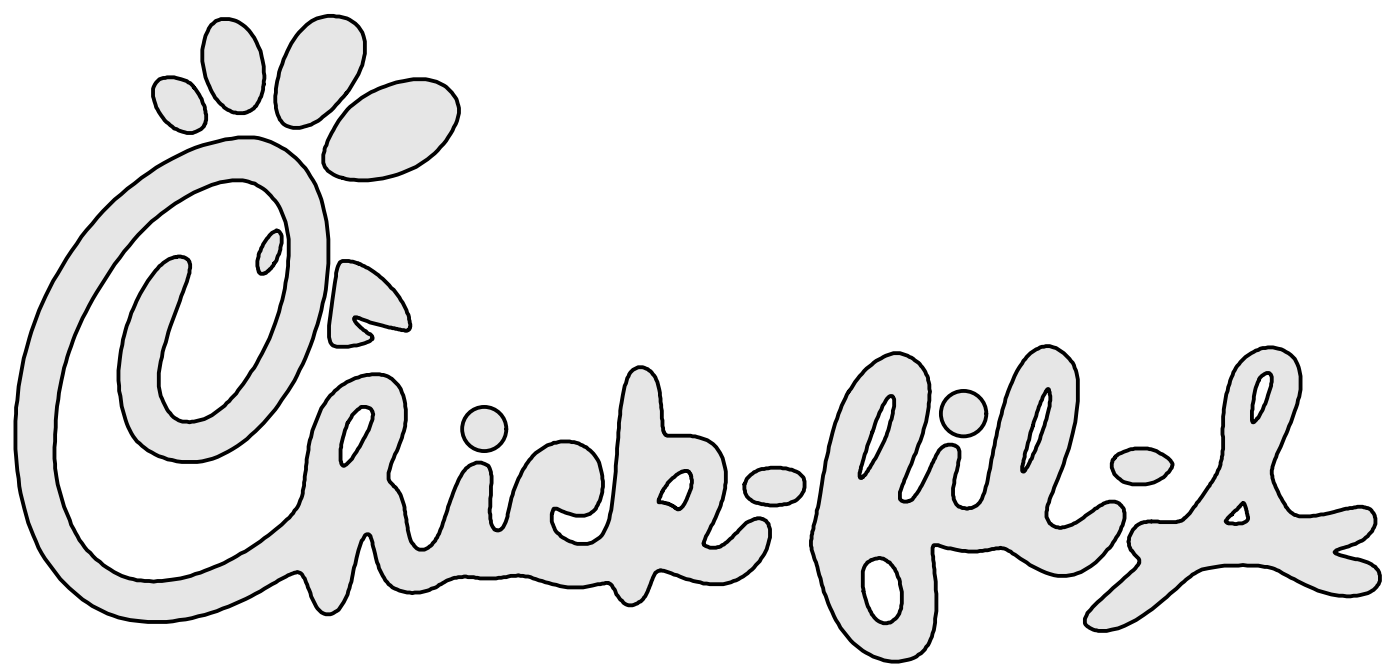


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



COORS BLVD AND ST. JOSEPHS DRIVE
ALBUQUERQUE, NM

INDEX OF DRAWINGS

- C 0.1 DEMOLITION PLAN
- C 1.0 SITE DIMENSION PLAN
- C 1.1 TRAFFIC CIRCULATION LAYOUT
- C 2.0 SITE GRADING PLAN
- C 3.0 SITE UTILITY PLAN
- C 4.0 DETAILS
- L -1 PLANTING PLAN

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

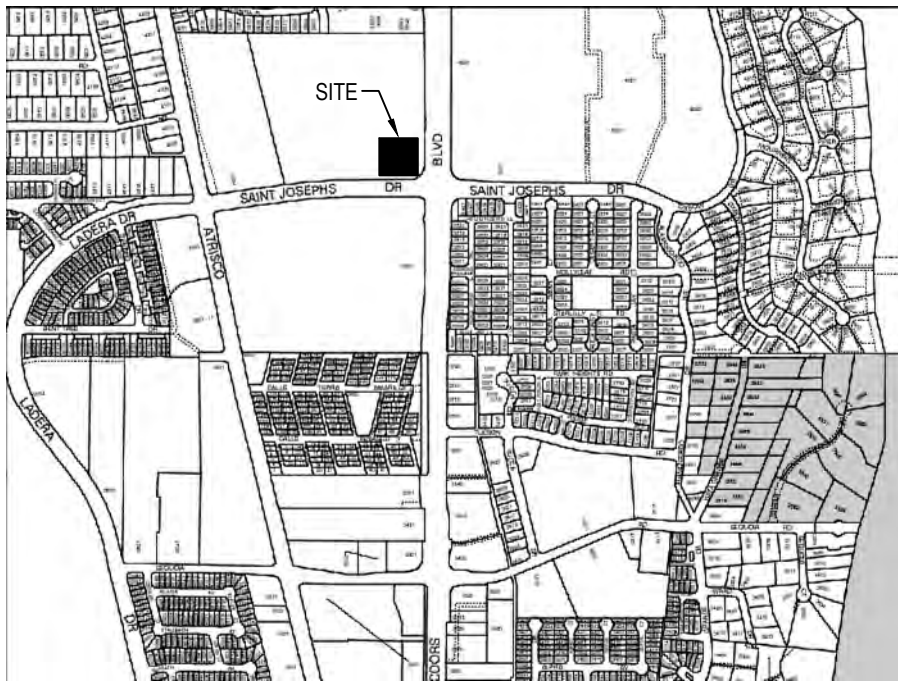
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

VICINITY MAP



NO SCALE

OWNER

CONTACT
MAGGIE NUCKOLS
17877 VON KARMAN AVE, SUITE 500
IRVINE, CA 92614
PHONE: 602-741-5695



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH ALBUQUERQUE CITY, AND CHICK-FIL-A STANDARDS & SPECIFICATIONS.
2. CALL NMOC 48 HOURS PRIOR TO DIGGING.
3. CONTROL POINT: 60D NAIL WITH ALUMINUM DISK STAMPED "SURV-TEK CONTROL" N=1,502.746.35' E=1,505,788.82' ELEV = 5116.08'
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.

ENGINEER/SURVEYOR:

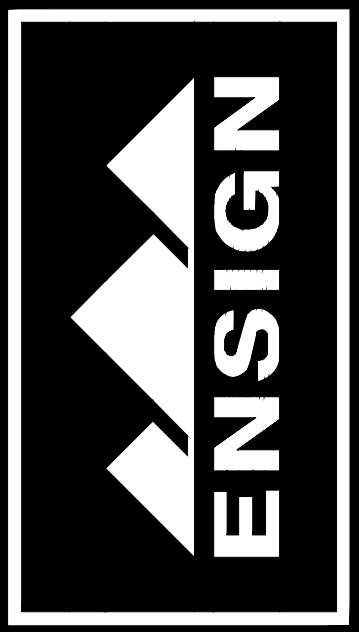


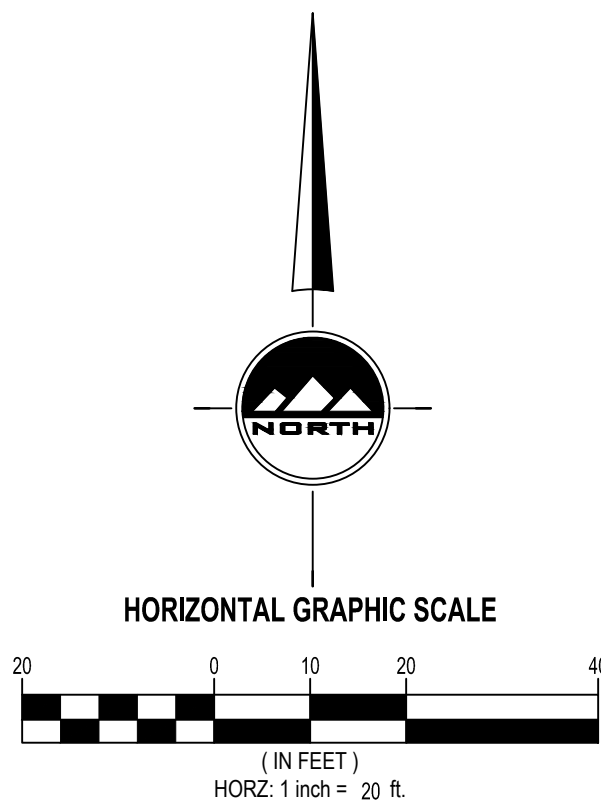
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453

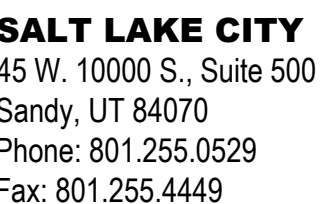
CHICK-FIL-A #04107 COORS DRIVE THRU EXPANSION

JULY, 2023





- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ① REMOVE EXISTING ASPHALT PAVING.
 - ② REMOVE EXISTING CURB AND GUTTER.
 - ③ REMOVE EXISTING STRIPING AND ARROWS.
 - ④ REMOVE EXISTING LIGHT.
 - ⑤ PROTECT EXISTING UTILITIES, SEWER, STORM DRAIN, CURBING, ETC. IN PLACE.
 - ⑥ REMOVE AND RELOCATE EXISTING ELECTRICAL TRANSFORMER. COORDINATE WITH SERVICE PROVIDER.
 - ⑦ REMOVE EXISTING ELECTRICAL EQUIPMENT. COORDINATE WITH SERVICE PROVIDER.



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COORS BLVD NW & ST
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
DEMOLITION
PLAN

VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 7/7/23
Drawn By : MM
Checked By: DJ

Shee

C-O.I



PROJECT NUMBER: PR-2019-002574

Application Number: SI-2022-02061

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.

