

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
 - N/A 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"**

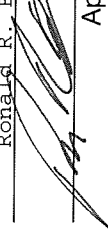
- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, 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.

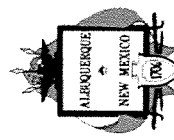
FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

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.

Ronal@d R. Bohannan

Applicant name (print) _____
07/14/2015
Applicant signature / date _____



Form revised **October 2007**

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

Application case numbers _____

Project # _____

Planner signature / date _____

Copy

TIERRA WEST, LLC

July 14, 2015

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: REQUEST FOR SITE DEVELOPMENT FOR BUILDING PERMIT
TRACT D-1 (REPLAT OF TRS A THRU F HUBBELL PLAZA
AND LT1 OF TRC-27 AIRPORT UNIT TOWN OF ATRISCO GRANT
HUBBELL PLAZA)
PROJECT# 1004095; ZONE ATLAS PAGE K-10-Z**

Dear Mr. Cloud:

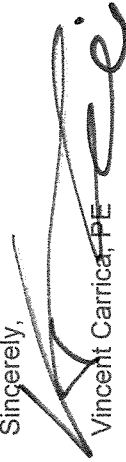
Tierra West LLC, on behalf of Coors Center DSG LLC, Coors Center SG LLC, Coors Center MB LLC, Coors Center JP LLC, Coors Center JP LLC, Coors Center SZ LLC, Coors Center RVM LLC, Coors Center SC LLC and Coors Center BL LLC, requests approval for the Site Development Plan for Building Permit for the above-referenced project.

The purpose of this request is to allow for the development of Tract D-1 within the Hubbell Plaza Shopping Center, located at the northwest corner of Coors Boulevard and Central Avenue. The site is to be reconfigured from a detention pond to a pad site for a Freddy's Steakburgers drive-thru restaurant. All access to site will come internally from the shopping center and will not require any improvements to Coors Boulevard. All necessary utility, access and drainage easements will remain to allow for the development of the tract as well as continue to accept drainage flows from the shopping center; therefore no improvements will be necessary outside of the subject site.

The Site Development Plan was reviewed and heard by the Environmental Planning Commission on June 11, 2015 and delegated final sign-off authority to the Development Review Board. The EPC conditions of approval were addressed to allow for ease of traffic circulation within the site and drive-thru lanes. The updated site layout was also reviewed during a meeting with the city staff planner, Vicente Quevedo, and was met with no objections to the changes made since the EPC hearing.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

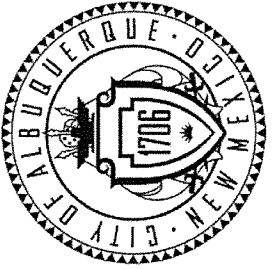

Vincent Carrica, PE

Enclosure/s

cc: Paul Hoover
Michael Bushell

JN: 2015036
VC/vp

5571 Midway Park Place NE Albuquerque, NM 87109
Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Perry, CAO
July 13, 2015

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance

Documentation

Project Number(s): 1004095

Case Number(s):

Agent: Tierra West, LLC

Applicant: Coors Center DSG, LLC, Coors Center SG, LLC, Coors Center MB, LLC, Coors Center JP, LLC, Coors Center SZ, LLC, Coors Center RVM, LLC Coors Center SC, LLC

Legal Description:

- TR A-1A-2A OF TRS A-1A-2A, A-1A-2B & A-1A-2C HUBBELL PLAZA (9.148)
- TR D-1 (REPLAT OF TRS A THRU F HUBBELL PLAZA AND LT1 OF TRC-27 AIRPORT UNIT TOWN OF ATRISCO GRANT) HUBBELL PLAZA (1.4459)
- TR E-1 (REPLAT OF TRS A THRU F HUBBELL PLAZA AND LT 1 OF TRC-27 AIRPORT UNIT TOWN OF ATRISCO GRANT) HUBBELL PLAZA (1.05)

Zoning: C-2

Acreage: 11.64 acres

Zone Atlas Page: K-10

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

**SUPPORTING DOCUMENTATION:
SITE VISIT:** n/a

RECOMMENDATION(S):

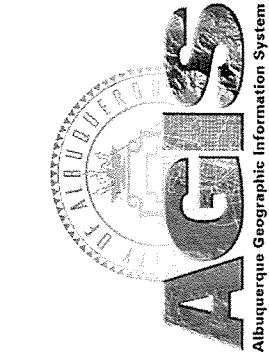
- **CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—
extensive previous land disturbance).**

SUBMITTED:

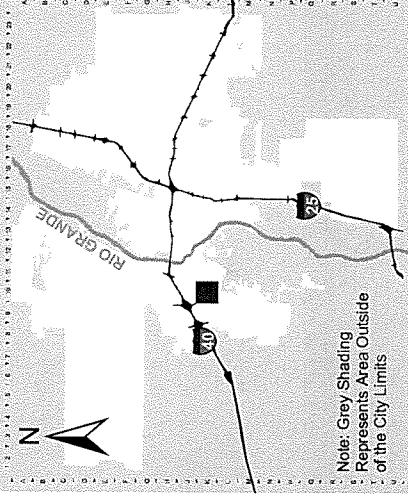
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



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



Map amended through: 9/2/2014



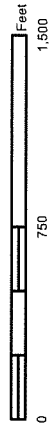
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-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





5975 S. Quebec Street, Suite 141
Greenwood Village, CO 80111

July 13, 2015

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-1 (REPLAT OF TRS A THRU F HUBBELL PLAZA AND LT1 OF
TRC-27 AIRPORT UNIT TOWN OF ATRISCO GRANT) HUBBELL PLAZA
ZONE ATLAS PAGE K-10-Z**

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of:

- Coors Center DSG, LLC
- Coors Center SG, LLC
- Coors Center MB, LLC
- Coors Center JP, LLC
- Coors Center SZ, LLC
- Coors Center RVM, LLC
- Coors Center SC, LLC

Undivided interest in Tract D-1 pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Michael Bushnell

 Print Name

 Signature
 Authorized Agent

 Title
 7/13/15

 Date

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

June 12, 2015

Michael Bushell
5975 S. Quebec Street, Suite 141
Greenwood Village, CO 80111

Project# 1004095
15EPC-40015 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract D-1, Hubbell Plaza, Town of Atrisco Grant, zoned C-2 (SC), located on Coors Blvd. NW between Central Ave. NW and Bluewater Rd. NW, containing approximately 1.45 acres. (K-10)

Staff Planner: Vicente Quevedo

On June 11, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project# PO Box 1293, 1004095, 15EPC-40015, a Site Development Plan for Building Permit, based on the following findings and conditions:

Albuquerque **FINDINGS - 15EPC-40015 - June 11, 2015 - Site Development Plan for Building Permit**

1. This is a request for a site development plan for building permit for Tract D-1, Hubbell Plaza, Town of Atrisco Grant located on Coors Blvd. between Central Ave. and Bluewater Rd. and containing approximately 1.45 acres. The subject site is zoned C-2 (SC).
www.cabq.gov. The applicant is proposing a 3,450 sf restaurant building with 50 parking spaces. The restaurant will have a drive-thru window for take-out service. The proposed use and drive-thru window are allowed per the underlying C-2 zoning.
3. The property was zoned C-2 in January 1978 (Z-77-189) and the shopping center was built prior to 1987. An as built site development plan for subdivision was included as a condition of approval in 2005, at the time that a site development plan for building permit for the Dion's restaurant was submitted to the EPC for approval (05EPC-00567). No design standards were included on the most recent DRB approved site development plan for subdivision.

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June 11, 2015

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4. An updated Grading and Drainage Plan per the City of Albuquerque's Development Process Manual (DPM) and demonstrating First Flush requirements must be submitted and approved prior to the issuance of a building permit per Hydrology Department Comments.
5. The applicant has made specific site development plan revisions in an attempt to address all agency comments (See attached letter from applicant dated May 21, 2015).
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, West Route 66 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.
The proposed restaurant building will be located appropriately within an existing commercially zoned shopping center site. The intensity of the use and design on the new building respects neighborhood values as it will have little to no impact on the surrounding residential areas. In addition, carrying capacities of the existing roadways will not be significantly affected along with any natural environmental conditions.
 - B. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
Full urban services are available to the surrounding properties and existing residential neighborhoods are not in close proximity to the proposed subject site.
 - C. Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
 - In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
The proposed restaurant will be located in an existing commercially zoned area and will not create transportation problems.
 - D. Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.
The applicant has stated that a trip generation analysis was completed for the use of the subject site as a restaurant and showed little or no significant impact to require any further

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Project #1004095

June 11, 2015

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traffic study. Residential neighborhoods are not located within close proximity to the subject site.

E. Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed restaurant building elements contribute to ensuring that unique vistas east of the subject site and that the quality of the visual environment overall is improved.

F. Section II.B.7. - Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

G. Policy II.B.7.a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation.

The subject site is located within the West Route 66 Major Activity Center. The proposed restaurant encourages and attracts automobiles which increases auto travel needs. A pedestrian connection south to the existing shopping center is proposed at the southwest corner of the subject site.

8. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

A. Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

While the building will be constructed out of quality materials such as steel, concrete, stucco and metal roofing in addition to a proposed iconic three-dimensional custard cone wall mounted sign (that gives the building unique character), the building design itself is not innovative as it is almost identical to every other Freddy's Steakhouses restaurant building in Albuquerque.

9. The request furthers the following applicable goals and policies of the West Side Strategic Plan, Atrisco Park Community:

A. Atrisco Park Community Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be encouraged.

The proposed non-residential development constitutes new development on a vacant 1.45 acre tract of land within the Atrisco Park Community.

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- B. Atrisco Park Community Policy 3.38: Expansion of commercial services and public services, especially in the vicinity of the Coors Blvd. and Central Ave. intersection should be encouraged. *The request constitutes an expansion of commercial services in the vicinity of the Coors Blvd. and Central Ave. intersection.*

10. The request furthers the following applicable goals and policies of the Coors Corridor Sector Development Plan:

A. Issue 3: Land Use and Intensity of Development Policies

Policy 3: Recommended Land Use: The Plan recommends land uses that are identified on page 69 of the Plan.

Policy 5: Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

The request furthers the CCSDP's Land Use and Intensity of Development Policies 3 and 5. The Plan recommends commercial use for the area where the subject site is located. The intensity of development is compatible with the roadway function, existing zoning and recommended land use, environmental concerns and design guidelines.

B. Issue 4: Visual Impressions and Urban Design Overlay Zone Policies

Policy 1: Views within the corridor: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Policy 2: Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, Arroyos, Bosque, Rio Grande Valley and the Sandia Mountains as viewed from Coors Blvd. should be preserved and enhanced.

Policy 3: New development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

The request furthers the CCSDP's Visual Impressions Policies 1, 2, and 3 because the proposed restaurant building will not block views from the corridor. In addition, the design of the building is compatible with the existing built environment.

C. Site Planning and Architecture Policies

Policy 2: Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and adjacent or related buildings and structures.

Policy 4: Site landscaping: Landscape design and improvements should be complementary to the individual size and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

The request furthers the CCSDP's Site Planning and Architecture Policy 2. The building setback, height and bulk are in compliance with the Zoning Code. Sheet A211 provides the

necessary 45 degree angle plane detail to demonstrate that the proposed building height meets the necessary height requirements of the Zoning code.

Policy 7: Access: Separate vehicular and pedestrian access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

The request furthers the CCSDP's Site Planning and Architecture Policies 4 and 7. Adequate landscaping is provided throughout the site and a pedestrian connection is proposed from the southwest corner of the subject site west to the existing shopping center site.

11. The request furthers the following goals and policies of the West Route 66 Sector Development Plan;
 - A. *The West Route 66 Sector Development Plan does not have specific goals and objectives, but does have a design overlay zone. The request conforms with the design overlay zone in the West Route 66 Sector Development Plan.*
12. The Los Volcanes Neighborhood Association, West Mesa Neighborhood Association, South Valley Coalition of Neighborhood Association's, South West Alliance of Neighbors (SWAN) and Westside Coalition of Neighborhood Association's were all notified of this request. A facilitated meeting was not recommended or held. There is no known neighborhood opposition to this request.
13. The purpose of additional signage or re-design of the northern access is to discourage traffic from entering the drive-thru from the currently proposed northern access.

CONDITIONS OF APPROVAL – 15EPC-40015 – June 11, 2015 Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

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3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. Public Service Company of New Mexico Conditions for Approval for Project #1004095 Site Plan for Subdivision and Site Plan for Building Permit(Freddy's Restaurant at Coors/Central) 15EPC-40014. 15EPC-40015.
 - a.) It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - b.) Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.
5. Transportation Development Department Condition of Approval:
 - a.) Add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
6. Fire Department/Planning Condition of Approval:
 - a.) Fire Department Connections (City Ordinance Sec 912.2 Location and Sec 912.1.2 Visible Location): The Fire Department Connection shall be within 100 feet of a hydrant. The Fire Department Connection shall not have an obstructed apparatus access. The Fire department connection shall not be accessible via the drive-thru.
7. Access shall be adjusted either to the north or from the north property line where access to the drive-thru is ninety degrees or less.
8. If condition 7 cannot be accomplished, then directional signage shall be added to the site development plan for building permit to adequately limit the site traffic accessing the drive-thru. Subject to approval by the Traffic Engineer prior to DRB final sign-off.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 26, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an

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Project #1004095

June 11, 2015

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appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-1(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar
PCA-Suzanne Lubar
Planning Director

SL/VQ

cc: Michael Bushell, 5975 S. Quebec Street, Suite 141, Greenwood Village, CO 80111

OFFICIAL NOTICE OF DECISION

Project #1004095

June 11, 2015

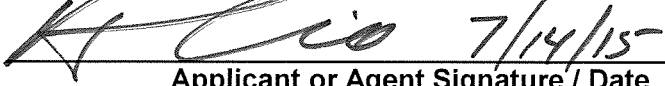
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Tierra West, LLC, 5571 Midway Park Place NE, ABQ, NM 87109
Ben Sandoval, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Ted Trujillo, 6601 Honeylocust Ave. NW, Albuquerque, NM 87121
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Steven Budenski, 5732 La Anita Ave. NW, Albuquerque, NM 87105
Rod Mahoney, 1838 Sadora Rd. SW, Albuquerque, NM 87105
Marcia Fernandez, 2401 Violet SW, Albuquerque, NM 87105
Johnny Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Jerry Gallegos, 417 65th St. SW, Albuquerque, NM 87121
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness 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. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

 7/14/15
 Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. 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 & electronic copy (pdf) of Site Development Plan
- 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'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'

 [other scales, if approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 27 provided: 50
Handicapped spaces (included in required total) required: 3 provided: 3
Motorcycle spaces (in addition to required total) required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3 provided: 3
 - N/A 2. Bikeways and other bicycle facilities, if applicable
- N/A C. Public Transit
 - N/A 1. Bus facilities, including routes, bays and shelters existing or required
- 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 of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 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
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- N/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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or 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.

A. General Information

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

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. 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.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 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)

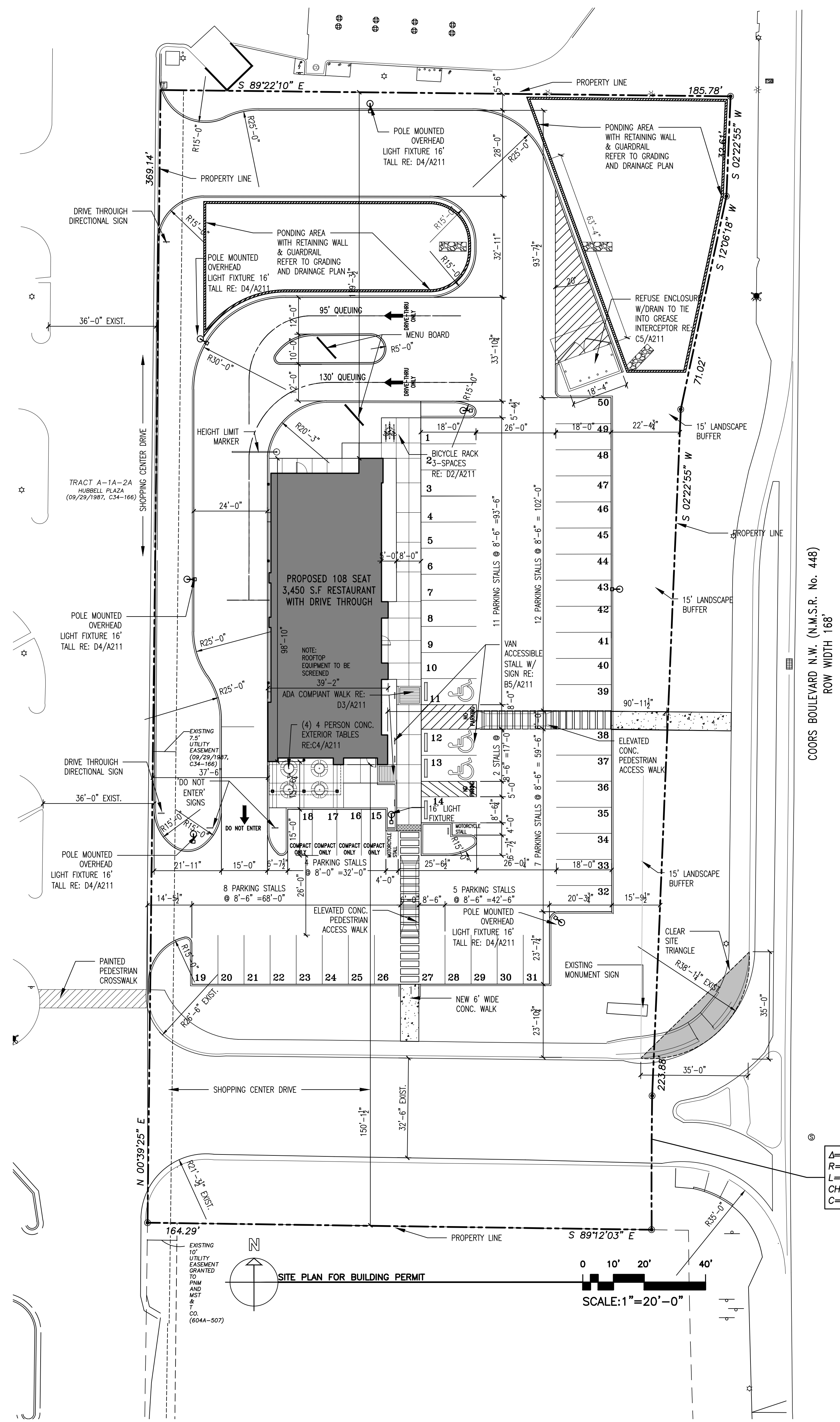
SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. 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
- 7. Verification of adequate sight distance



COORS BOULEVARD N.W. (N.M.S.R. No. 448)
ROW WIDTH 168'

$$\Delta = 1715.02'$$

$$R = 2000.00'$$

$$L = 43.66'$$

$$CH = S 0013'42" W$$

$$C = 43.66'$$

ADA SITE NOTES
SIGNAGE (NMBC 1110.1 AND ANSI 502.7)

- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
- SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-B AND R7-8A).
- SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010).
- VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
- THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
- IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
- ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS THE BOTTOM OF THE MUTCD R7-B SIGN TO BE 84" ABOVE THE GROUND.

PAVEMENT MARKINGS (NMBC 1110.3)

- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
- PARKING SPACE LINES BE PAINTED BLUE
- ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978)
- ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
- IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- WORK ON CENTRAL AVENUE MAY REQUIRE WORK ORDER OR SPECIAL BARRICADE PERMIT
- ALL GOA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA

WRITTEN PROJECT SUMMARY

The proposed project is single story drive through restaurant to be built in a single phase. The building will be approximately 3,450 square foot and the parking lot and associated features will be completed within this phase. The existing zoning is C2(SC). All elements of the site plan and building elevations comply with the design guidelines of sector 1 of the Coors Corridor Sector Development Plan.

NOTES:

- THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONE CODE AND OF THE COORS CORRIDOR SECTOR DEVELOPMENT PLAN GENERAL REGULATIONS.
- MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SITE LIGHTING SHALL NOT HAVE A LUMINANCE GREATER THAN 1000 LAMBERTS

PROJECT DATA

LEGAL DESCRIPTION:
TR D-1 (REPLAT OF TRS A THRU F HUBBELL PLAZA AND LT 1 OF TRC-27 AIRPORT UNIT TOWN OF ATRISCO GRANT) HUBBELL PLAZA CONT. 62,983 SQ FT M/L

ZONING: C-2 (SC)	EXTERIOR SEATING: 16 SEATS PROVIDED (36' LF)
AREAS: TRACT AREA: 62,983 SQ. FT. (1.45 ACRES) BUILDING FOOTPRINT: 3,450 SF F.A.R.: .055	PARKING REQUIREMENTS:
PROPOSED USE: DRIVE THROUGH RESTAURANT	PARKING REQUIRED (1 Per 4 SEATS) 27 108 SEATS PROVIDED
	PARKING PROVIDED 3
	ADA PARKING REQUIRED (1 VAN ACCESSIBLE) 50
	ADA PARKING PROVIDED (INCLUDES 1 VAN ACCESSIBLE) 3
	BICYCLE PARKING REQUIRED (1:20 AUTOS) 3
	BICYCLE PARKING PROVIDED 3
	MOTORCYCLE PARKING REQUIRED 2
	MOTORCYCLE PARKING PROVIDED 2

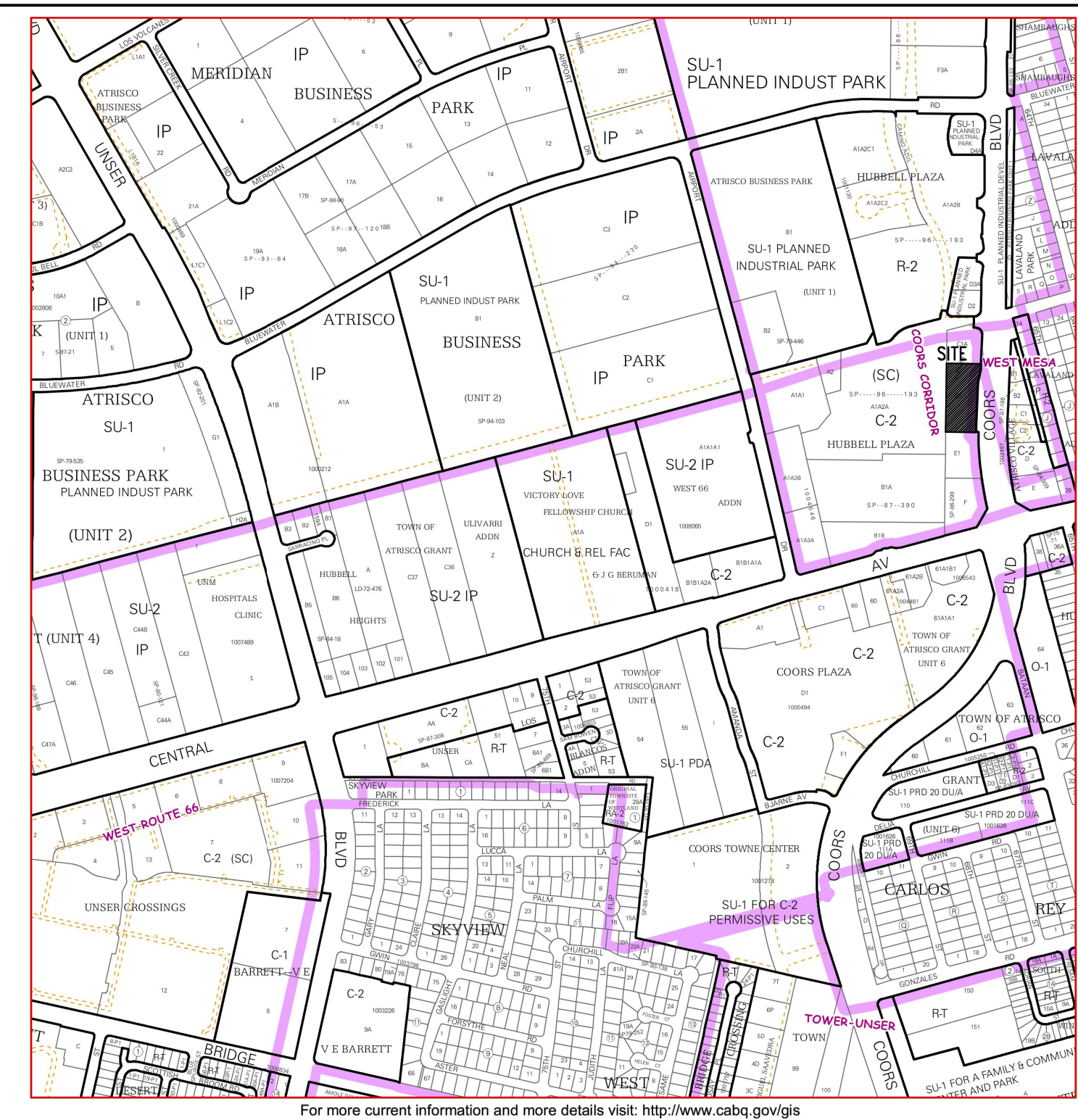
PROJECT NUMBER: _____
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ 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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



AGIS Albuquerque Geographic Information System

Map amended through: 2/4/2010

Zone Atlas Page: **K-10-Z**

Selected Symbols

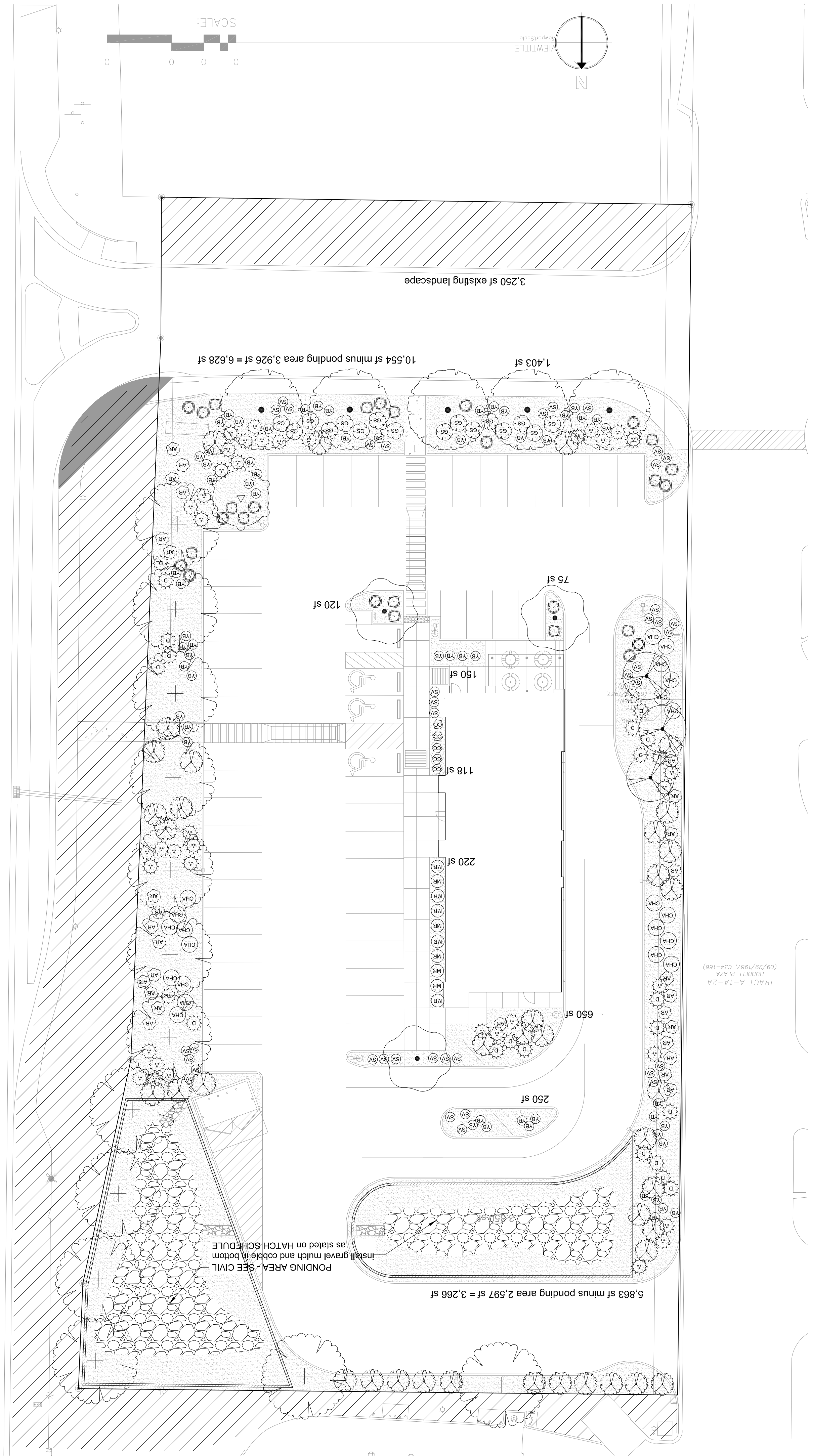
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Encampment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Note: Grey Shading Represents Area Outside of the City Limits

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

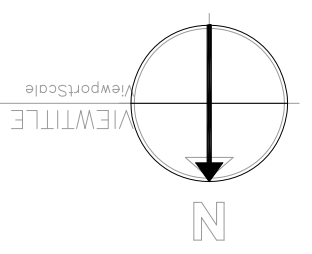
4/21/16
DRAWING NAME
REVISIONS

Freddy's Restaurant
Tract D-1 Hubbell Plaza
North Albuquerque Acres, Albuquerque NM

