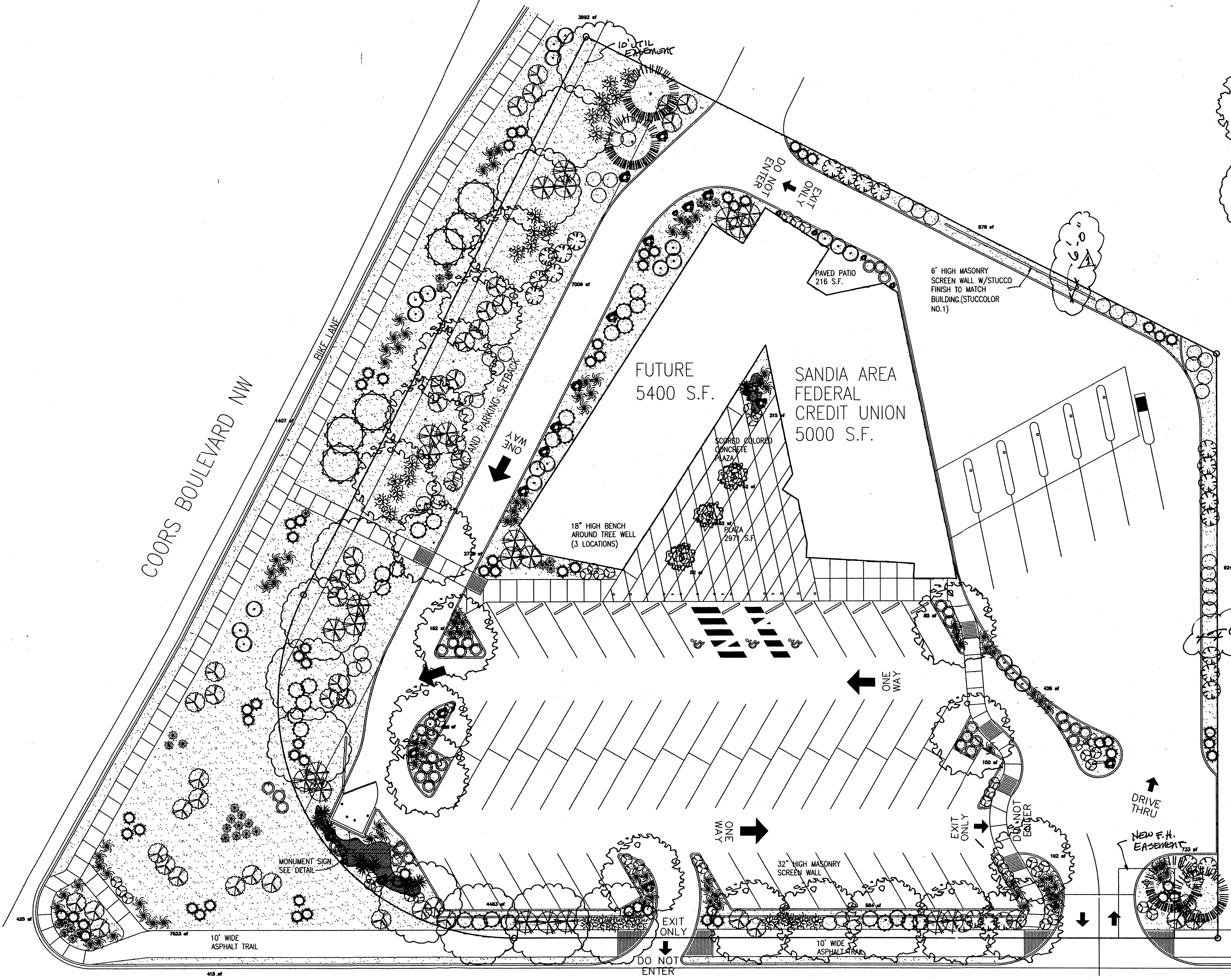
AFD Plans Checking Office  
924-3611  
HYDRANTS ONLY  
Hydrants shall be installed prior to construction  
APPROVED DISAPPROVED  
R.C. [Signature] 11-23-09  
Signature & Date

**Sandia Area**  
FEDERAL CREDIT UNION  
For Peak Financial Power  
NE COORS / LA ORILLA NW  
ALBUQUERQUE NEW MEXICO

1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

Site Plan and Site Details  
SITE PLAN FOR BLDG PERMIT REVISIONS  
12-14-04 REVISED PER DRB COMMENTS