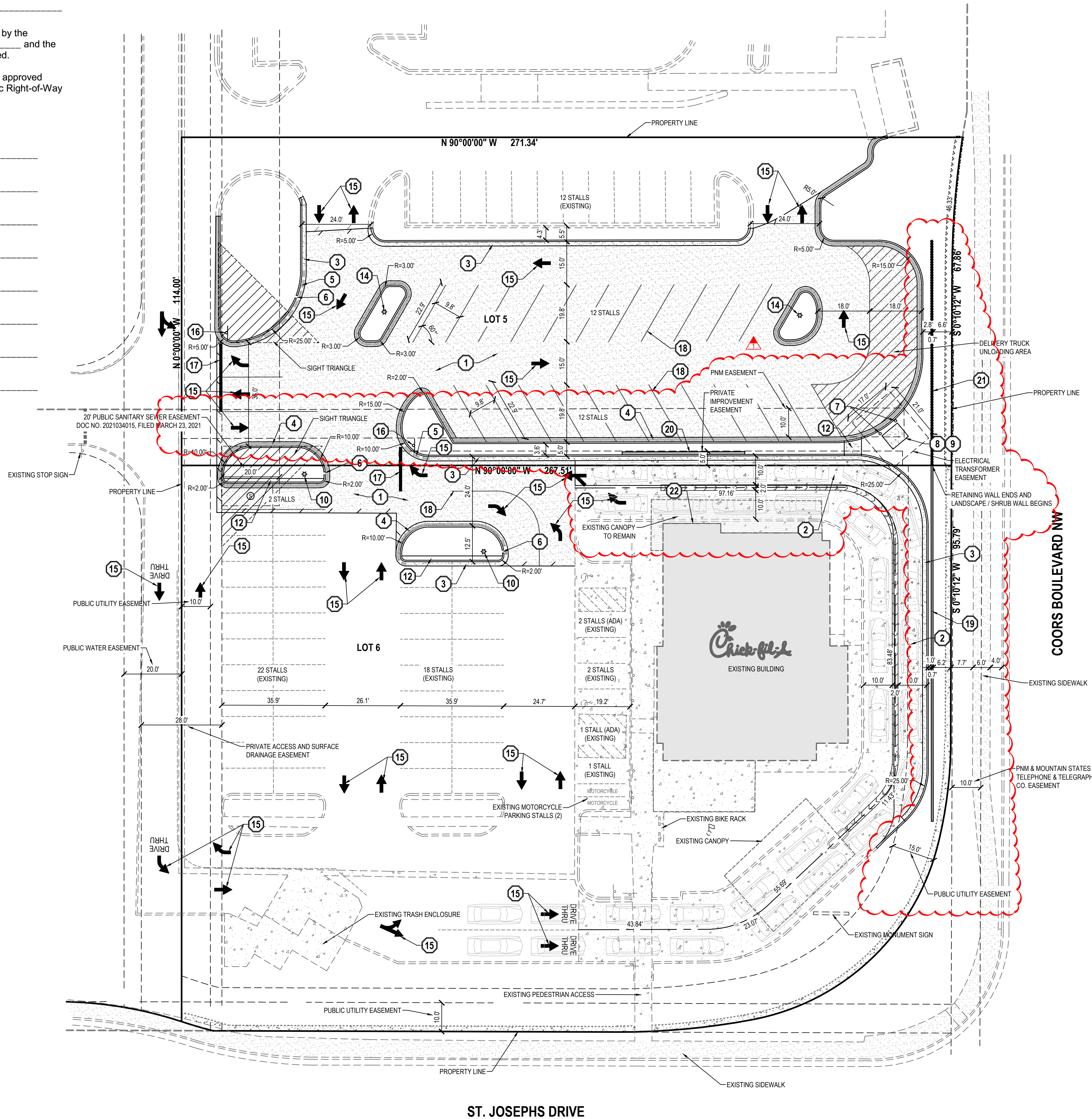
DRB SITE DEVELOPMENT PLAN APPROVAL:

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

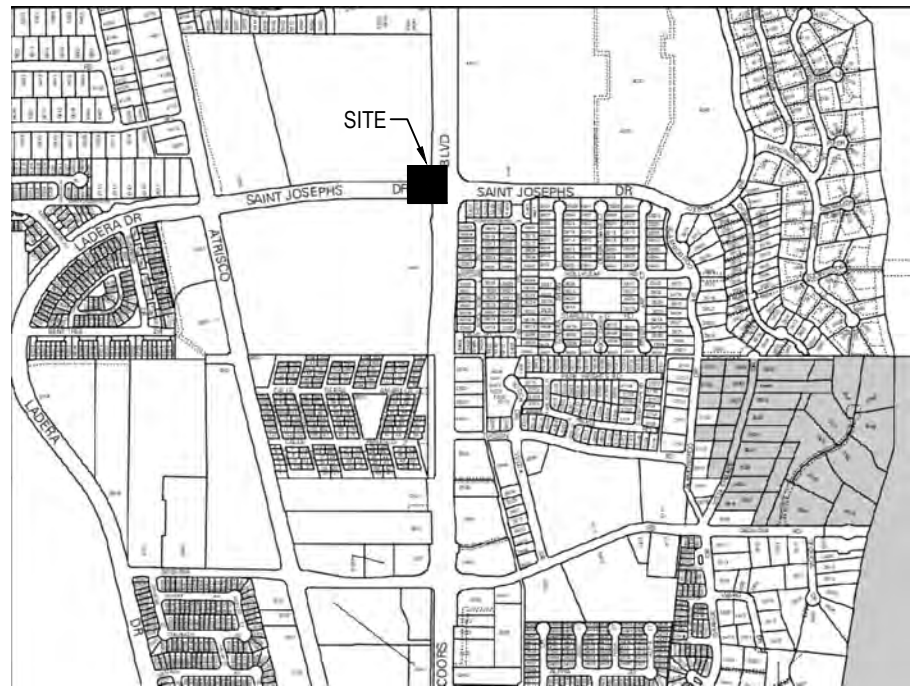
*Environmental Health, if necessary

2/16/18

NOTE: THIS SITE PLAN AMENDMENT MEETS THE COORS PAVILION DESIGN STANDARDS



VICINITY MAP



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- PROPOSED ASPHALT PAVEMENT. SEE DETAIL 1/C-4.0.
- CONCRETE PAVEMENT DRIVE-THRU. SEE DETAIL 2/C-4.0.
- 24" CATCHING CURB AND GUTTER PER DETAIL 3/C-4.0.
- 24" SPILLING CURB AND GUTTER PER DETAIL 3/C-4.0.
- TRANSITION BETWEEN CATCHING AND SPILLING CURB AND GUTTER.
- 1" CURB OPENING.
- CONCRETE BOLLARD PER DETAIL 7/C-4.0.
- CONCRETE PAD FOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- RELOCATED ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- RELOCATED LIGHT POLE. MOUNTING HEIGHT OF LIGHT FIXTURE SHALL BE NO HIGHER THAN 20' ABOVE FINISHED GRADE AS PER REQUIREMENTS OF THE ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE 34(C)(5)(D). SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- NOT USED.
- CONCRETE SIDEWALK. SEE DETAIL 4/C-4.0.
- NOT USED.
- PROPOSED LIGHT POLE. MOUNTING HEIGHT OF LIGHT FIXTURE SHALL BE NO HIGHER THAN 20' ABOVE FINISHED GRADE AS PER REQUIREMENTS OF THE ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE 34(C)(5)(D). SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- PAINTED LANE-USE ARROWS. SEE DETAIL 5/C-4.0.
- "STOP" AND "RIGHT TURN ONLY" SIGN COMBO PER M.U.T.C.D. STANDARDS.
- 12" SOLID STOP BAR.
- 4" WIDE SOLID PAVEMENT MARKING PER PARKING LOT STRIPING SPECIFICATIONS. SEE 6/C-4.0.
- 8" WIDE RETAINING / SCREEN WALL PER DETAIL 2/C-2.0. SEE GRADING PLAN FOR ELEVATIONS.
- LANDSCAPE WALL. SEE GRADING PLAN FOR ELEVATIONS.
- LANDSCAPE / SHRUB WALL PER DETAIL 3/C-2.0. SEE GRADING PLAN FOR ELEVATIONS.
- TORMAX PEDESTRIAN DOOR TO REPLACE EXISTING OMD WINDOW. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

SITE DATA CHART

LEGAL DESCRIPTION OF LEASE AREA: LOT 6 AND 5 COORS PAVILION WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

ZONE DISTRICT: SU-3 WITH C-2 USES ALLOWED
PROPOSED USE: QUICK SERVICE RESTAURANT

LOT 6	SQ. FT.	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	50,690	1.16	100%
LANDSCAPE AREA:	10,864	0.25	21%
HARDSCAPE AREA:	3,698	0.08	7%
TOTAL PARKING AND DRIVE AREA:	31,227	0.72	62%
TOTAL BUILDING AREA:	4,901	0.11	10%

LOT 5	SQ. FT.	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	30,570	0.70	100%
LANDSCAPE AREA:	5,867	0.13	19%
HARDSCAPE AREA:	120	0.00	1%
TOTAL PARKING AND DRIVE AREA:	24,583	0.56	80%
TOTAL BUILDING AREA:	0	0.00	0%

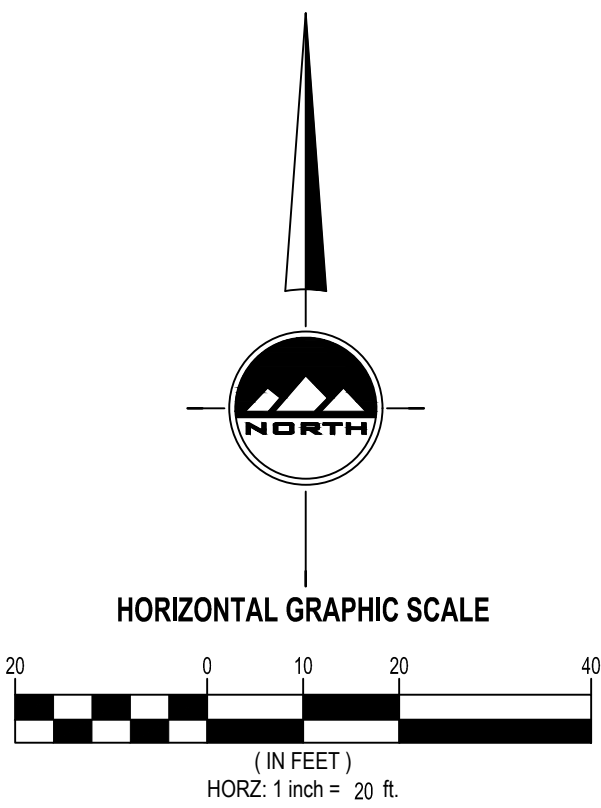
REQUIRED PARKING CALCULATION - RESTAURANT WITH DRIVE-THRU AT LEAST 1 PARKING SPACE PER 4 SEATS IN BUILDING = 33 SPACES
REQUIRED HANDICAP ACCESSIBLE PARKING SPACES = 3