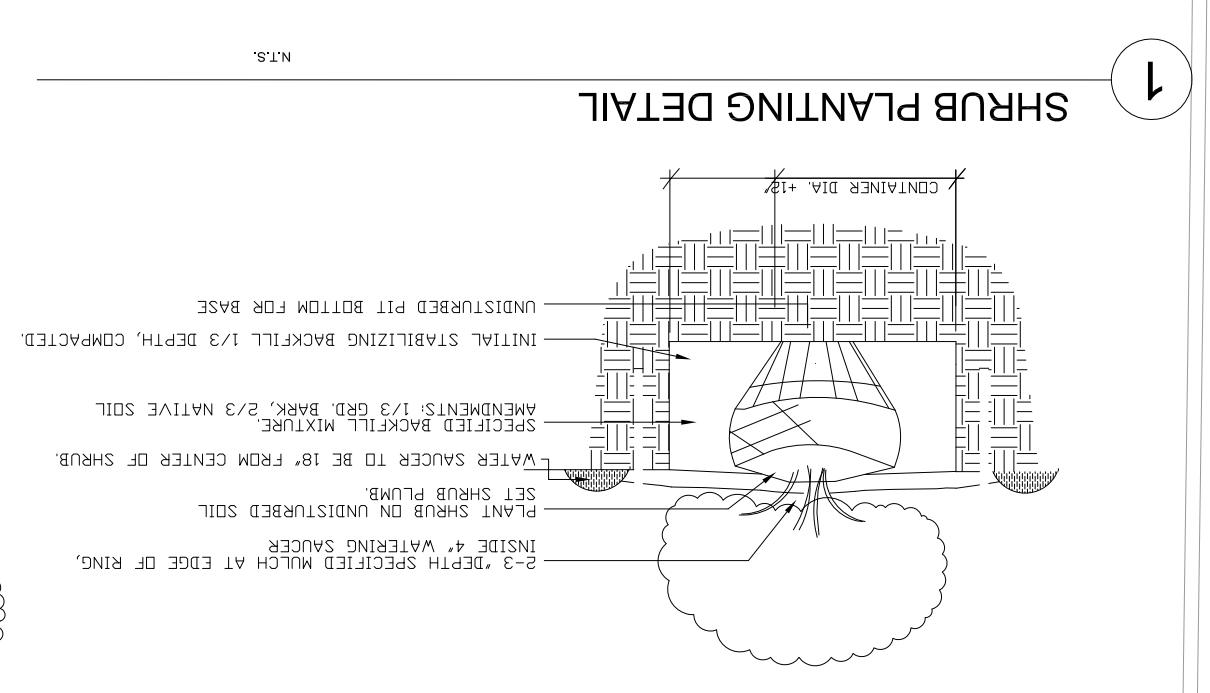
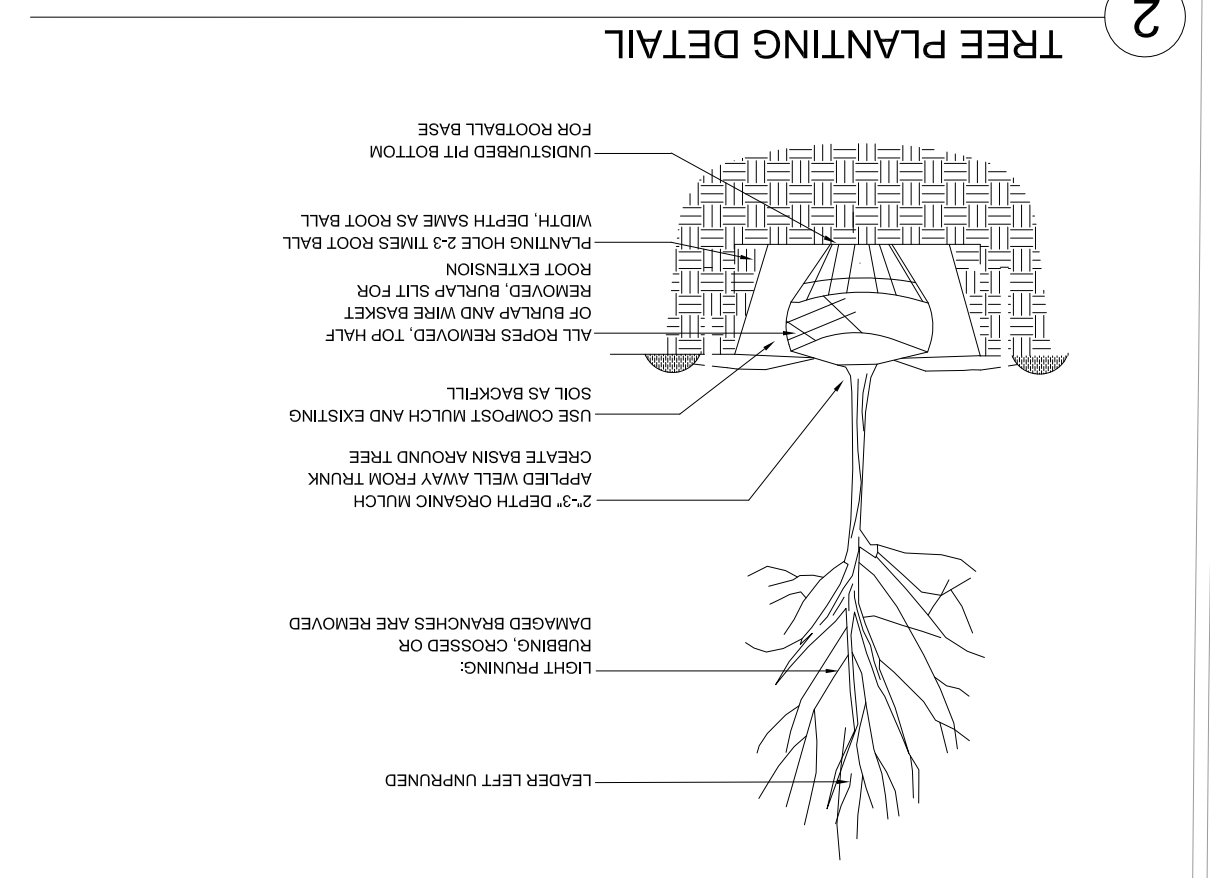


TRACT A-1A-2A
SUBSET PLAZA
(09/29/2015, CAD-166)

COORS BOULEVARD N.W. (N.M.S.R. No. 448)
ROW WIDTH 168'



GENERAL NOTES:
 1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
 2. PLANTS ARE SHOWN AT MATURITY.
 3. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
 4. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE LANDSCAPE REQUIREMENTS.
 5. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.
 6. COORDINATE WITH CIVIL FOR THE PLACEMENT OF CURB CUTS TO FACILITATE RUN OFF TOWARDS PLANTING AREAS. ADDITIONAL 2" - 4" COBBLE MAY BE PLACED AT THE CURB CUTS TO PREVENT GRAVEL DISPLACEMENT.
PLANTING NOTES:
 1. A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS.
 2. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE A HIGH WATER USE TURN.
 3. NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.
 4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE.
 5. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER.
 6. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
 7. ALL PLANTINGS SHALL BE MAINTAINED NO HIGHER THAN 3' OF THE GROUND TO MAINTAIN ADEQUATE NATURAL SURVEILLANCE.
IRRIGATION NOTES:
 1. ALL PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER THE CITY OF ALBUQUERQUE STANDARD REQUIREMENTS.
 2. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE PIPE ROUTING, IF SHOWN ON THE PLAN, IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS.
 4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.
 5. USE SIX 2 GPM DRIP EMITTERS PER EACH TREE WITH DEEP WATERING TUBES AND TWO 2 GPM EMITTERS PER EACH SHRUB/GROUNDCOVER.
 6. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE CONTRACTOR TO PLACE ALL IRRIGATION SLEEVES PRIOR TO INSTALLATION OF HARDSCAPE. IRRIGATION SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE ENCLOSED.



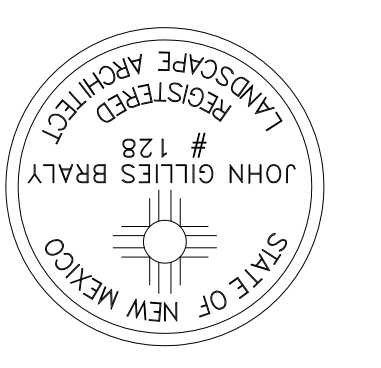
BOTANICAL NAME / COMMON NAME	QTY	SIZE	WATER	COVERAGE
ORNAMENTAL TREES				
<i>Cercis reniformis</i> / Oklahoma Red Bud	1	2" B&B	Medium	
<i>Chilopsis linearis</i> / Desert Willow	3	15 gal	RW	
<i>Craegus monogyna</i> / Oneseed Hawthorn	3	2" B&B	Medium	
<i>Gleditsia tricanthos</i> inermis / Thornless Honeylocust	5	2" B&B	Medium	
<i>Ulmus parviflora</i> / Elm Improved variety 'Allee'	13	2" B&B	Medium	
SHRUBS				
<i>Artemisia filifolia</i> / Sand Sagebrush	29	1 gal	RW	35sf = 1,015sf
<i>Caesalpinia gilliesii</i> / Yellow Bird of Paradise	39	5 gal	RW	40sf = 1,560sf
<i>Caryopteris x clandonensis</i> / Blue Mist Spirea	5	5 gal	Low+	20 sf = 100sf
<i>Chrysothamnus nauseosus</i> / Chamisa	21	1 gal	RW	30sf = 630sf
<i>Ephedra nevadensis</i> / Mormon Tea	41	5 gal	RW	40sf = 1,640sf
<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	16	5 gal	Low+	30sf = 480sf
DESERT ACCENT				
<i>Dasylipton wheeleri</i> / Desert Sotol	21	5 gal	RW	35sf = 735sf
<i>Yucca baccata</i> / Banana Yucca	58	5 gal	RW	30sf = 1,740sf
GROUNDCOVERS				
<i>Baccharis x Stern Thompson</i> / Stern Coyote Brush	28	5 gal	Low+	35sf = 980sf
<i>Santolina virans</i> / Green Lavender Cotton	40	1 gal	Low+	15sf = 600sf
ORNAMENTAL GRASSES				
<i>Muhlenbergia rigens</i> / Deer Grass	10	5 gal	Low+	25sf = 250sf
SHADE TREES				
<i>Cercis reniformis</i> / Oklahoma Red Bud	1	2" B&B	Medium	
<i>Chilopsis linearis</i> / Desert Willow	3	15 gal	RW	
<i>Craegus monogyna</i> / Oneseed Hawthorn	3	2" B&B	Medium	
<i>Gleditsia tricanthos</i> inermis / Thornless Honeylocust	5	2" B&B	Medium	
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<i>Santolina virans</i> / Green Lavender Cotton	40	1 gal	Low+	15sf = 600sf
<i>Muhlenbergia rigens</i> / Deer Grass	10	5 gal	Low+	25sf = 250sf
WATER				
				total = 9,730sf

ATCH SCHEDULE

SYMBOL	DESCRIPTION
[Pattern]	EXISTING LANDSCAPE TO REMAIN
[Pattern]	OVER FILTER FABRIC
[Pattern]	7" - 1" GRAVEL AT 3" DEPTH
[Pattern]	2" - 4" GOLD COBBLE AT 4" DEPTH WITHOUT FILTER FABRIC (PONDING)

SITE DATA:
 CITY OF ALBUQUERQUE
 ZONING C-2 (SC)
 TRACT AREA 62,983 sf
 BUILDING FOOTPRINT 3,450 sf
 NET LOT AREA 49,183 sf
 minus existing landscape and drive
 REQUIRED LANDSCAPE (15% of NET LOT AREA), 7,377 sf
 PROPOSED LANDSCAPE 12,880 sf
 percent of NET LOT AREA 26%
 *minus fenced ponding areas 7,200 sf
 REQUIRED STREET TREES provided at 30' o.c. spacing minimum (along Coors Blvd NW and entry road)
 REQUIRED PARKING LOT TREES (1 tree per 10 spaces/40 parking spaces total) 4
 REQUIRED LANDSCAPE COVERAGE = 75% minimum of 75% of proposed landscape shall be comprised of plant coverage. measured at full maturity
 tree canopy is not counted towards landscape coverage
 COVERAGE REQUIRED 9,660 sf = 75% of 12,880 sf
 COVERAGE PROVIDED 9,730 sf = 76% of 12,880 sf

SHEET NO.
 Freddy's Restaurant
 Coors Blvd NW Central Ave NW
 Albuquerque, New Mexico
 1001



REVISIONS

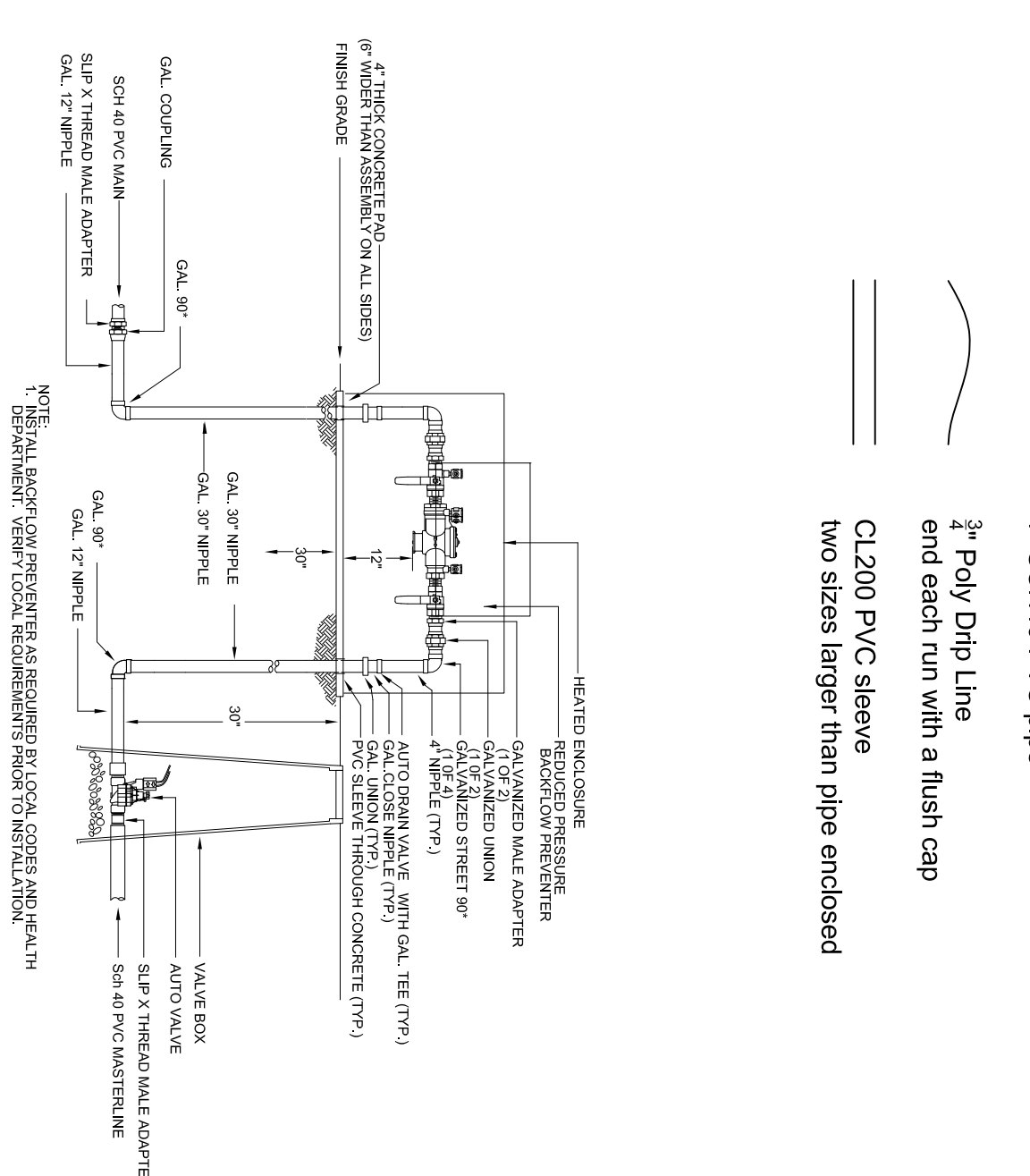
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06-02-2015	
05-21-2015	

BRAINING NAME: LANDSCAPE PLANT 04-29-15

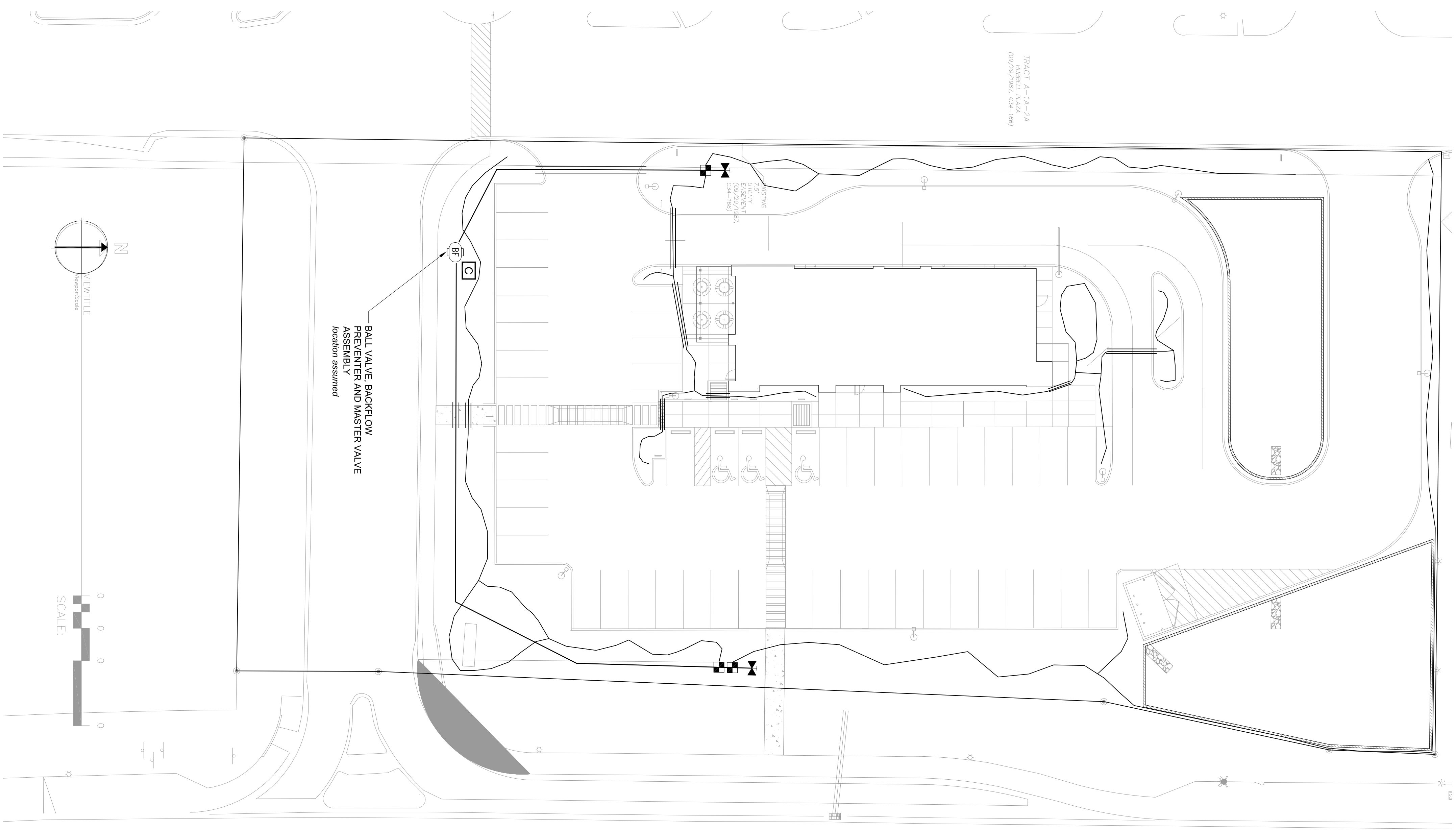
peter butterfield
 architect 13013 greenwood hills ct. ne
 albuquerque nm 87111 (ph) 505 332 9923 (fax) 212 0901

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Hunter ICV Drip Valve	3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
▼	Rain Bird 44-RC 1" Quick-Coupling Valve	-
⌵	Gate Valve / Isolation Valve Spears	2
⊙	Febco 825YA 1" Reduced Pressure Backflow Preventer	1
⊞	Hunter Pro C Outdoor Modular Controller with sensor	1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
—	1" SCH40 PVC pipe	
—	3/4" Poly Drip Line end each run with a flush cap	
—	CL200 PVC sleeve two sizes larger than pipe enclosed	



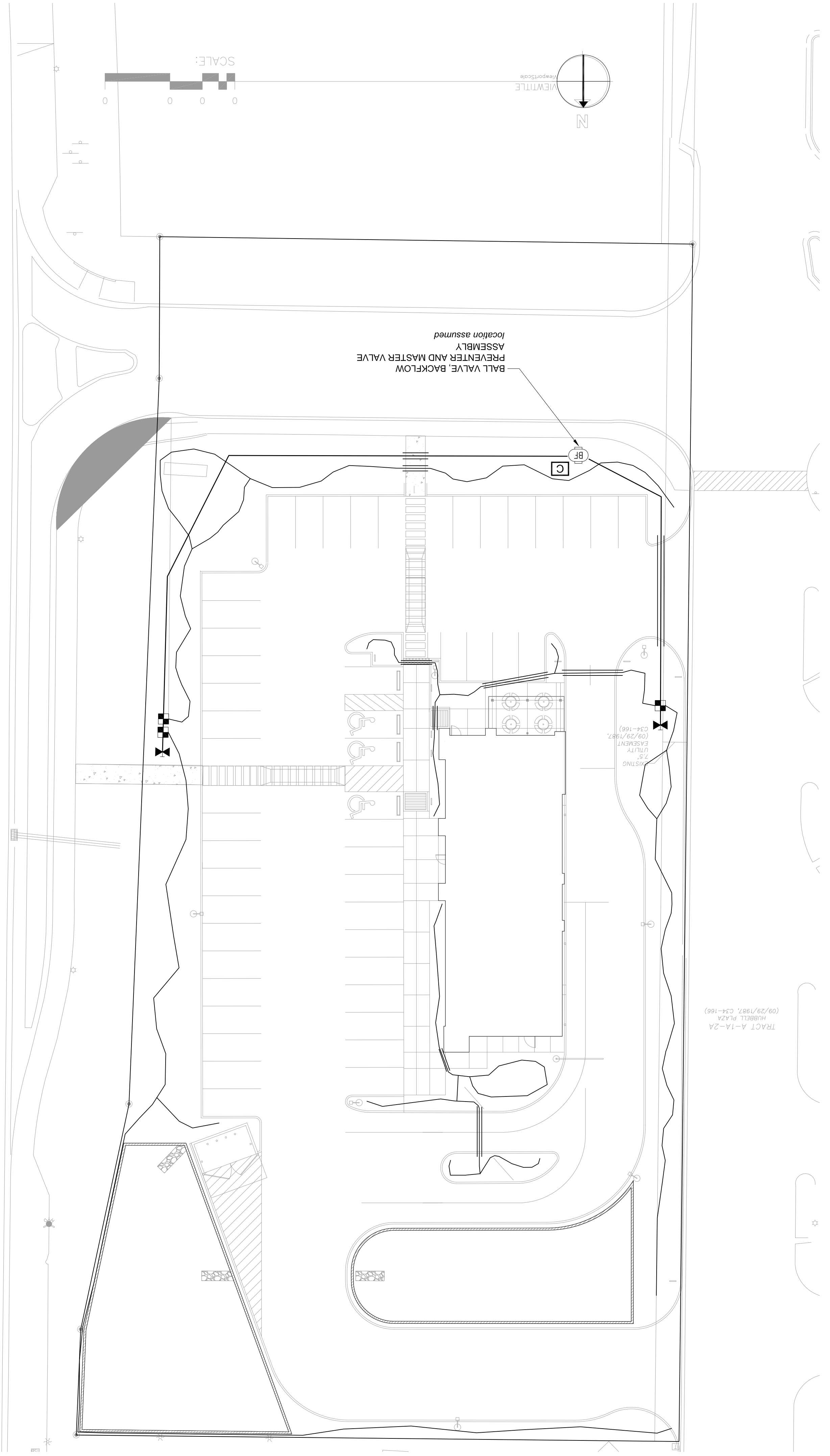
1 RP BACKFLOWMASTER VALVE DETAIL
N.T.S.



COORS BOULEVARD N.W. (N.M.S.R. No. 448)
ROW WIDTH 168'

PROJECT: 14-11-24
DATE: 09/29/2015, 04-11-16)

- GENERAL NOTES:**
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
 2. PLANTS ARE SHOWN AT MATURITY.
 3. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
 4. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE LANDSCAPE REQUIREMENTS.
 5. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.
 6. COORDINATE WITH CIVIL FOR THE PLACEMENT OF CURB CUTS TO FACILITATE RUN OFF TOWARDS PLANTING AREAS. ADDITIONAL 2" - 4" COBBLE MAY BE PLACED AT THE CURB CUTS TO PREVENT GRAVEL DISPLACEMENT.
- PLANTING NOTES:**
1. A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS.
 2. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE A HIGH WATER USE TURF.
 3. NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.
 4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE.
 5. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER.
 6. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
 7. ALL PLANTINGS SHALL BE MAINTAINED NO HIGHER THAN 3' OF THE GROUND TO MAINTAIN ADEQUATE NATURAL SURVEILLANCE.
- IRRIGATION NOTES:**
1. ALL PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER THE CITY OF ALBUQUERQUE STANDARD REQUIREMENTS.
 2. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE PIPE ROUTING, IF SHOWN ON THE PLAN, IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS.
 4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.
 5. USE SIX 2 GPH DRIP EMITTERS PER EACH TREE WITH DEEP WATERING TUBES AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER.
 6. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE CONTRACTOR TO PLACE ALL IRRIGATION SLEEVES PRIOR TO INSTALLATION OF HARDCAPE. IRRIGATION SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE ENCLOSED.



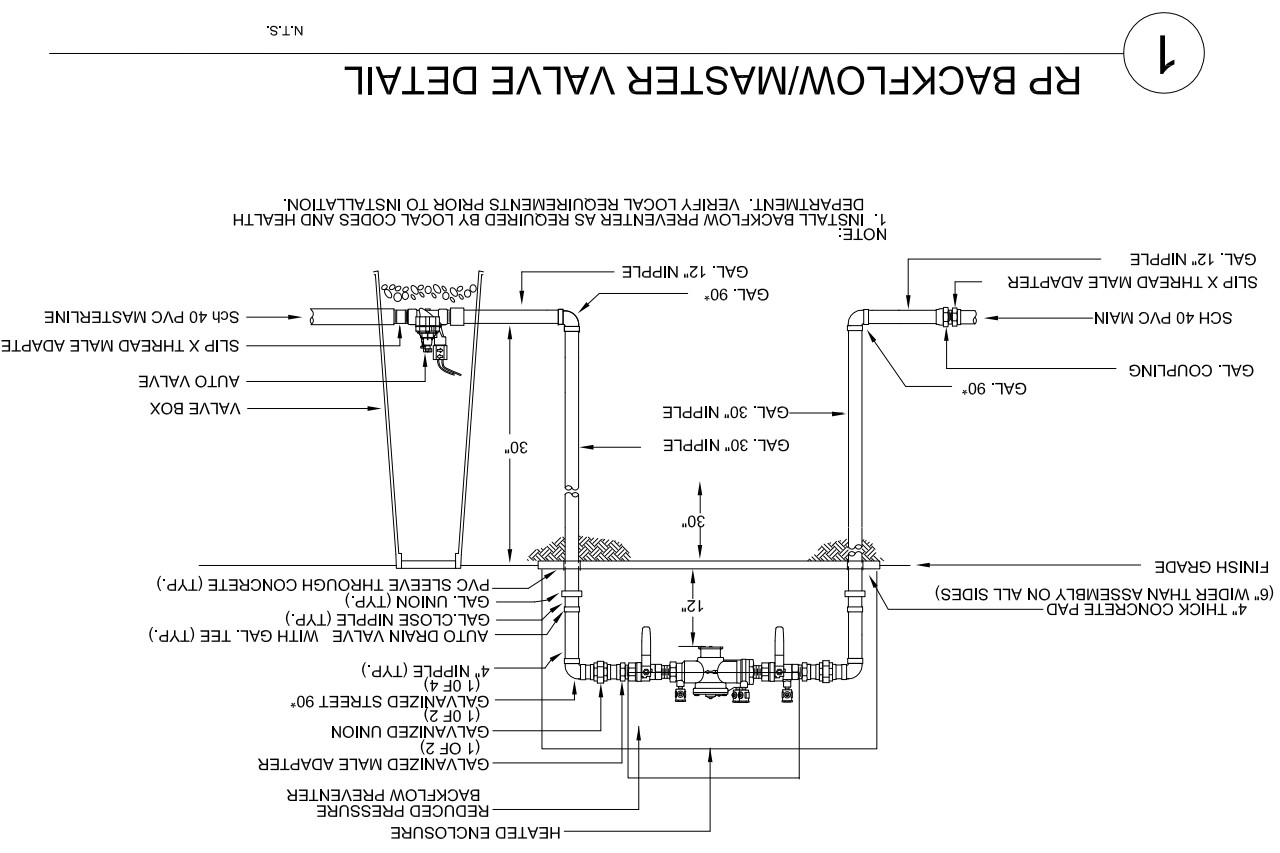
TRACT A-14-2A
 SHEET PL2A
 (09/29/1987, C34-166)

COORS BOULEVARD N.W. (N.M.S.R. No. 448)
 ROW WIDTH 168'

IRRIGATION NOTES:
 1. ALL PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER THE CITY OF ALBUQUERQUE STANDARD REQUIREMENTS.
 2. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE PIPE ROUTING, IF SHOWN ON THE PLAN, IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS.
 4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.
 5. USE SIX 2 GPM DRIP EMITTERS PER EACH TREE WITH DEEP WATERING TUBES AND TWO 2 GPM EMITTERS PER EACH SHRUB/GROUNDCOVER.
 6. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE CONTRACTOR TO PLACE ALL IRRIGATION SLEEVES PRIOR TO INSTALLATION OF HARDSCAPE. IRRIGATION SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE ENCLOSED.

PLANTING NOTES:
 1. A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS.
 2. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE A HIGH WATER USE TURF.
 3. NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.
 4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE.
 5. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER.
 6. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
 7. ALL PLANTINGS SHALL BE MAINTAINED NO HIGHER THAN 3' OF THE GROUND TO MAINTAIN ADEQUATE NATURAL SURVEILLANCE.