ARCHITECT ENGINEER



**PLANT LEGEND**

TREES	ONSITE	OFFSITE	ONSITE	OFFSITE
ARIZONA ASH (M) <i>Fraxinus velutina</i> 2" Cal.	18	--	DWARF MAIDENGRASS (M) <i>Miscanthus sinensis</i> 5 Gal. 16sf	50 45
RAYWOOD ASH (M) <i>Fraxinus oxycarpa raywood</i> 2" cal	11	--	LANAS/ SCOTCH BROOM (M) <i>Cytisus scoparius</i> / <i>Genista hispanica</i> 5 Gal. 25sf	12 9
AUSTRIAN PINE (H) <i>Pinus nigra</i> 10'-12'	4	--	BLUE MIST SPIREA (M) <i>Caryopteris clandonensis</i> 5 Gal. 25sf	6 24
DESERT WILLOW (L) <i>Chilopsis linearis</i> 15 Gal. (2" CALIPER)	--	6	POWS CASTLE SAGE (L) <i>Artemisia x 'Pows Castle'</i> 1 gal 25sf	44 25
ORNAMENTAL PEAR (H) 3 <i>Pyrus calleryana</i> 15 Gal. (2" CALIPER)	--	--	APACHE PLUME (L) <i>Fallugia paradoxa</i> 5 Gal. 25sf	37 --
SILVERBERRY (M) <i>Elaeagnus pungens</i> 5 Gal. 100sf	23	--	ROSEMARY (M) <i>Rosmarinus officinalis</i> 2 Gal. 36sf	35 3
MAHONIA (M) <i>Mahonia aquifolium</i> 5 gal. 36sf	27	--	HONEYSUCKLE (M) <i>Lonicera sempervirens</i> 1 Gal. 200sf Unstaked-Groundcover	30 19
RED YUCCA (L) <i>Hesperaloe parviflora</i> 1 Gal. 25sf	9	--	CHAMISA (L) <i>Chrysothamnus nauseosus</i> 1 Gal. 25sf	25 --
REGAL MIST (M) <i>Muhlenbergia rigida</i> 1 gal 36sf	28	--	WILDFLOWER 1 Gal. 4sf	50 3
			OVERSIZED GRAVEL & 26 BOULDERS	
			SANTA FE BROWN CRUSHER FINES WITH FILTER FABRIC	

**LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA	
TOTAL LOT AREA	82399 square feet
TOTAL BUILDINGS AREA	10400 square feet
OFFSITE AREA	13737 square feet
NET LOT AREA	58262 square feet
LANDSCAPE REQUIREMENT	20%
TOTAL LANDSCAPE REQUIREMENT	11652 square feet
TOTAL BED PROVIDED	19442 square feet
GROUNDCOVER REQ.	75% square feet
TOTAL GROUNDCOVER REQUIREMENT	14582 square feet
TOTAL GROUNDCOVER PROVIDED	15865 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet
TOTAL LANDSCAPE PROVIDED (bed provided + offsite bed)	29602 square feet

**STREET TREE REQUIREMENTS**

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

Coors	Required	Provided
Coors	Required 12	Provided 12
La Orilla	Required 11	Provided 11



1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

LA ORILLA ROAD NW

NO PHASING-CONSTRUCTION OF THIS PROJECT WILL BE IN A SINGLE PHASE.

**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.

SFB 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.