EXISTING STANDARD PARKING SPACES: 55
PROPOSED STANDARD PARKING SPACES: 26
EXISTING ACCESSIBLE PARKING SPACES: 3
TOTAL AUTO PARKING SPACES PROVIDED: 84
MOTORCYCLE PARKING SPACES: 2

BIKE RACK SPACES: 4

LEGEND

EXISTING BOLLARD	PROPOSED ASPHALT
PROPOSED BOLLARD	EXISTING CURB AND GUTTER
EXISTING SIGN	PROPOSED CURB AND GUTTER
PROPOSED SIGN	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING FLAG POLE	TRANSITION TO REVERSE PAN CURB
EXISTING EDGE OF ASPHALT	EXISTING CONCRETE
PROPOSED EDGE OF ASPHALT	PROPOSED CONCRETE
EXISTING STRIPING	EXISTING BUILDING
PROPOSED STRIPING	EXISTING MONUMENT SIGN
EXISTING WALL	



ST. JOSEPHS DRIVE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	03/30/23	MM

Mark	Date	By
1		

Mark	Date	By
1		

Seal



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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STORE

CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE

SITE PLAN

VERSION:

ISSUE DATE:

Job No. : 11274

Store : 04107

Date : 7/7/23

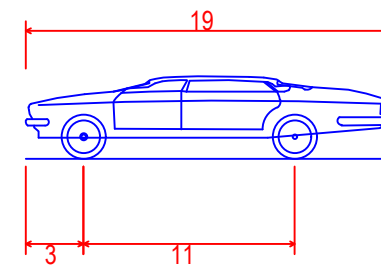
Drawn By : MM

Checked By: DJ

Sheet

C-I.O

PASSENGER CAR



P - Passenger Car
Overall Length
7.000ft
Overall Width
4.300ft
Overall Body Height
1.115ft
Min Body Ground Clearance
6.000ft
Track Width
4.00s
Lock-to-lock time
31.60°
Max Steering Angle (Virtual)

19.000ft
7.000ft
4.300ft
1.115ft
6.000ft
4.00s
31.60°

VICINITY MAP



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By
1

03/30/23 MM

Mark Date By
1

Mark Date By
1

Seal



SALT LAKE CITY
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Fax: 801.255.4449

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STORE
CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
TRAFFIC
CIRCULATION
LAYOUT

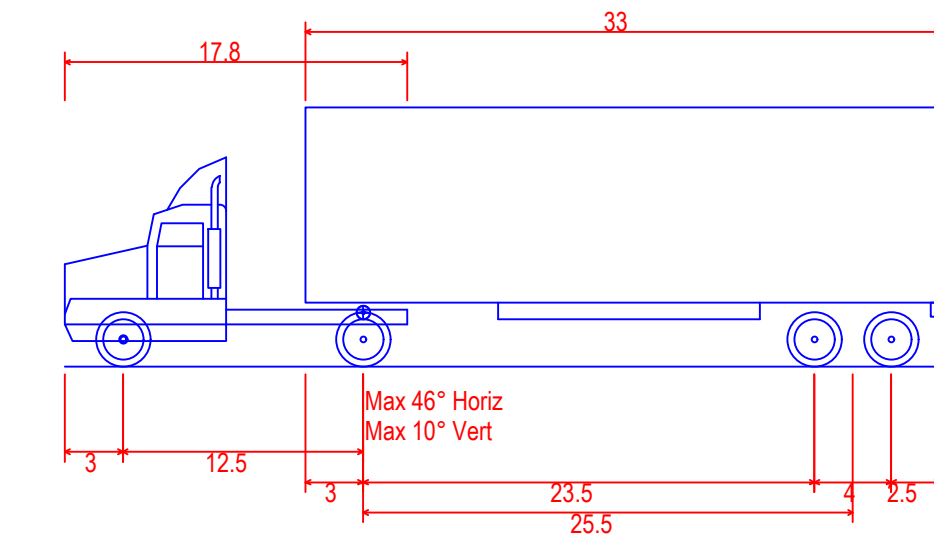
VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 7/7/23
Drawn By : MM
Checked By: DJ

Sheet

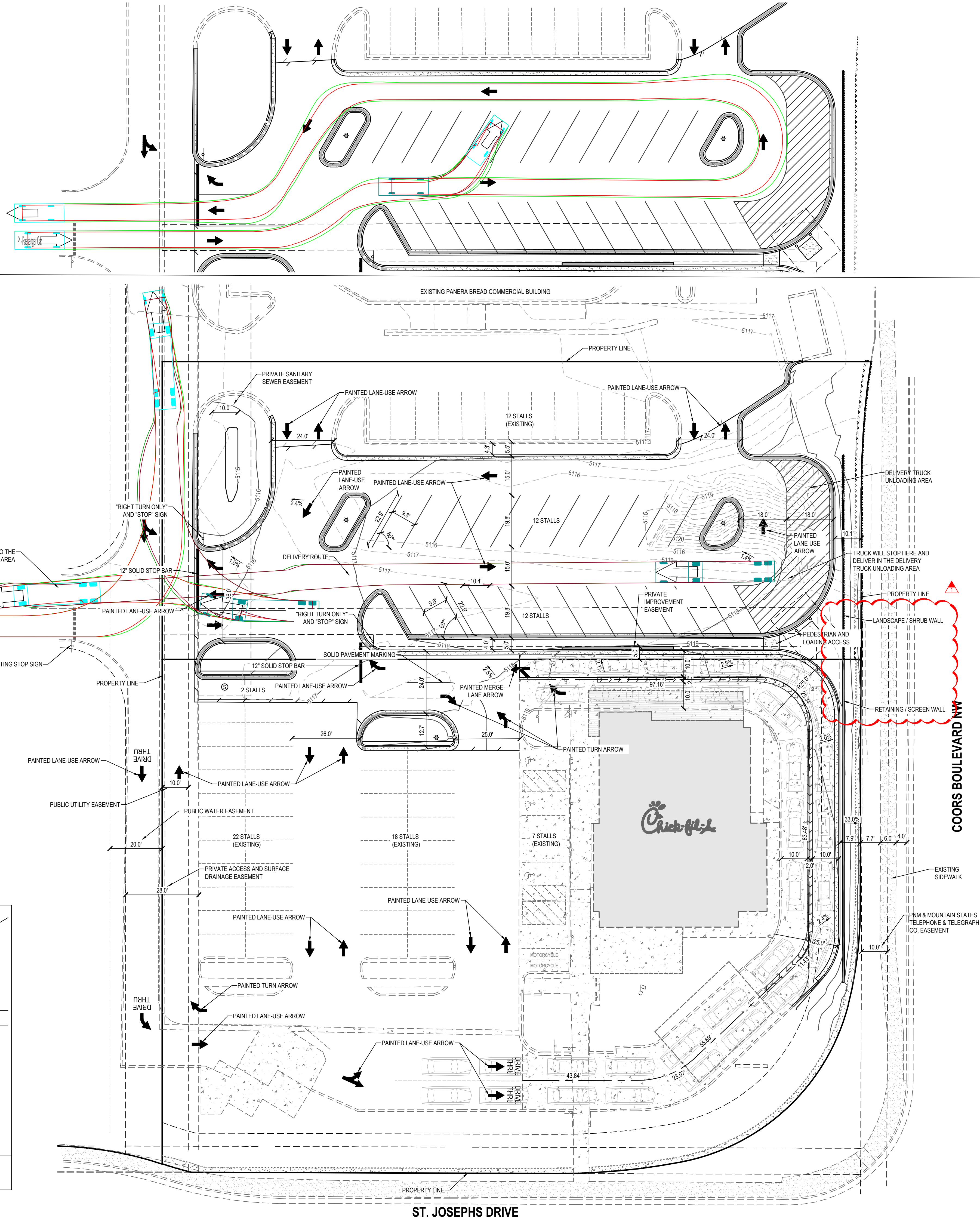
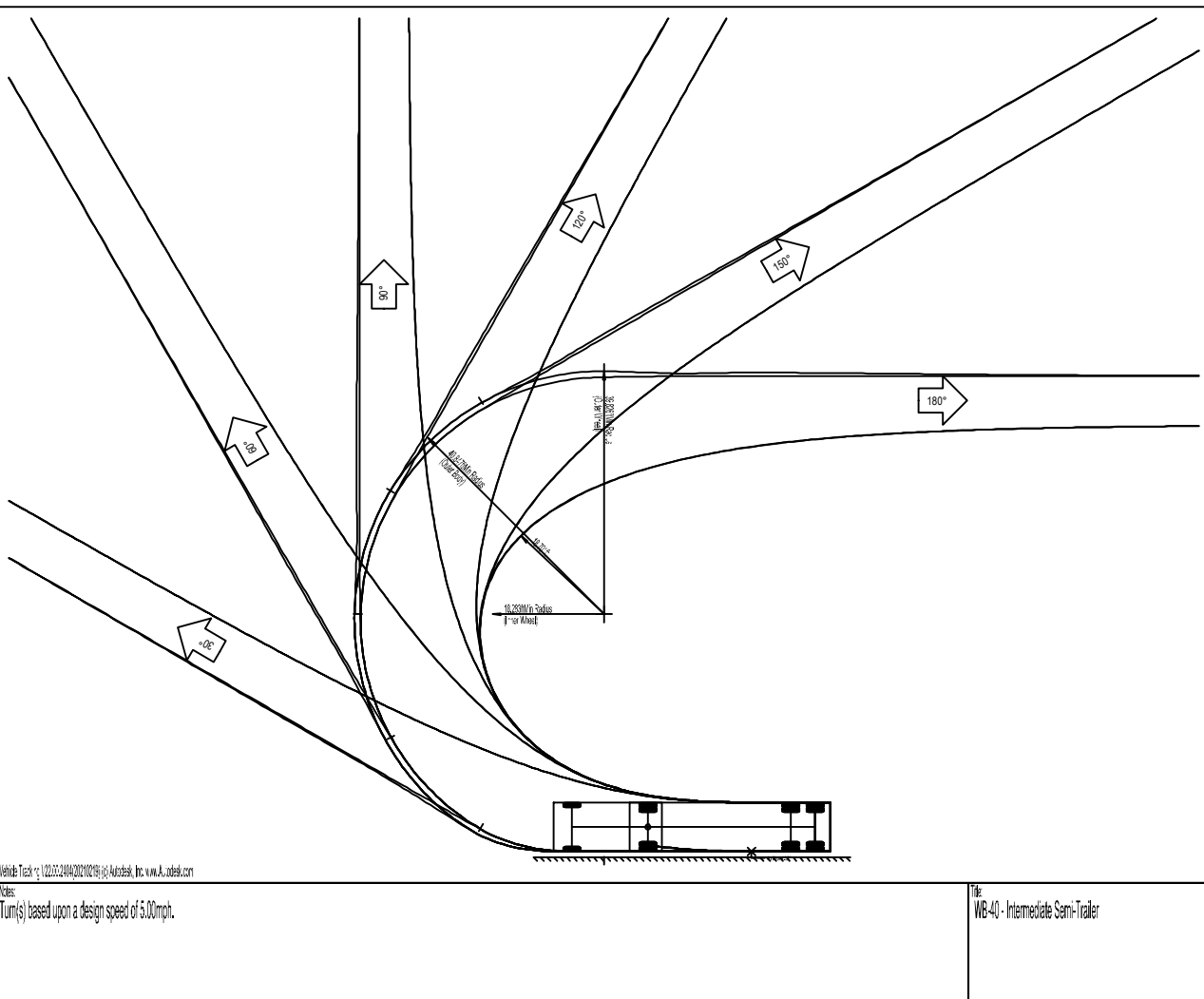
C II