GENERAL NOTES:
 1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
 2. PLANTS ARE SHOWN AT MATURITY.
 3. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
 4. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE LANDSCAPE REQUIREMENTS.
 5. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.
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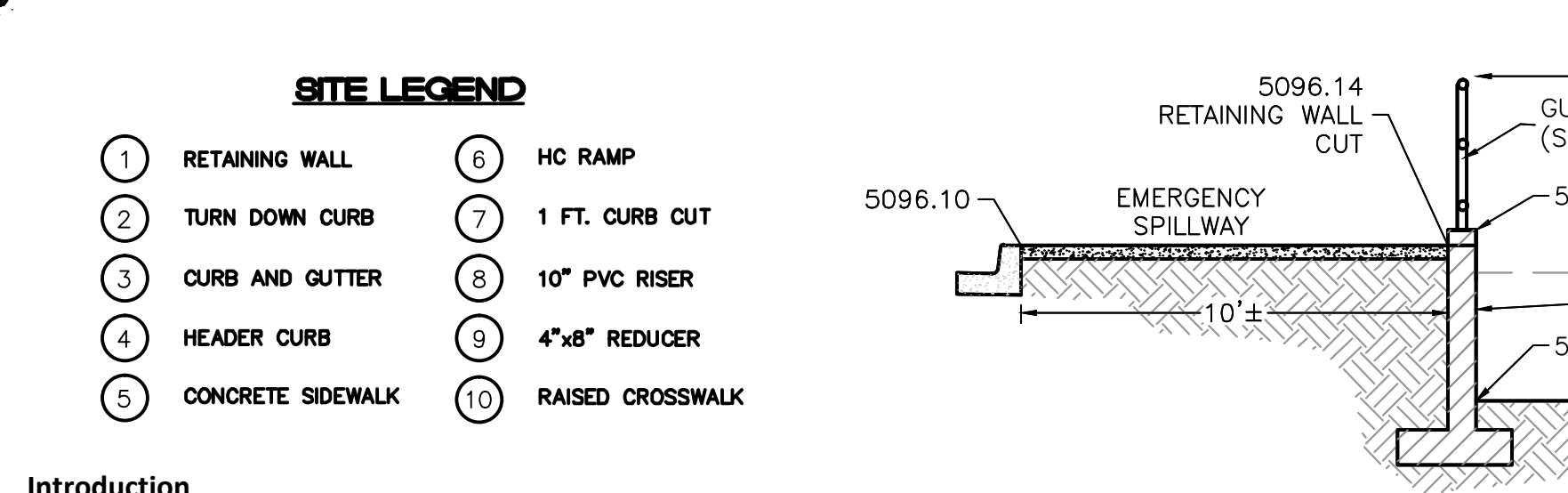
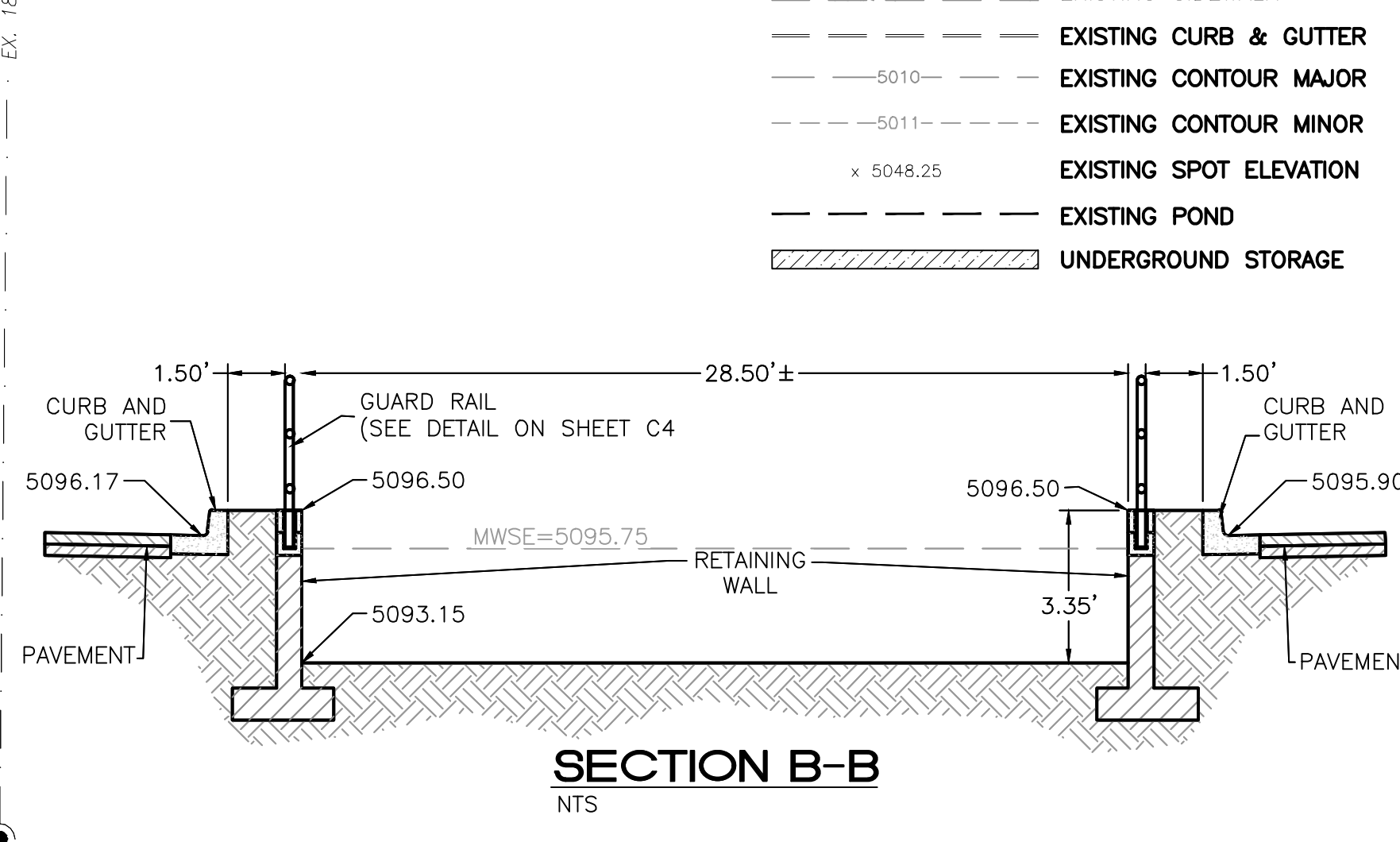
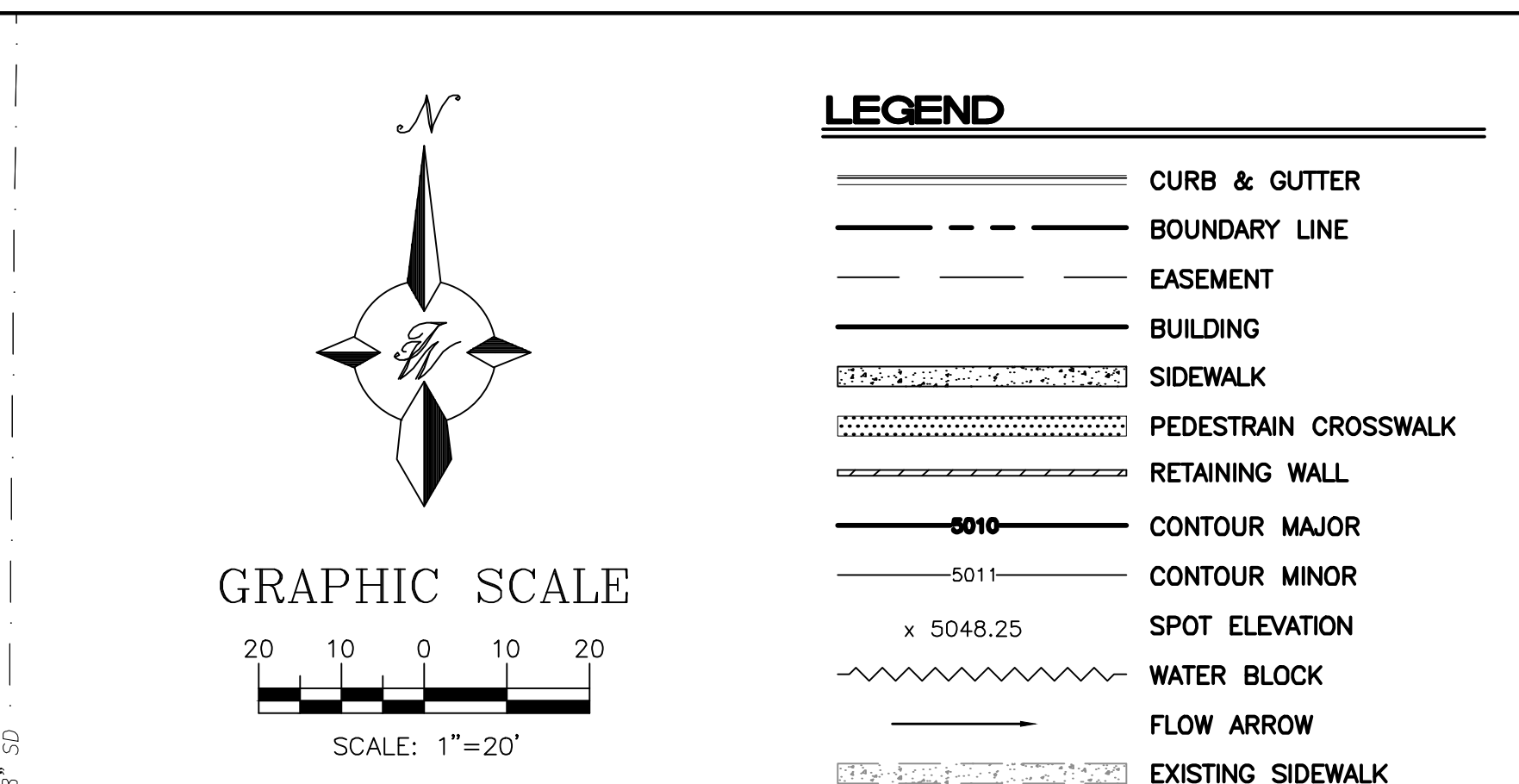
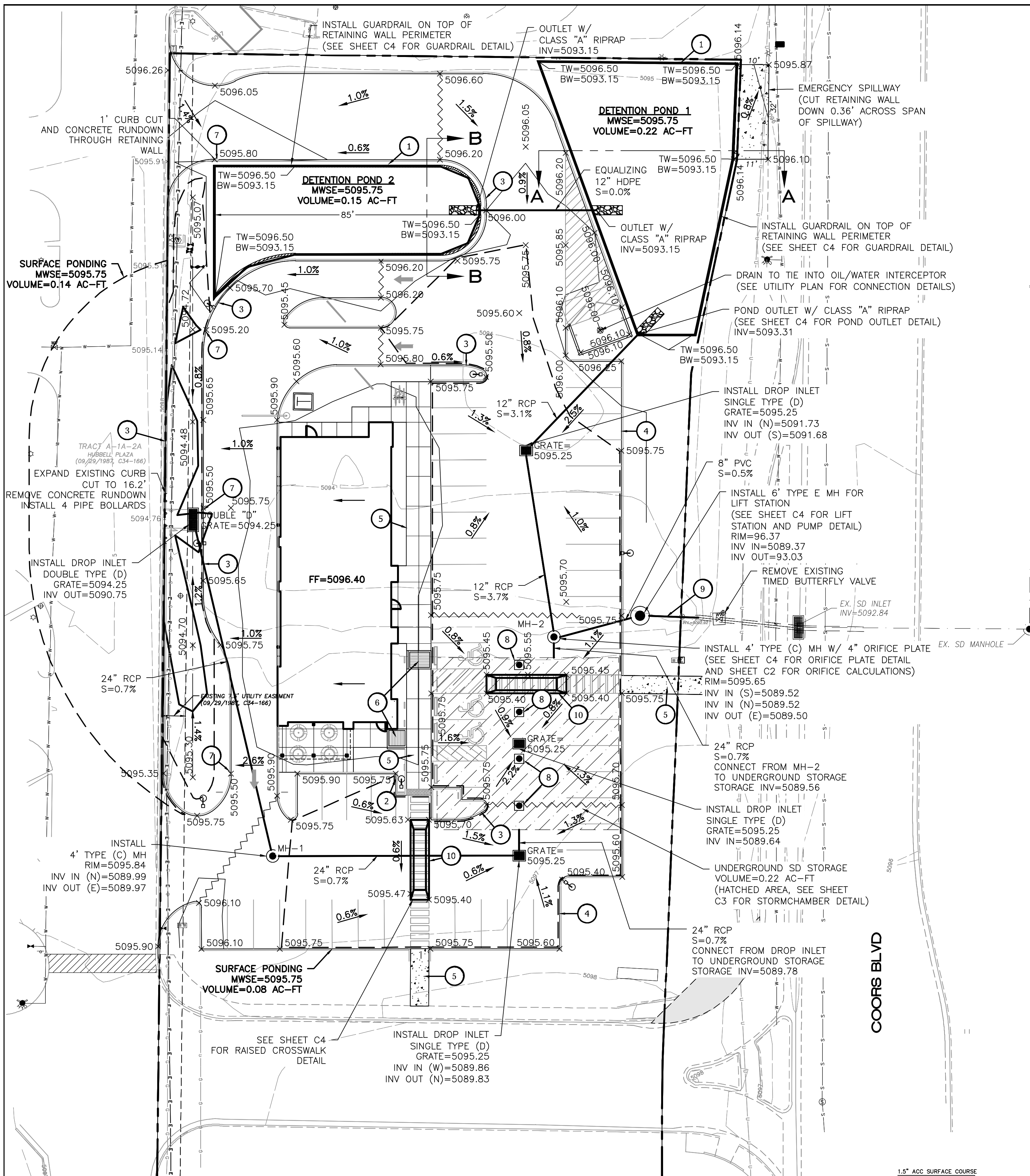
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Hunter ICV Drip Valve	3
■	Rain Bird 44-RC 1" Quick-Coupling Valve	-
⊗	Gate Valve / Isolation Valve Spears	2
⊕	Febco 825YA 1" Reduced Pressure Backflow Preventer	1
⊠	Hunter Pro C Outdoor Modular Controller with sensor	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
—	1" SCH40 PVC pipe	
—	3/4" Poly Drip Line	
—	end each run with a flush cap	
—	two sizes larger than pipe enclosed	



- REVISIONS
- ▽ 07-14-2015
 - ▽ 06-02-2015
 - ▽ 05-21-2015



Introduction

The purpose of this submittal is to provide a drainage management plan for the proposed Freddy's restaurant located near the intersection of Coors Blvd. and Central Ave. in Albuquerque, New Mexico. The site contains approximately 1.45 acres and located within the Hubbell Plaza Shopping Center. The site lies outside of any flood plains (FIRM Map 35001C0329H).

Existing Conditions

The site is part of an approved drainage plan titled "Coors & Central Shopping Center" (K10-D018). The location is tract D-1 within the Hubbell Plaza Shopping Center and is currently a detention pond for 5.4 acres of the shopping center. The site collects all flows from the 5.4 acres via surface flow through a concrete channel located on the west side of the site. The pond holds all flows for a minimum of 2 hours before being discharged through an 8-inch connecting pipe on the east side of the site. A delay timer is used to discharge the pond through the 8-inch pipe towards the back of a catch basin located on Coors Blvd. and into the street storm drain system. Per the approved drainage plan calculations, the pond is designed to hold 30,068 cubic feet of runoff and discharge to the Coors storm drain system at a rate of 1.08 cfs. Flows from the tract directly north are not directed towards the existing pond onsite, these flows are directed north and away from the subject site and have no impact on the drainage.

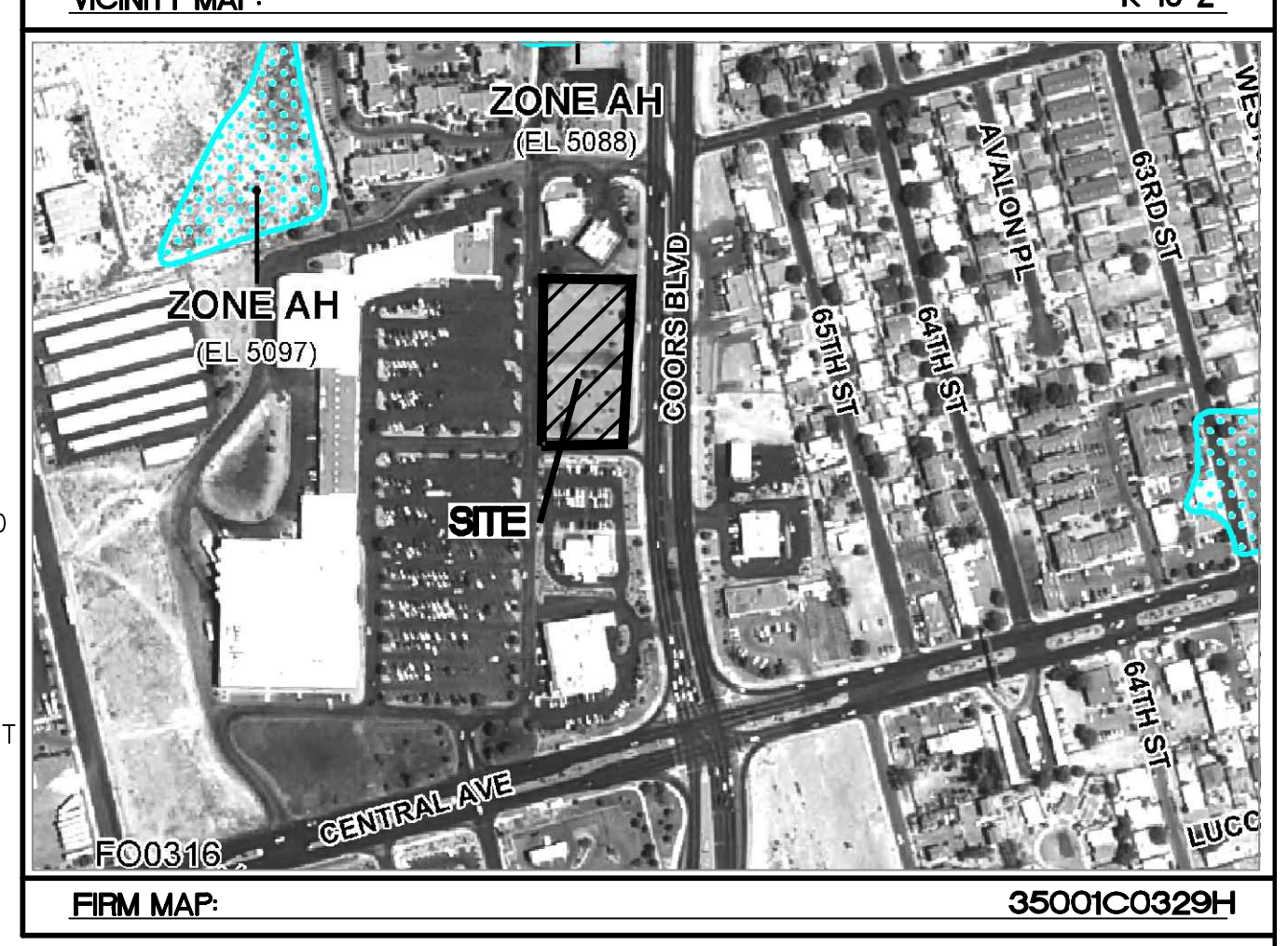
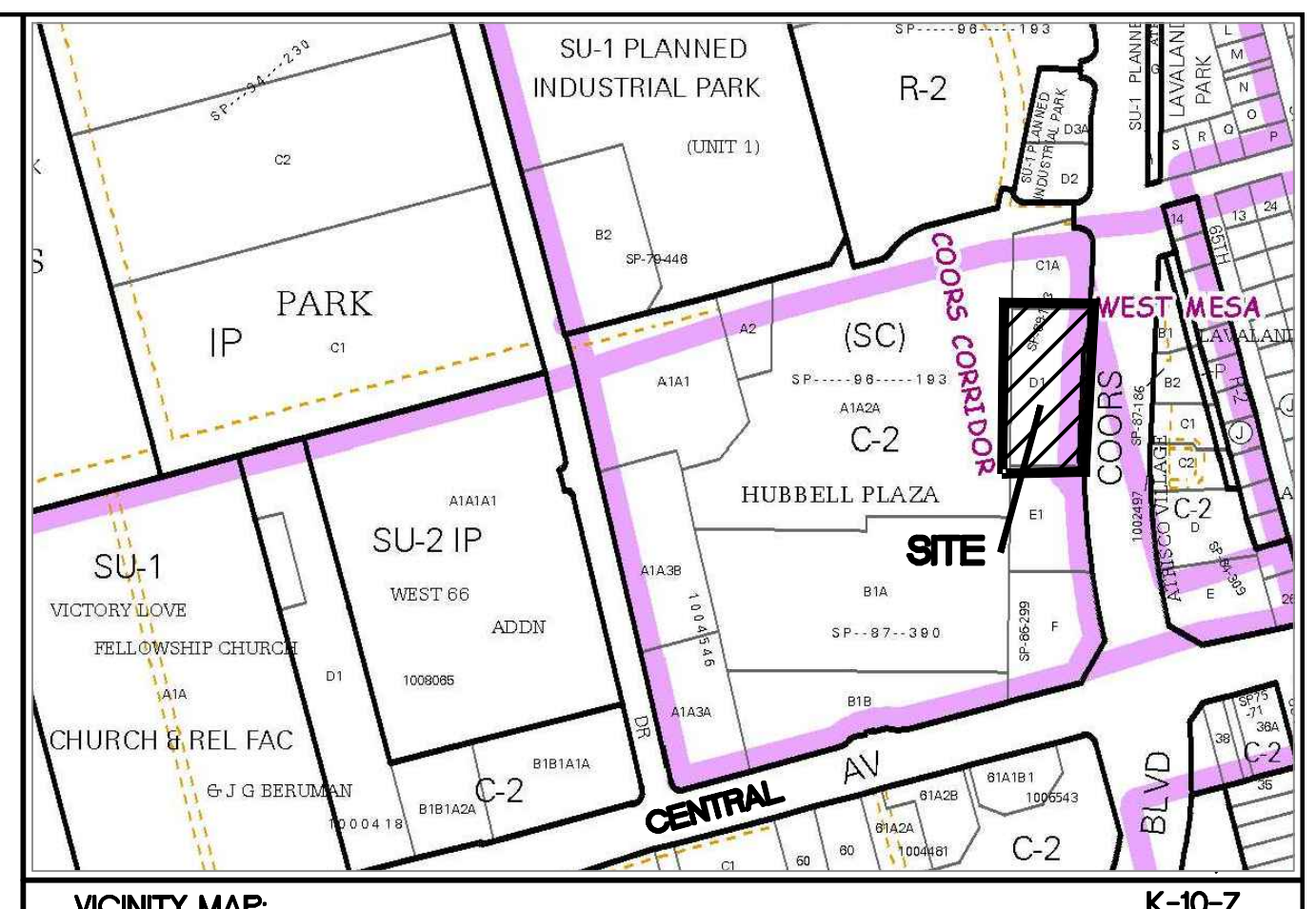
Proposed Conditions

The subject site will continue to collect all flows from the offsite area of the shopping center and detain in a subsurface system. Two detention ponds (Detention Pond 1 and Detention Pond 2) will act as a singular detention pond system with a 12-inch equalizing pipe connecting the two together. The offsite flows will drain via surface flow through the north driveway aisle and through a curb cut on the west side of the site where the existing concrete channel lies. The offsite flows through the 16 ft curb cut will be collected into a Double D drop inlet that is located in a bio swale on the western side of the site. The offsite flows through the north driveway will be collected in Detention Pond 2. All flows from the west side of the building and directly north of the building will be directed towards the bio swale and into the Double D drop inlet. All other flows from the site will be directed to three Single D drop inlets in the parking lot. The Double D inlet will interconnect with storm drain with the southern Single D inlet and underground storage system. The two detention ponds will interconnect via storm drain with the northernmost Single D inlet and the underground storage system.

As runoff volume increases and fills up the underground storage system completely, the interconnecting storm drains, drop inlets and two detention ponds will act as an equalizing system and allow runoff to be stored in both the detention ponds and on the surface of the parking lot and bio swale. During the 100-year 6-hour storm, the maximum water surface elevation for the detention system is 5095.75. This water surface elevation allows 6 inches of ponding depth in the parking lot and 18 inches of ponding in the bio swale and is below the elevation of the finished floor of the building (5096.40). A 4" cut in the retaining wall of the NE corner of Detention Pond 1 will act as an emergency overflow to Coors Blvd., assuring that the MWSE will never reach the finished floor elevation. The detention system will outflow through a 4" orifice plate located in MH-2 and will be sent to a Grindex pump system to outfall towards the existing catch basin on Coors.

When the maximum water surface elevation is reached, the volume of the detention ponds is 0.37 ac-ft, volume of underground storage is 0.22 ac-ft, and the volume of surface ponding is 0.22 ac-ft. This gives a total storage volume of 0.81 ac-ft equivalent to the required 0.81 ac-ft of storage required for developed runoff. The orifice plate at MH-2 will control the outflow to the required discharge of 1.08 cfs. The detention ponds and underground storage system will capture sediment within the bottom of each respective area; the detention ponds' outlet will be raised 0.16 ft above the pond bottom to retain the first flush volume of the site.

See sheet C2 for DPM calculations, Grate capacity, Pipe capacity, Orifice Calcs, and Basin Map
See sheet C3 for Underground StormChamber configuration and details
See sheet C4 for Pump Details and Site Details



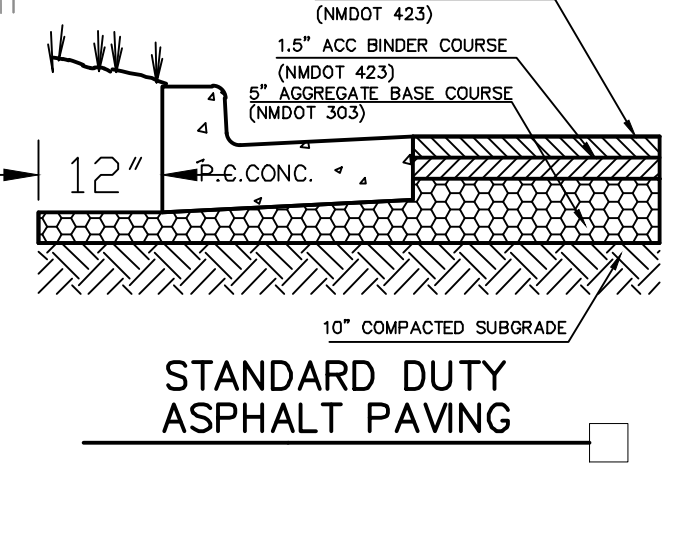
EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

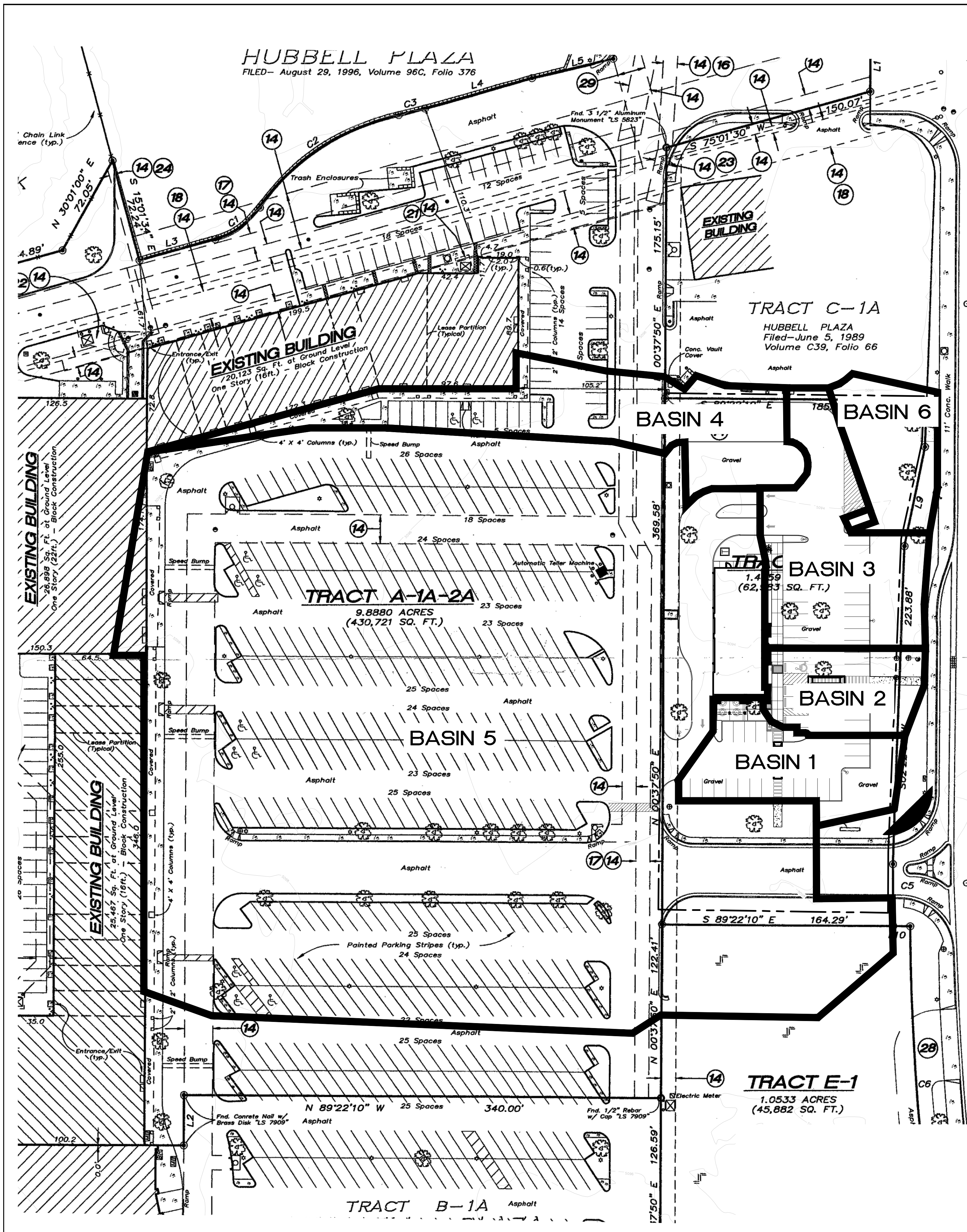
NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 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.