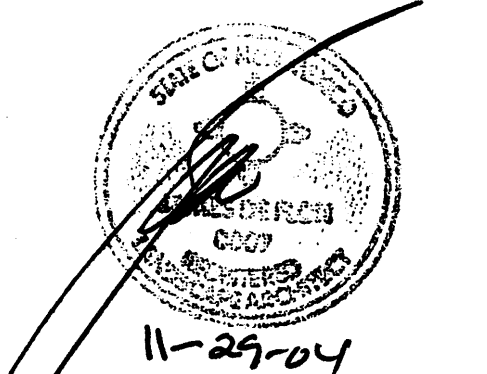
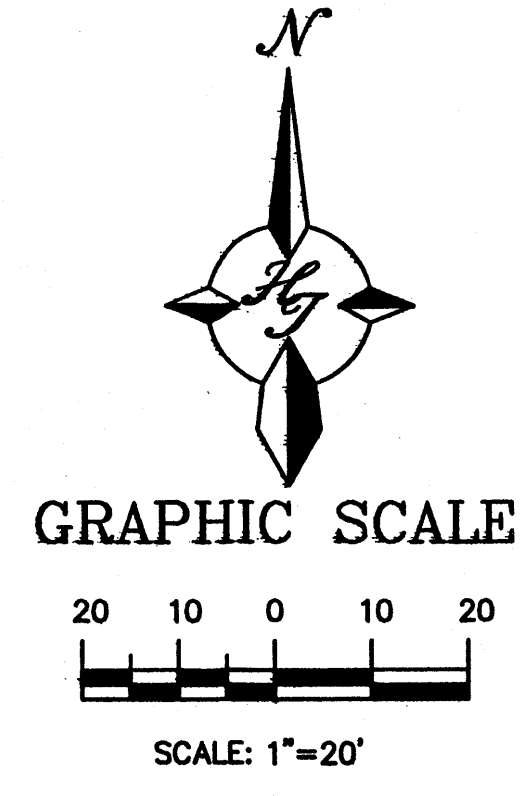
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



**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  
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reused or copied unless applicable fees have been paid on job order placed.

