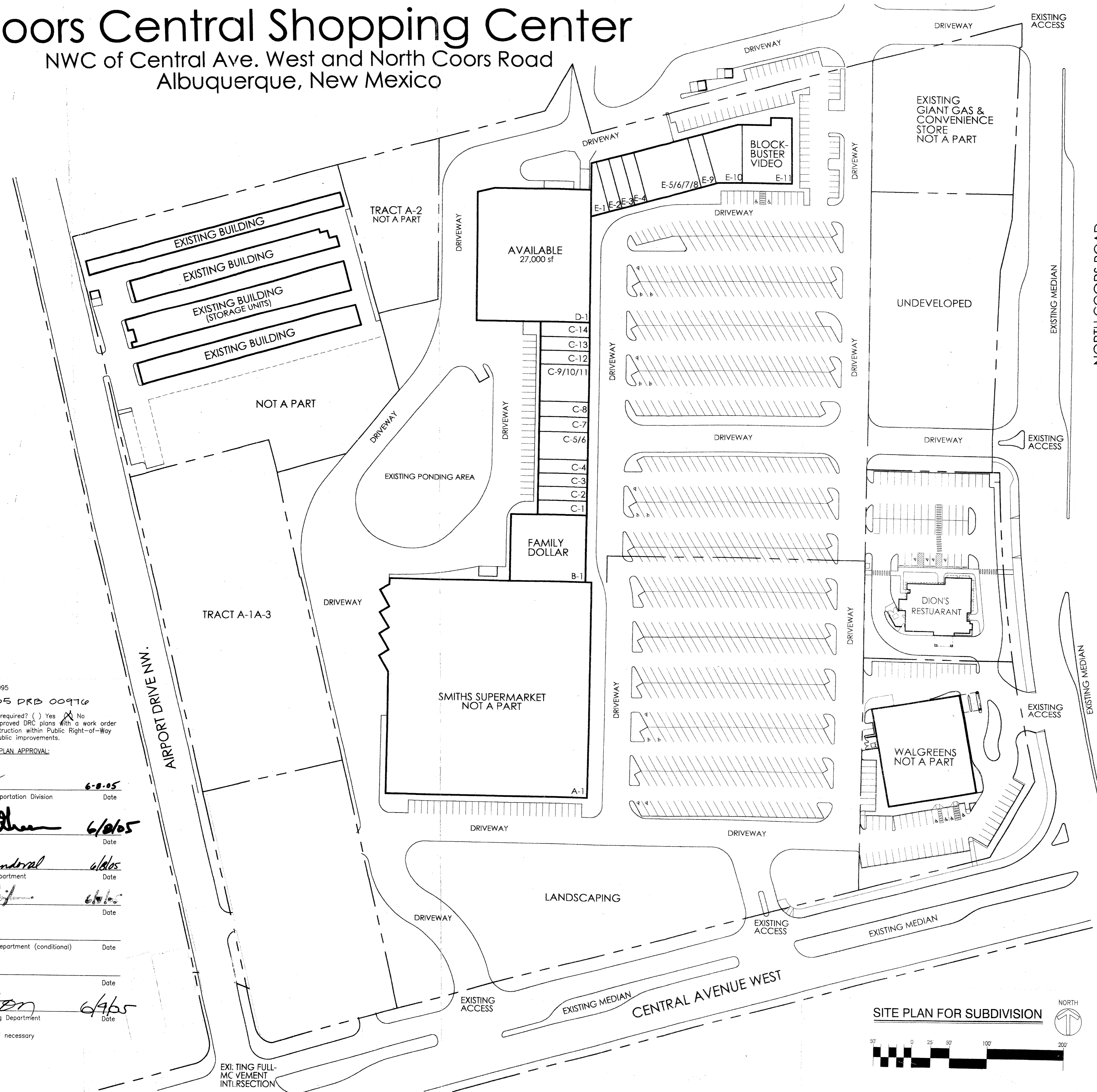


# Coors Central Shopping Center

NWC of Central Ave. West and North Coors Road  
Albuquerque, New Mexico



PROJECT 1004095

### RETAIL ROSTER

A-1	SMITHS SUPERMARKET
B-1	FAMILY DOLLAR
C-1	AMERICANS CASH EXPRESS
C-2	SUN LOAN COMPANY
C-3	STYLE AMERICA
C-4	SALLY BEAUTY SUPPLY
C-5/6	AVAILABLE - 2340 SF.
C-7	FARMERS INSURANCE
C-8	MAIL-DEPOT
C-9/10/11	COLOR Tyme
C-12	AVAILABLE - 1170 SF.
C-13	BEAUTY NAILS
C-14	OLD SCHOOL OF DRIVING
D-1	AVAILABLE - 27,000 SF.
E-1/2	FIRST CHOICE COMMUNITY HEALTH CARE
E-3	CIGARETTES CHEAPER
E-4	H & R BLOCK
E-5/6/7/8	SMALL SMILES
E-9	PIZZA HUT
E-10	REX'S HAMBURGERS
E-11	BLOCKBUSTER VIDEO

PROJECT NUMBER: 1004095

APPLICATION NUMBER: 05 DRB 00976

Is an Infrastructure List required? ( ) Yes (X) 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:

*[Signature]* 6-8-05  
Traffic Engineering, Transportation Division Date

*[Signature]* 6/8/05  
Utilities Development Date

*[Signature]* 6/8/05  
Parks and Recreation Department Date

*[Signature]* 6/8/05  
City Engineer Date

N/A  
\* Environmental Health Department (conditional) Date

N/A  
Solid Waste Management Date

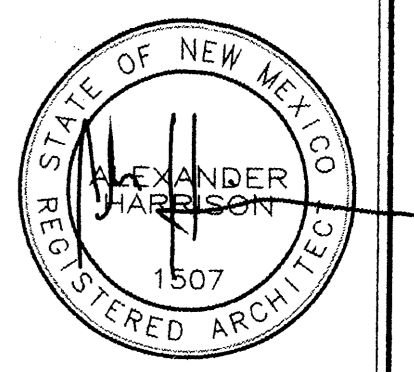
*[Signature]* 6/8/05  
DRB Chairperson, Planning Department Date