APPROVAL	NAME	DATE
INSPECTOR		

ENGINEER'S SEAL	FREDDY'S AT COORS AND CENTRAL	DRAWN BY DY
	GRADING AND DRAINAGE PLAN	DATE 7/07/15
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2015036-GRE
		SHEET # C1
		JOB # 2015036



DPM Weighted E Method (Zone 1)

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
				Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs				
1	235,224.00	5.400	0.00844	0%	0.000	30%	1.620	0%	0.000	70%	3.780	1.580	0.711	19.81	0.934	0.420	12.16
Total	235,224.00	5.400	0.00844									0.812	21.99		0.500	0.00	

Proposed Conditions

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
				Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs				
1	8,908.63	0.205	0.00032	0%	0.000	20%	0.041	0%	0.000	80%	0.164	1.710	0.029	0.80	1.036	0.018	0.50
2	6,297.83	0.145	0.00023	0%	0.000	15%	0.022	0%	0.000	85%	0.123	1.775	0.021	0.58	1.087	0.013	0.37
3	14,479.94	0.332	0.00052	0%	0.000	15%	0.050	0%	0.000	85%	0.283	1.775	0.049	1.34	1.087	0.030	0.85
4	17,152.37	0.394	0.00062	0%	0.000	40%	0.158	0%	0.000	60%	0.236	1.450	0.048	1.35	0.832	0.027	0.80
5	181,825.49	4.174	0.00652	0%	0.000	10%	0.417	0%	0.000	90%	3.757	1.840	0.640	17.26	1.138	0.396	11.17
6	6,559.74	0.151	0.00024	0%	0.000	0%	0.000	0%	0.000	100%	0.151	1.970	0.025	0.66	1.240	0.016	0.44
Total	235,224.00	5.400	0.00844									0.812	21.99		0.500	0.00	

Grate Capacity (Based On Orifice Equation)

Basin ID	Q Required (CFS)	Grate Type	Q Allow (CFS)	Result
1	0.8	Single D	7.12	Capacity OK
2	0.58	Single D	7.12	Capacity OK
3	1.34	Single D	7.12	Capacity OK
5	17.26	Double D	19.45	Capacity OK

Pipe Capacity (Based on Manning's Equation)

Invert ID	Q Required (CFS)	Pipe Size	Q Allow (CFS)	Result
Basin 5 Double D Grate	17.26	24" RCP @ 0.7%	20.94	Capacity OK
MH-1	17.26	24" RCP @ 0.7%	20.94	Capacity OK
Basin 1 Single D Grate	18.06	24" RCP @ 0.7%	20.94	Capacity OK
Basin 2 Underground Storage Outlet	18.64	24" RCP @ 0.7%	20.94	Capacity OK
Equalizing Pipe	1.35	12" HDPE @ 0%	5.48	Capacity OK
Basin 6 Pond Inlet	2.01	12" RCP @ 3.1%	6.93	Capacity OK
Basin 3 Single D Grate	4.7	12" RCP @ 3.7%	7.58	Capacity OK

MAXIMUM CAPACITY OF EQUALIZING 12" HDPE
 Orifice Equation: $Q = CA \sqrt{2gH}$
 $C = 0.6$
 $A = \text{Orifice Area } (0.785 \text{ ft}^2)$
 $G = 32.2 \text{ ft/s}^2$
 $H = \text{Depth of water above center of orifice } (2.1 \text{ ft})$
 $Q = \text{Flow (cfs)}$
 $Q = 0.6 * 0.785 * \sqrt{32.2 * 2.1}$
Maximum Q = 5.48 cfs

CAPACITY OF SINGLE D GRATES

$L = 40" - 2(2" \text{ ends}) - 7(1/2" \text{ middle bars}) = 32 1/2" = 2.7083'$
 $W = 25" - 13(1/2" \text{ middle bars}) = 18.5" = 1.54'$
 Area = $2.7083' \times 1.54' = 4.18 \text{ ft}^2$
 Effective Area = $4.18 - 14(0.5 \text{ clogging factor}) = 2.09 \text{ ft}^2$ at the grate
 Orifice Equation:
 $Q = CA \sqrt{2gH}$
 $Q = 0.6 * 2.09 * \sqrt{32.2 * 0.5}$
 $Q = 7.12 \text{ cfs}$

CAPACITY OF DOUBLE D GRATE

$L = 80" - 2(2" \text{ ends}) - 14(1/2" \text{ middle bars}) - 6" \text{ (center piece)} = 63" = 5.25'$
 $W = 25" - 13(1/2" \text{ middle bars}) = 18.5" = 1.54'$
 Area = $5.25' \times 1.54' = 8.09 \text{ ft}^2$
 Effective Area = $8.09 - 8.09(0.5 \text{ clogging factor}) = 4.04 \text{ ft}^2$ at the grate
 Orifice Equation:
 $Q = CA \sqrt{2gH}$
 $Q = 0.6 * 4.04 * \sqrt{32.2 * 1.0}$
 $Q = 19.45 \text{ cfs}$

MAXIMUM CAPACITY OF 24" RCP @ 0.7%

Manning Equation:
 $Q = (1.49/n)AR^{2/3} \sqrt{S}$
 $Q = \text{Discharge}$
 $n = \text{Manning's roughness coefficient } (0.013)$
 $A = \text{Pipe area } (3.14 \text{ ft}^2)$
 $R = \text{Hydraulic Radius } (0.58 \text{ ft})$
 $S = \text{Pipe slope } (0.007 \text{ ft/ft})$
 $Q = (1.49/0.013) * 3.14 * (0.58)^{2/3} * \sqrt{0.007}$
Maximum Q = 20.94 cfs

MAXIMUM CAPACITY OF 12" RCP @ 3.1%

Manning Equation:
 $Q = (1.49/n)AR^{2/3} \sqrt{S}$
 $Q = \text{Discharge}$
 $n = \text{Manning's roughness coefficient } (0.013)$
 $A = \text{Pipe area } (0.785 \text{ ft}^2)$
 $R = \text{Hydraulic Radius } (0.29 \text{ ft})$
 $S = \text{Pipe slope } (0.031 \text{ ft/ft})$
 $Q = (1.49/0.013) * 0.785 * (0.29)^{2/3} * \sqrt{0.031}$
Maximum Q = 6.93 cfs

MAXIMUM CAPACITY OF 12" RCP @ 3.7%

Manning Equation:
 $Q = (1.49/n)AR^{2/3} \sqrt{S}$
 $Q = \text{Discharge}$
 $n = \text{Manning's roughness coefficient } (0.013)$
 $A = \text{Pipe area } (0.785 \text{ ft}^2)$
 $R = \text{Hydraulic Radius } (0.29 \text{ ft})$
 $S = \text{Pipe slope } (0.037 \text{ ft/ft})$
 $Q = (1.49/0.013) * 0.785 * (0.29)^{2/3} * \sqrt{0.037}$
Maximum Q = 7.58 cfs

CURB CUT CAPACITY CALCULATIONS OFFSITE FLOWS FROM SHOPPING CENTER TO DOUBLE D INLET

Use weir equation:
 $Q = CL(H)^{3/2}$
 $Q = \text{discharge } (16.77 \text{ cfs for offsite flows of Basin 5})$
 $C = \text{coefficient of discharge } (2.95)$
 $L = \text{Length of curb cut}$
 $H = \text{Height of curb cut } (0.5 \text{ ft})$
 $16.77 = 2.95 * L * (0.5)^{3/2}$
 $16.77 = 1.04 * L$
 $L = 16.13 \text{ ft, minimum curb cut length}$

CURB CUT CAPACITY CALCULATIONS ONSITE FLOWS FROM WEST SIDE OF SITE TO DOUBLE D INLET

Use weir equation:
 $Q = CL(H)^{3/2}$
 $Q = \text{discharge } (0.85 \text{ cfs for onsite flows of Basin 5})$
 $C = \text{coefficient of discharge } (2.95)$
 $L = \text{Length of curb cut}$
 $H = \text{Height of curb cut } (0.5 \text{ ft})$
 $0.85 = 2.95 * L * (0.5)^{3/2}$
 $0.85 = 1.04 * L$
 $L = 0.82 \text{ ft, minimum curb cut length}$

CURB CUT CAPACITY CALCULATIONS ONSITE/OFFSITE FLOWS TO CURB CUT ENTERING DETENTION POND 2

Use weir equation:
 $Q = CL(H)^{3/2}$
 $Q = \text{discharge } (1.22 \text{ cfs for flows from Basin 4, not including pond area})$
 $C = \text{coefficient of discharge } (2.95)$
 $L = \text{Length of curb cut}$
 $H = \text{Height of curb cut } (0.98 \text{ ft})$
 $1.22 = 2.95 * L * (0.98)^{3/2}$
 $1.22 = 2.86 * L$
 $L = 0.43 \text{ ft, minimum curb cut length}$

FIRST FLUSH VOLUME RETENTION

Depth to be retained = 0.44" per city ordinance
 Initial abstractions = 0.1"
 Total depth = $0.44" - 0.1" = 0.34" = 0.02833 \text{ ft}$
 Total impervious area = 33156.97 ft^2
 Total volume = $33156.97 * 0.02833 = 939.34 \text{ ft}^3$
 Retain first flush in north detention pond:
 Pond Area = 6179 ft^2
 Depth to retain = $939.34/6179 = 0.16 \text{ ft}$

STORMCHAMBER VOLUME CALCULATION

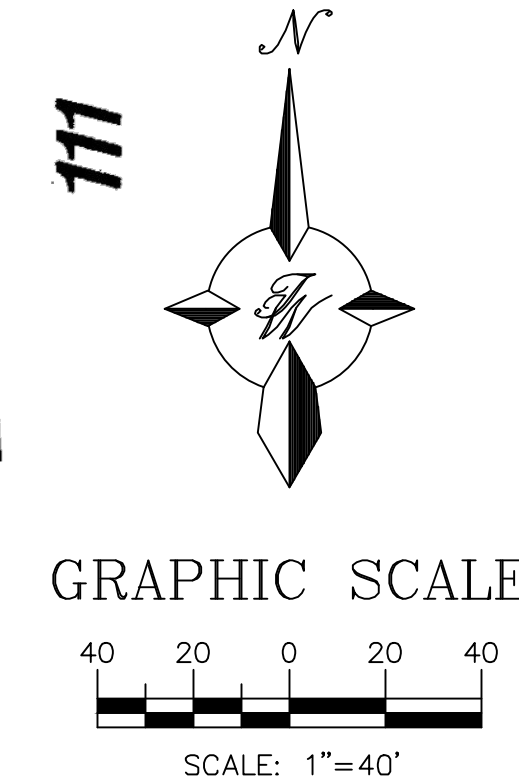
Total storage volume required = 0.22 ac-ft
 Total # of chambers = 69
 Volume per chamber = 0.00172 ac-ft
 Volume inside chambers = $0.00172 * 69 = 0.11 \text{ ac-ft}$
 Area of chambers and surrounding stone = 0.076 ac
 Volume of chambers and surrounding stone = $0.076 * 6.33 = 0.48 \text{ ac-ft}$
 Volume of only surrounding stone = $0.48 - 0.11 = 0.37 \text{ ac-ft}$
 Volume of 30% voids in stone = $0.37 * 0.3 = 0.11 \text{ ac-ft}$
 Total storage of volume of stormchamber system = $0.11 + 0.11 = 0.22 \text{ ac-ft}$

ORIFICE PLATE IN MANHOLE 2 CALCULATIONS

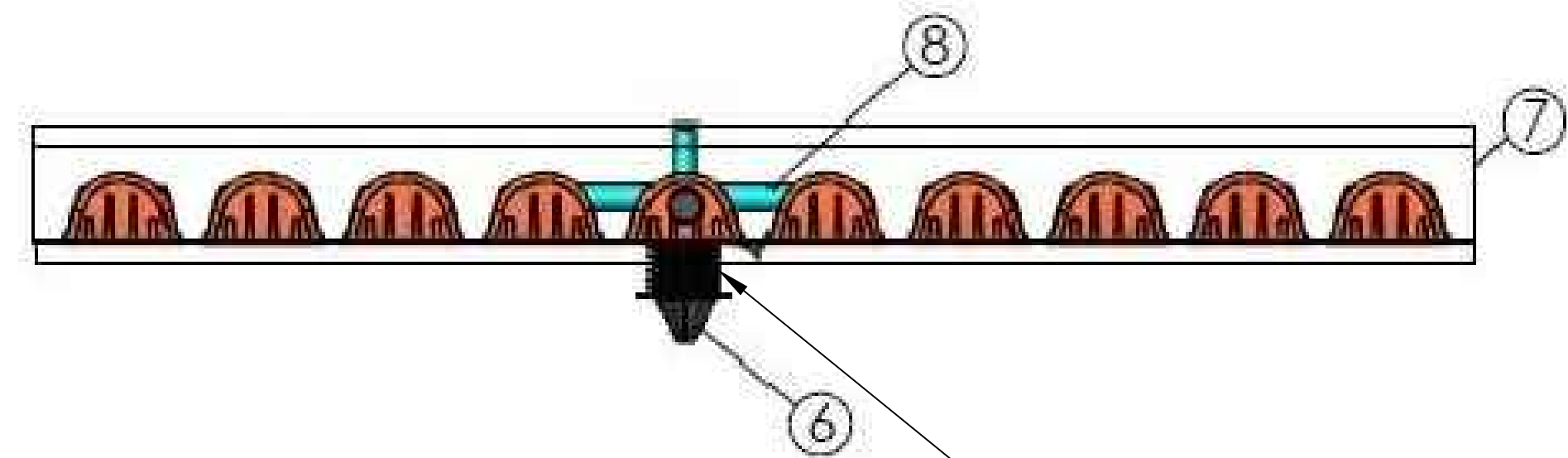
Orifice Equation: $Q = CA \sqrt{2gH}$
 $C = 0.6$
 $A = \text{Orifice Area } (\text{ft}^2)$
 $g = 32.2$
 $H = \text{Depth of water above center of orifice } (\text{ft})$
 $Q = \text{Flow } (\text{cfs})$

$Q = CA \sqrt{2gH}$
 $1.08 = 0.6 * A * \sqrt{32.2 * 6.25}$
 $1.08 = 12.037 A$
 $A = 0.0897 \text{ ft}^2$

$A = \pi * r^2$
 $0.0897 = \pi * r^2$
 $0.02855 = r^2$
 $r = 0.169 \text{ ft}$
 $r = 2"$
 Use 4" dia. orifice plate



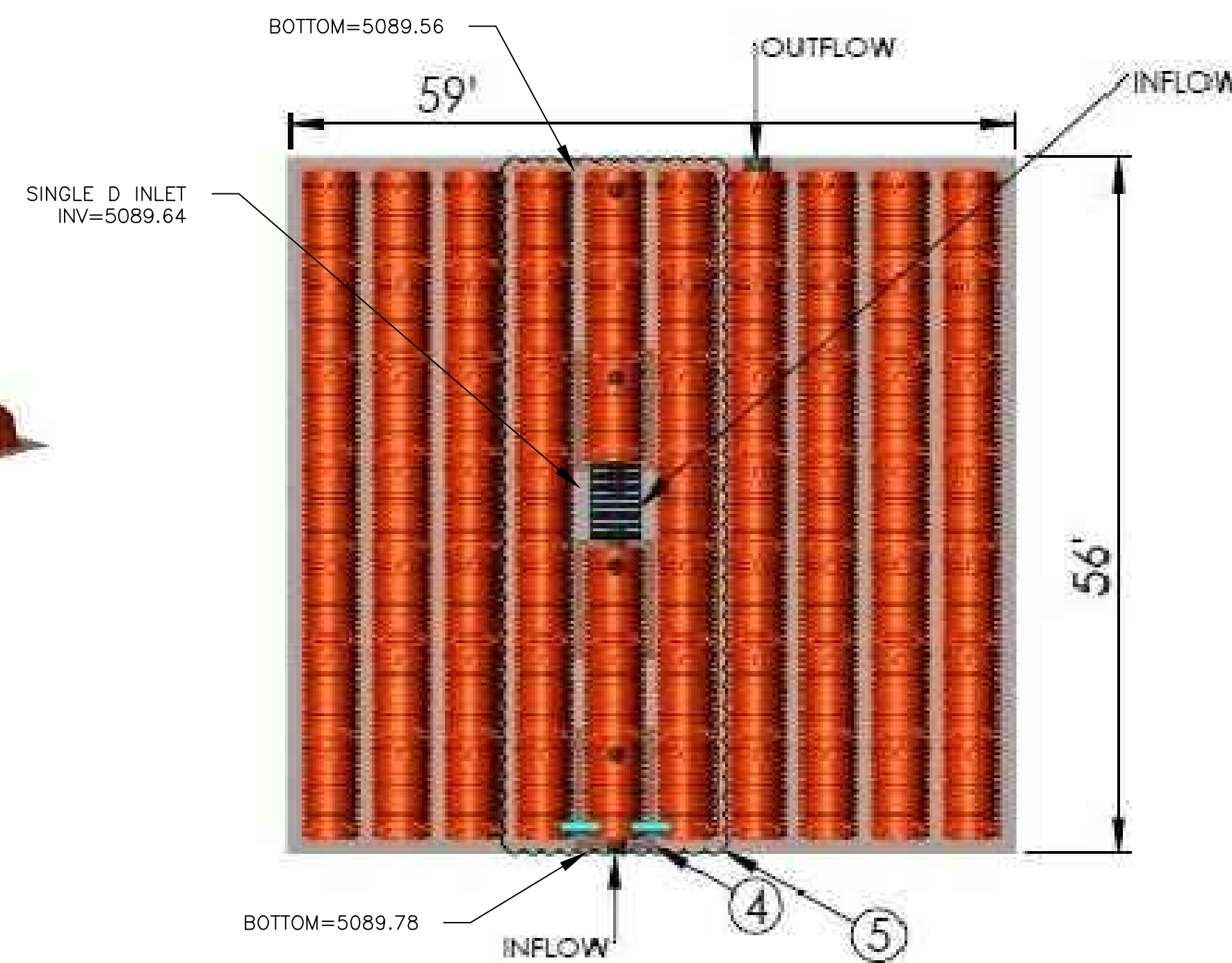
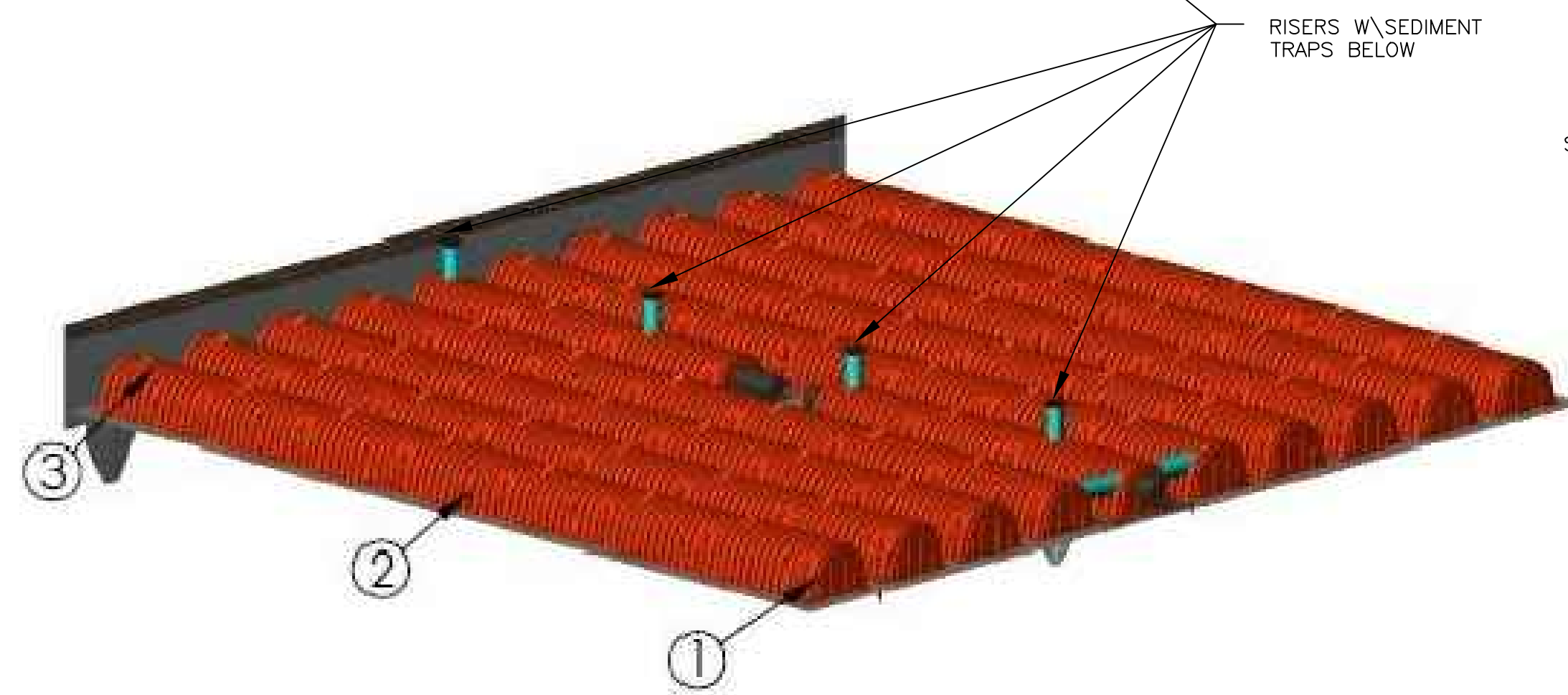
ENGINEER'S SEAL	FREDDY'S AT COORS AND CENTRAL	DRAWN BY BJF
	BASIN MAP AND CALCULATIONS	DATE 07/07/15
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2015036-GRB-DETAILS
		SHEET # C2 JOB # 2015036



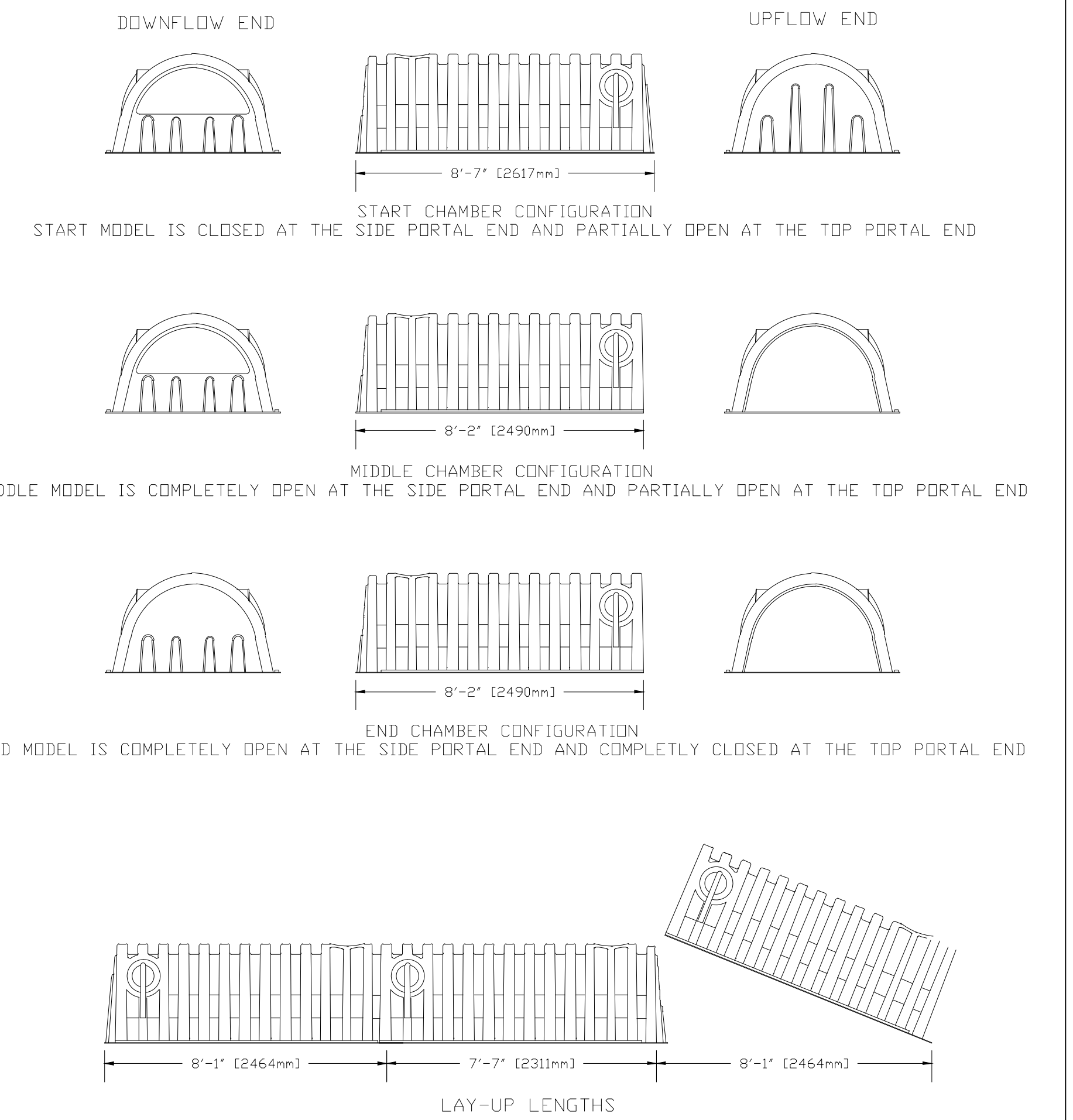
ITEM NO.	STORMCHAMBER PROPOSED LAYOUT DESCRIPTION	QTY
1	START UNITS	11
2	MIDDLE UNITS	47
3	END UNITS	11
4	7'X10' HEAVY DUTY NETTING (SUPPLIED)	3
5	LIGHTWEIGHTS STABILIZATION NETTING (INFLOW AND ADJACENT ROWS) (SUPPLIED)	1
6	10" PVC INSPECTION / CLEAN OUT RISER - (SUPPLIED BY OTHERS) W / FRAME AND LID AND SEDIMENTRAP (SUPPLIED)	4
7	4oz NON WOVEN STORMCHAMBER GEOTEXTILE FILTER FABRIC (SUPPLIED)	2
8	ROW CONNECTING 10" PVC (SUPPLIED BY OTHERS)	2

INSTALLED WITH 12" COVER STONE, 30" BASE STONE, 30% STONE VOID. INSTALLED SYSTEM VOLUME (PERIMETER STONE INCLUDED) = 9583 CF.

TOTAL # OF CHAMBERS (START, MIDDLE, AND END UNITS) = 69

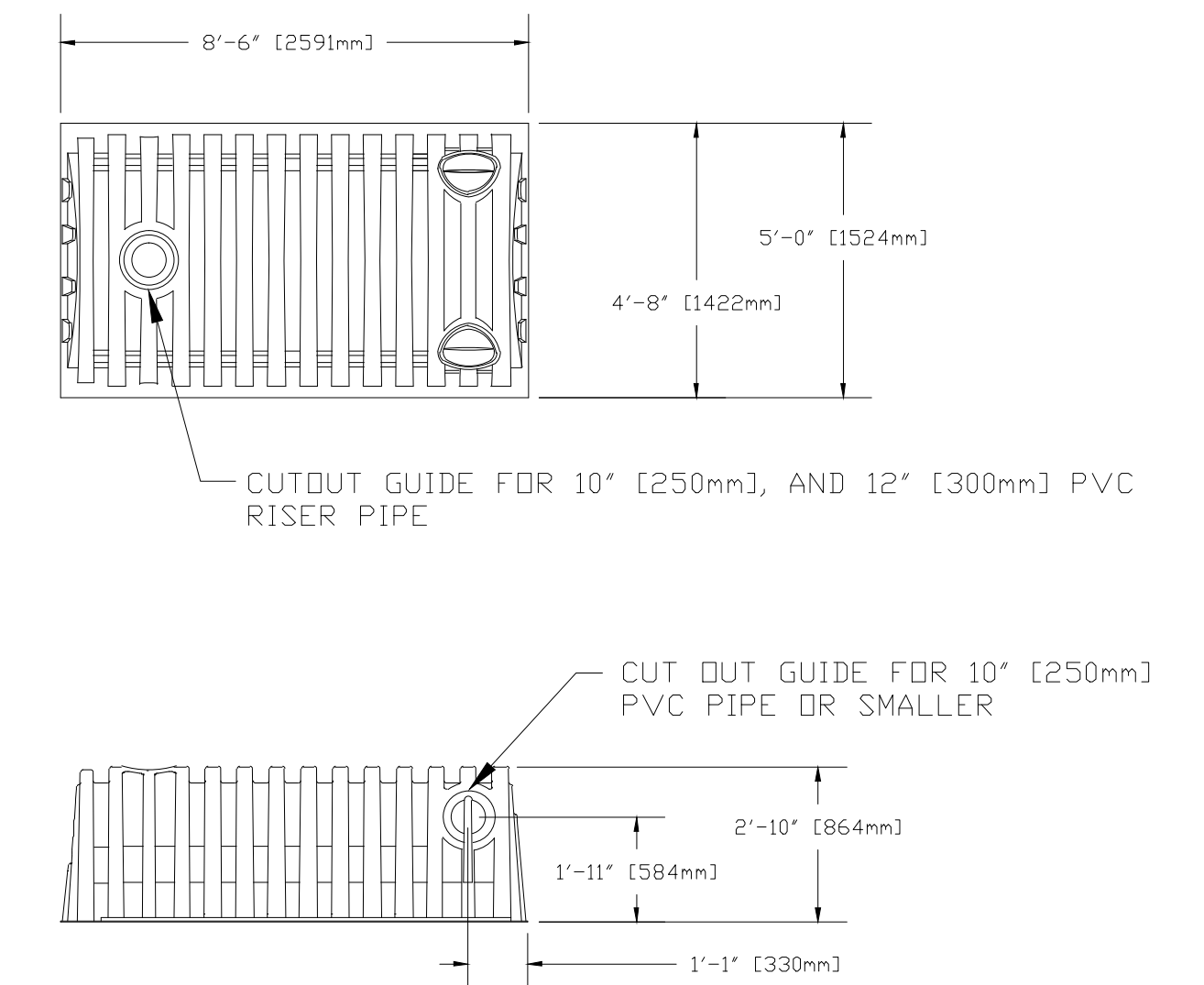
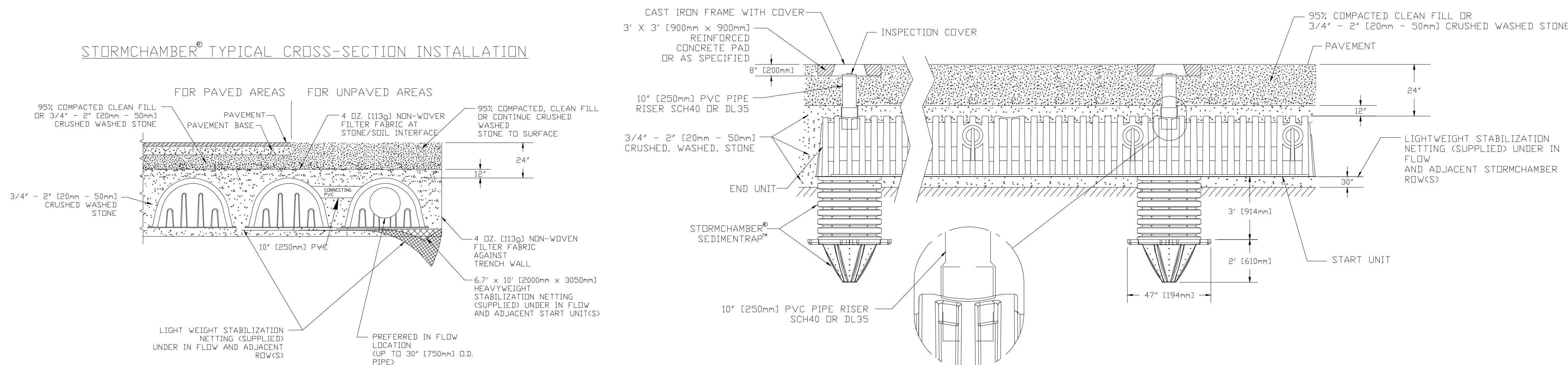


STORMCHAMBER® WITH SEDIMENTRAP™



NOTE: 1. Start chambers (closed at the side portal end) are placed at the inflow end of the rows.
2. Begin placements with Start chambers and end rows with End chambers.
3. Place first rib of next chamber in the row over last rib of previous chamber.