DELIVERY TRUCK



WB-40 - Intermediate Semi-Trailer
Overall Length
8.000ft
Overall Width
13.500ft
Overall Body Height
1.334ft
Min Body Ground Clearance
8.000ft
Track Width
4.00s
Lock-to-lock time
20.30°
Max Steering Angle (Virtual)

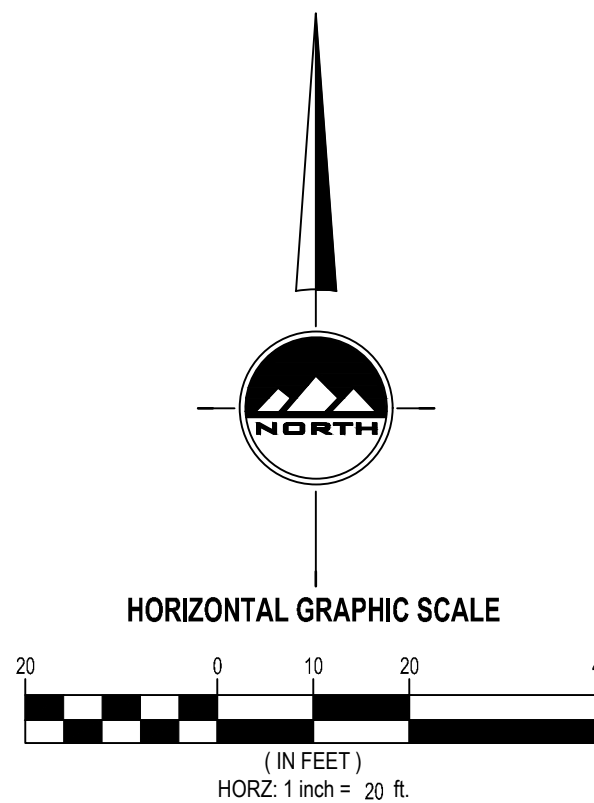
45.499ft
8.000ft
13.500ft
1.334ft
8.000ft
4.00s
20.30°

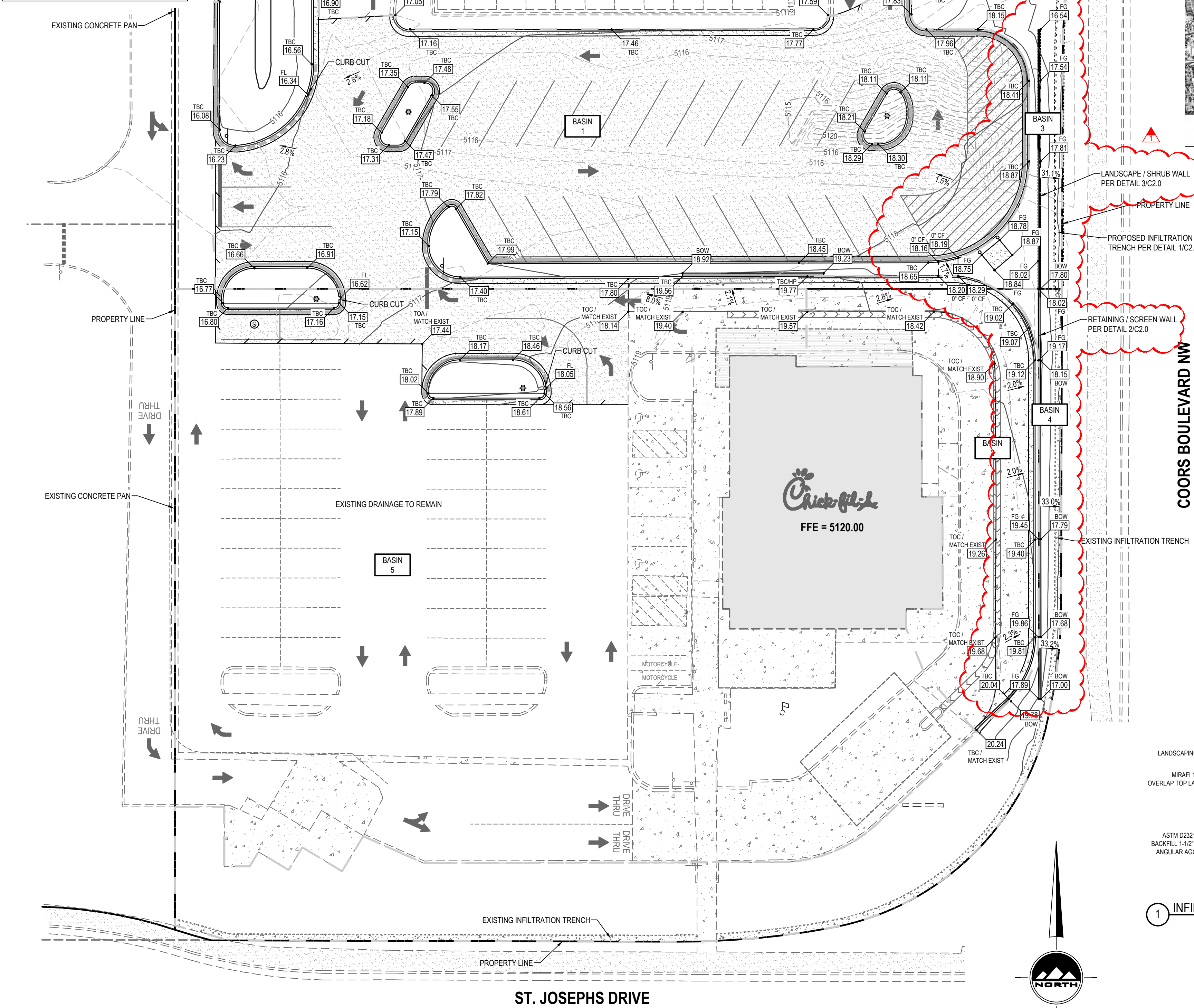


PARKING DATA TABLE	
EXISTING STALLS TO BE REMOVED	4
PROPOSED STALLS	26
EXISTING STALLS (TO REMAIN)	44
EXISTING ADA STALLS (TO REMAIN)	3
TOTAL STALLS	73

LEGEND

- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING FLAG POLE
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STRIPING
- PROPOSED STRIPING
- EXISTING WALL
- PROPOSED ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- TRANSITION TO REVERSE PAN CURB
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- EXISTING MONUMENT SIGN





SWQV - BASIN 4 (UPDATED)	
IMPERVIOUS AREA	34827
REQUIRED VOLUME	987
PROVIDED VOLUME (CU.FT.) IN DEVELOPMENT POND	1289

REQUIRED SWQV - BASIN 1 AND 3	
IMPERVIOUS AREA (SQ.FT.)	21402
REQUIRED VOLUME (CU.FT.)	749.07
PROVIDED VOLUME (CU.FT.) IN DEVELOPMENT POND	778

CURB OPENING / WEIR	
C	2.7
PROPOSED LENGTH (FT)	1
DEPTH (FT)	0.5
DISCHARGE, Q (CFS)	0.95

THE 1' LONG CURB CUT PROVIDES A LARGER DISCHARGE CAPACITY THAT WHAT IT IS NEEDED, THUS A 1' CURB CUT IS PROPOSED.

BASIN 2 - INFILTRATION TRENCH	
REQUIRED VOLUME (CU.FT.)	147
LENGTH (FT)	114
AREA (SQ.FT.)	4
VOID RATIO	0.4
VOLUME PROVIDED (CU.FT.)	182.4

$$ReqVolume = Impervious\ area * (0.44 - 0.10)/12$$

As calculated in original development
$$ReqVolume = (34827 * (0.44-0.10)/12) = 987$$

$$ReqVolume = Impervious\ area * (0.42)/12$$

Section 6-12
$$ReqVolume = (21402 * (0.42)/12) = 749$$

$$Q = CLH^{3/2}$$

Section 6-16(A), Equation 6.54
$$Q = 2.7 * 1 * .5^{3/2}$$

$$Weighted\ E = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Section 6-2(A)(4), Equation 6.1