\* Environmental Health, if necessary

EXISTING FULL-MC VEMENT INTERSECTION

**ALEXANDER HARRISON ARCHITECT**  
8605 Mountain Road NE, Albuquerque, NM 87112, 299-6322

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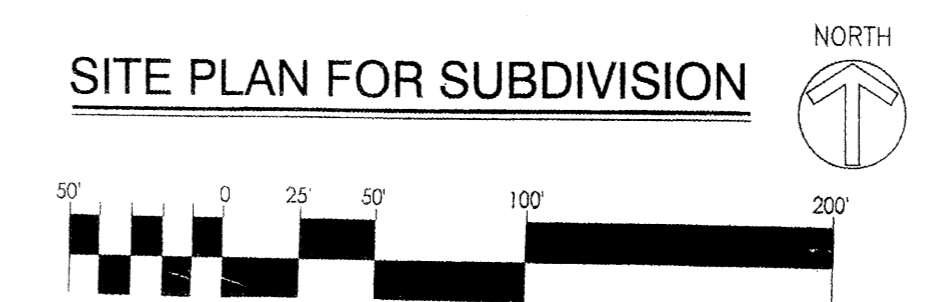


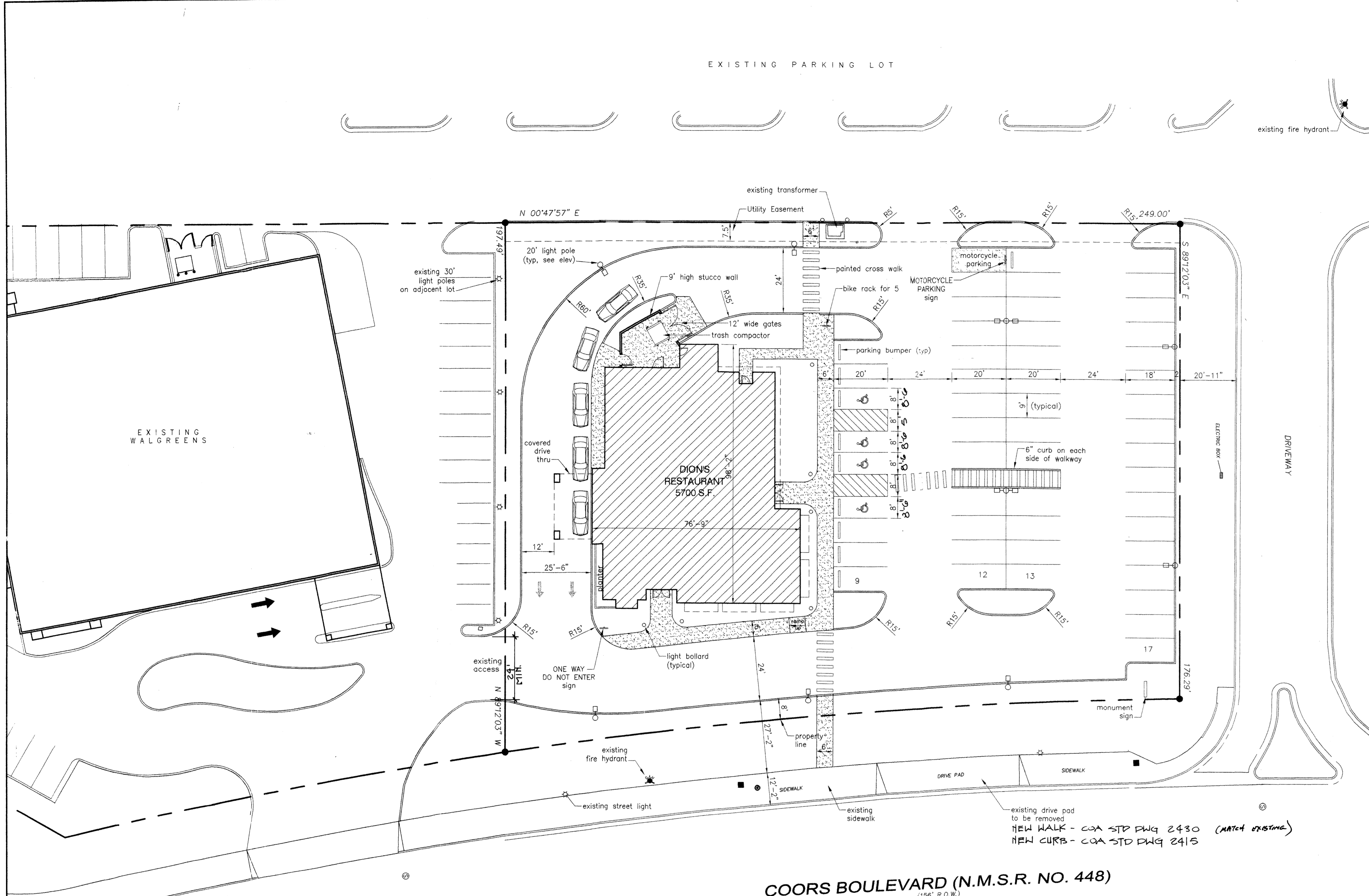
proj: 501  
file: PROJECT\DION'S\DION'S C & C

date: APR 5, 2005  
revisions: May 27, 2005 - EPC changes

**Dion's Restaurant**  
Coors & Central  
Albuquerque, New Mexico

Site Plan for Subdivision sheet number  
**1**  
of 5 sheets





VICINITY MAP  
SCALE: 1" = 500'

COORS BOULEVARD (N.M.S.R. NO. 448)  
(156' R.O.W.)

SITE PLAN FOR BUILDING PERMIT  
SCALE: 1" = 20'

SITE: 45,881 S.F. (1.05 ACRE)  
BUILDING: 5700 S.F.  
RESTAURANT SEATING: 198  
PARKING PROVIDED: 198/4 = 50, including 4 accessible  
BIKE PARKING PROVIDED: 54/20 = 3  
BIKE PARKING PROVIDED: 5  
LEGAL DESCRIPTION: TRACT E-1, HUBBEL PLAZA ADDITION  
ZONING: C-2 (SC)

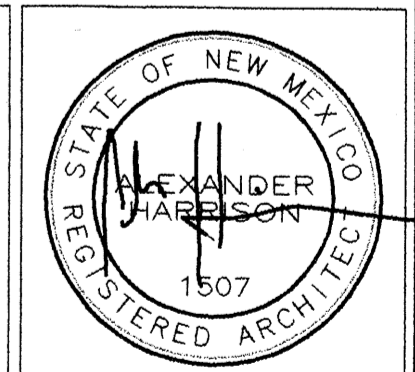
PROJECT NUMBER: 1004095  
APPLICATION NUMBER: 05-00912

Is an Infrastructure List required? ( ) Yes (X) 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:

- [Signature]* 6-8-05  
Traffic Engineering, Transportation Division Date
- [Signature]* 6-8-05  
Utilities Department Date
- [Signature]* 6/8/05  
Parks and Recreation Department Date
- [Signature]* 6/8/05  
City Engineer Date
- N/A  
\* Environmental Health Department (conditional) Date
- [Signature]* 5-31-05  
Solid Waste Management Date
- [Signature]* 6/8/05  
DRB Chairperson, Planning Department Date
- \* Environmental Health, if necessary

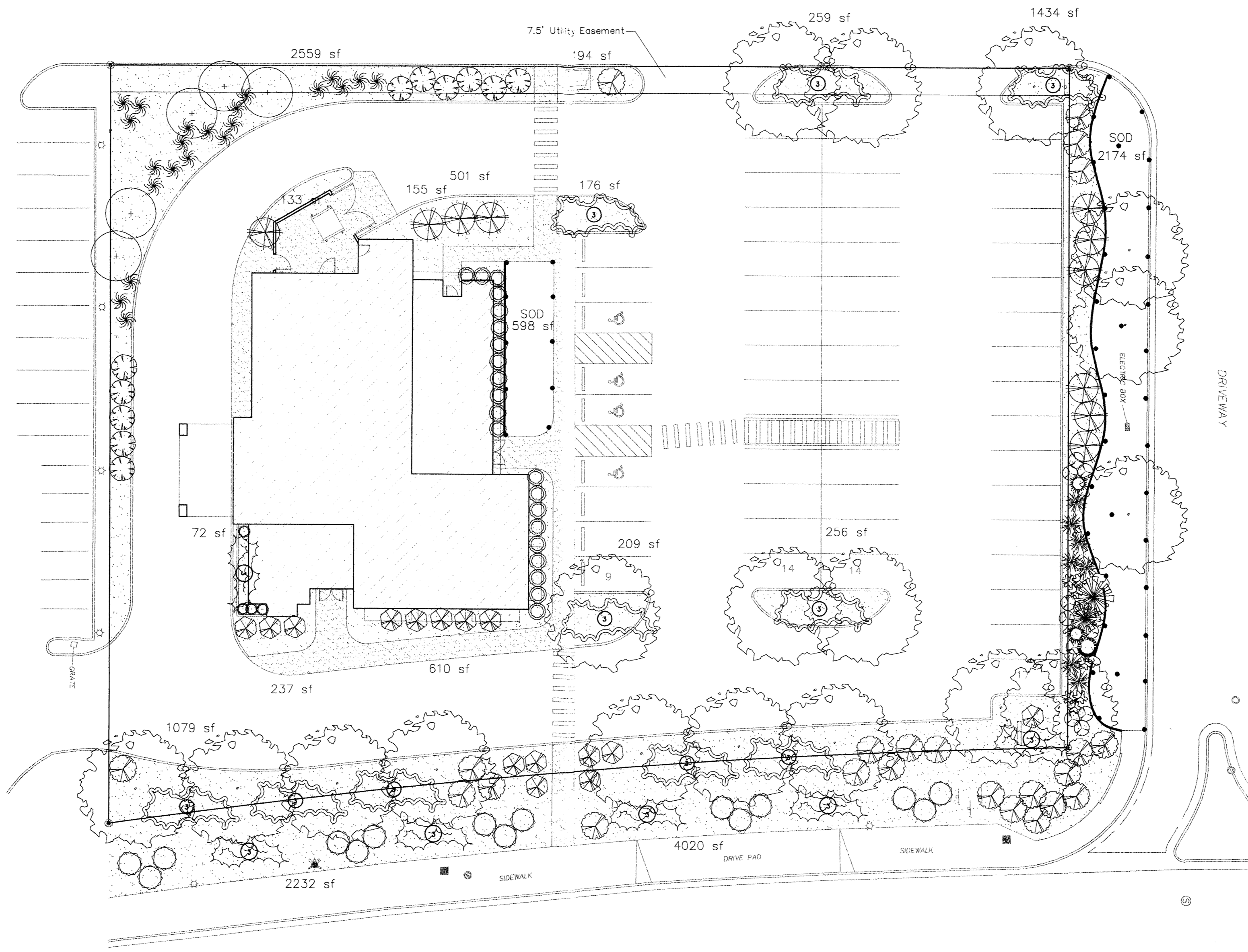
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ARCHITECT  
8605 Mountain Road NE, Albuquerque, NM 87112, 299-6322  
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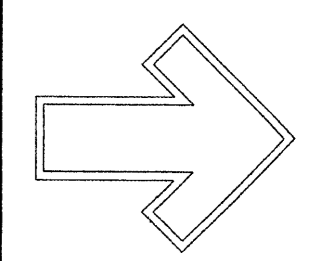
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file: PROJECT/DION'S/DION'S C & C  
date: APR 5, 2005  
revisions: May 27, 2005 - EPC changes

Dion's Restaurant  
Coors & Central  
Albuquerque, New Mexico

Site Plan for Building Permit sheet number  
2  
of 5 sheets



- ### PLANT LEGEND
- ASH (H) OR HONEY LOCUST (M) 18  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Cal.
  - NEW MEXICO OLIVE (M) 5  
Foresteria neomexicana  
15 Gal. 225sf
  - PALM YUCCA (L) 2
  - MUGO PINE (M) 1  
Pinus mugo  
5 Gal. 36sf
  - SILVERBERRY (M) 10  
Elaeagnus pungens  
5 Gal. 100sf
  - RED TIP PHOTINIA (M) 15  
Photinia fraserii  
5 Gal. 36sf
  - RED YUCCA (L) 7  
Hesperaloe parviflora  
5 Gal. 9sf
  - MAIDENGRASS (M) 22  
Miscanthus sinensis  
5 Gal. 16sf
  - INDIAN HAWTHORN (M) 15  
Raphiolepis indica  
5 Gal. 36sf
  - LANAS/ SCOTCH BROOM (M) 2  
Cytisus scoparius/  
Genista hispanica  
5 Gal. 9sf
  - ROSEMARY (M) 21  
Rosmarinus officinalis  
2 Gal. 9sf
  - LAVENDER (M) 4  
Lavandula angustifolia  
1 Gal. 9sf
  - HALLS HONEYSUCKLE (M) 23  
Japonica 'Halliana'  
1 Gal. 144sf  
Unstaked-Groundcover
  - CHAMISA (L) 11  
Chrysothamnus nauseosus  
1 Gal. 25sf
  - THREADGRASS (M) 7  
Stipa tenuissima  
1 Gal. 4sf
  - WILDFLOWER 12  
1 Gal. 4sf
  - CREEPING ROSEMARY (L) 18  
Rosmarinus officinalis 'Prostrata'  
1 Gal. 36sf  
Symbol indicates 3 plants
  - GREYLEAF COTONEASTER (M) 30  
Cotoneaster buxifolius  
5 Gal. 81sf  
Symbol indicates 3 plants
  - COMMERCIAL GRADE STEEL EDGING
  - OVERSIZED GRAVEL & 3 BOULDERS
  - SOD WITH POP UP SPRINKLER
  - 3/4" GRAY GRAVEL WITH FILTER FABRIC TO MATCH NEIGHBORING SITE