STORMCHAMBER® TYPICAL CROSS-SECTION INSTALLATION



ENGINEER'S SEAL	FREDDY'S AT COORS AND CENTRAL	DRAWN BY BJF
	STORMCHAMBER STORAGE SYSTEM	DATE 07/07/15
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrewestllc.com	2015036-GRB-DETAILS
		SHEET # C3 JOB # 2015036

No: PD603181-INT | Revision 0 2014.02 | 60 Hz

8103.181

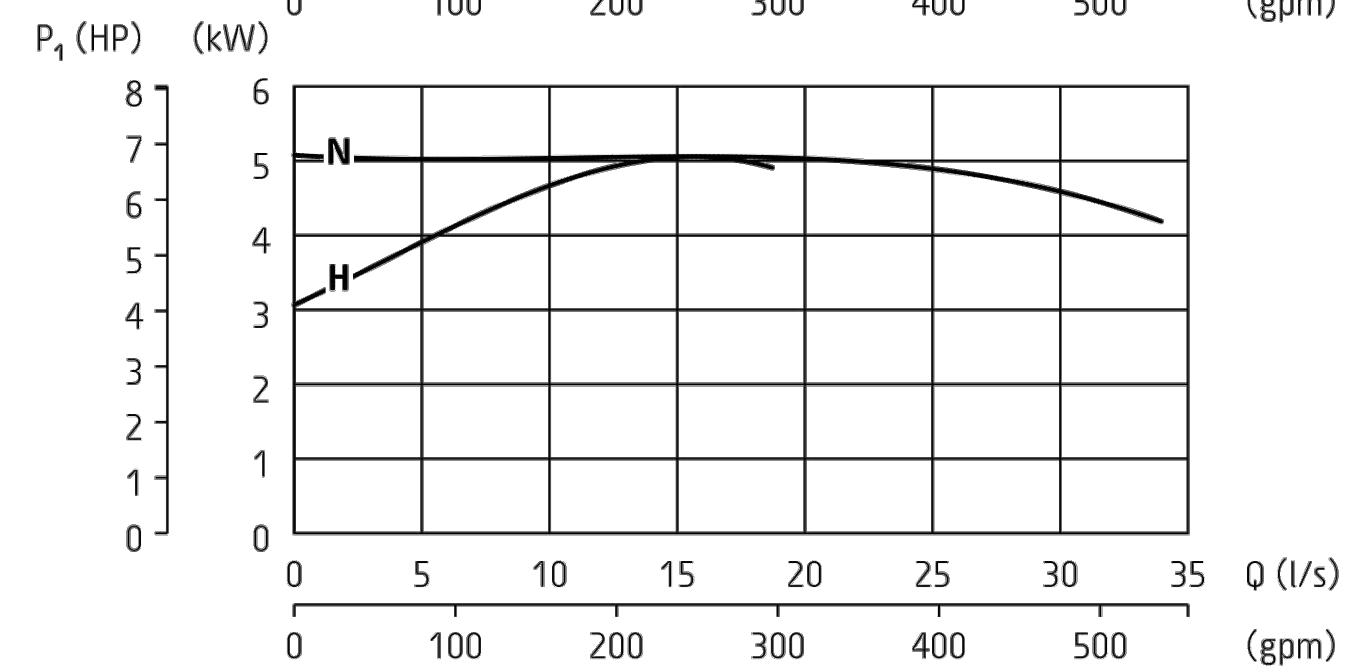
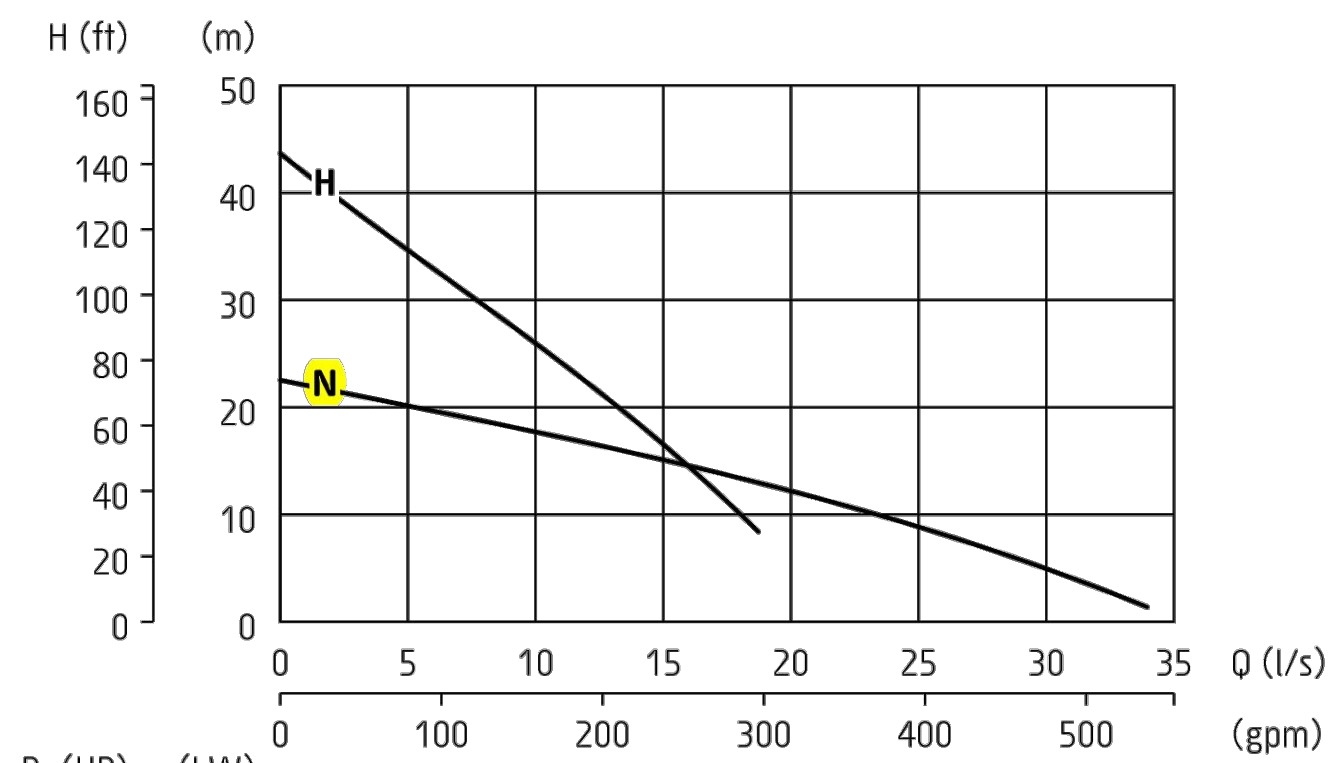
Minor

Electrical submersible drainage pump



60 Hz	N	H
Discharge connection	4"	3"
Rated power P ₂ [kW/HP]	4.4 / 6.0	4.4 / 6.0
Max. power consumption P ₁ [kW]	5.2	5.2
Shaft speed [r.p.m.]	3480	3480
Rated current at 230V	15 A	15 A
Rated current at 460V	7.1 A	7.1 A
Rated current at 575V	5.5 A	5.5 A
Solids passage [mm/inch]	10 / 0.39	10 / 0.39
Height [mm/inch]	768 / 30 1/4	768 / 30 1/4
Diameter [mm/inch]	286 / 11 1/4	286 / 11 1/4
Weight [kg/lbs]	50 / 110	50 / 110

Other voltages on request



Pump types

N: normal pressure
H: high pressure

Classification

Electrical submersible drainage pump
Protection class: IP 68

Electrical motor

Squirrel cage induction motor, insulation class: H (IEC 85)

Motor protection

Phase sequence control, phase failure guard, temperature guard with thermal contacts in the stator opening temperature 140°C (284°F) (= SMART system), air valve

Cable - SubCab

4G2,5mm², length 20 m or 14AWG/4, length 53 ft

Limitations

Max. submersion depth: 20 m (66 ft)
Max. liquid temperature: 40 °C (104 °F)
Allowed pH range: 5 - 8
Maximum liquid density: 1100 kg/m³ (68 lbs/ft³)

Shaft seals

Cartridge seal: pre-assembled double mechanical seal running in an oil compartment
Material lower seal: *silicon carbide - silicon carbide*
Material upper seal: *tungsten carbide - aluminium oxide*

Bearings

Ball bearings with C3 clearance

Discharge connection

3-4" hose, ISO-G or NPT

Materials

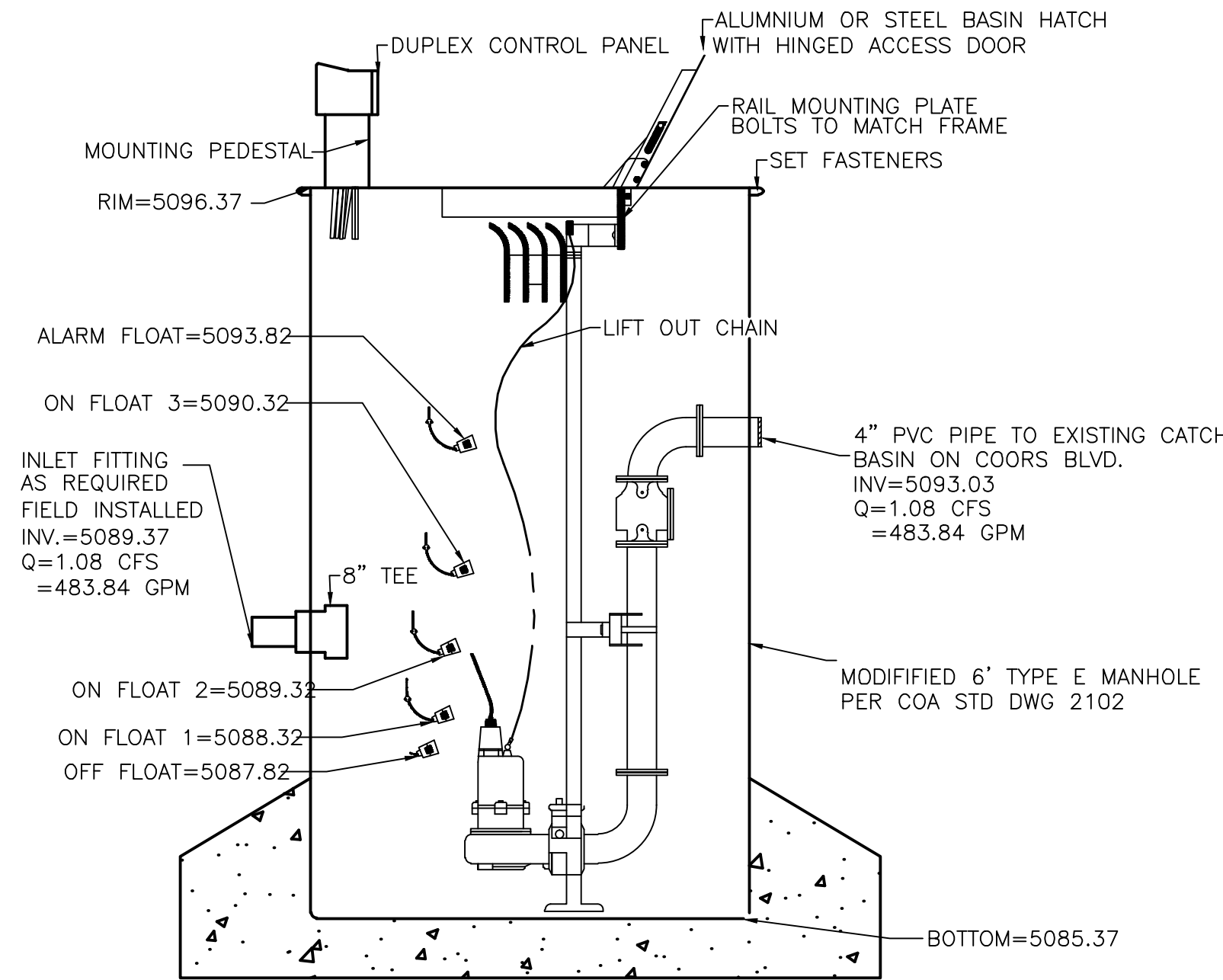
Casted parts: *Aluminium*
Outer casing: *Stainless steel*
Motor shaft: *Stainless steel*
Impeller and suction cover: *Hard-Iron™*
Diffusers: *Nitrile rubber*
Screws and nuts: *Stainless steel*
O-rings: *Nitrile rubber*

Accessories

Level regulator
Zinc anodes
Tandem connection
Low suction collar
Pump raft

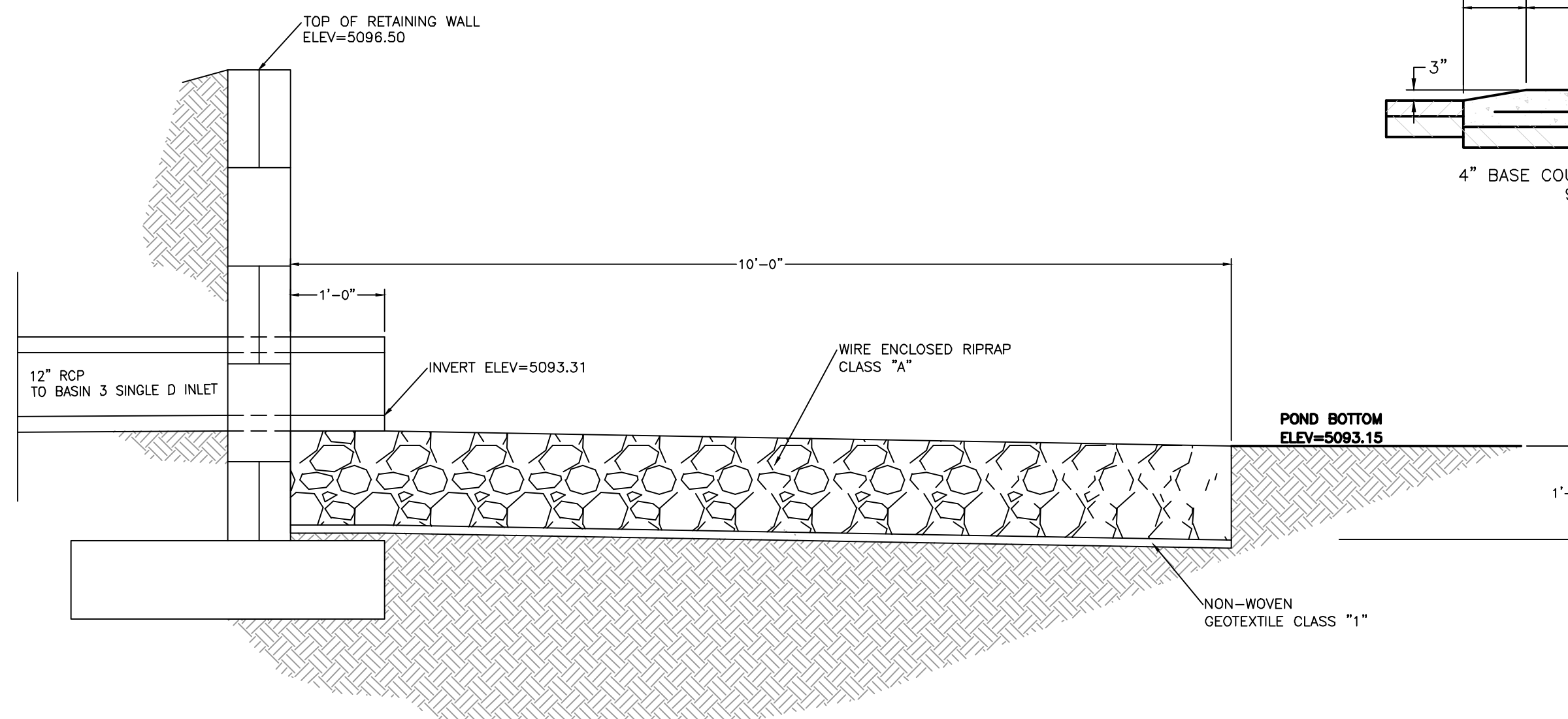
GRINDEX PUMP DETAIL

NTS



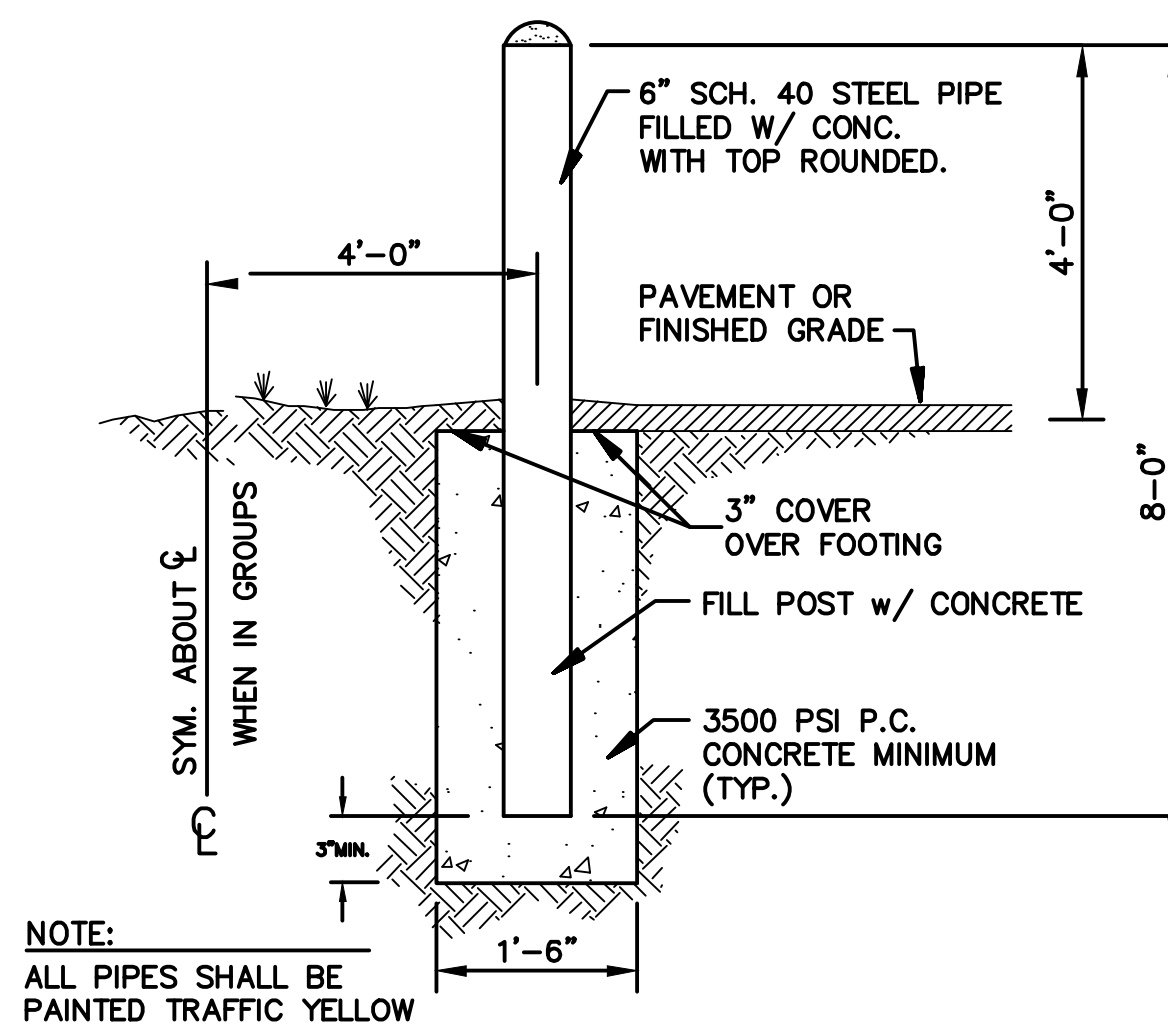
LIFT STATION DETAIL

NTS



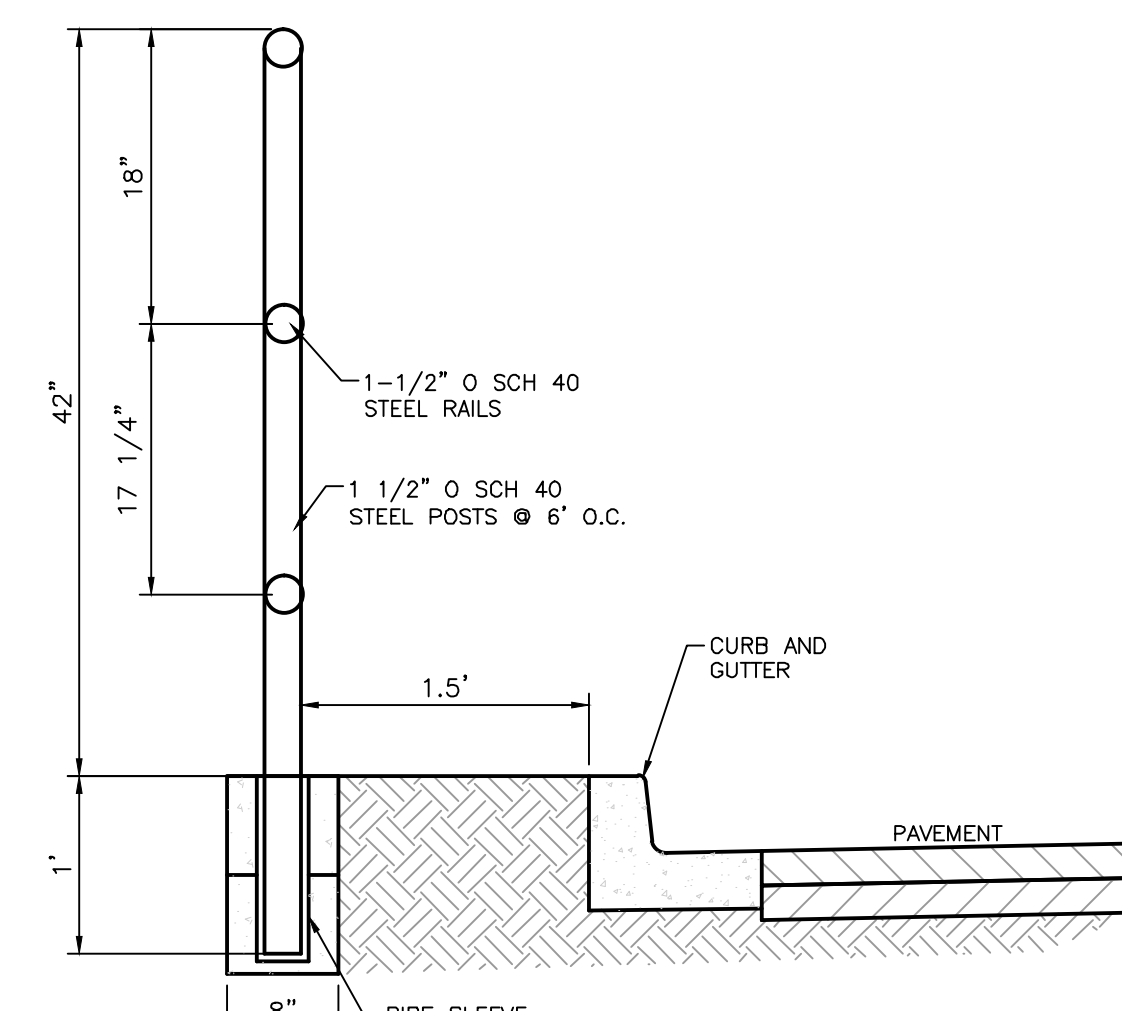
POND OUTLET DETAIL

NTS



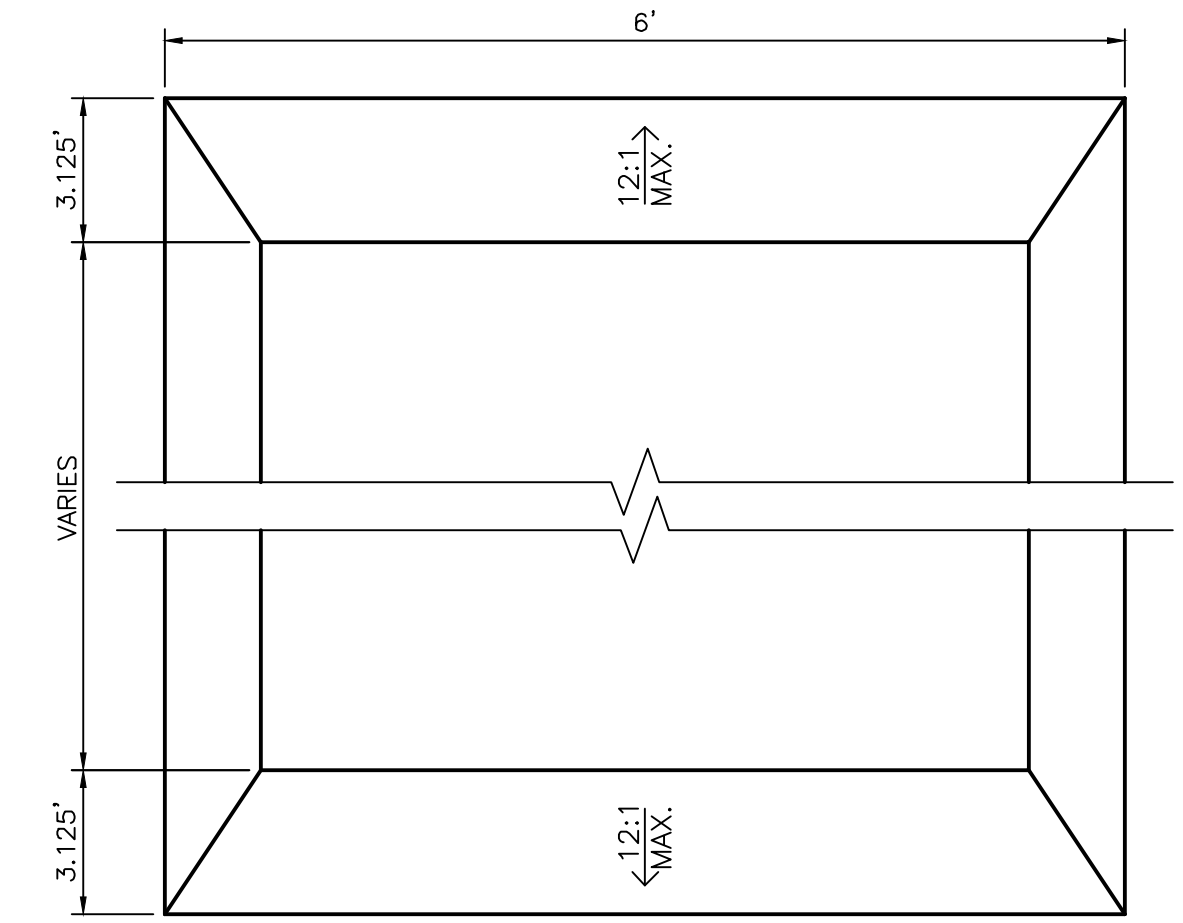
PIPE BOLLARD DETAIL

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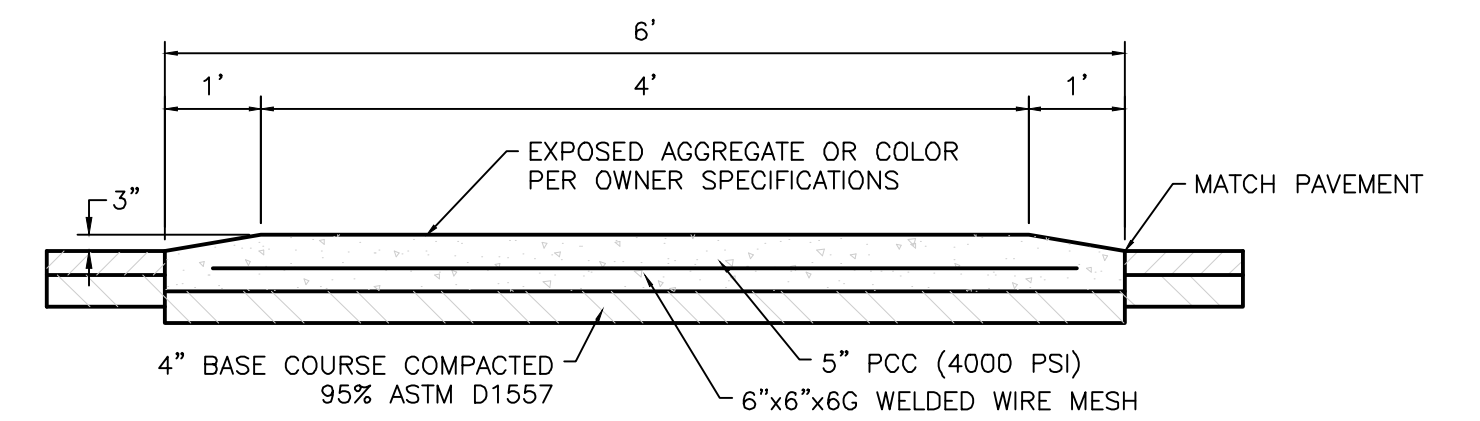