$$Weighted\ E = ((0.55*0.0)+(0.73*0.07)+(0.95*0.0)+(2.24*0.58))/0.65=2.08$$

$$V360 = Weighted\ E * (Aa + Ab + Ac + Ad)$$

Section 6-2(A)(4), Equation 6.2

$$V360 = (2.08 * .65)/12 = 0.11$$

$$Q = CiA$$

Section 6-2(A)(5), Equation 6.7

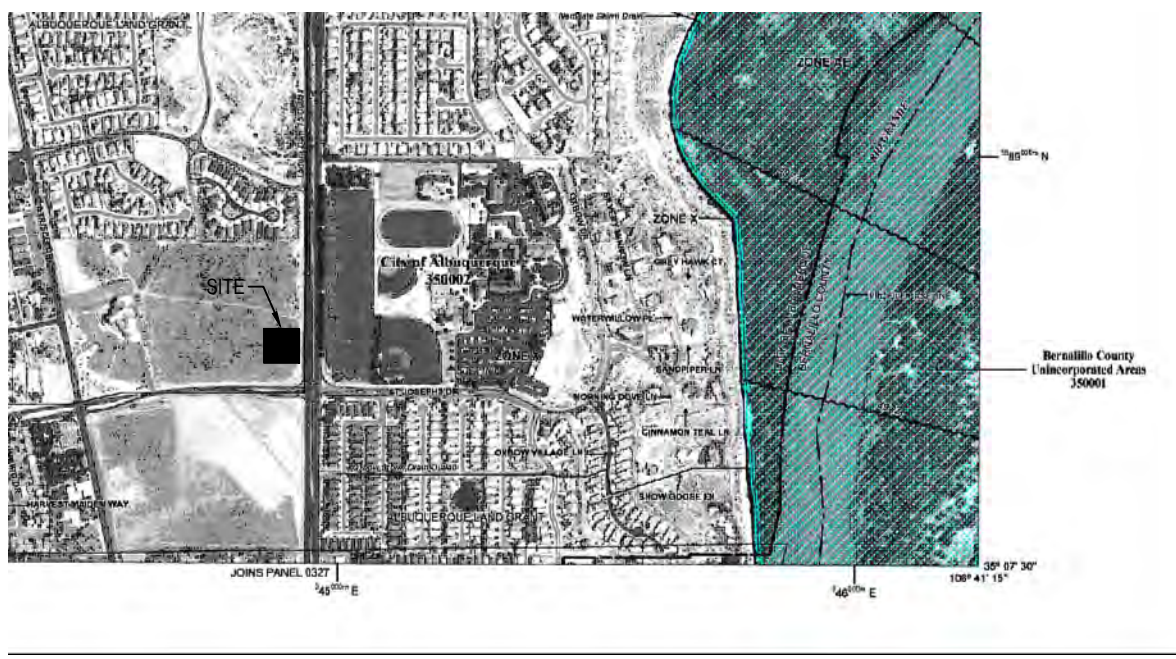
$$Q = ((0.34*0.36*0.0)+(0.47*0.36*0.07)+(0.63*0.36*0.0)+(0.90*0.36*0.58))=0.20$$

$$Q = QpA$$

Section 6-2(A)(5), Equation 6.6

$$Q = ((1.54*0.0)+(2.16*0.07)+(2.87*0.0)+(4.12*0.58))=2.53$$

FIRM MAP NO 35001C0114H



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 4. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 51XX.XX ON THESE PLANS.
 5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 7. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 9. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

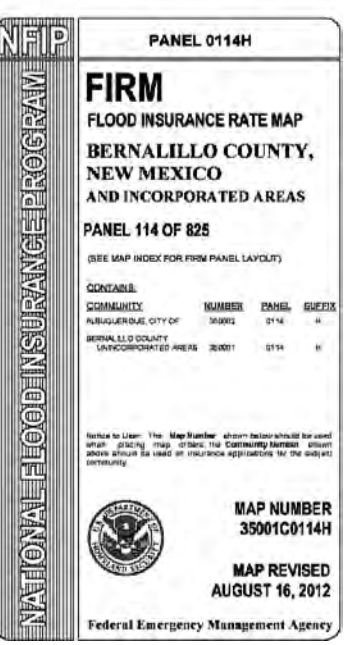
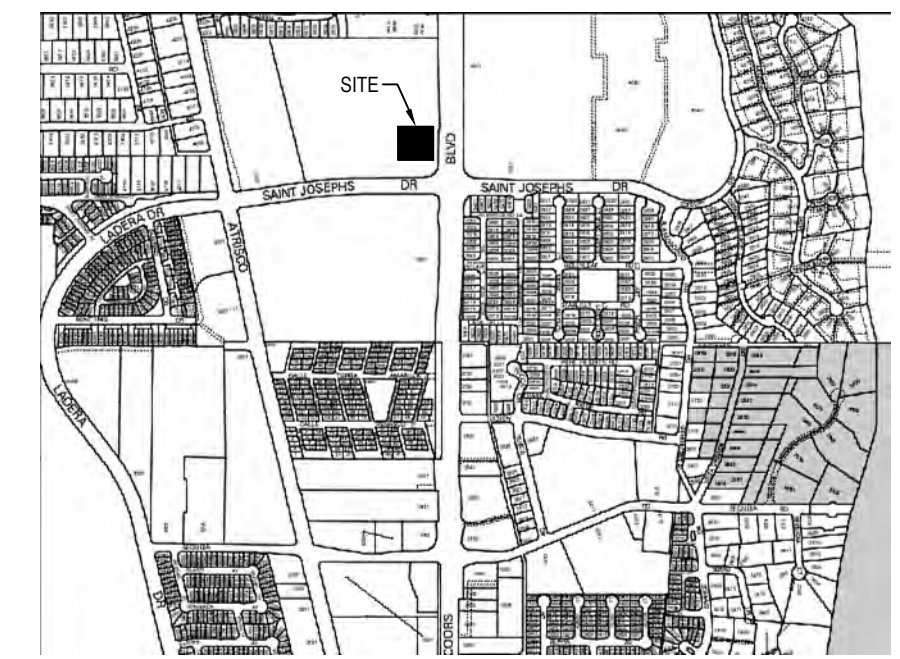
LOCATION AND DESCRIPTION
THE PROPOSED SITE IS LOT 5 OF COORS PAVILION AND IS 0.7 ACRES LOCATED ON THE NORTH SIDE OF ST. JOSEPH'S BLVD AND THE WEST SIDE OF COORS BLVD. THE PROPOSED DEVELOPMENT WILL BE A PARKING LOT TO EXPAND THE EXISTING PARKING LOT.

FLOODPLAIN STATUS
THE PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C011H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE RATIONAL METHOD.

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT MANUAL, SECTION 22.2

VICINITY MAP

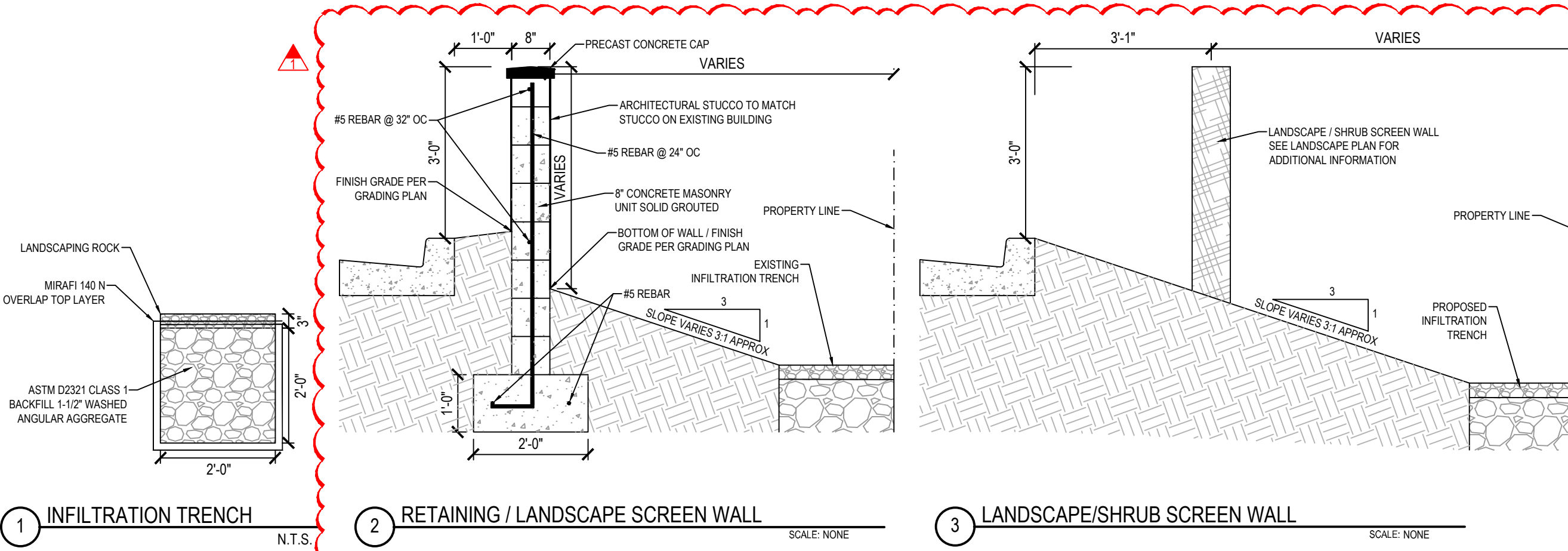


EXISTING DRAINAGE
THE SITE IS WITHIN THE AREA OF THE COORS PAVILION DRAINAGE MASTER PLAN DATED FEBRUARY 22, 2017. THE EXISTING DRAINAGE FLOWS TO THE NORTHWEST TO A PROPOSED POND FOR SHARED USE BY LOTS INCLUDED IN THE MASTER DRAINAGE PLAN.

DEVELOPED CONDITION
THE SITE WILL BE DEVELOPED WITH SITE FLOWS FROM LOT 5 AND PART OF LOT 6 DIRECTED INTO A CONCRETE PAN IN THE MIDDLE OF THE PRIVATE DRIVE ON THE WEST SIDE OF THE SITE VIA A COMBINATION OF CURB AND GUTTER AND OVERLAND FLOW. THE PAN WILL ULTIMATELY DIRECT THE FLOW INTO THE FIRST FLUSH POND PROVIDED BY THE DEVELOPER. THE 100 YEAR PEAK RUNOFF FROM THIS DEVELOPMENT IS IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT. RUNOFF ADJACENT TO COORS BLVD AND ST. JOSEPH'S DR WILL BE CAPTURED BY AN EXISTING AND A PROPOSED INFILTRATION TRENCH AT THE REAR OF THE EXISTING SIDEWALK, ALLOWING NO RUNOFF FROM THIS SITE TO ENTER EITHER ROADWAY RIGHT-OF-WAY.