**REVISIONS**

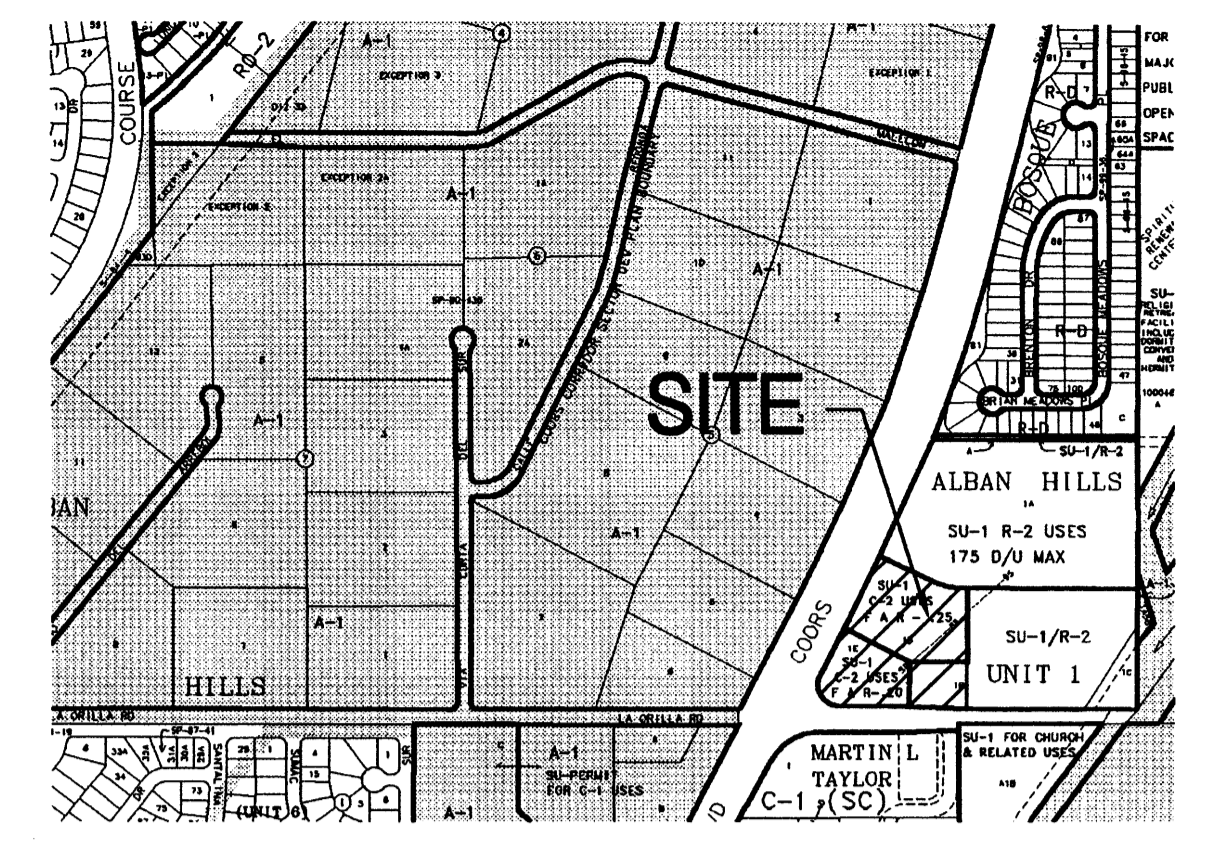
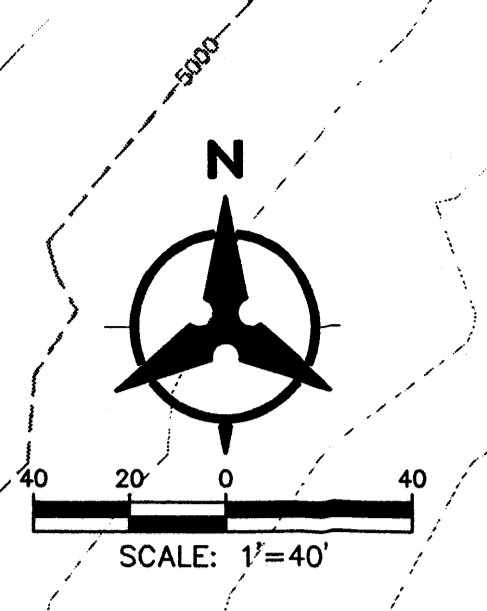
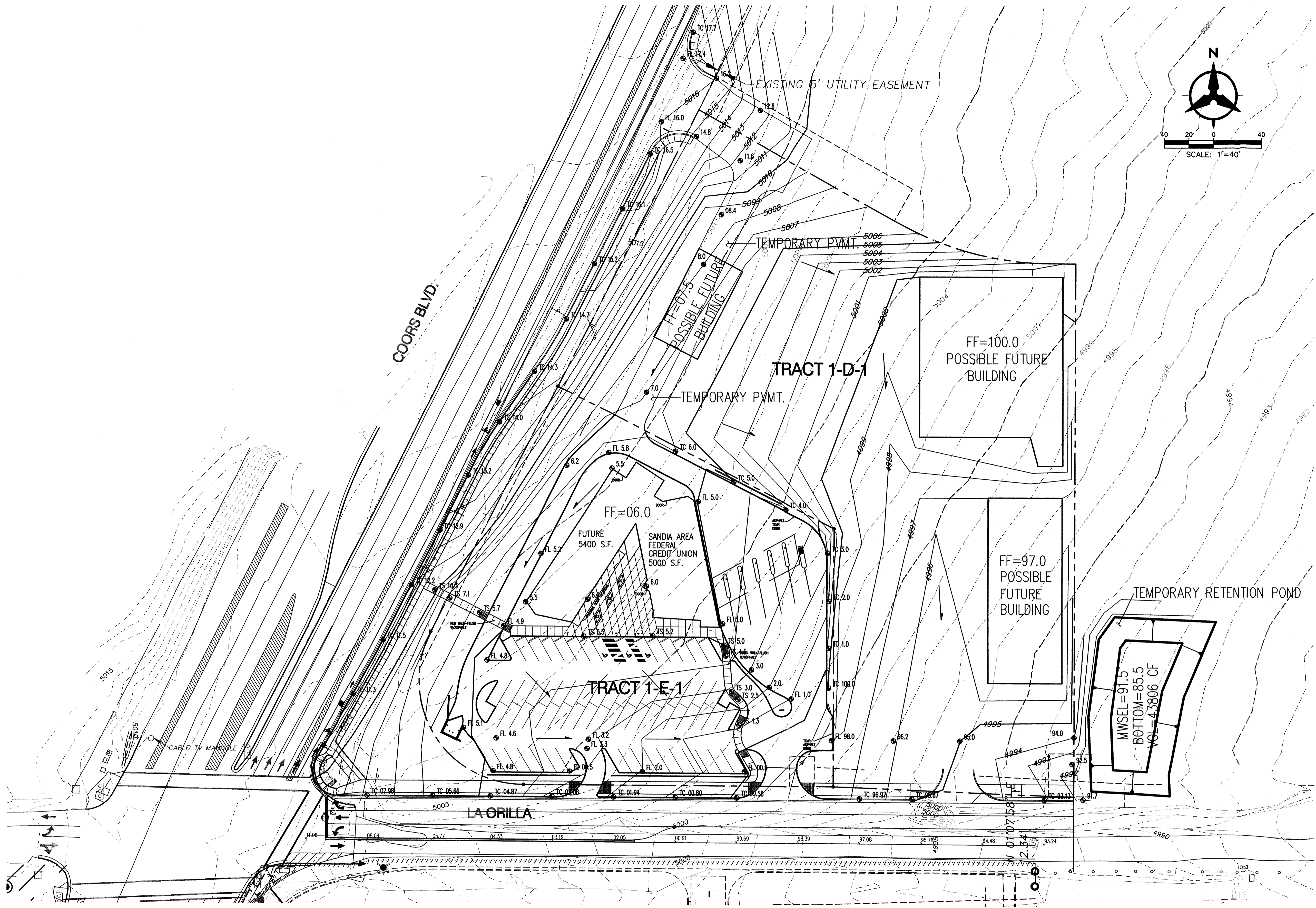
12.14.04 ADDED PER DRB COMMENTS