GUARD RAIL DETAIL

NTS

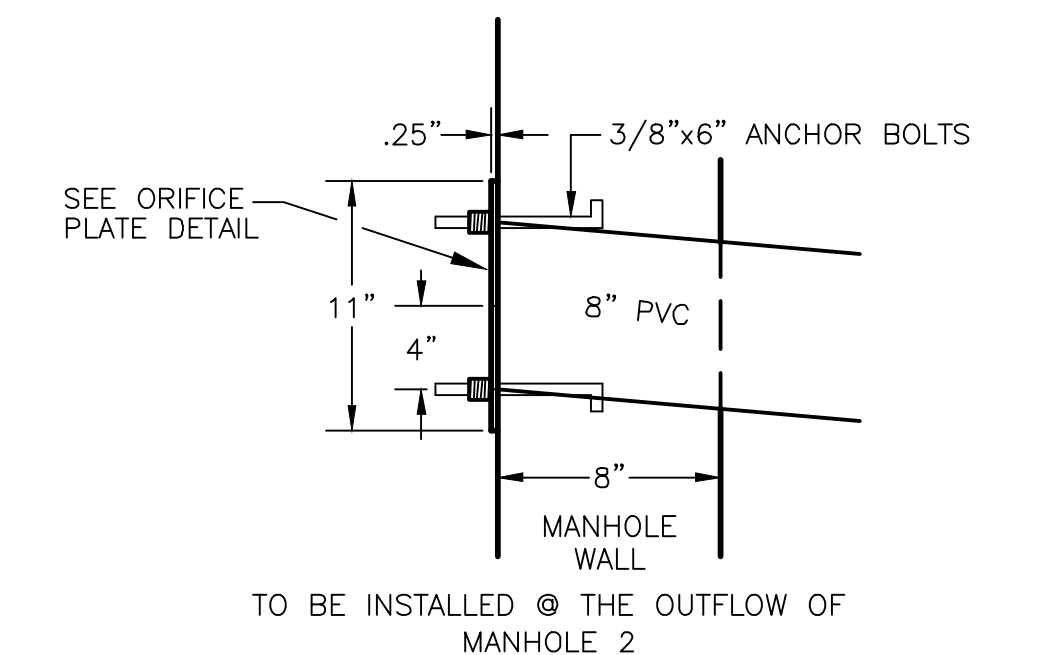


CROSSWALK PLAN VIEW



RAISED CROSSWALK

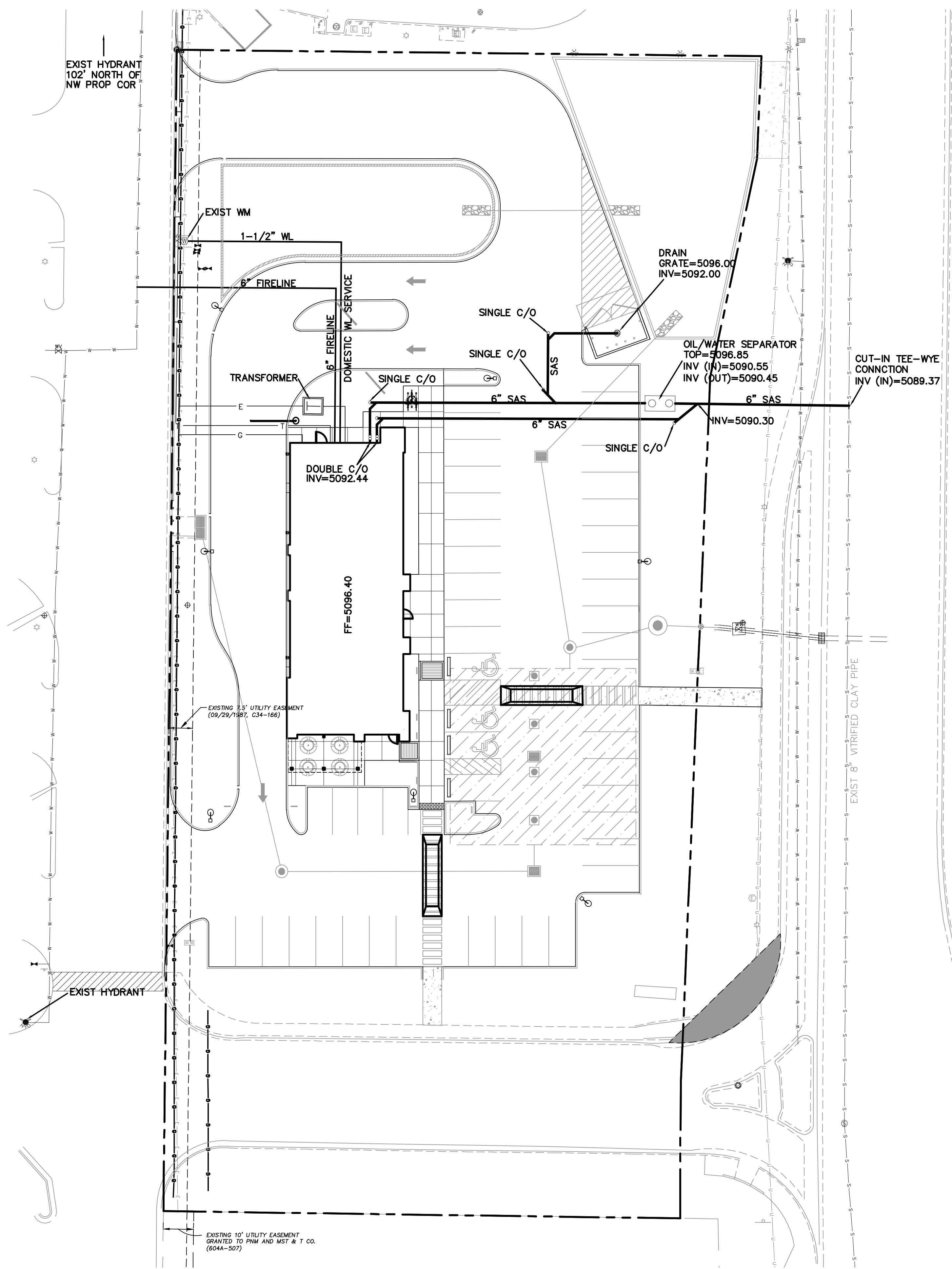
NTS



TYP. ORIFICE PLATE DETAIL

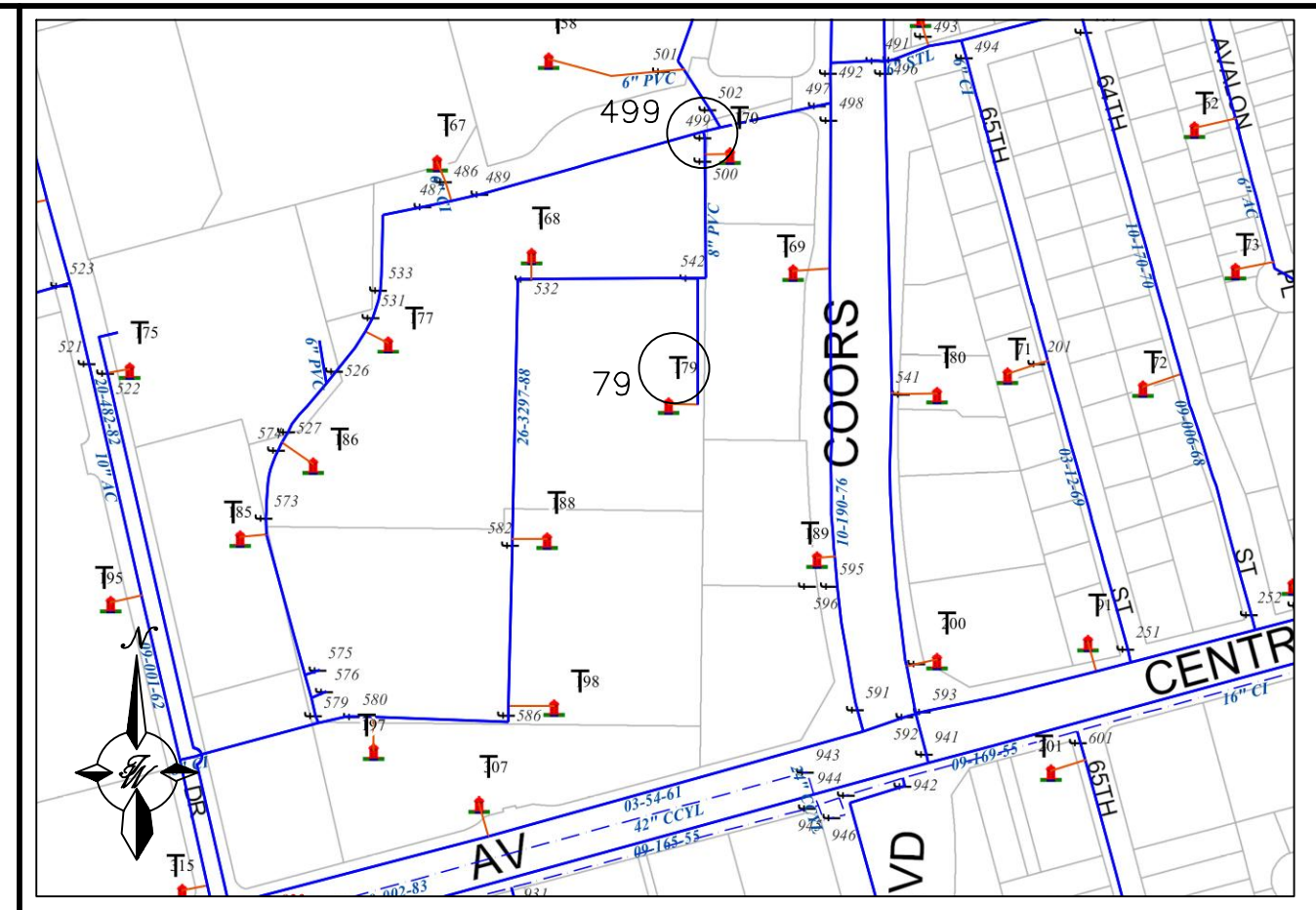
NTS

ENGINEER'S SEAL	FREDDY'S AT COORS AND CENTRAL	DRAWN BY BJF
	PUMP AND DETAIL SHEET	DATE 7/07/15
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	2015036-GRB-DETAILS
		SHEET # C4 JOB # 2015036



GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. REFERENCE ARCHITECTURAL PLANS FOR LIGHTING POWER ROUTING.



WATER SHUT-OFF PLAN SHUT OFF VALVES 499 AND 79

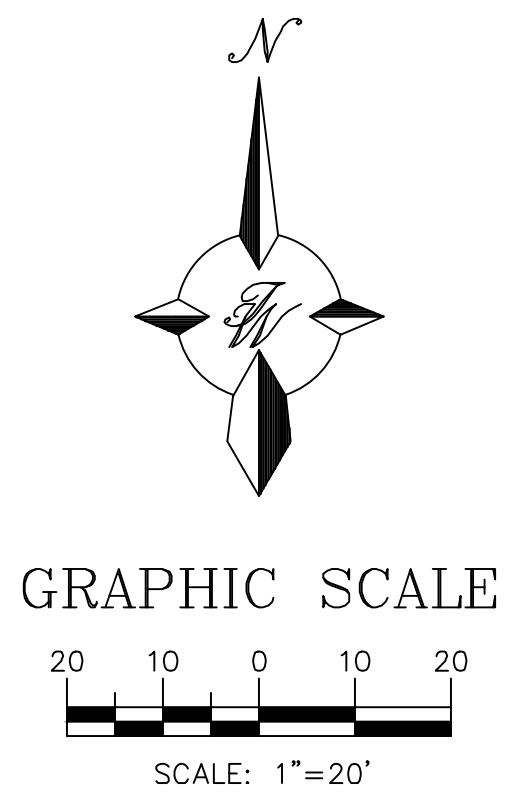
WATER SHUTOFF NOTES

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- ▬ BUILDING
- ▬ SIDEWALK
- - - EXISTING CURB & GUTTER
- ▬ RETAINING WALL
- 6" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- ⊙ EXISTING SAS MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GAS VALVE
- - - EX. UGE - - - EXISTING OVERHEAD UTILITIES
- - - EX. 2" GAS - - - EXISTING GAS
- - - EX. 8" SAS - - - EXISTING SANITARY SEWER LINE
- - - EX. 10" WL - - - EXISTING WATER LINE
- - - EX. 18" RCP - - - EXISTING STORM SEWER LINE
- E — PROPOSED ELECTRIC LINE
- G — PROPOSED GAS LINE
- T — PROPOSED TELEPHONE LINE

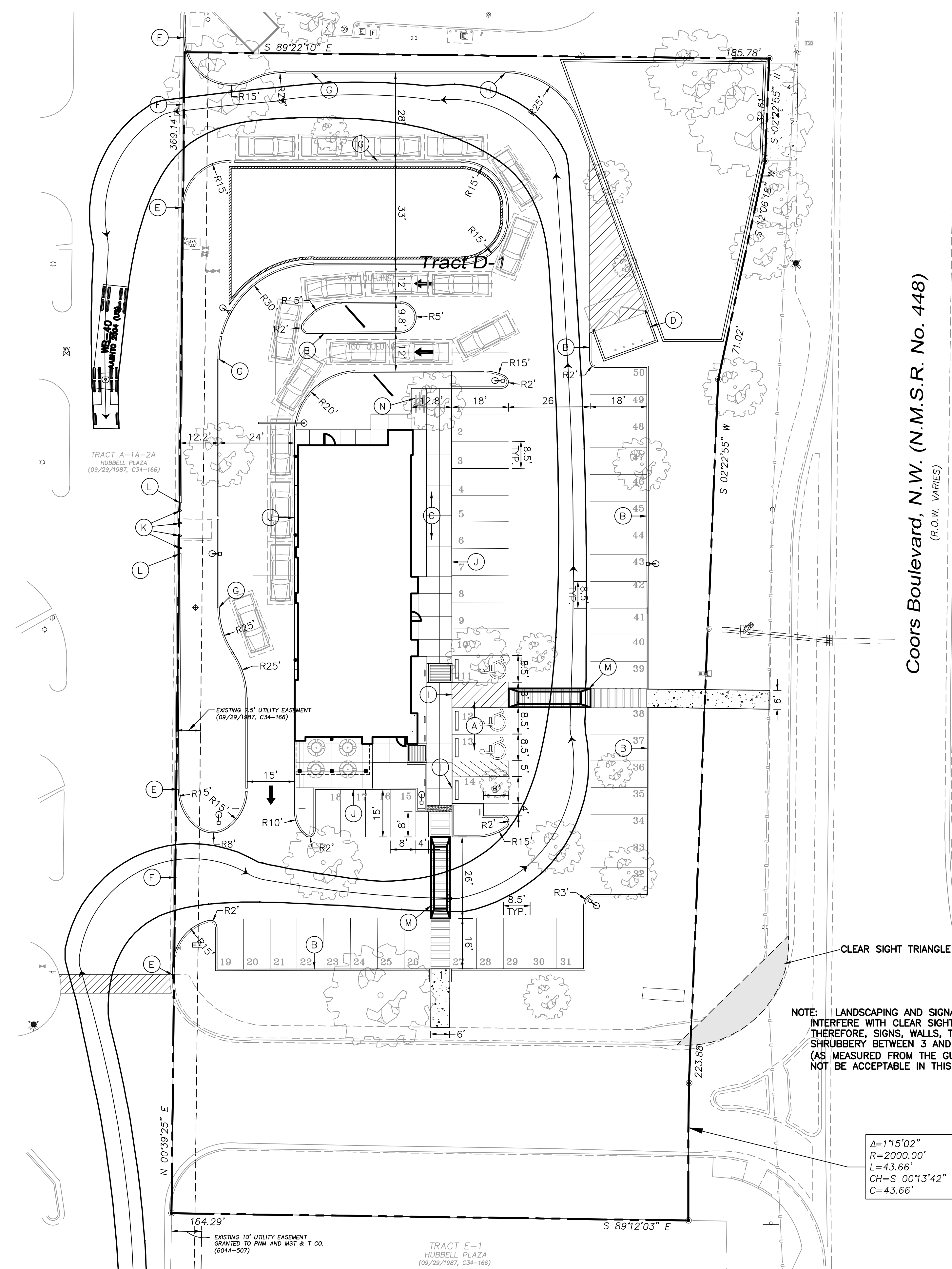
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	FREDDY'S AT COORS AND CENTRAL	DRAWN BY DY
	CONCEPTUAL UTILITY PLAN	DATE 7-13-15
		2015036-MUE
		SHEET #
		C5
		JOB #
		2015036

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierwestllc.com

RONALD R. BOHANNAN
P.E. #7868



Coors Boulevard, N.W. (N.M.S.R. No. 448)
(R.O.W. VARIES)

NOTES:

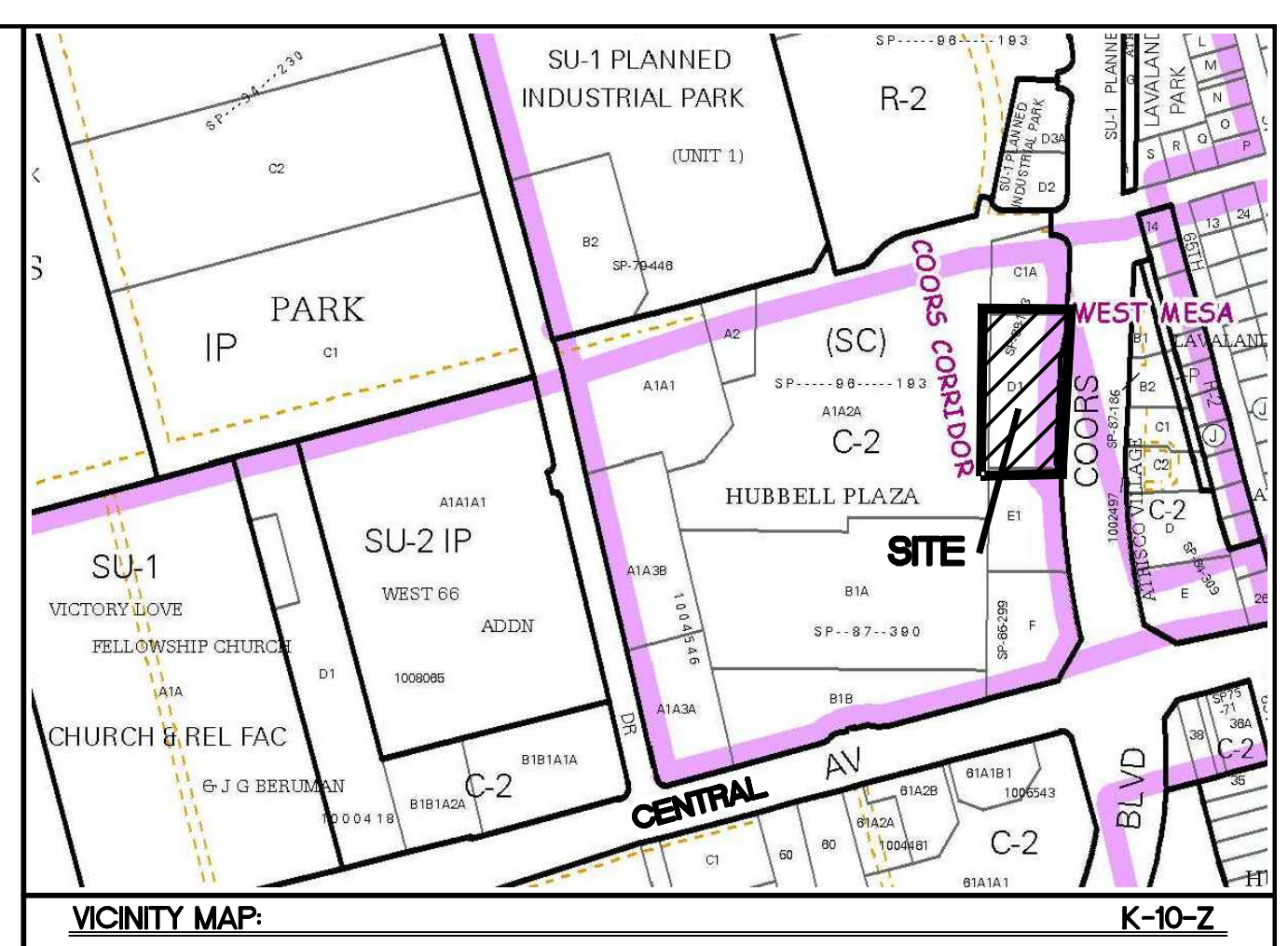
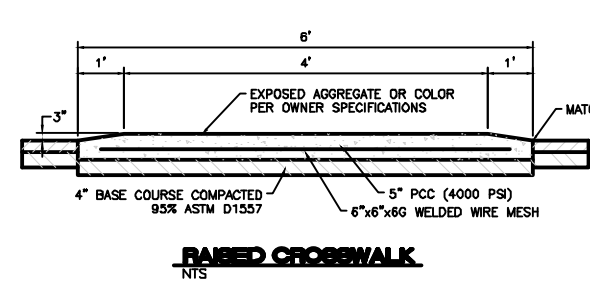
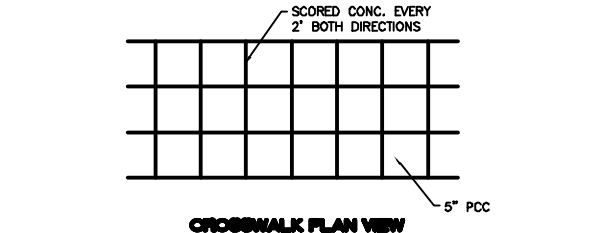
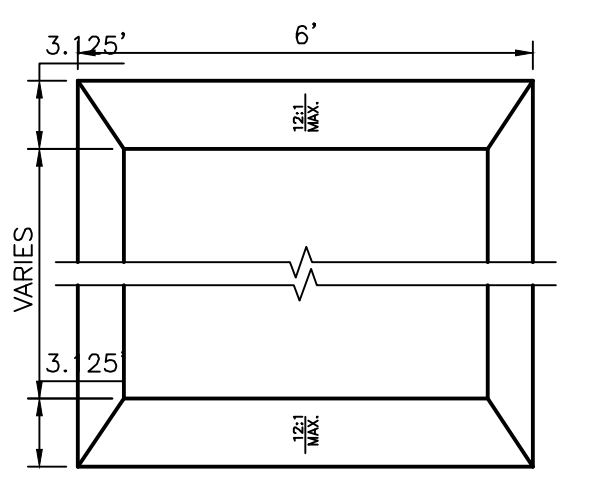
ZONING: C2 - COMMUNITY COMMERCIAL
 SETBACKS: FRONT = 10' MAX.
 REAR = 10' MIN.
 SIDE (CORNER) = 10' MAX.

SITE DATA

PROPOSED USAGE: RESTAURANT
 LOT AREA: 62,977 SF (1.44 ACRES)
 BUILDING AREA: 3449 SF
 PARKING REQUIRED: 27 SPACES (108 SEATS/1 SPACE PER 4 SEATS)
 PARKING PROVIDED: 50 SPACES
 HC PARKING REQUIRED: 3 SPACES
 HC PARKING PROVIDED: 3 SPACES
 1 SPACE VAN ACCESSIBLE
 MC PARKING REQUIRED: 2 SPACES
 MC PARKING PROVIDED: 2 SPACES
 BICYCLE PARKING REQUIRED: 3 SPACES
 BICYCLE PARKING PROVIDED: 3 SPACES
 LANDSCAPE AREA REQUIRED: 9,874 SF
 LANDSCAPE AREA PROVIDED: 9,915 SF

KEYED NOTE:

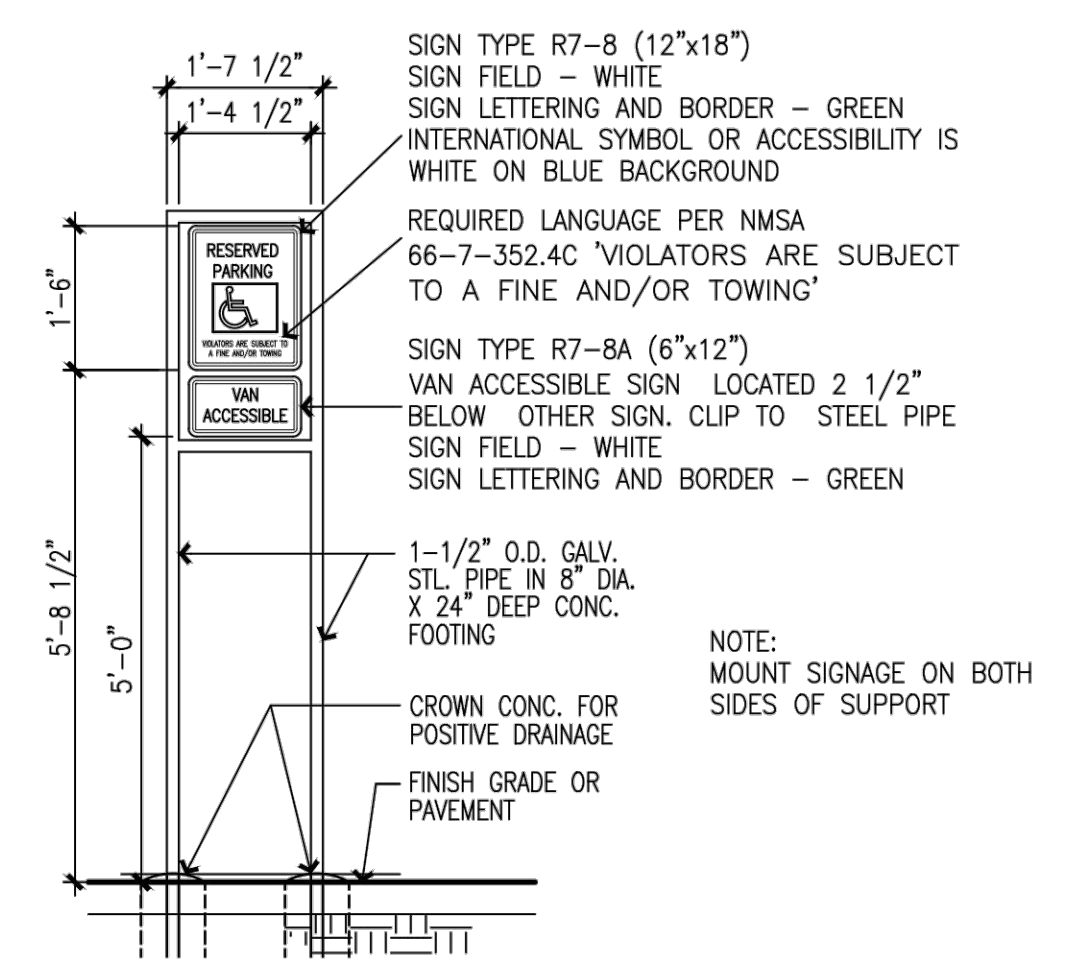
- (A) ACCESSIBLE PARKING PER ADA STANDARDS
- (B) 6" HEADER CURB PER COA STD DWG #2415B
- (C) CONCRETE SIDEWALK PER COA STD DWG #2430, SIZE PER PLAN
- (D) DUMPSTER ENCLOSURE, (SEE SHEET A211)
- (E) TIE NEW CURB INTO EXISTING
- (F) TIE NEW PAVEMENT INTO EXISTING
- (G) 6" STANDARD CURB & GUTTER PER COA STD DWG #2415A
- (H) 8" STANDARD CURB & GUTTER PER COA STD DWG #2415A
- (I) ZERO CURB
- (J) 6" TURN DOWN CURB PER COA STD DWG #2415A
- (K) PIPE BOLLARD
- (L) LIMITS OF PROPOSED 16.2 FT CURB CUT INTO EXISTING CURB
- (M) RAISED CONCRETE CROSSWALK
- (N) BIKE RACK



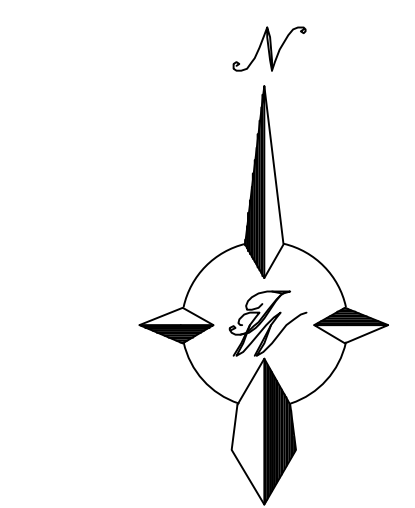
LEGAL DESCRIPTION:
 TRACT D-1, HUBBELL PLAZA

LEGEND

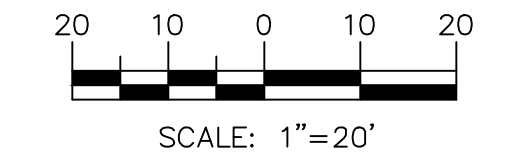
- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- ▭ BUILDING
- ▬ SIDEWALK
- ▬ SCREEN WALL
- ▬ RETAINING WALL
- ☀ STREET LIGHTS
- ▬ STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ▬ EXISTING SIDEWALK
- ▬ EXISTING STRIPING