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7909 Edith NE  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmr@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #0007

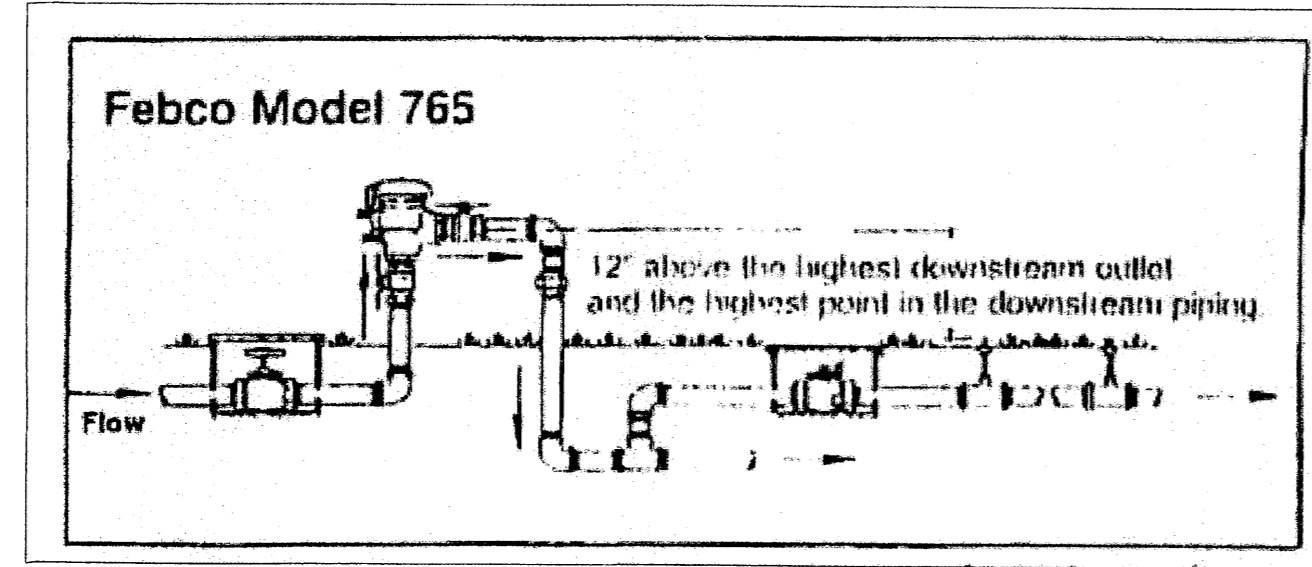
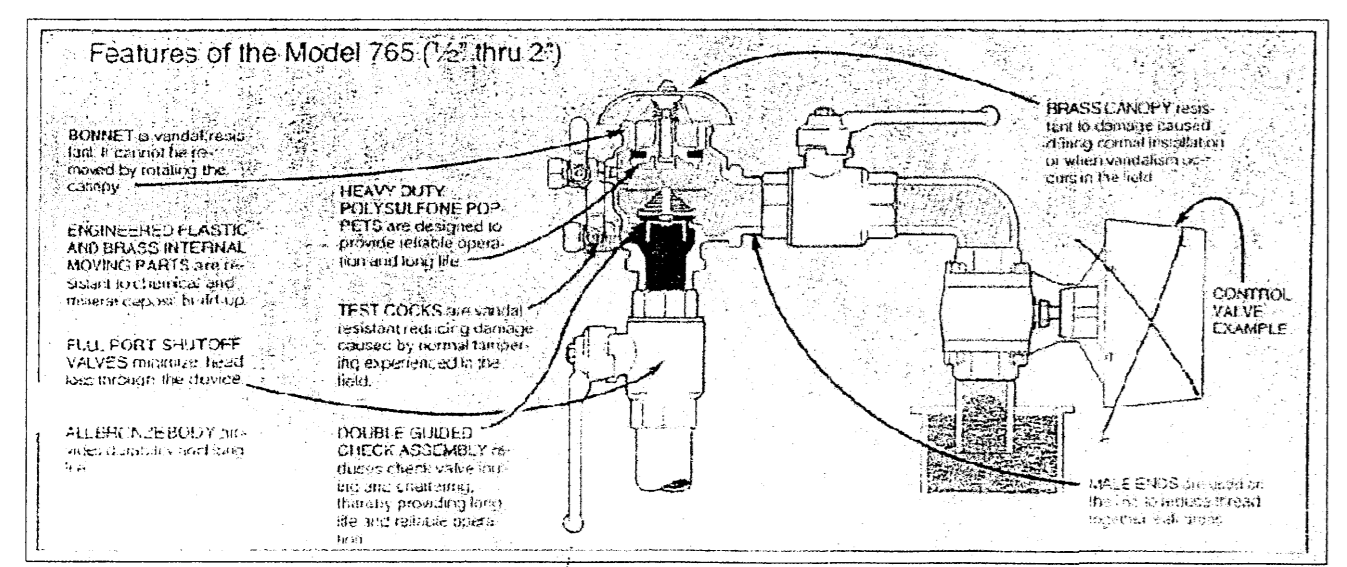
DIONS NO. 13  
COORS AND CENTRAL  
LANDSCAPE PLAN

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DRAWN BY CU  
REVISION # 1  
DATE 4-5-06

SHEET # 3 OF 5



### COORS BOULEVARD (N.M.S.R. NO. 448)

(156' R.O.W.)