ARCHITECT ENGINEER

DATE

11-29-04  
11-24-04  
07-30-04

SHEET  
L101



**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**

**I. INTRODUCTION**  
 The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed development of the Northeast Corner of Coors and La Orilla. The project will include the construction of commercial buildings along with associated parking and landscaped areas. This submittal is in support of site development for subdivision approval and site development for building permit approval.

**II. SITE LOCATION**  
 The site is located within zone atlas map #D-12-Z. In reference to the Federal Emergency Management Agency map #35001C0116F the site does not lie within a 100yr flood plain.

**III. EXISTING HYDROLOGIC CONDITIONS**  
 The site is approximately 5 acres and is currently undeveloped. Slopes for the site range between 3 to 4% from the west to the east. Currently the majority of the site drains via surface flow into the Coors Main Canal. The existing cover consists of sparse vegetation.

The land treatment for the site during existing conditions is 100% land treatment B. According to the methodology outlined in the DPM, the 100yr peak discharge for the entire site is 10.15cfs.

**IV. PROPOSED HYDROLOGIC CONDITIONS**

In accordance with the approved Drainage Report for Stoneleigh on the Bosque Apartments (D12/D1), a new pond will be constructed at the far east end of the adjacent tract that will be used as the outfall for this site. This pond will be constructed at a later date so a temporary retention pond will be constructed just east of this site. There is an existing recorded drainage easement on the adjacent property for this temporary pond. The 100yr runoff generated from the site will be retained in this pond. The site will generate approximately 41,200cf (0.95acre-ft) of runoff during proposed conditions. The temporary pond was sized accordingly.

**V. CONCLUSION**  
 This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This plan clearly demonstrates the proposed grading and drainage concepts. The implementation of these concepts would result in the safe passage of the 100 year storm event. With this submittal we request hydrology department approval of this Conceptual Grading and Drainage Plan for Site Development Plan approval by the DRB.

BRUCE J. STODOLSKI  
 NEW MEXICO  
 14527  
 PROFESSIONAL ENGINEER  
 11/30/04

**NE CORNER OF COORS AND LA ORILLA BASIN CALCULATIONS**

This table is based on the DPM Section 22.2, Zone 1

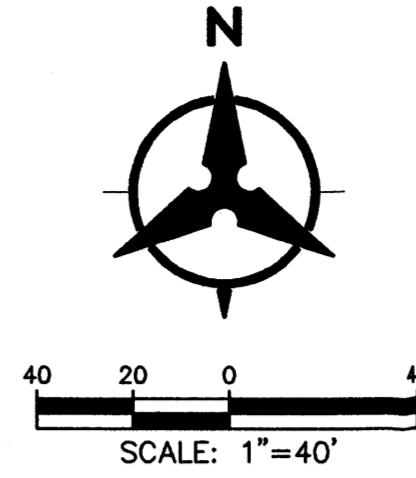
BASIN ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (cfs)	WT E (inches)	V(100)360 (CF)	V(100)100DAYS (CF)
			A	B	C	D					
TRACT 1D-1	130680	3.00	0.0%	5.0%	5.0%	90.0%	4.18	12.53	1.86	20212	24720
TRACT 1E-1	87120	2.00	0.0%	5.0%	5.0%	90.0%	4.18	8.36	1.86	13475	16480
<b>TOTAL</b>								<b>20.89</b>		<b>33686.40</b>	<b>41200.50</b>
								<b>100YR-10DAY TOTAL VOLUME</b>	<b>0.95</b>		<b>ACRE-FT</b>