SITE HYDROLOGY
HYDROLOGY RESULTS AND SAMPLE CALCULATIONS ARE SHOWN BELOW

LEGEND	
●	EXISTING BOLLARD
○	PROPOSED BOLLARD
—	EXISTING SIGN
—	PROPOSED SIGN
—	EXISTING FLAG POLE
—	EXISTING EDGE OF ASPHALT
—	PROPOSED EDGE OF ASPHALT
—	EXISTING STRIPING
—	PROPOSED STRIPING
—	EXISTING WALL
—	PROPOSED WALL
—	EXISTING CONTOURS
—	PROPOSED CONTOURS
—	PROPOSED ASPHALT
—	EXISTING CURB AND GUTTER
—	PROPOSED CURB AND GUTTER
—	PROPOSED REVERSE PAN CURB AND GUTTER
—	TRANSITION TO REVERSE PAN CURB
—	EXISTING CONCRETE
—	PROPOSED CONCRETE
—	EXISTING BUILDING
—	EXISTING MONUMENT SIGN
—	CATCHMENTS / BASINS



100 YR													
LAND TREATMENT	A	B	C	D	100 YR, 6 HR								
COEFFICIENT C	0.34	0.47	0.63	0.90	INTENSITY (IN/HR)=		0.36						
PEAK DISCHARGE (CFS/AC)	1.54	2.16	2.87	4.12									
6-HR EXCESS PRECIPITATION, E (IN)	0.55	0.73	0.95	2.24									
BASIN	LAND TREATMENT AREA (AC)				TOTAL AREA (AC)	Q (CFS), RATIONAL METHOD	Q (CFS), PEAK DISCHARGE	WEIGHTED E (IN)	VOL 360, (AC-FT)	VOL 360, (CU.FT.)			
1	0.00	0.07	0.00	0.58	0.65	0.20	2.53	2.08	0.1119	4875			
2	0.00	0.06	0.00	0.00	0.06	0.01	0.12	0.73	0.0034	147			
3	0.00	0.00	0.00	0.11	0.11	0.04	0.47	2.22	0.0211	919			
4	0.00	0.18	0.00	0.00	0.18	0.03	0.39	0.73	0.0110	477			
5	0.00	0.07	0.00	0.80	0.87	0.27	3.44	2.12	0.1535	6686			
10 YR													
LAND TREATMENT	A	B	C	D	10 YR, 6 HR								
COEFFICIENT C	0.11	0.28	0.51	0.90	INTENSITY (IN/HR)=		0.23						
PEAK DISCHARGE (CFS/AC)	0.30	0.81	1.46	2.57									
6-HR EXCESS PRECIPITATION, E (IN)	0.11	0.26	0.43	1.43									
BASIN	LAND TREATMENT AREA (AC)				TOTAL AREA (AC)	Q (CFS), RATIONAL METHOD	Q (CFS), PEAK DISCHARGE	WEIGHTED E (IN)	VOL 360, (AC-FT)	VOL 360, (CU.FT.)			
1	0.00	0.07	0.00	0.58	0.65	0.12	1.54	1.30	0.0702	3060			
2	0.00	0.06	0.00	0.00	0.06	0.00	0.04	0.26	0.0012	52			
3	0.00	0.00	0.00	0.11	0.11	0.02	0.29	1.42	0.0134	586			
4	0.00	0.18	0.00	0.00	0.18	0.01	0.15	0.26	0.0039	170			
5	0.00	0.07	0.00	0.80	0.87	0.17	2.11	1.34	0.0968	4216			
2 YR													
LAND TREATMENT	A	B	C	D	2 YR, 6 HR								
COEFFICIENT C	0.00	0.01	0.28	0.89	INTENSITY (IN/HR)=		0.15						
PEAK DISCHARGE (CFS/AC)	0.00	0.02	0.50	1.56									
6-HR EXCESS PRECIPITATION, E (IN)	0.00	0.01	0.13	0.92									
BASIN	LAND TREATMENT AREA (AC)				TOTAL AREA (AC)	Q (CFS), RATIONAL METHOD	Q (CFS), PEAK DISCHARGE	WEIGHTED E (IN)	VOL 360, (AC-FT)	VOL 360, (CU.FT.)			
1	0.00	0.07	0.00	0.58	0.65	0.08	0.90	0.82	0.0443	1929			
2	0.00	0.06	0.00	0.00	0.06	0.00	0.00	0.01	0.0000	2			
3	0.00	0.00	0.00	0.11	0.11	0.02	0.18	0.91	0.0086	376			
4	0.00	0.18	0.00	0.00	0.18	0.00	0.00	0.01	0.0002	7			
5	0.00	0.07	0.00	0.80	0.87	0.11	1.25	0.85	0.0614	2673			



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	03/30/23	MM

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SALT LAKE CITY
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STORE
CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
GRADING AND
DRAINAGE PLAN

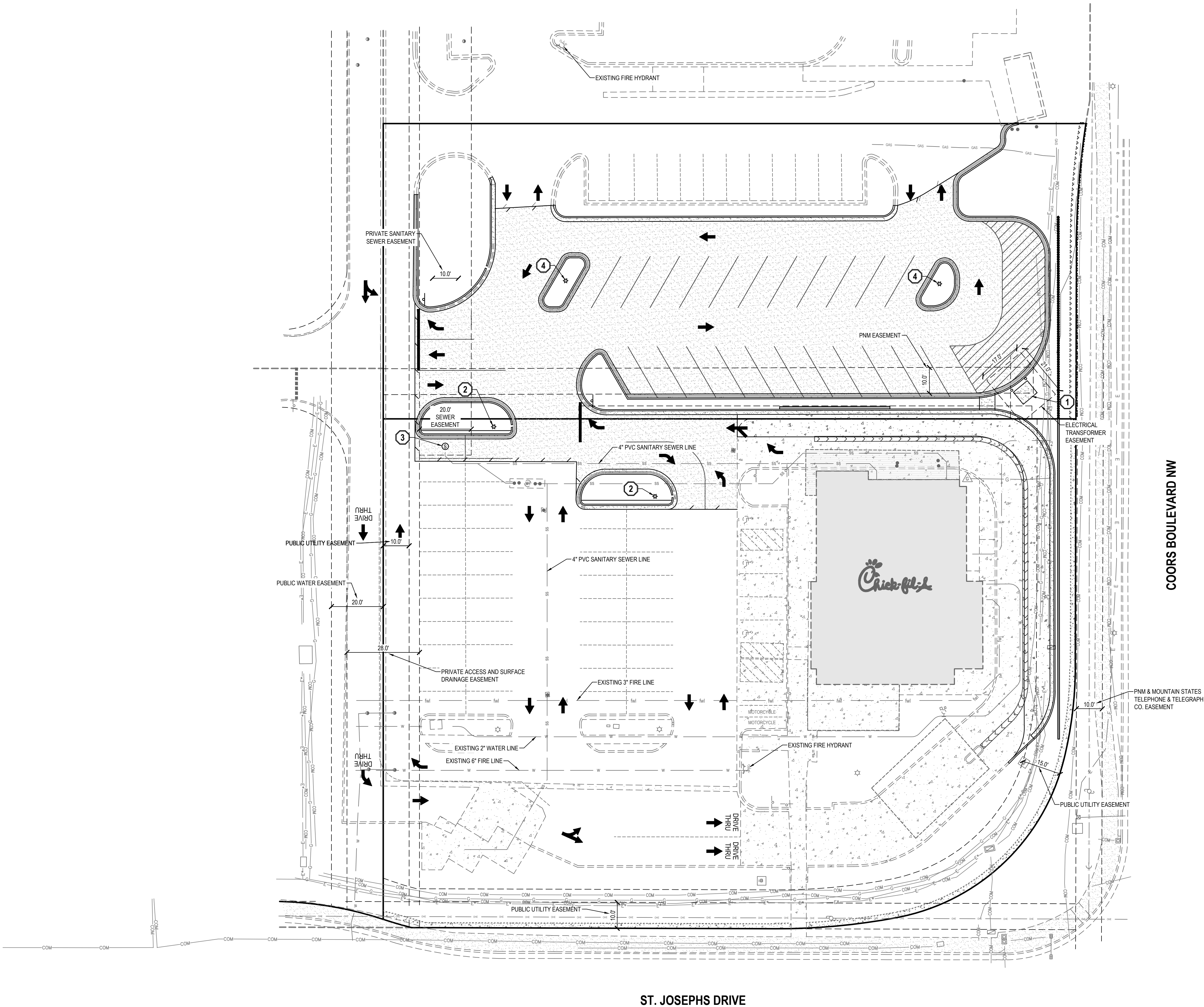
VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 7/7/23

Drawn By : MM
Checked By : DJ

Sheet

C-2.0



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL NEW MEXICO DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

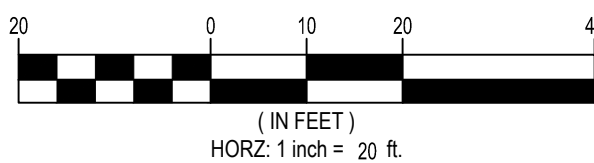
- RELOCATED ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- RELOCATED LIGHT POLE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- ADJUST SEWER MAHOLE RIM TO GRADE.
- PROPOSED LIGHT POLE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- | | |
|--|--------------------------------------|
| | EXISTING WATER METER |
| | EXISTING WATER MANHOLE |
| | EXISTING WATER BOX |
| | EXISTING WATER VALVE |
| | EXISTING FIRE HYDRANT |
| | EXISTING SECONDARY WATER VALVE |
| | EXISTING IRRIGATION BOX |
| | EXISTING IRRIGATION VALVE |
| | EXISTING GREASE TRAP MANHOLE |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY CLEAN OUT |
| | EXISTING STORM DRAIN CLEAN OUT BOX |
| | EXISTING STORM DRAIN INLET BOX |
| | EXISTING STORM DRAIN CATCH BASIN |
| | EXISTING STORM DRAIN COMBO BOX |
| | EXISTING STORM DRAIN CLEAN OUT |
| | EXISTING ELECTRICAL PEDESTAL |
| | EXISTING ELECTRICAL BOX |
| | EXISTING TRANSFORMER |
| | EXISTING POWER POLE |
| | EXISTING LIGHT |
| | PROPOSED LIGHT |
| | EXISTING OVERHEAD TRAFFIC LIGHT POLE |
| | EXISTING GAS METER |
| | EXISTING GAS VALVE |
| | EXISTING TELEPHONE MANHOLE |
| | EXISTING TELEPHONE PEDESTAL |
| | EXISTING TRAFFIC SIGNAL BOX |
| | EXISTING CABLE BOX |
| | EXISTING SANITARY SEWER |
| | EXISTING CULINARY WATER LINE |
| | EXISTING SECONDARY WATER LINE |
| | EXISTING IRRIGATION LINE |
| | EXISTING OVERHEAD POWER LINE |
| | EXISTING ELECTRICAL LINE |
| | EXISTING GAS LINE |
| | EXISTING COMMUNICATIONS LINE |

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED.