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	45891	square feet
TOTAL BUILDINGS AREA	5975	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	39916	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	5987	square feet
TOTAL BED PROVIDED	14126	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	10594	square feet
TOTAL GROUND COVER PROVIDED	10636	square feet
TOTAL SOD AREA (max. 20% of landscape)	2750 (16%)	square feet
TOTAL LANDSCAPE PROVIDED	16876	square feet

**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.

Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

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

**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.

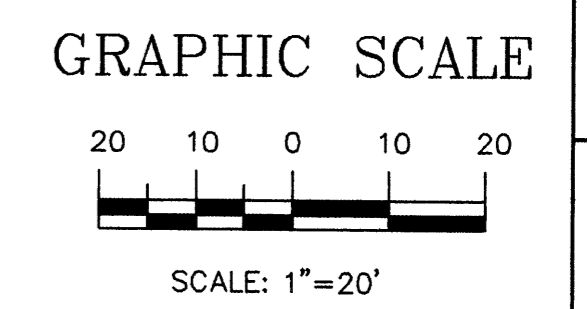
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

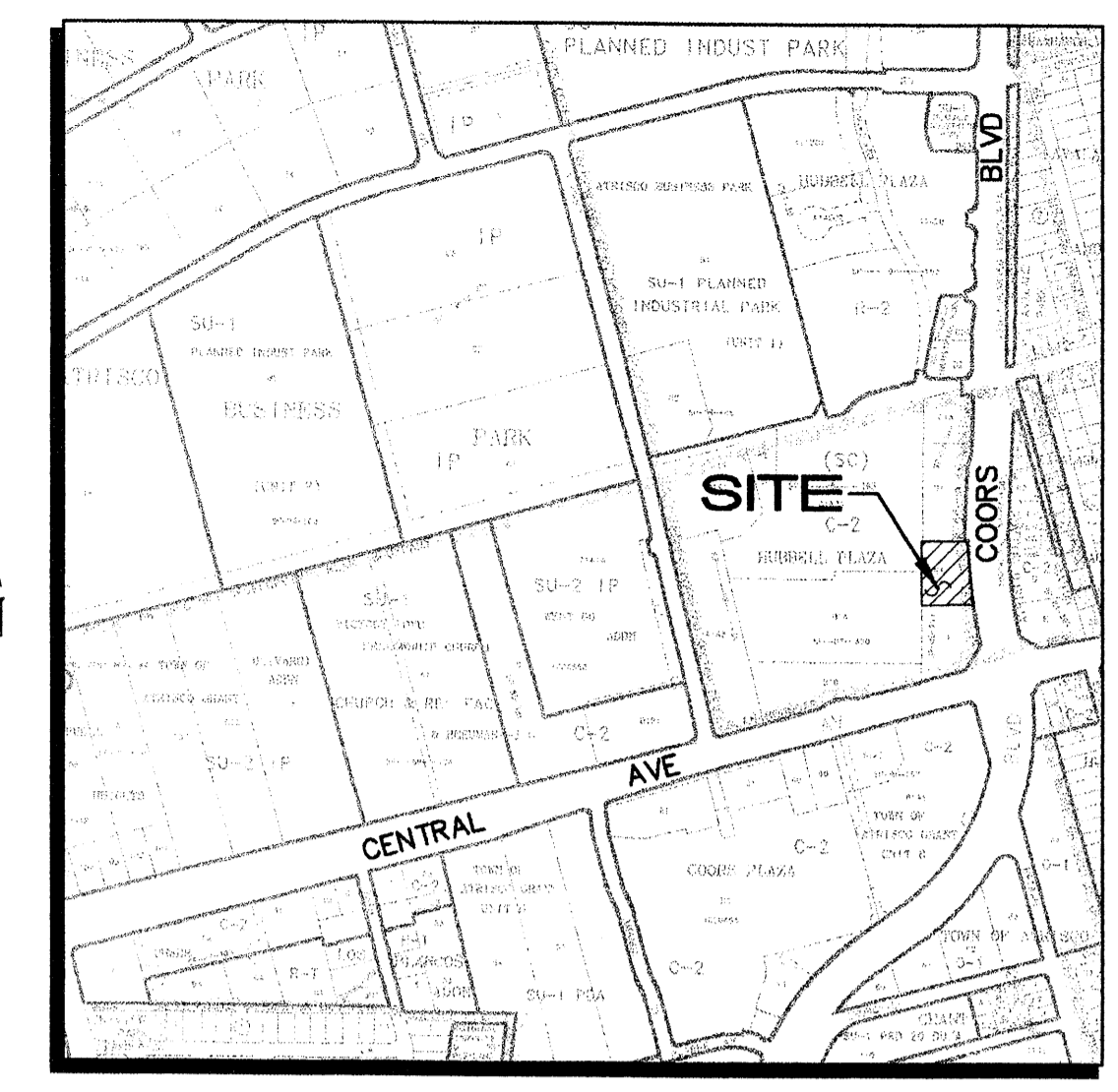
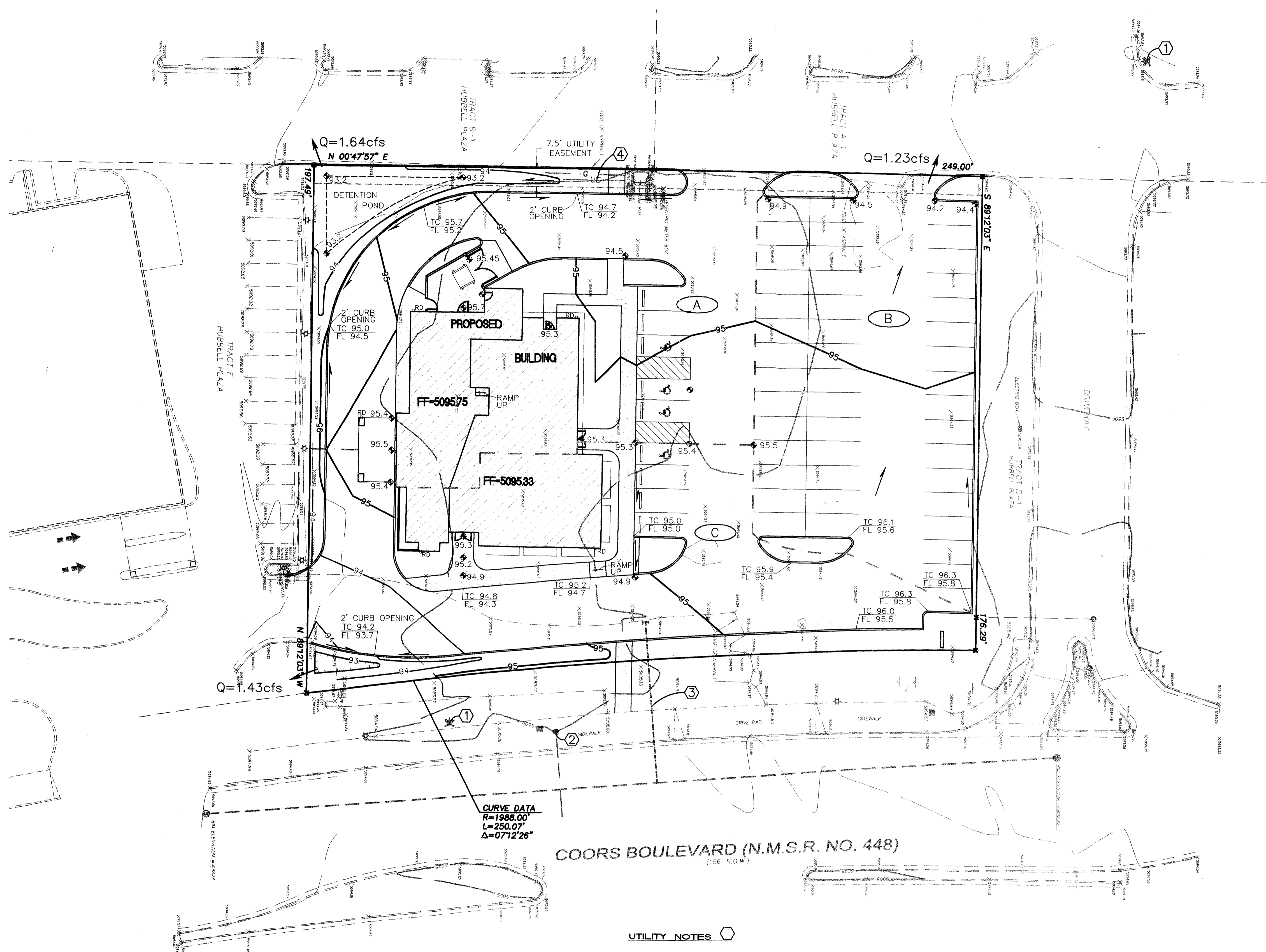
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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.