PROJECT #1003597

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**NORTHEAST CORNER OF COORS BLVD. & LA ORILLA**  
**CONCEPTUAL GRADING & DRAINAGE PLAN**  
**C001**

DRAWN BY: C.W. DATE: 11/30/2004  
 CHECKED BY: J.L.M. PROJECT NO: 050165



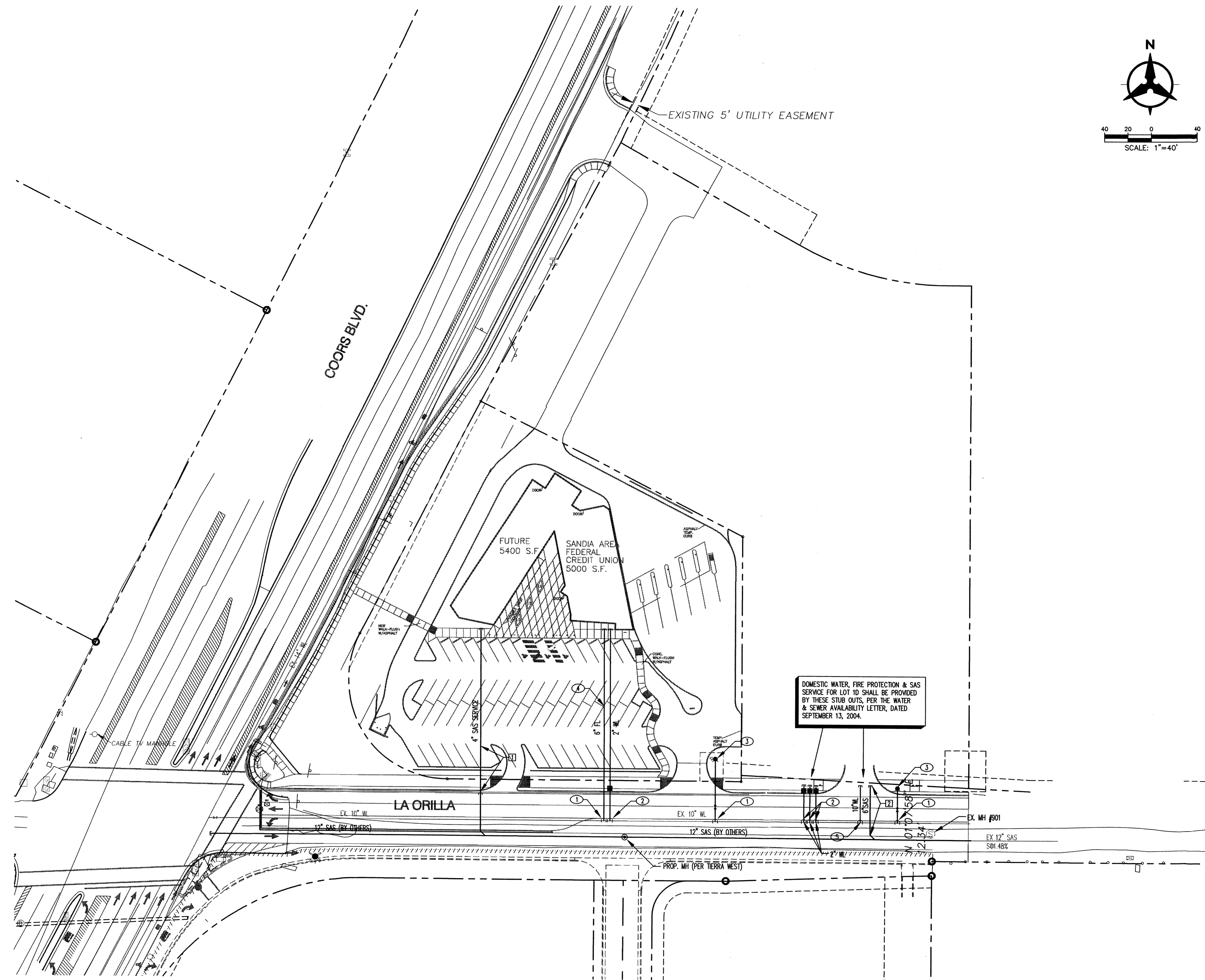
**○ WATERLINE KEYED NOTES**

1. INSTALL 10" x 6" TEE, VALVE BOX AND COVER.
2. INSTALL 2" SADDLE, WATER SERVICE METER AND BOX.
3. INSTALL FH COMPLETE.
4. INSTALL 6" FIRE LINE TO WITH 5' OF BUILDING.
5. INSTALL 10" x 10" TEE, VALVE BOX AND COVER. ( FOR FUTURE FIRE PROTECTION).