HORIZONTAL GRAPHIC SCALE



5200 Buffington Rd.
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STORE

CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
UTILITY PLAN

VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 7/7/23
Drawn By : MM
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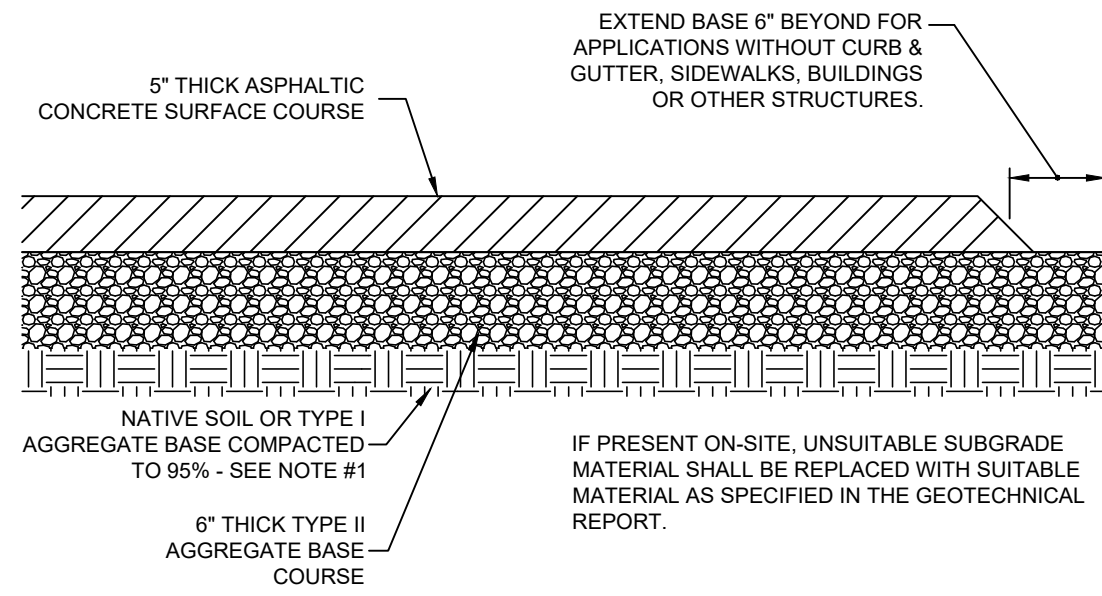
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C-3.0

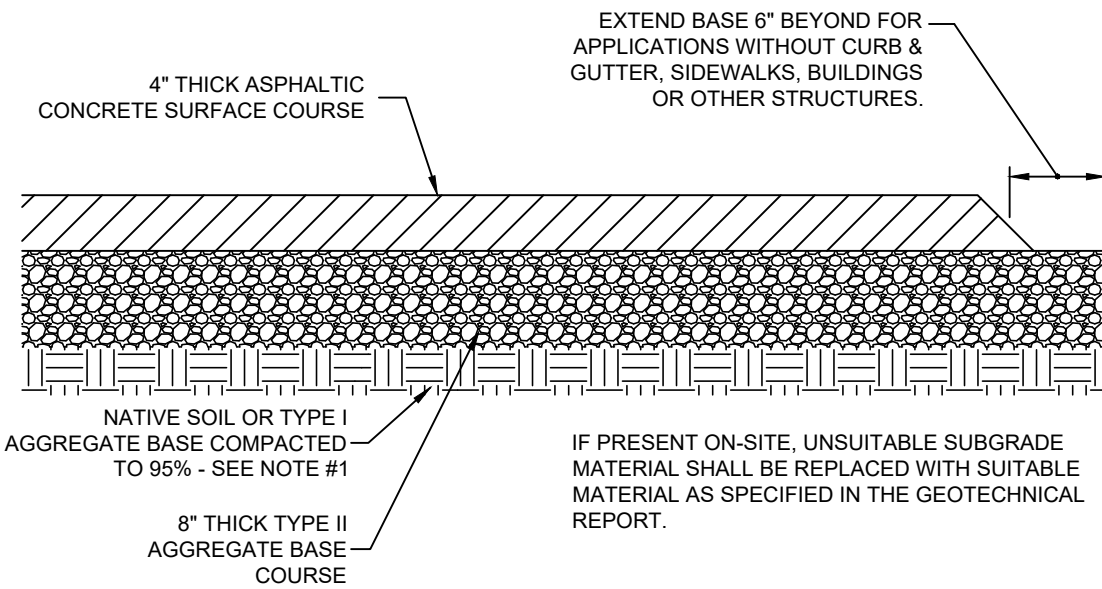
ST. JOSEPHS DRIVE

COORS BOULEVARD NW

Alameda Drive: 0000111274-0407 Drive-Thru C-4.0 Details - 11/11/23 11:11 AM Printed by: David Adams - July 7, 2023 11:48 AM

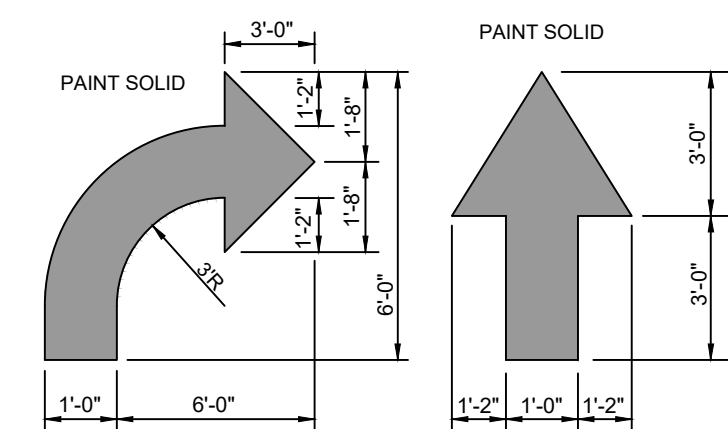


1A STANDARD PAVEMENT SECTIONS
C-4.0 NOT TO SCALE

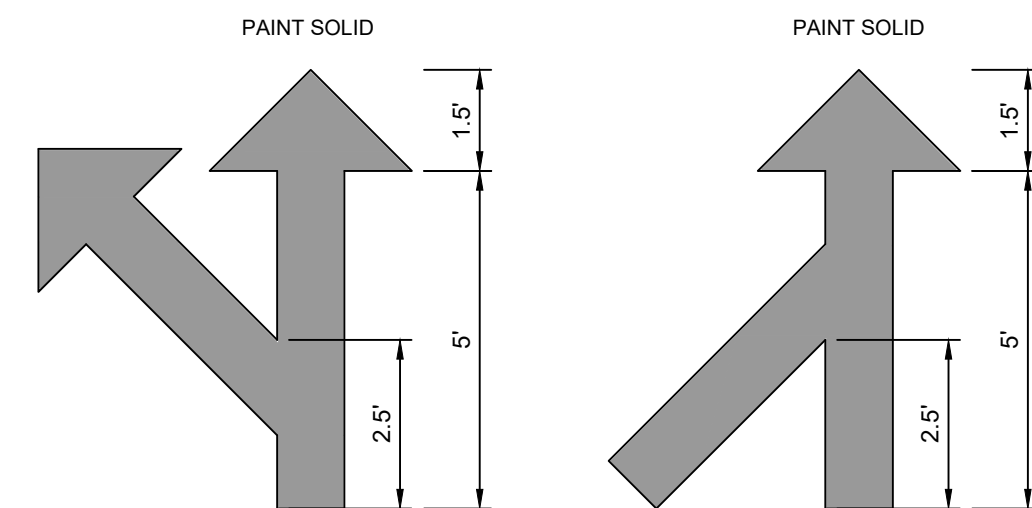


1B HEAVY PAVEMENT SECTIONS
C-4.0 NOT TO SCALE

- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
 2. MINIMUM PAVEMENT THICKNESS SHOULD BE 5\"/>



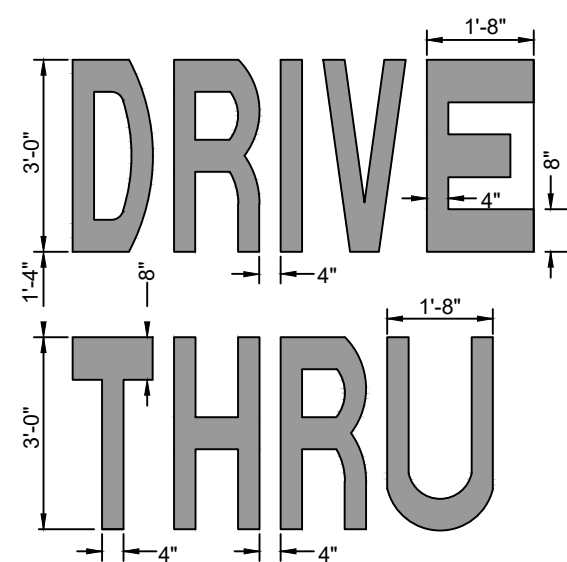
5A DIRECTIONAL ARROW
C-4.0 NOT TO SCALE



5B MULTI-LANE SPLIT MULTI-LANE MERGE
C-4.0 NOT TO SCALE

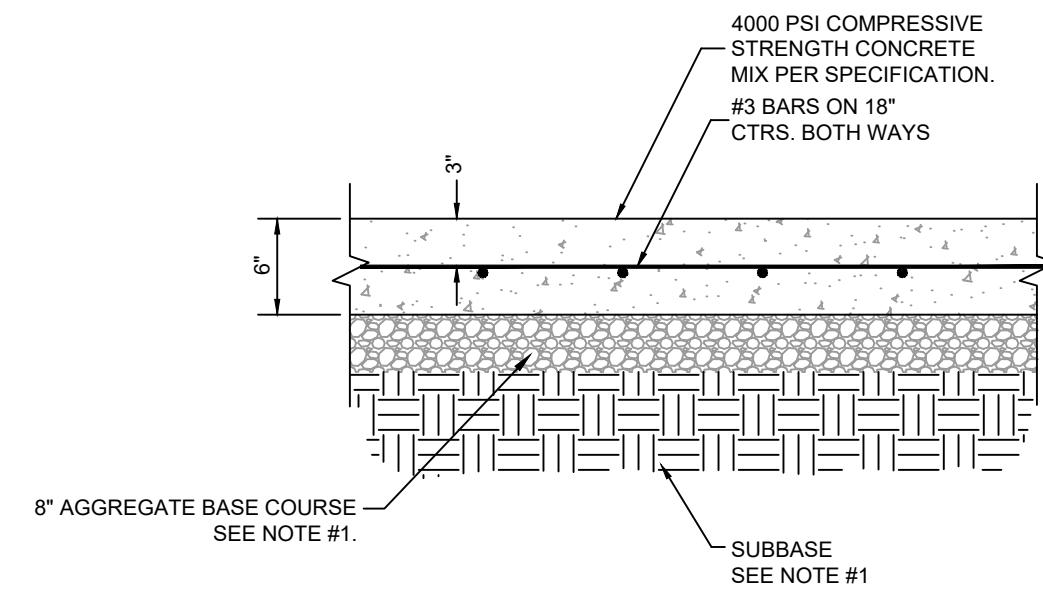
5B MULTI-LANE DIRECTIONAL GRAPHICS
C-4.0 NOT TO SCALE

- NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
 2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.