Water and Power source shall be the responsibility of the Developer/Builder.





K-10 VICINITY MAP 1"=750'±

**LEGAL DESCRIPTION:** TRACT E-1 HUBBEL PLAZA

**AREA:** 1.0533 ACRES (45, 881 SF)

**FLOODPLAIN:** FEMA FLOOD PANEL 329 (DATED 11/19/03) SHOWS THIS SITE IN ZONE "X" WHICH IS OUTSIDE THE 100-YEAR FLOODPLAIN.

**HYDROLOGY:** THE EXISTING SITE IS UNDEVELOPED, BUT HAS ASPHALT PAVING ALONG THE EAST SIDE. THE SITE IS FAIRLY FLAT WITH RUNOFF DISCHARGING TO THE WEST, SOUTH, & EAST SIDES.

**PROPOSED DEVELOPMENT INCLUDES:** A 5,500 SF BUILDING WITH ASPHALT PARKING & LANDSCAPING.

**EXISTING LAND CONDITIONS:**  
 92% B & 8% D  
 PRECIPITATION ZONE: 1  
 $Q_{100} = (0.97)(2.03) + (0.08)(4.37) = 2.3\text{cfs}$

**PROPOSED CONDITIONS:**  
 LAND TREATMENT: 4% B, 11% C, & 85% D  
 $Q_{100} = (0.04)(2.03) + (0.11)(2.87) + (0.90)(4.37) = 4.3\text{cfs}$

BASIN	Q (CFS)
A	1.64
B	1.23
C	1.43

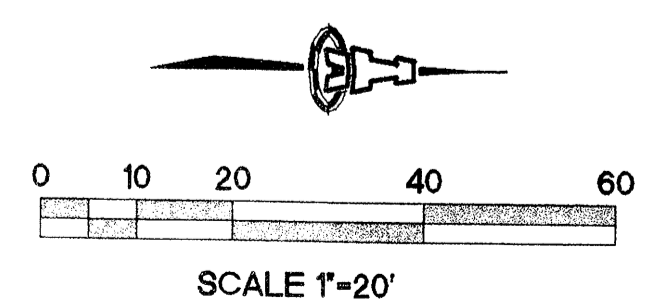
BASINS A AND B BOTH DISCHARGE TO THE SHOPPING CENTER TO THE WEST. BASIN C DISCHARGES TO TRACT F TO THE SOUTH.

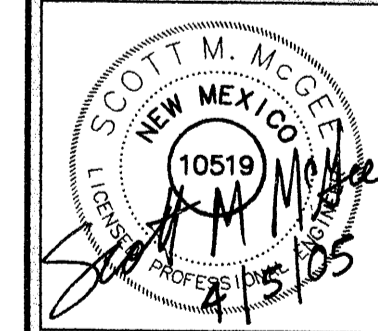
**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	FINISH FLOOR ELEVATION
	TOP OF CURB FLOWLINE ELEVATION
	ROOF DRAIN
	DRAINAGE BASIN
	BASIN BOUNDARY

COORS BOULEVARD (N.M.S.R. NO. 448)  
(156' R.O.W.)

- UTILITY NOTES**
- EXISTING FIRE HYDRANT
  - EXISTING 1½" WATER SERVICE WITH METER BOX.
  - EXISTING 6" SANITARY SEWER STUBOUT.
  - GAS & ELECTRIC TO BE EXTENDED FROM FACILITIES WITHIN EASEMENT ALONG THE WEST SIDE OF THE TRACT.





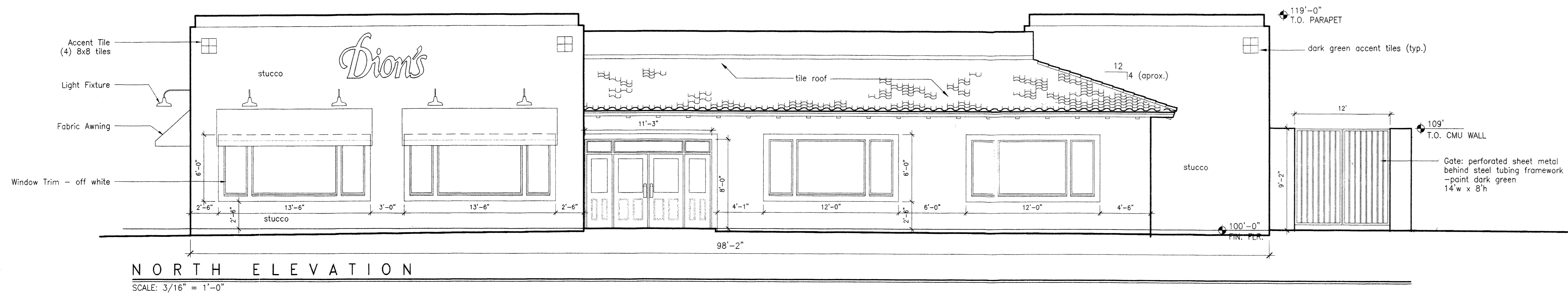
**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 1449GRD.DWG