**NOTE:** ALL PAVEMENT, CURB & GUTTER, AND SIDEWALK REMOVAL & REPLACEMENT SHALL BE COORDINATED WITH SITE PLAN WORK.

**□ SANITARY SEWER KEYED NOTES**

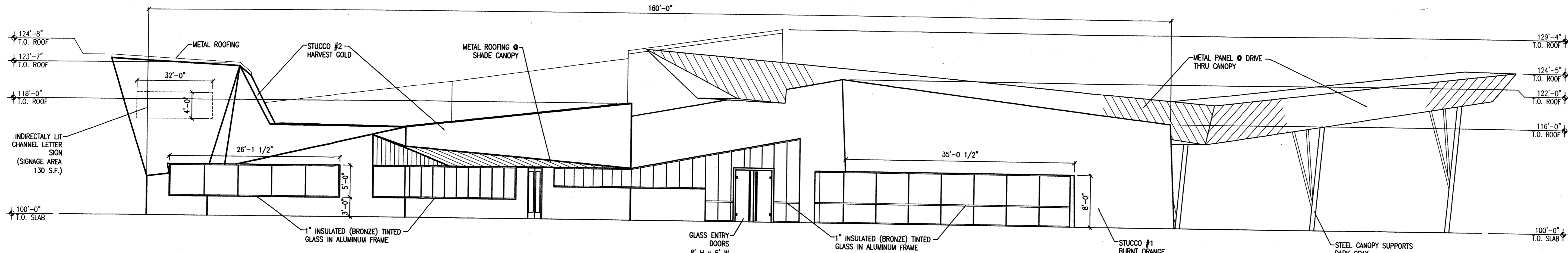
1. INSTALL 4" SAS SERVICE TO WITHIN 5' OF BUILDING.
2. INSTALL 6" SAS SERVICE CAP AT R/W LINE.