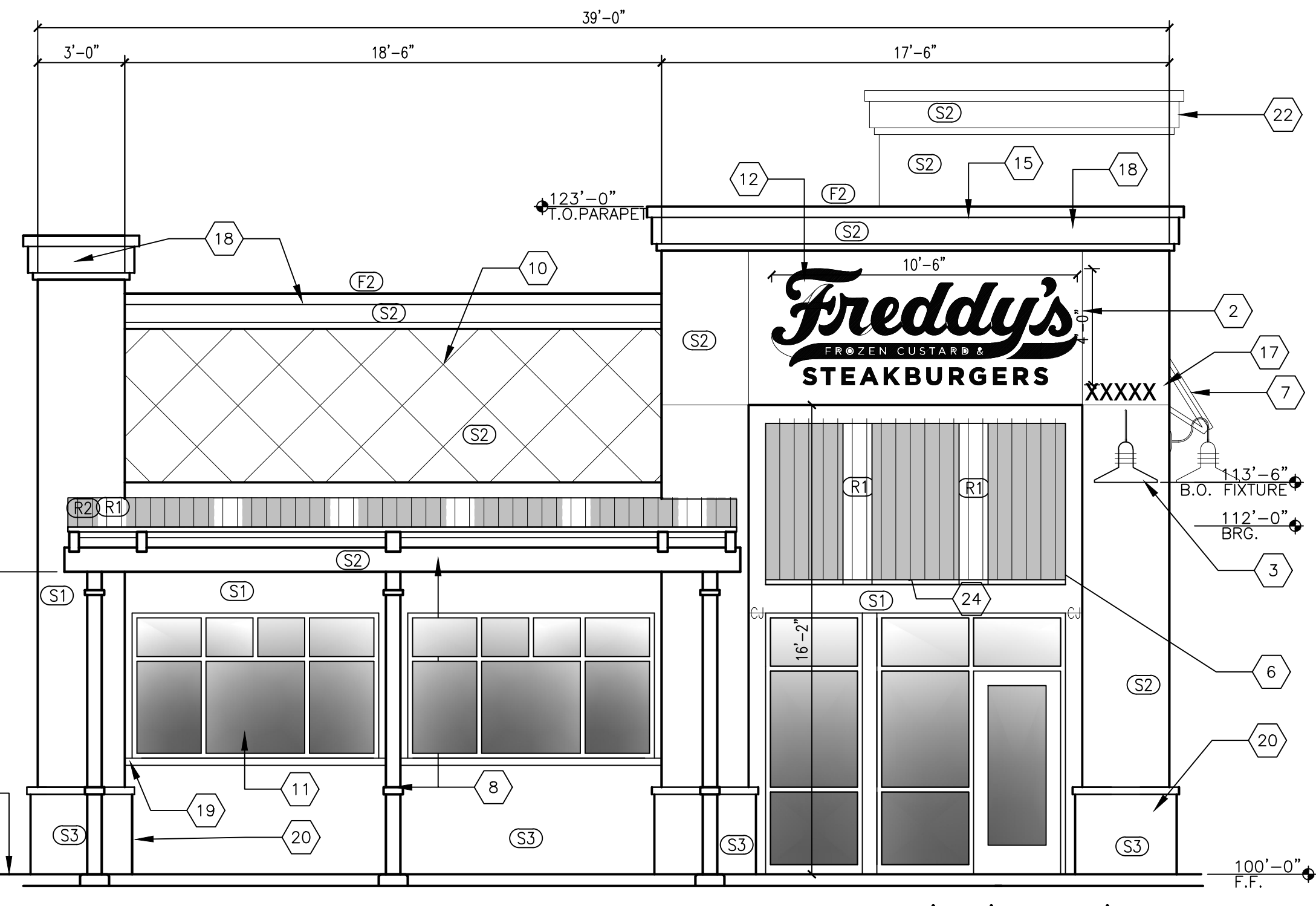
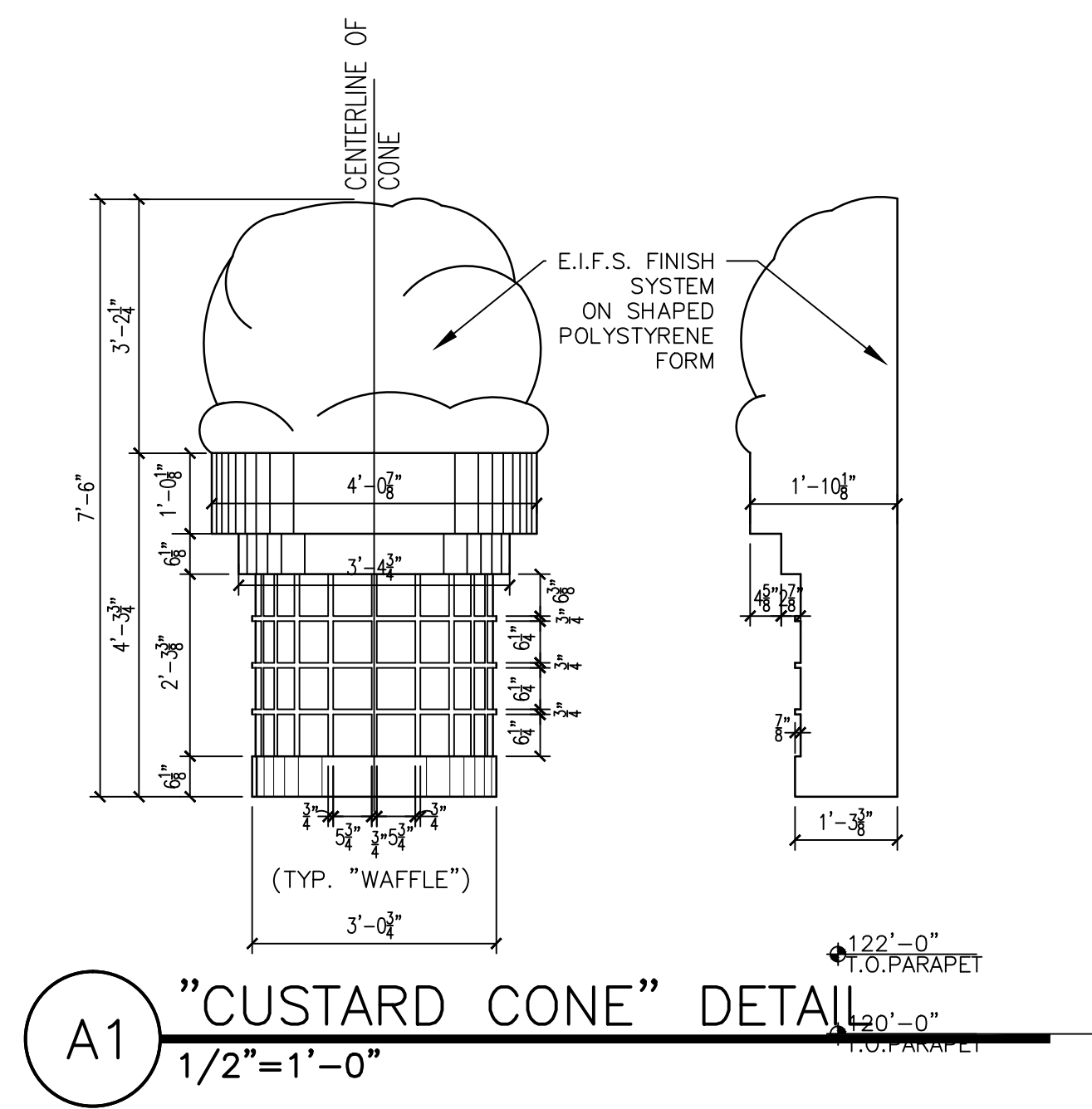
ADA VAN ACCESSIBLE SIGN
 1/2"=1'-0"



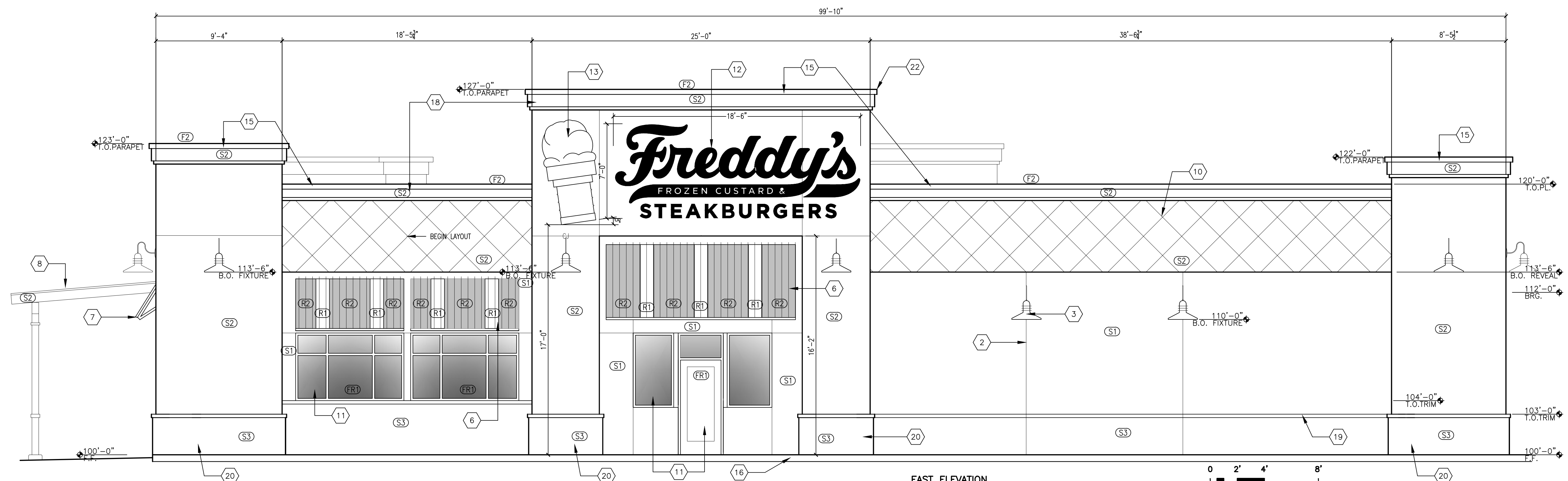
GRAPHIC SCALE



ENGINEER'S SEAL	FREDDY'S AT COORS AND CENTRAL	DRAWN BY DY
	TRAFFIC CIRCULATION LAYOUT	DATE 6/22/15
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2015036-TCL
		SHEET # C6
		JOB # 2015036



SOUTH ELEVATION
 1/4"=1'-0"
 ALLOWABLE SIGNAGE CALCULATIONS:
 SOUTH ELEVATION 843 S.F. ELEVATION AREA X 12.5% = 105 SF ALLOWED
 SIGN AREA PROVIDED: 42 SQUARE FEET



EAST ELEVATION
 1/4"=1'-0"
 ALLOWABLE SIGNAGE CALCULATIONS:
 EAST ELEVATION 2218 S.F. ELEVATION AREA X 15% = 332 S.F. ALLOWED
 SIGN AREA PROVIDED: 129 SQUARE FEET

COLOR LEGEND				
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME
(S1)	STUCCO FINISH	LIGHT TAN	SHERMAN WILLIAMS 6092	LIGHTWEIGHT BEIGE
(S2)	STUCCO FINISH/TRELLIS	MEDIUM TAN	SHERMAN WILLIAMS 6094	SENSATIONAL SAND
(S3)	STUCCO FINISH	DARK TAN	SHERMAN WILLIAMS 6096	JUTE BROWN
(R1)	DOOR/WINDOW FRAMES	ANODIZED ALUMINUM		
(F2)	FASCIA/PARAPET	ANODIZED ALUMINUM		
(T1)	SOFFIT	ANODIZED ALUMINUM		
(T2)	MISC. BLDG. TRIM	ANODIZED ALUMINUM		
(R1)	SHADE CANOPY ROOF	KYNER 500 - BRITE WHITE	(R2)	KYNER 500 - AUTUMN RED

NOTES:
 STANDING SEAM
 KEYED NOTES:
 1. ROOF ACCESS LADDER
 2. STUCCO CONTROL JOINT (CJ)
 3. WALL MOUNTED LIGHT FIXTURE, PREFINISHED RED
 4. METAL ROOF LEADER
 5. OVERFLOW SCUPPER
 6. SHADE CANOPY - STANDING SEAM METAL ROOF ON METAL FRAME
 7. CANOPY STRUCTURE BEYOND
 8. PAINTED STEEL TRELLIS STRUCTURE WITH STANDING SEAM METAL ROOF
 9. LINE OF GRADE
 10. STUCCO REVEAL, 2'-0" O.C.
 11. ALUMINUM STOREFRONT WINDOW/DOOR SYSTEM
 12. TENANT SIGN, FLUSH MOUNTED, 5" DEEP CHANNEL LETTERS, CHERRY RED WITH 1" BLACK TRIM, BACK LIGHTED.
 13. 3-DIMENSIONAL EIFS CONE DECORATION REFER A1/A111
 14. DRIVE THROUGH WINDOW
 15. PREFINISHED PARAPET COPING TO MATCH STUCCO
 16. CONCRETE SIDEWALK
 17. 12" TALL ADDRESS NUMBERS - DIRECT APPLIED AERIAL FONT
 18. RIGID FOAM REVEAL WITH STUCCO FINISH
 19. RIGID FOAM REVEAL AT BASE
 20. FURRED BASE AT COLUMNS
 21. RIGID FOAM REVEAL AT BASE
 22. 27" TALL ENTRY PORTION OF BUILDING, REFER TO DETAILS A3 AND B3/A211 FOR ALLOWABLE SHADOW PROJECTION CALCULATIONS

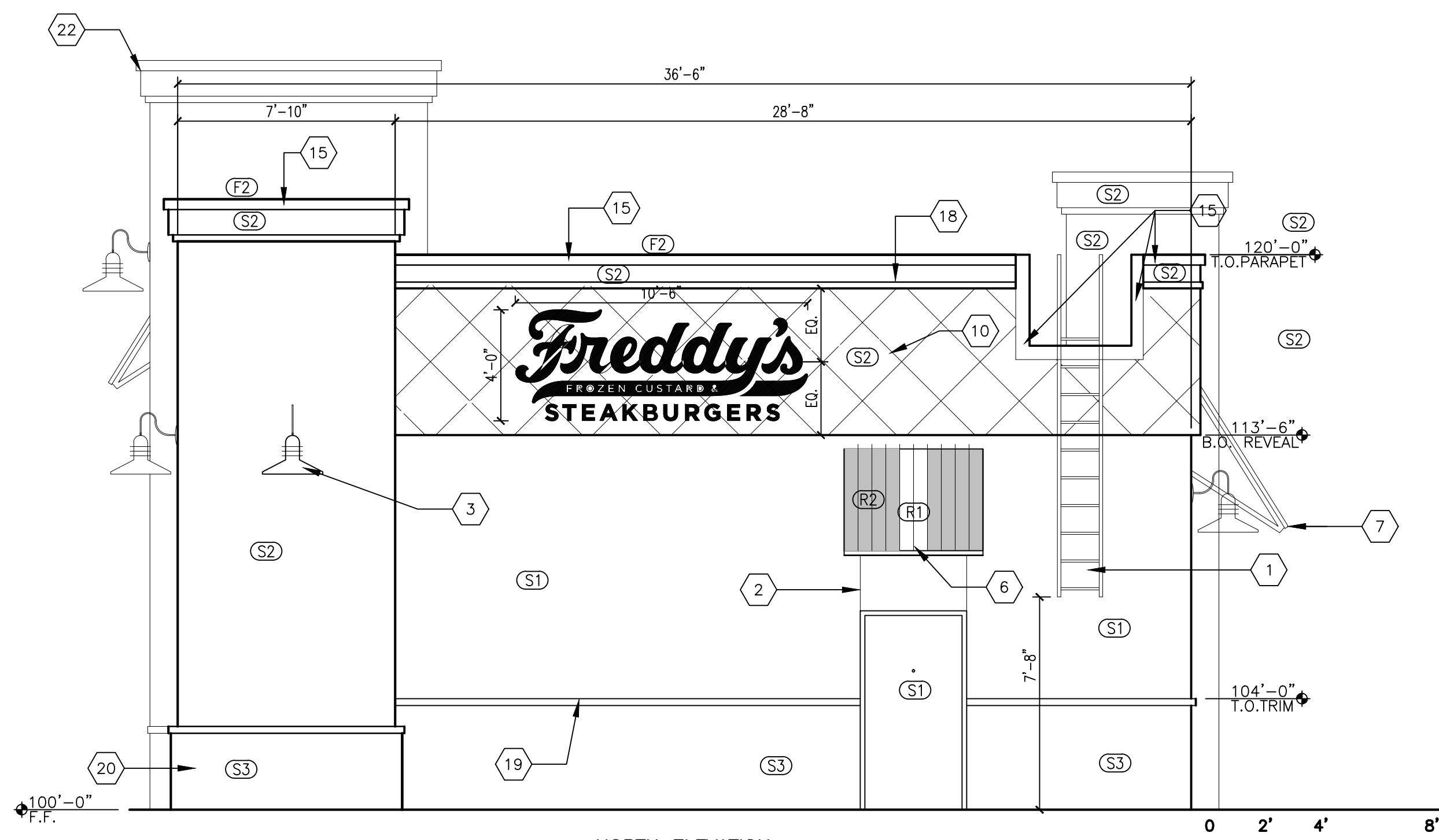


DRAWING NAME
 REVISIONS

Freddy's Restaurant
 Tract D-1 Hubbell Plaza
 North Albuquerque Acres, Albuquerque NM
 A111

SHEET NO.

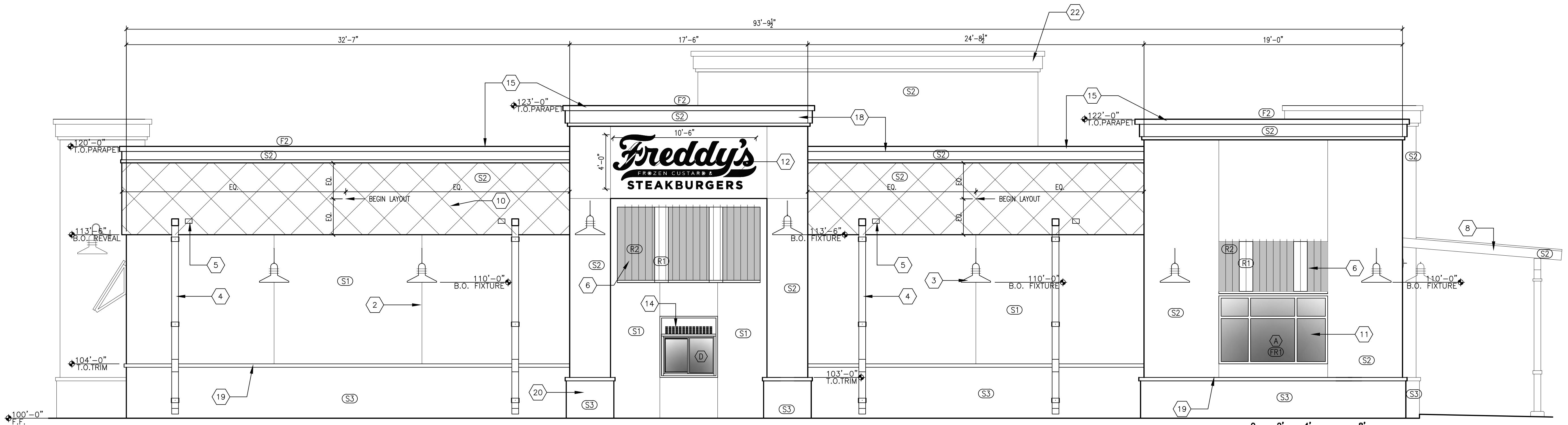
peter butterfield
 architect 13013 glenwood mills ct. ne
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901



NORTH ELEVATION
 1/4"=1'-0"
 ALLOWABLE SIGNAGE CALCULATIONS:
 NORTH ELEVATION 750 S.F. ELEVATION AREA X 12.5% = 93.74 S.F. ALLOWED
 SIGN AREA PROVIDED: 42 SQUARE FEET

MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME
(S1)	STUCCO FINISH	LIGHT TAN	SHERMAN WILLIAMS 6092	LIGHTWEIGHT BEIGE
(S2)	STUCCO FINISH/TRELLIS	MEDIUM TAN	SHERMAN WILLIAMS 6094	SENSATIONAL SAND
(S3)	STUCCO FINISH	DARK TAN	SHERMAN WILLIAMS 6096	JUTE BROWN
(R1)	DOOR/WINDOW FRAMES	ANODIZED ALUMINUM		
(F2)	FASCIA/PARAPET	ANODIZED ALUMINUM		
(T1)	SOFFIT	ANODIZED ALUMINUM		
(T2)	MISC. BLDG. TRIM	ANODIZED ALUMINUM		
(R1)	SHADE CANOPY ROOF	KYNER 500 - BRITE WHITE		
(R2)		KYNER 500 - AUTUMN RED		

- KEYED NOTES**
1. ROOF ACCESS LADDER
 2. STUCCO CONTROL JOINT (CJ)
 3. WALL MOUNTED LIGHT FIXTURE, PREFINISHED RED
 4. METAL ROOF LEADER
 5. OVERFLOW SCUPPER
 6. SHADE CANOPY - STANDING SEAM METAL ROOF ON METAL FRAME
 7. CANOPY STRUCTURE BEYOND
 8. PAINTED STEEL TRELLIS STRUCTURE WITH STANDING SEAM METAL ROOF
 9. LINE OF GRADE
 10. STUCCO REVEAL, 2'-0" O.C.
 11. ALUMINUM STOREFRONT WINDOW/DOOR SYSTEM
 12. TENANT SIGN, FLUSH MOUNTED, 5" DEEP CHANNEL LETTERS, CHERRY RED WITH 1" BLACK TRIM, BACK LIGHTED.
 13. 3-DIMENSIONAL EIFS CONE DECORATION REFER A1/A11
 14. DRIVE THROUGH WINDOW
 15. PREFINISHED PARAPET COPING TO MATCH STUCCO
 16. CONCRETE SIDEWALK
 17. 12" TALL ADDRESS NUMBERS - DIRECT APPLIED AERIAL FONT
 18. RIGID FOAM REVEAL WITH STUCCO FINISH
 19. RIGID FOAM REVEAL AT BASE
 20. FURRED BASE AT COLUMNS
 21. RIGID FOAM REVEAL AT BASE
 22. 27" TALL ENTRY PORTION OF BUILDING, REFER TO DETAILS A3 AND B3/A211 FOR ALLOWABLE SHADOW PROJECTION CALCULATIONS



WEST ELEVATION
 1/4"=1'-0"
 ALLOWABLE SIGNAGE CALCULATIONS:
 WEST ELEVATION 1972 S.F. ELEVATION AREA X 10% = 197 S.F. ALLOWED
 SIGN AREA PROVIDED: 42 SQUARE FEET

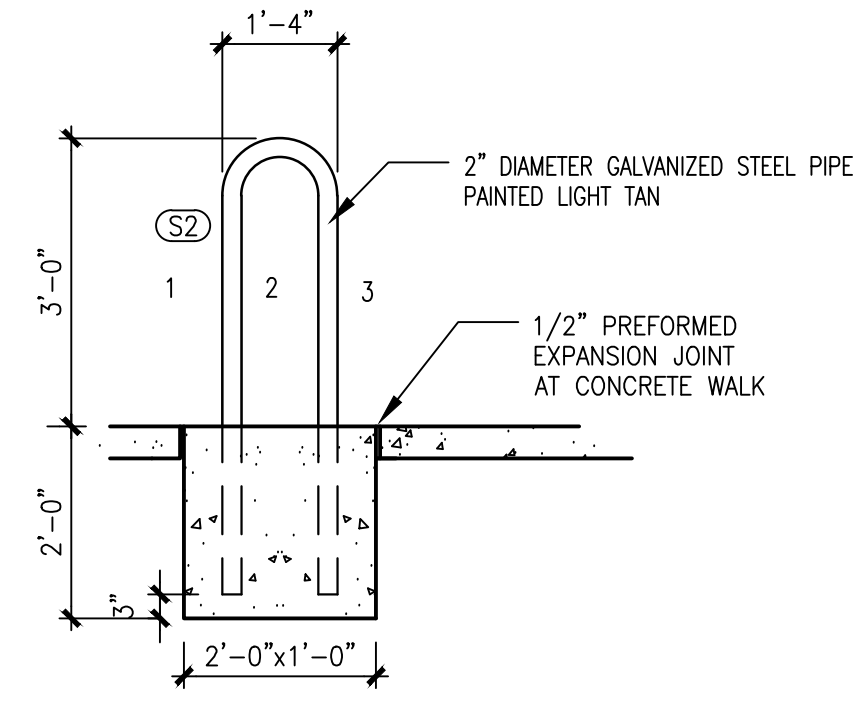


DRAWING NAME
 REVISIONS

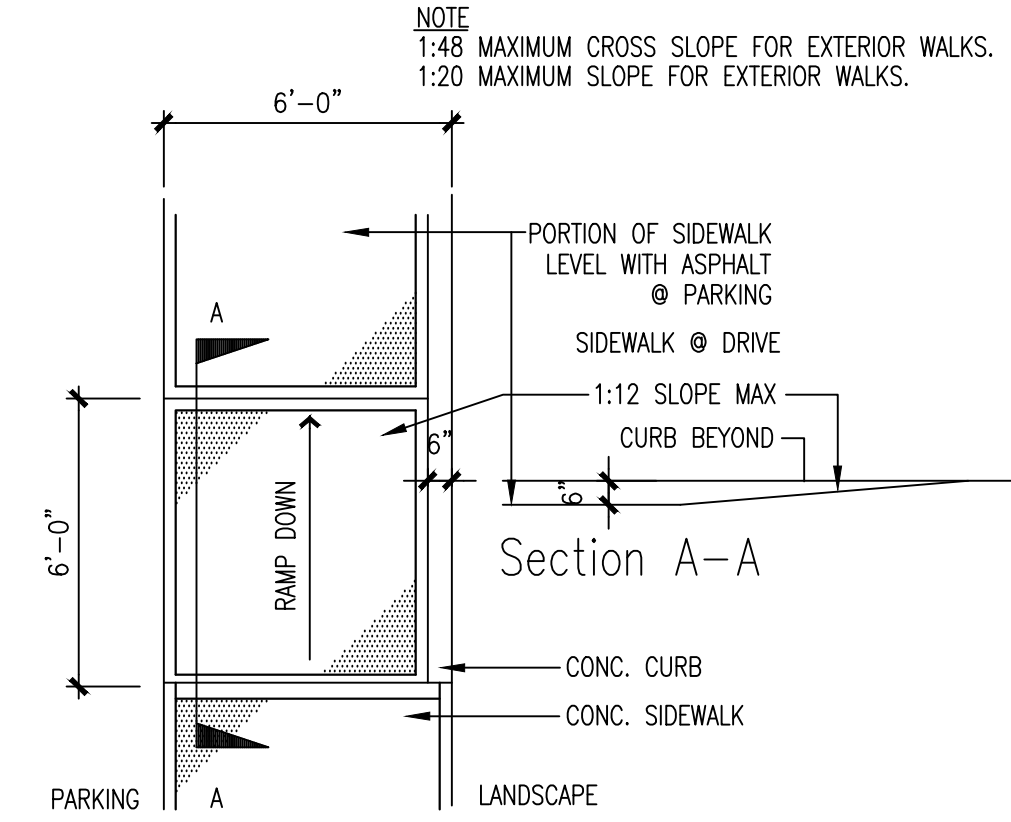
peter butterfield
 architect 13013 glenwood hills ct. ne
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

Freddy's Restaurant
 Tract D-1 Hubbell Plaza
 North Albuquerque Acres, Albuquerque NM

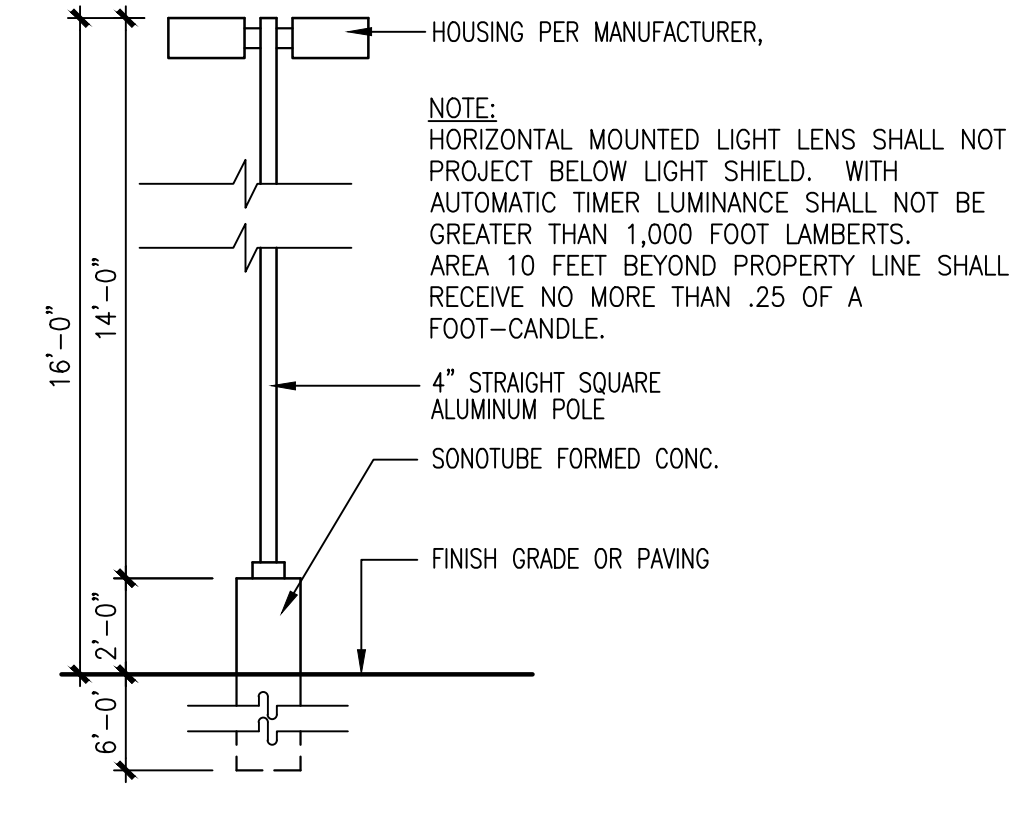
SHEET NO. **A112**



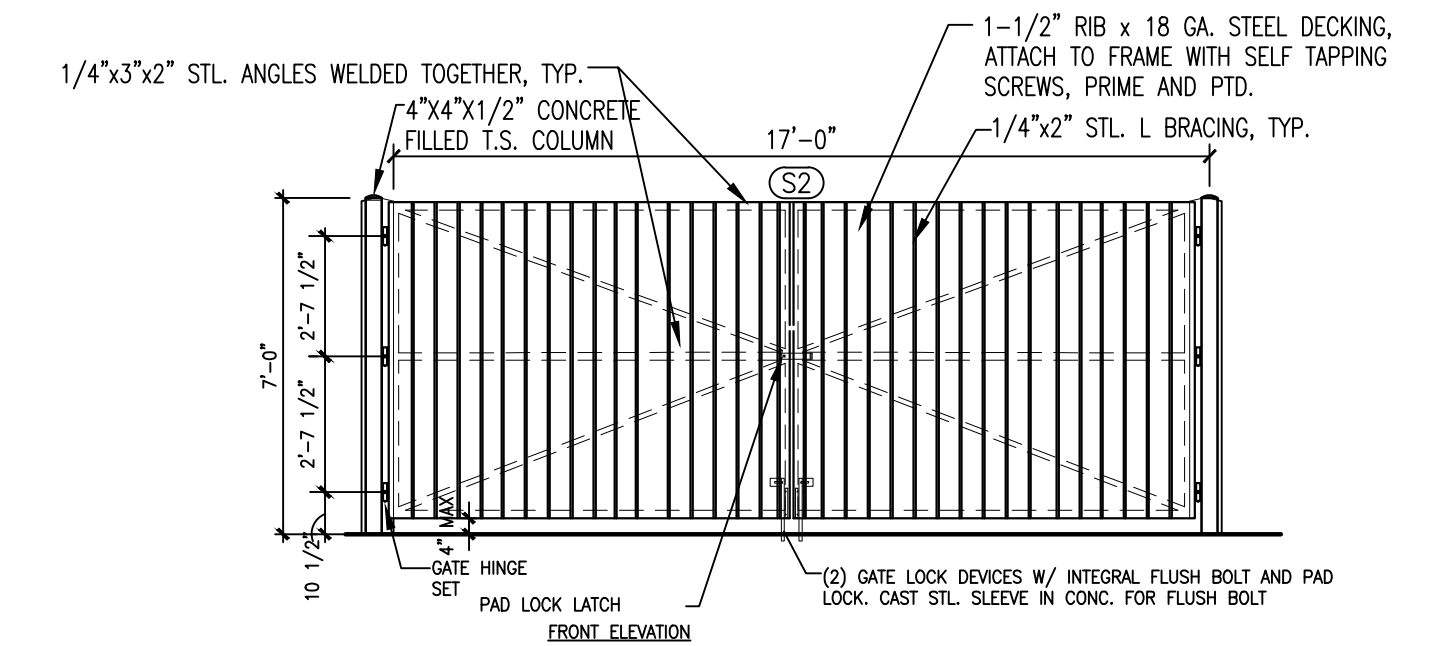
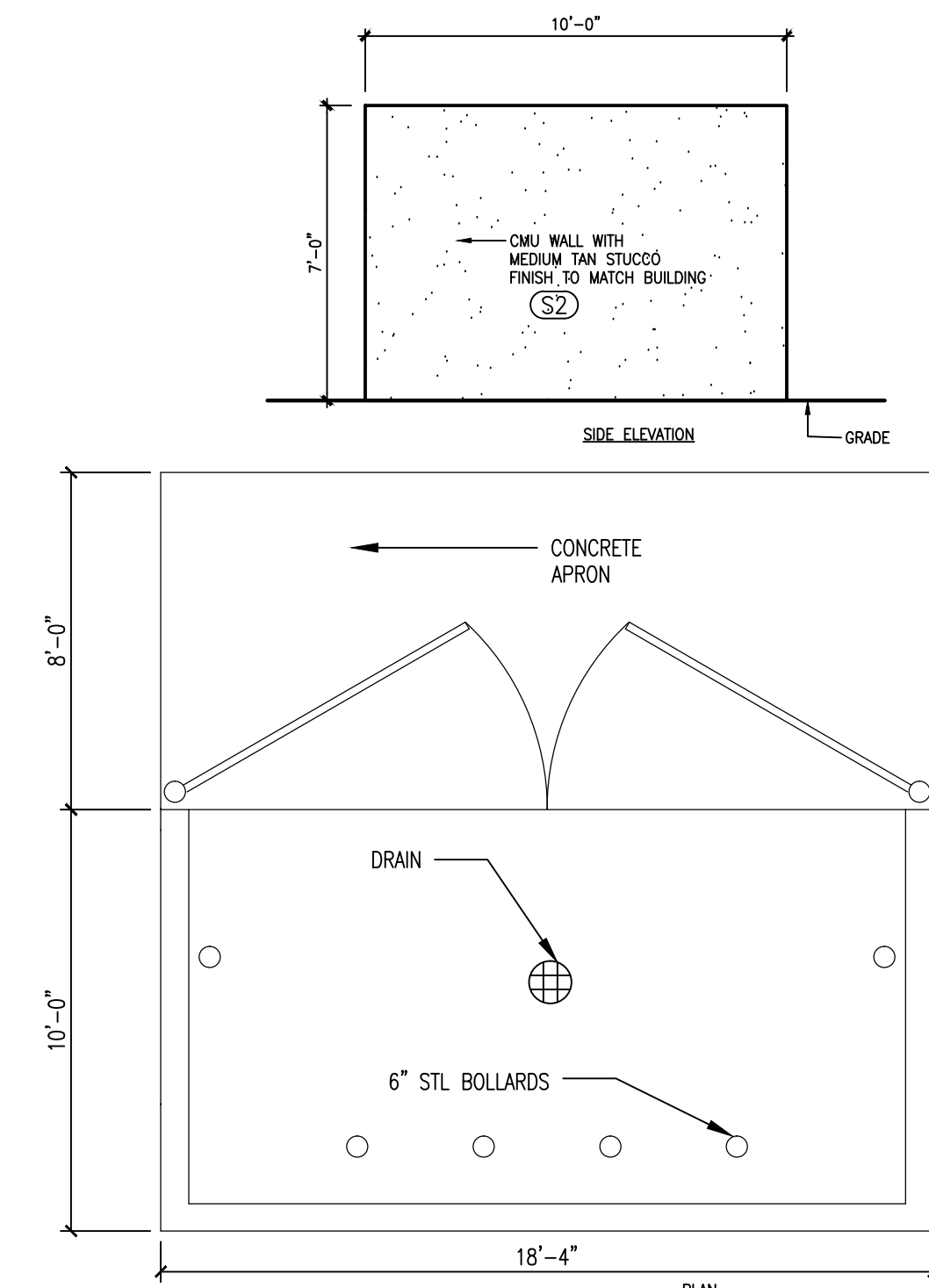
D2 BICYCLE RACK
1/2"=1'-0"