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**DION'S**  
**COORS + CENTRAL**

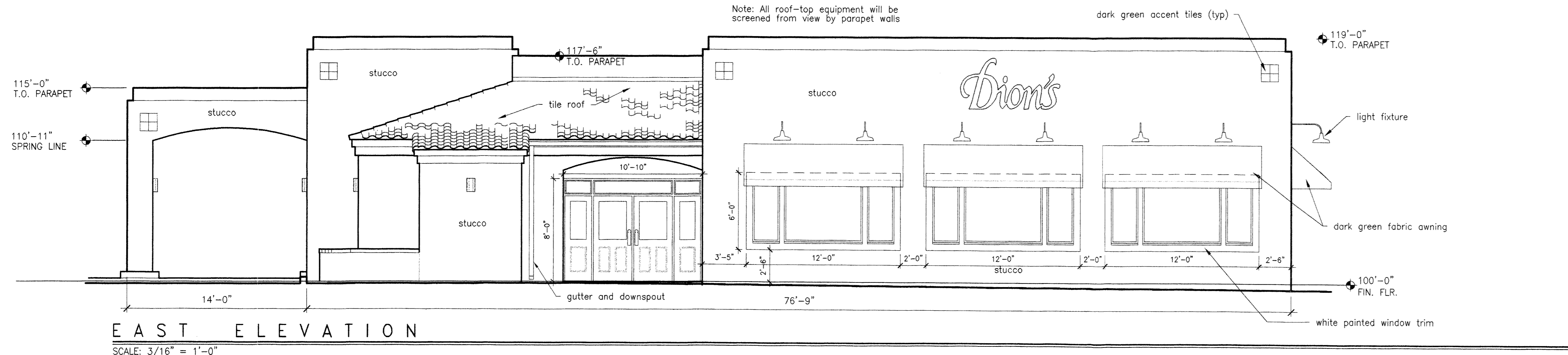
**GRADING & UTILITY PLAN**

Checked By: SMM	Drawn By: thor	No.:	Revision:	<b>PAGE</b> 814 OF 6
Date: 1449	Job Number:			



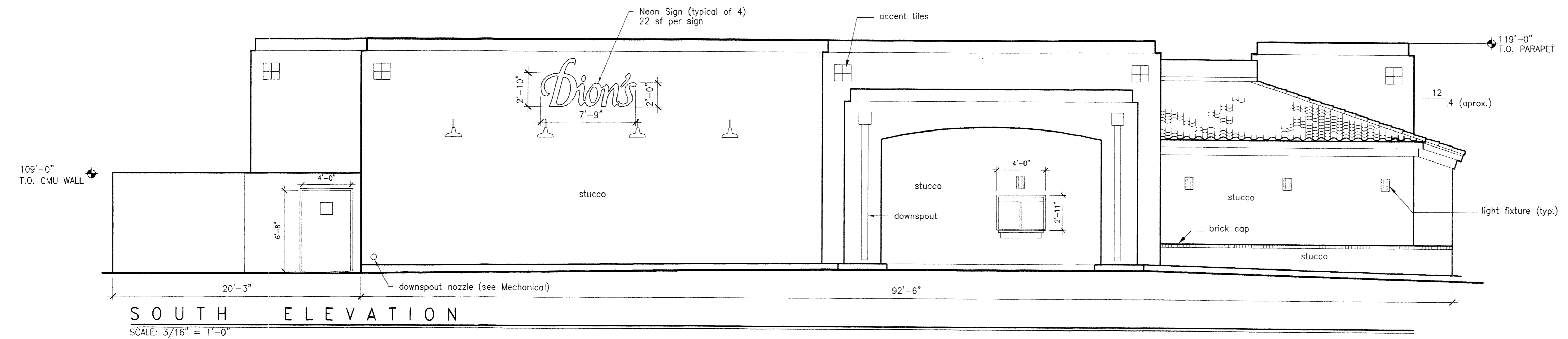
**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



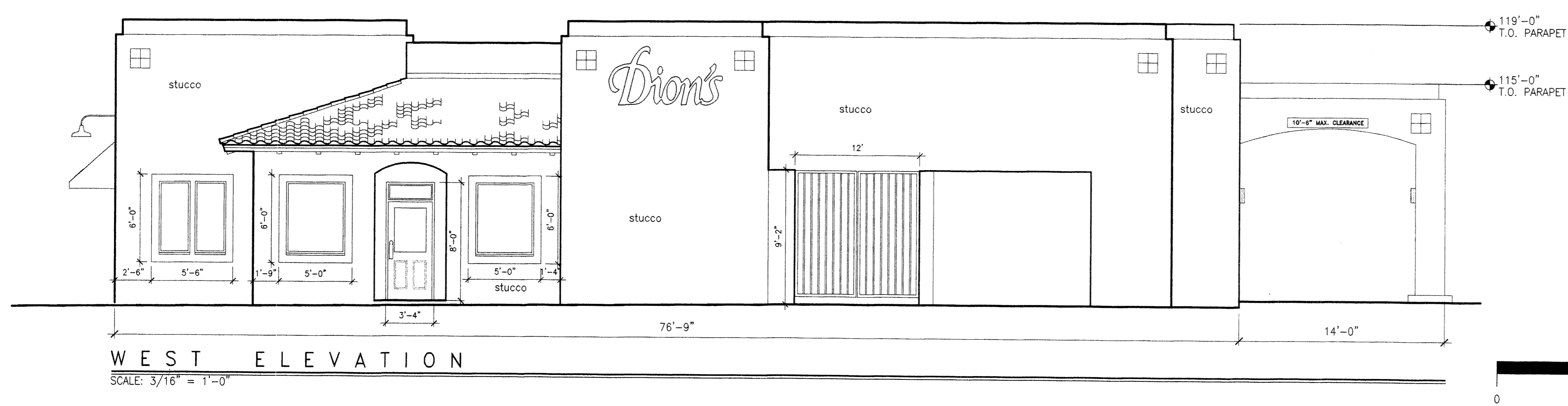
**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