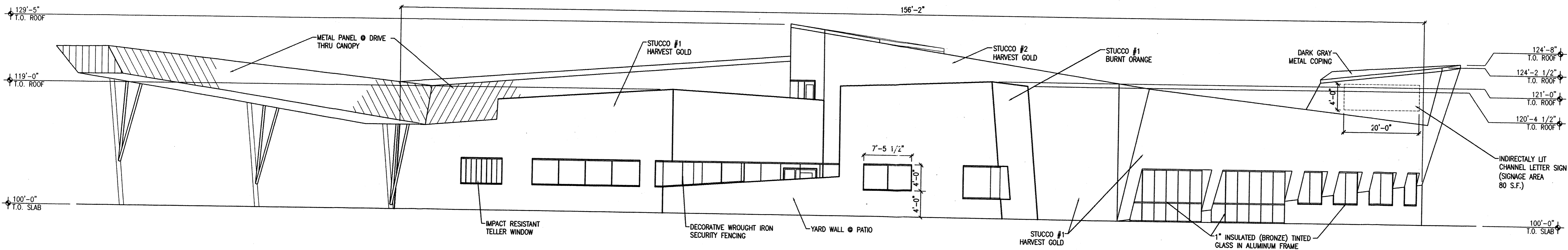
PROJECT #1003597

**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

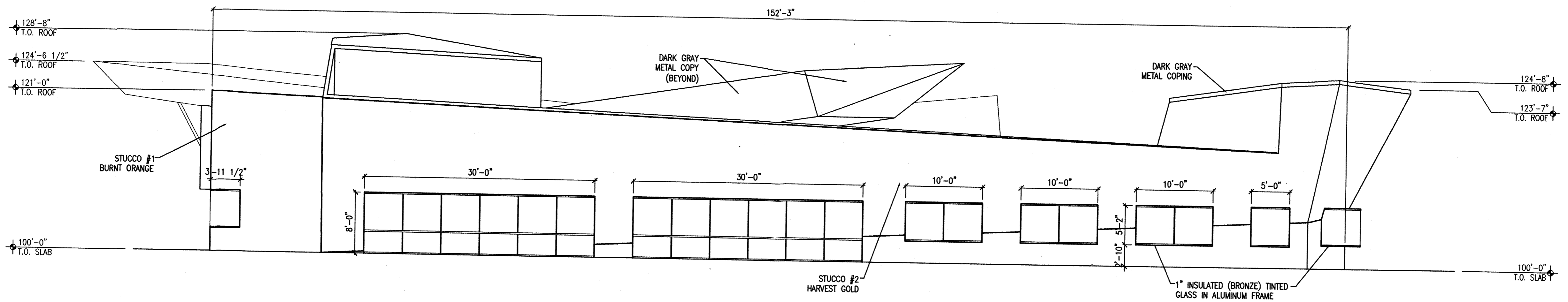
<b>NORTHEAST CORNER OF COORS BLVD. &amp; LA ORILLA CONCEPTUAL UTILITY PLAN CO02</b>	
DRAWN BY: C.W.	DATE: 11/30/2004
CHECKED BY: J.L.M.	PROJECT NO. 050165



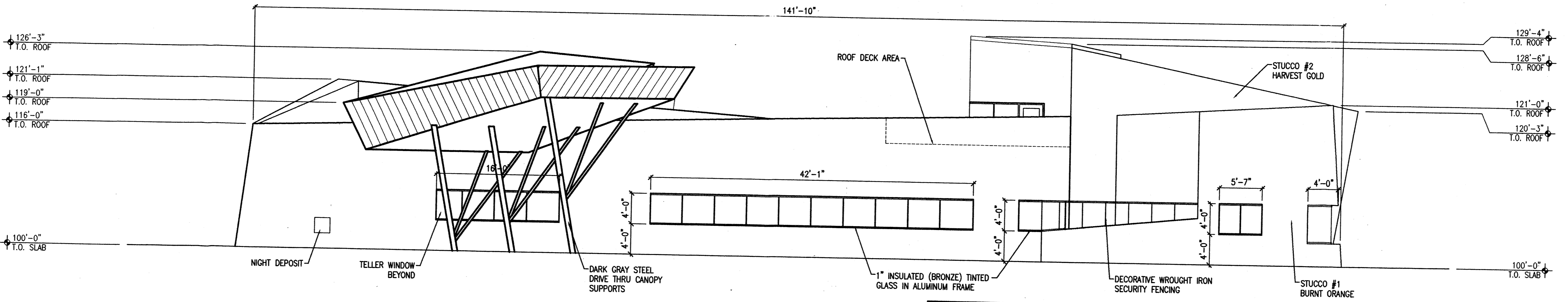
1 SOUTH ELEVATION  
1/8" = 1'-0"



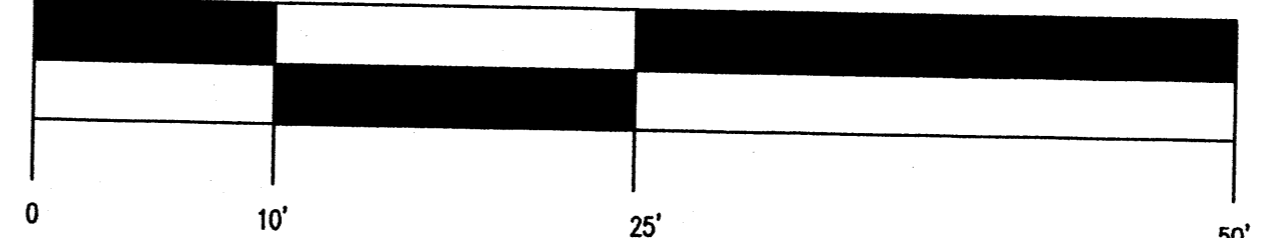
2 NORTH ELEVATION  
1/8" = 1'-0"



3 WEST ELEVATION  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"



NE COORS / LA ORILLA NW  
ALBUQUERQUE NEW MEXICO

**JBS**  
ARCHITECTS

1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

Building Elevations

REVISIONS

ARCHITECT

ENGINEER

DATE  
7-26-04

SHEET  
A003

X:\PROJECTS\2004-07-14\2004-07-14\111111.dwg, 08/23/04 11:14:14 AM, 1:1