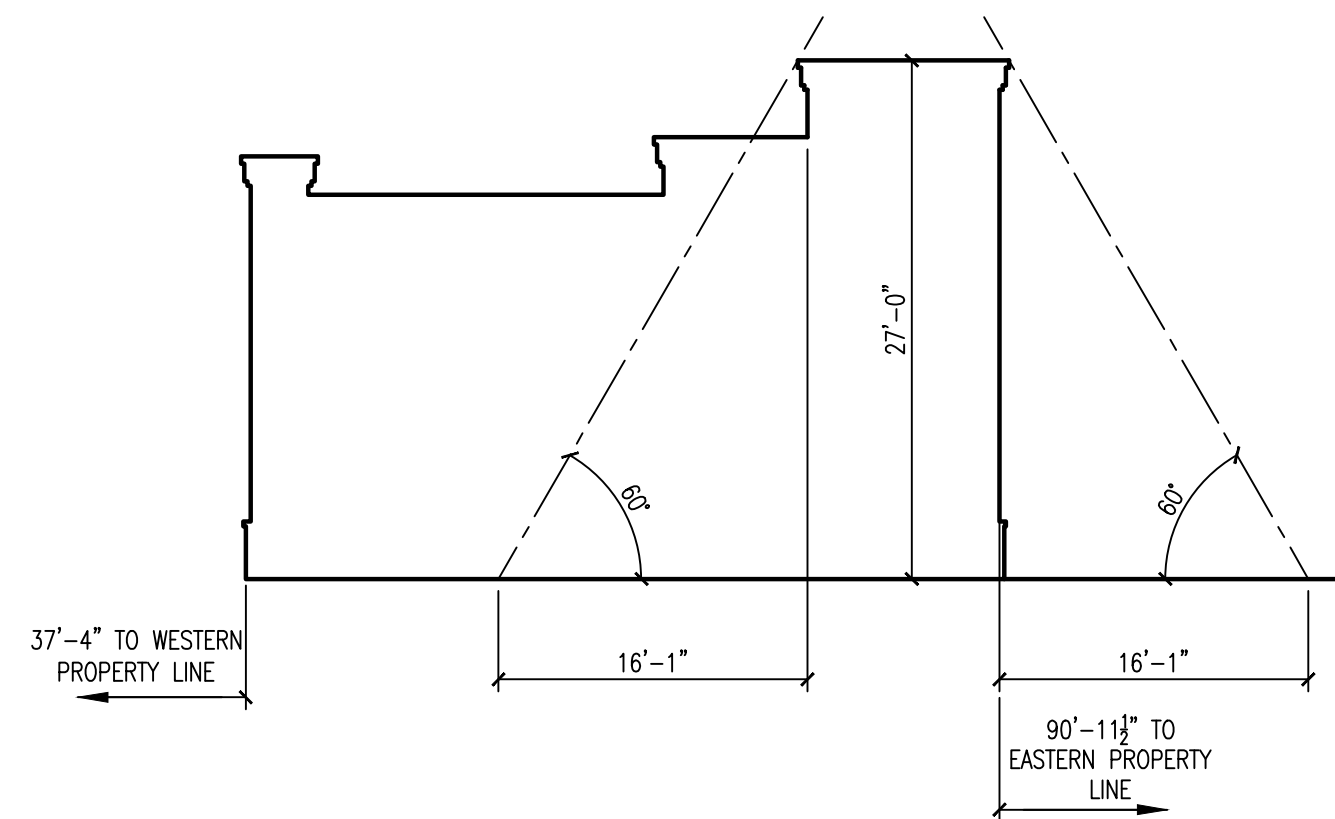
D3 RAMP @ SIDEWALK
1/4"=1'-0"



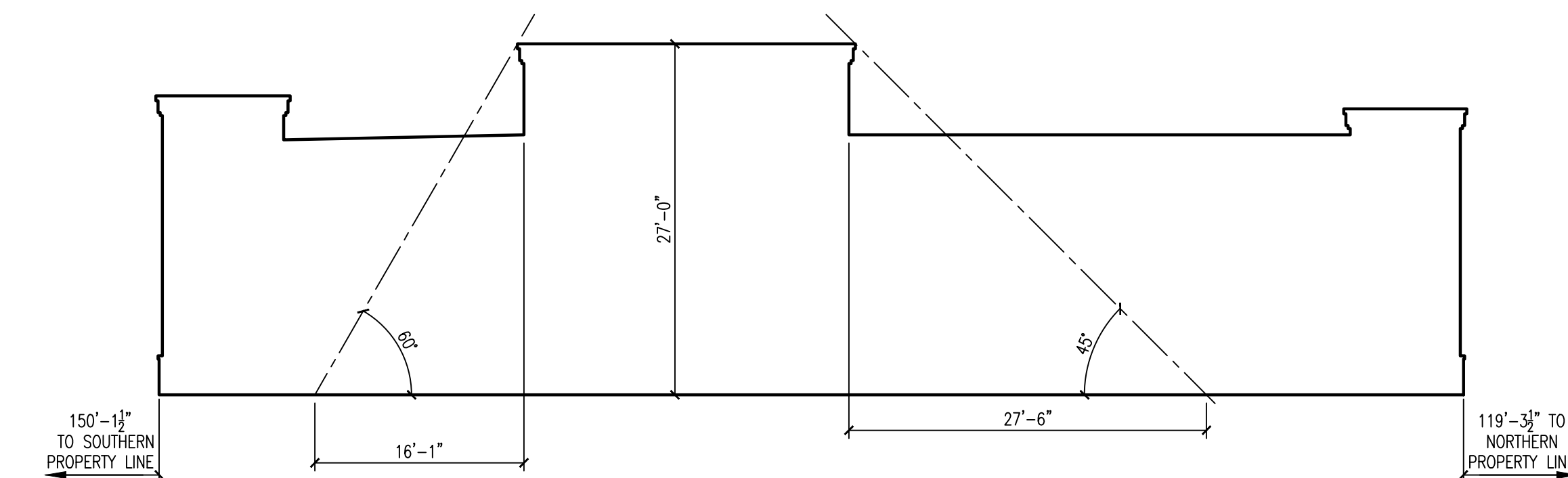
D4 LIGHT POLE DETAIL
1/4"=1'-0"



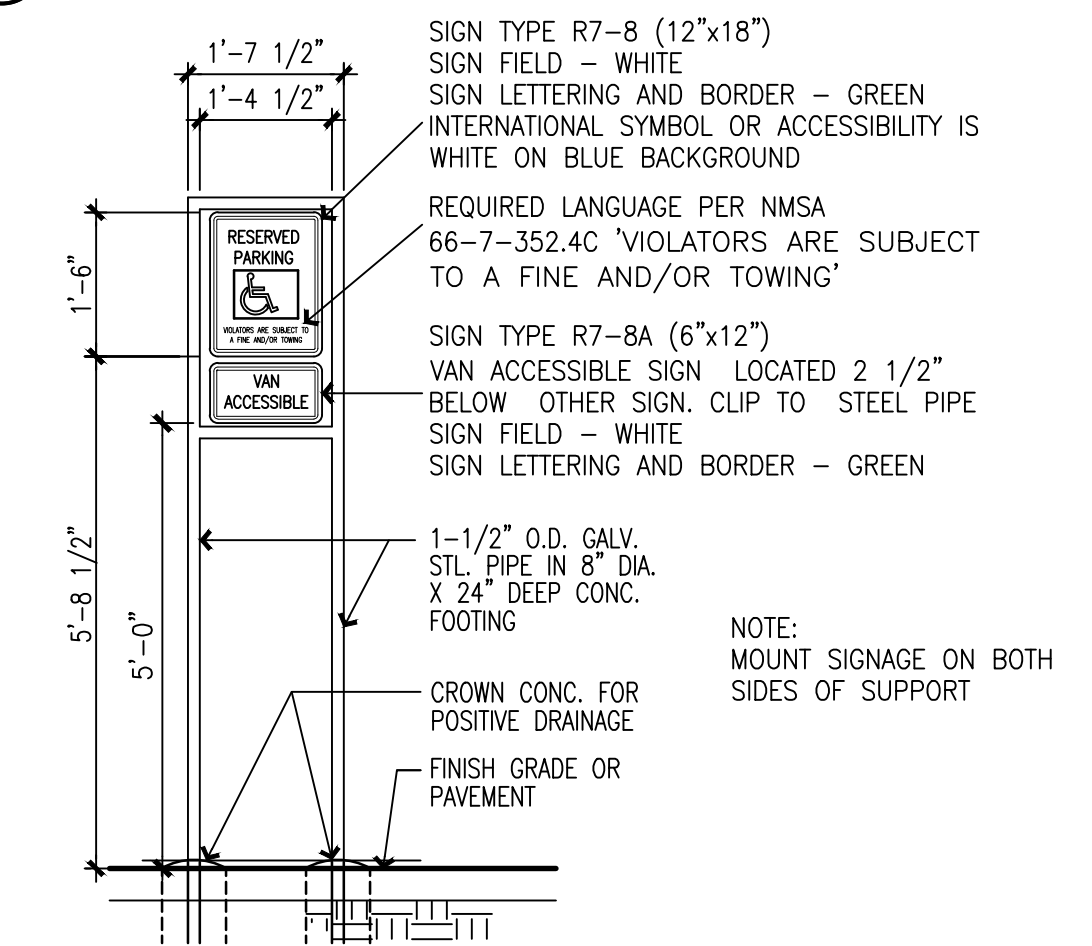
C5 REFUSE ENCLOSURE
3/8"=1'-0"



B3 PROJECTION STUDY EAST-WEST
1"=10'-0"



A3 PROJECTION STUDY NORTH-SOUTH
1"=10'-0"



B5 ADA VAN ACCESSIBLE SIGN
1/2"=1'-0"

COLOR LEGEND			
MARK	MATERIAL	COLOR	MANUFACTURER & No. COLOR NAME
(S1)	STUCCO FINISH	LIGHT TAN	SHERMAN WILLIAMS 6092 LIGHTWEIGHT BEIGE
(S2)	STUCCO FINISH/TRELLIS	MEDIUM TAN	SHERMAN WILLIAMS 6094 SENSATIONAL SAND
(S3)	STUCCO FINISH	DARK TAN	SHERMAN WILLIAMS 6096 JUTE BROWN
NOTES:			
(FR1)	DOOR/WINDOW FRAMES	ANODIZED ALUMINUM	
NOTES:			
(F2)	FASCIA/PARAPET	ANODIZED ALUMINUM	
NOTES:			
(T1)	SOFFIT	ANODIZED ALUMINUM	
NOTES:			
(T2)	MISC. BLDG. TRIM	ANODIZED ALUMINUM	
NOTES:			
SHADE CANOPY ROOF		(R1) KYNER 500 - BRITE WHITE	(R2) KYNER 500 - AUTUMN RED
NOTES: STANDING SEAM			

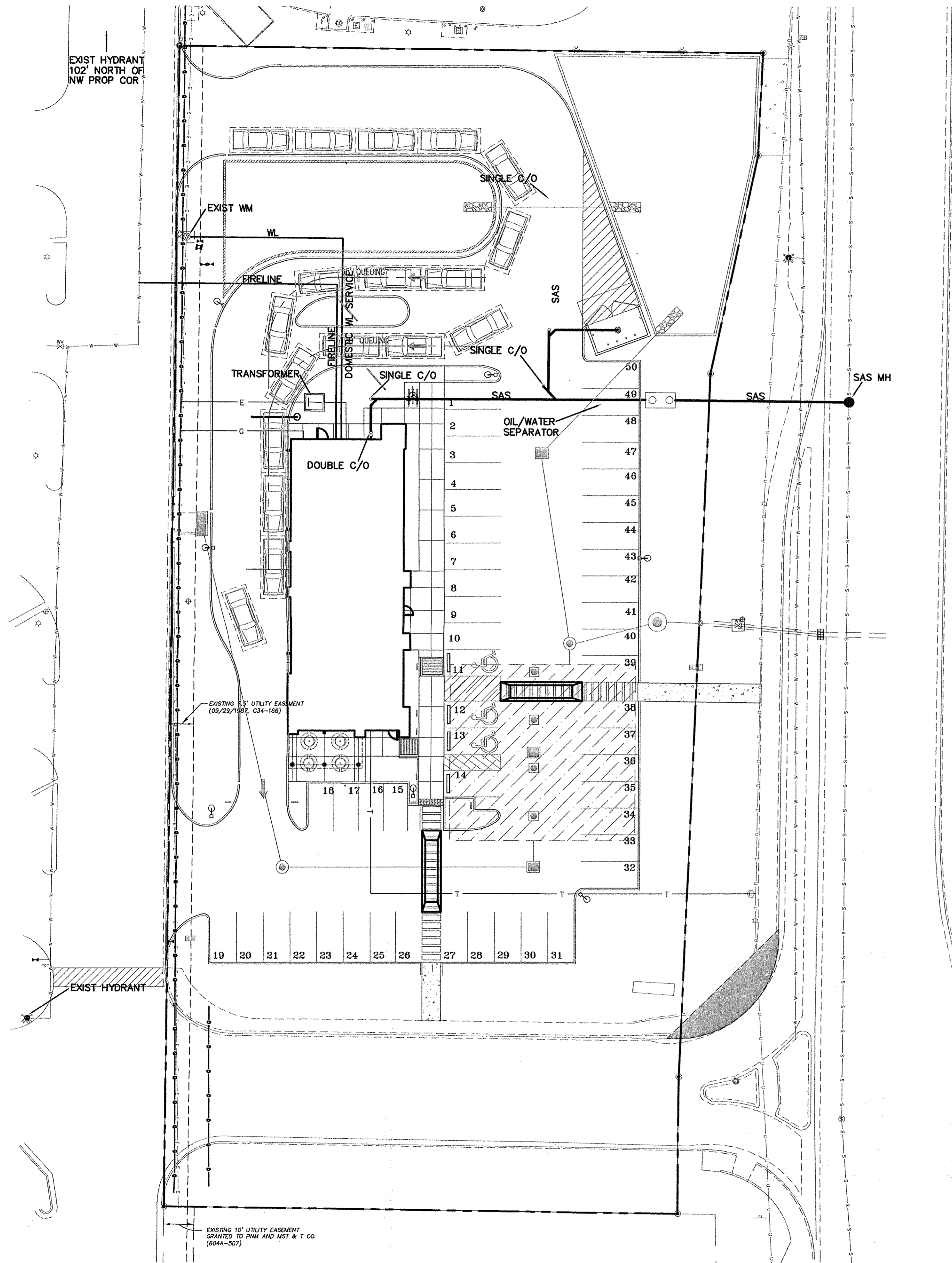
peter butterfield
architect 13013 glenwood hills ct. ne
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DRAWING NAME
REVISIONS

Freddy's Restaurant
Tract D-1 Hubbell Plaza
North Albuquerque Acres, Albuquerque NM

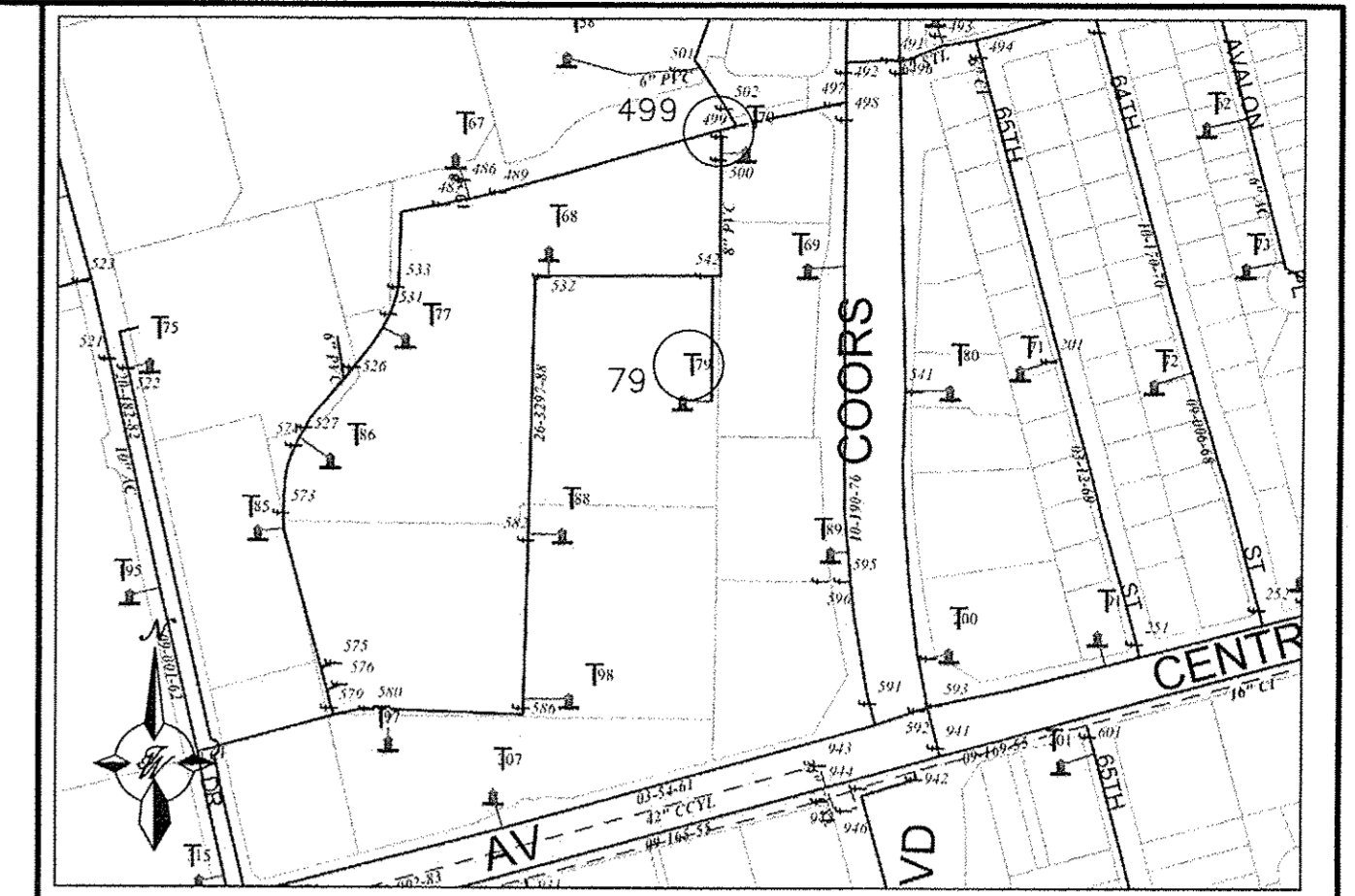
EXIST HYDRANT
102' NORTH OF
NW PROP COR



EXISTING 10' UTILITY EASEMENT
GRANTED TO PNM AND MST & T CO.
(6044-507)

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. REFERENCE ARCHITECTURAL PLANS FOR LIGHTING POWER ROUTING.



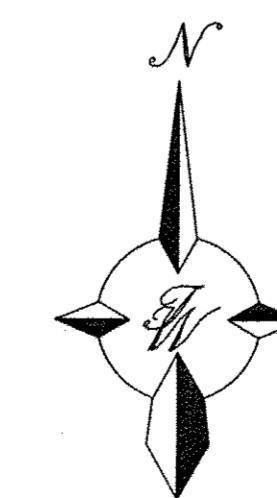
WATER SHUT-OFF PLAN SHUT OFF VALVES 499 AND 79

WATER SHUTOFF NOTES

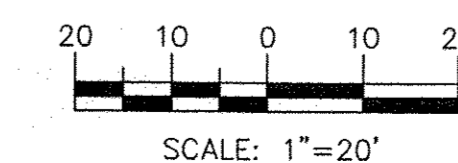
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ARCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.arbcwua.org/water_shut_off_and_turn_on_procedures.aspx)

LEGEND

- ==== CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- RETAINING WALL
- 8" SAS ----- SANITARY SEWER LINE
- 8" WL ----- WATERLINE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING GAS VALVE
- EX. UGE ----- EXISTING UNDERGROUND UTILITIES
- EX. 2" GAS ----- EXISTING GAS
- EX. 8" SAS ----- EXISTING SANITARY SEWER LINE
- EX. 10" WL ----- EXISTING WATER LINE
- EX. 18" RCP ----- EXISTING STORM SEWER LINE
- E ----- PROPOSED ELECTRIC LINE
- G ----- PROPOSED GAS LINE
- T ----- PROPOSED TELEPHONE LINE



GRAPHIC SCALE



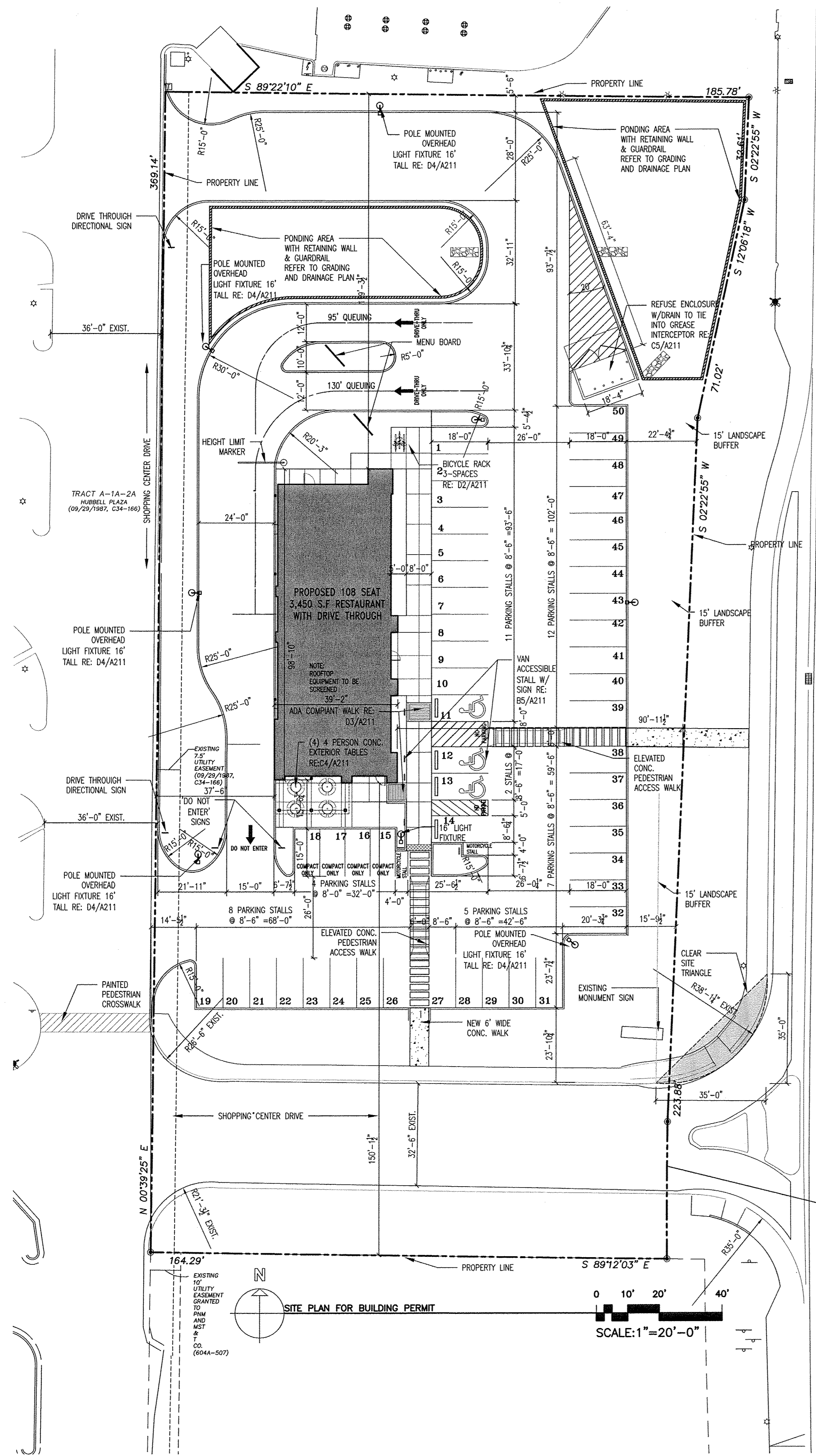
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

CID PLAN CHECKING OFFICE
624-3611
APPROVED/DISAPPROVED
Ronald R. Bohannon 7-18-15
SIGNATURE & DATE

ENGINEER'S SEAL	FREDDY'S AT COORS AND CENTRAL	DRAWN BY DY
	CONCEPTUAL UTILITY PLAN	DATE 4/22/15
		2015036-MUE
		SHEET #
		C2
		JOB #
		2015036

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrowestllc.com

RONALD R. BOHANNAN
P.E. #7868



COORS BOULEVARD N.W. (N.M.S.R. No. 448)
ROW WIDTH 168'

$$\Delta = 175'02"$$

$$R = 2000.00'$$

$$L = 43.66'$$

$$CH = S 0013'42" W$$

$$C = 43.66'$$

ADA SITE NOTES

SIGNAGE (NMBC 1110.1 AND ANSI 502.7)

- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE.
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
- CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
- SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
- SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN.
- THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
- IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
- ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.
- PAVEMENT MARKINGS (NMBC 1110.3)
 - PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
 - PARKING SPACE LINES BE PAINTED BLUE.
 - ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978).
 - ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
 - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

GENERAL NOTES

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- WORK ON CENTRAL AVENUE MAY REQUIRE WORK ORDER OR SPECIAL BARRICADE PERMIT.
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

WRITTEN PROJECT SUMMARY

The proposed project is single story drive through restaurant to be built in a single phase. The building will be approximately 3,450 square foot and the parking lot and associated features will be completed within this phase. The existing zoning is C2(SC). All elements of the site plan and building elevations comply with the design guidelines of sector 1 of the Coors Corridor Sector Development Plan.

NOTES:

- THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONE CODE AND OF THE COORS CORRIDOR SECTOR DEVELOPMENT PLAN GENERAL REGULATIONS.
- MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SITE LIGHTING SHALL NOT HAVE A LUMINANCE GREATER THAN 1000 LAMBARTS

PROJECT DATA

LEGAL DESCRIPTION:
TR D-1 (REPLAT OF TRS A THRU F HUBBELL PLAZA AND LT 1 OF TRC-27 AIRPORT UNIT TOWN OF ATRISCO GRANT) HUBBELL PLAZA CONT. 62,983 SQ FT M/L

ZONING: C-2 (SC)	EXTERIOR SEATING: 16 SEATS PROVIDED (36' LF)
AREAS: TRACT AREA: 62,983 SQ. FT. (1.45 ACRES) BUILDING FOOTPRINT: 3,450 SF F.A.R.: .055	PARKING REQUIREMENTS: PARKING REQUIRED (1 Per 4 SEATS) 27 108 SEATS PROVIDED PARKING PROVIDED 50 ADA PARKING REQUIRED (1 VAN ACCESSIBLE) 3 ADA PARKING PROVIDED (INCLUDES 1 VAN ACCESSIBLE) 3 BICYCLE PARKING REQUIRED (1:20 AUTOS) 3 BICYCLE PARKING PROVIDED 3 MOTORCYCLE PARKING REQUIRED 2 MOTORCYCLE PARKING PROVIDED 2
PROPOSED USE: DRIVE THROUGH RESTAURANT	

PROJECT NUMBER: _____
Application Number: _____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ 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:

Traffic Engineering, Transportation Division	Date
ABCWJA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
<i>Carla Wilkins</i>	7-13-15
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Zone Atlas Page: **K-10-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- 1/4 Mile Buffer Zone
- 1/8 Mile Buffer Zone
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone
- Petroglyph Mon.

Scale: 0 200 400 Feet

peter butterfield
architect

13013 glenwood hills ct. ne
albuquerque nm 87111 (ph) 505.332.9323 (fax) 212.0901

4/21/15
DRAWING NAME
REVISIONS

Freddy's Restaurant
Tract D-1 Hubbell Plaza
North Albuquerque Acres, Albuquerque NM

SHEET NO. **A001**
5/21/15