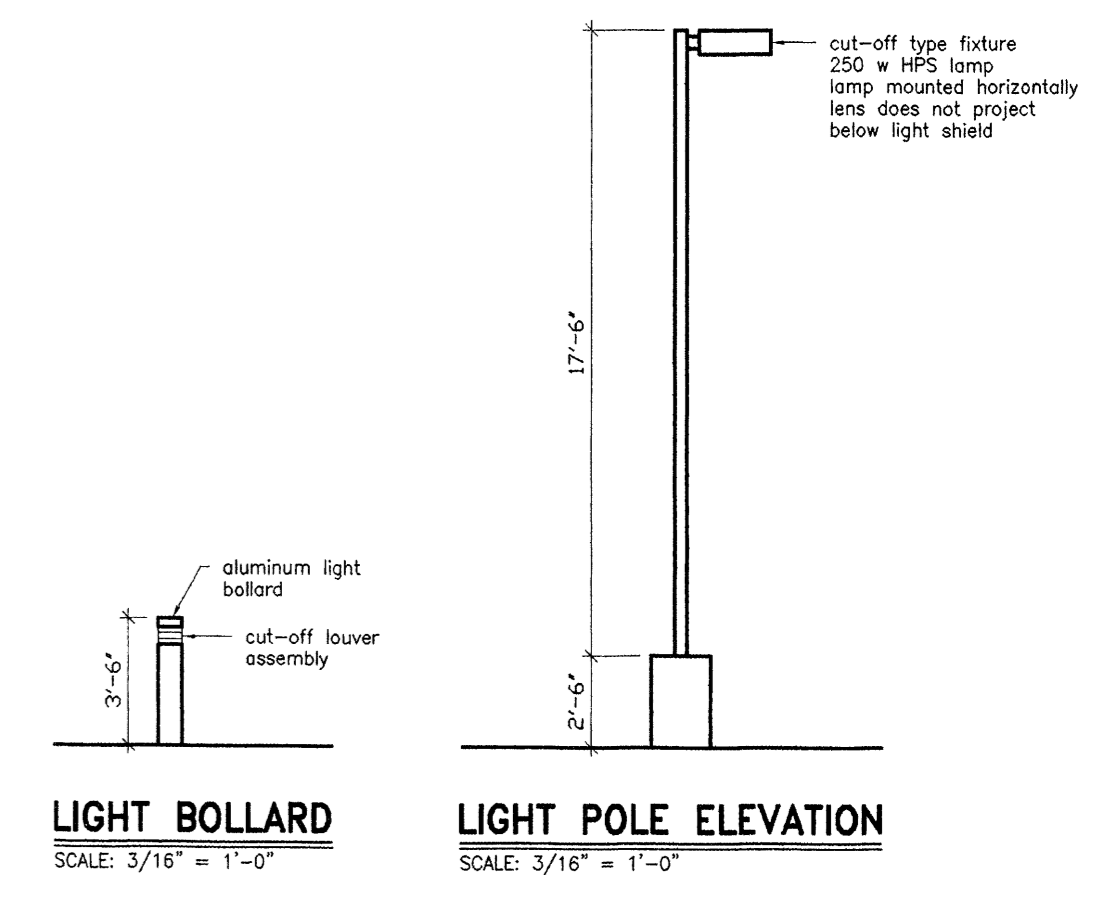
**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**WEST ELEVATION**

SCALE: 3/16" = 1'-0"

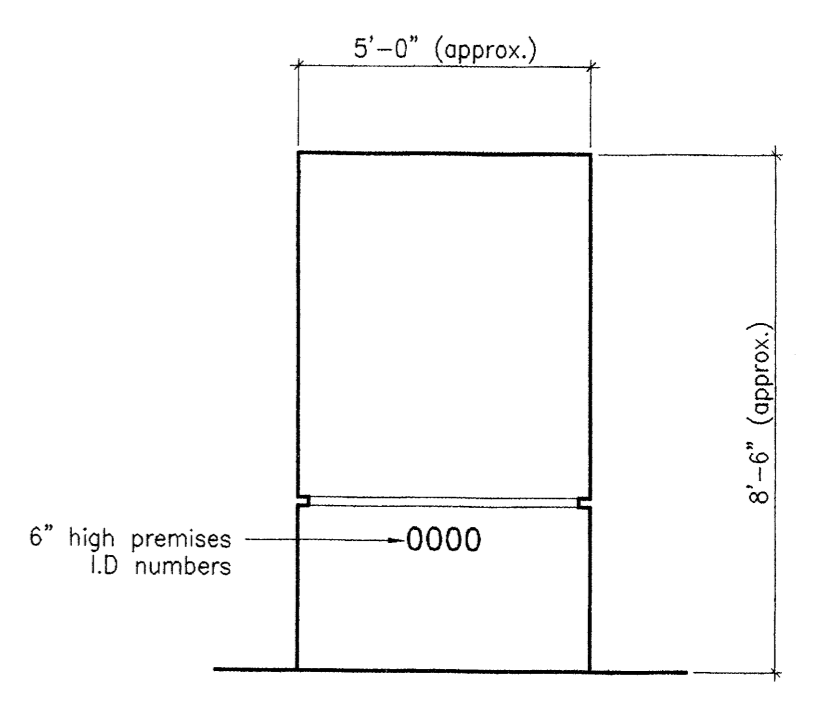


**LIGHT BOLLARD**

SCALE: 3/16" = 1'-0"

**LIGHT POLE ELEVATION**

SCALE: 3/16" = 1'-0"



**MONUMENT SIGN**

N.T.S.

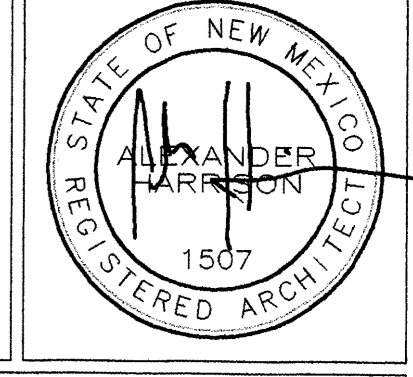
**FINISHES & COLORS**

- All stucco is Casa #827 (light tan) by El Rey Stucco
- All roof tile is Rio Grande Blend #1132, Santa Fe Mission Series by Lifetile
- All accent tiles are dark green
- All fabric awnings are dark green with white leaf pattern graphic (no text)
- Accent brick is "Bonfire" (terra cotta) by Summit Brick
- Signs are red neon in white, open channel letters
- Wood trim around windows is painted white
- Light fixtures are white and terra-cota
- Doors are natural oak
- Metal gates are painted dark green

**ALEXANDER HARRISON ARCHITECT**

8605 Mountain Road NE, Albuquerque, NM 87112, 299-6322

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proj: 501  
file: PROJECT\DION'S\DION'S C & C

date: APR 5, 2005  
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**Dion's Restaurant**  
Coors & Central  
Albuquerque, New Mexico

Exterior Elevations  
sheet number  
**5**  
of 5 sheets