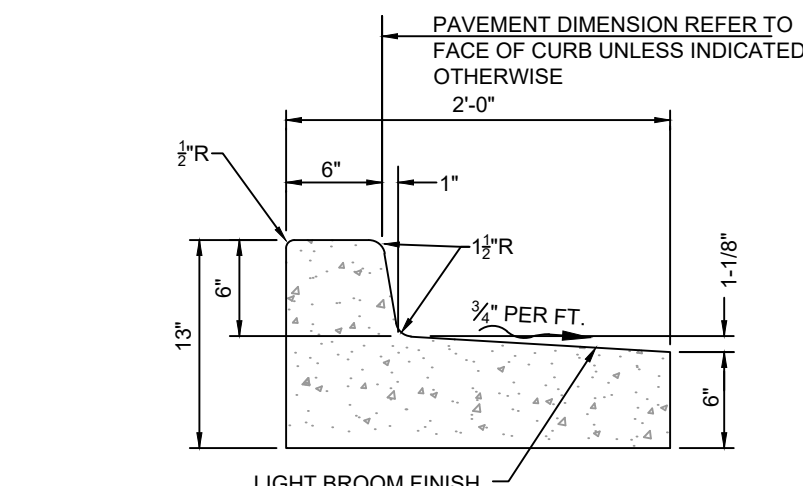
5C DRIVE-THRU GRAPHICS
C-4.0 NOT TO SCALE

- NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
 2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

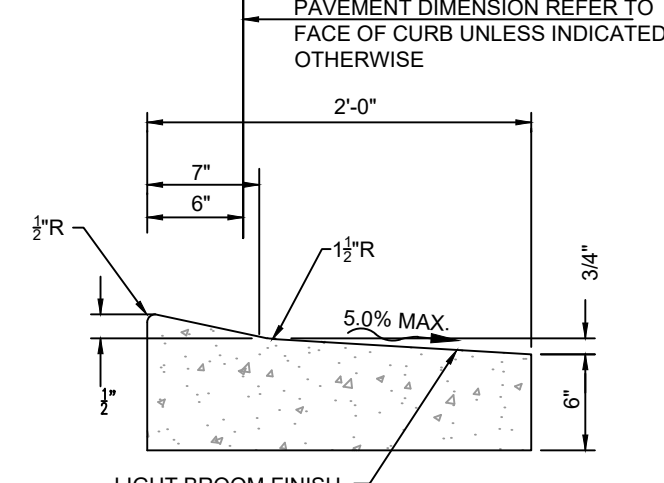


2 CONCRETE PAVING DRIVE-THRU LANE
C-4.0 NOT TO SCALE

- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

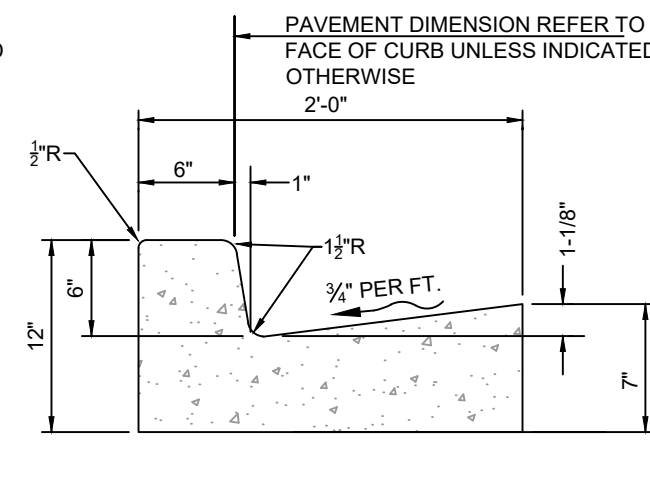


A SPILLING CURB AND GUTTER

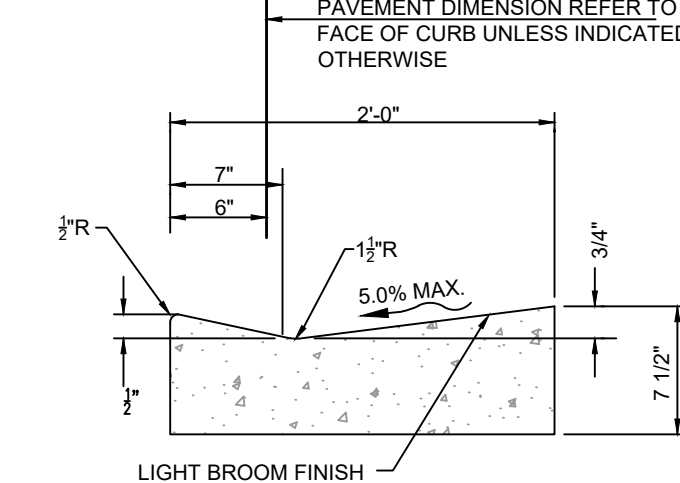


C DEPRESSED SPILLING CURB AND GUTTER

CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.



B CATCHING CURB AND GUTTER

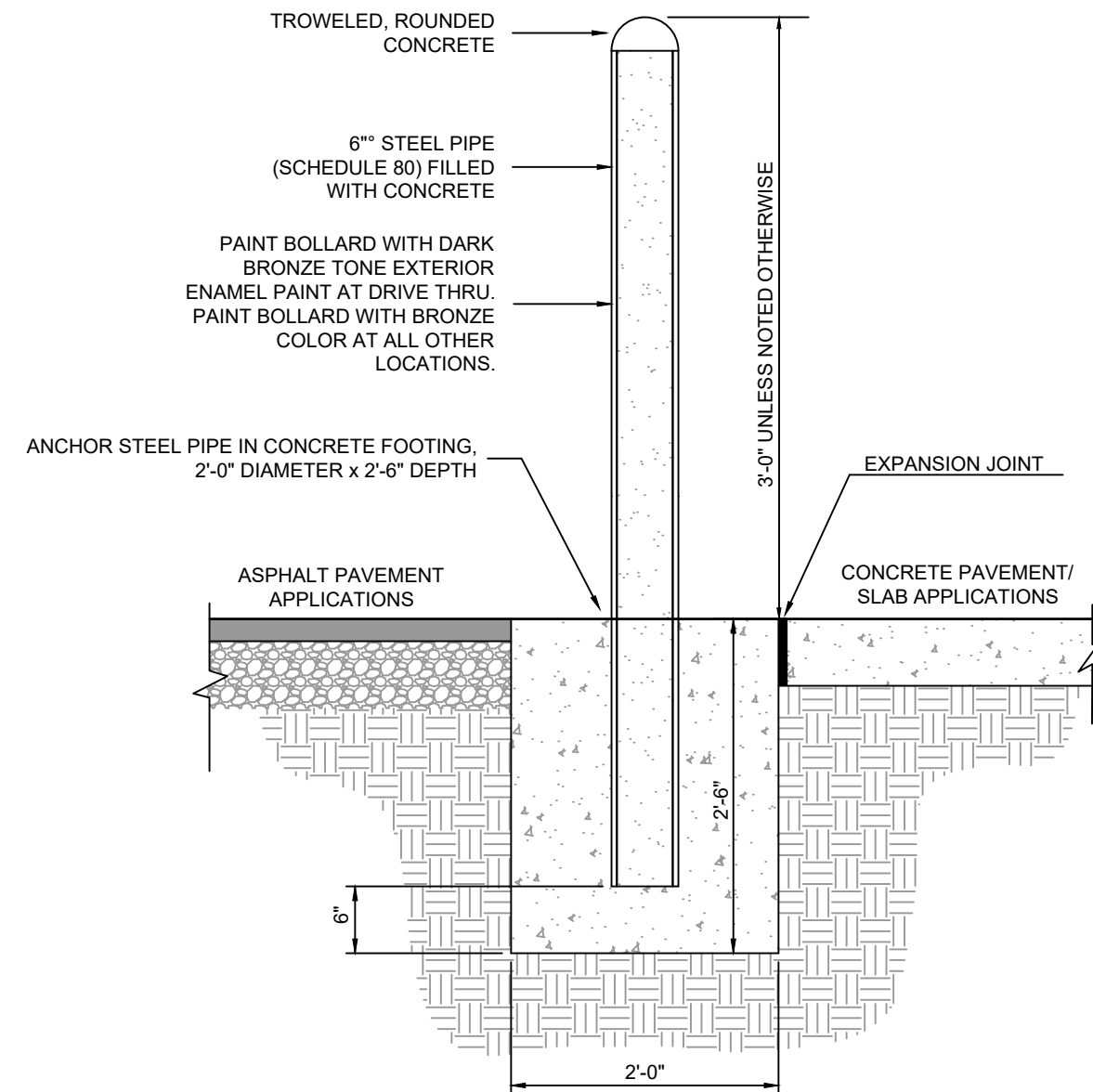


D DEPRESSED CATCHING CURB AND GUTTER

CONSTRUCTION STAKING FOR CURBING MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE.

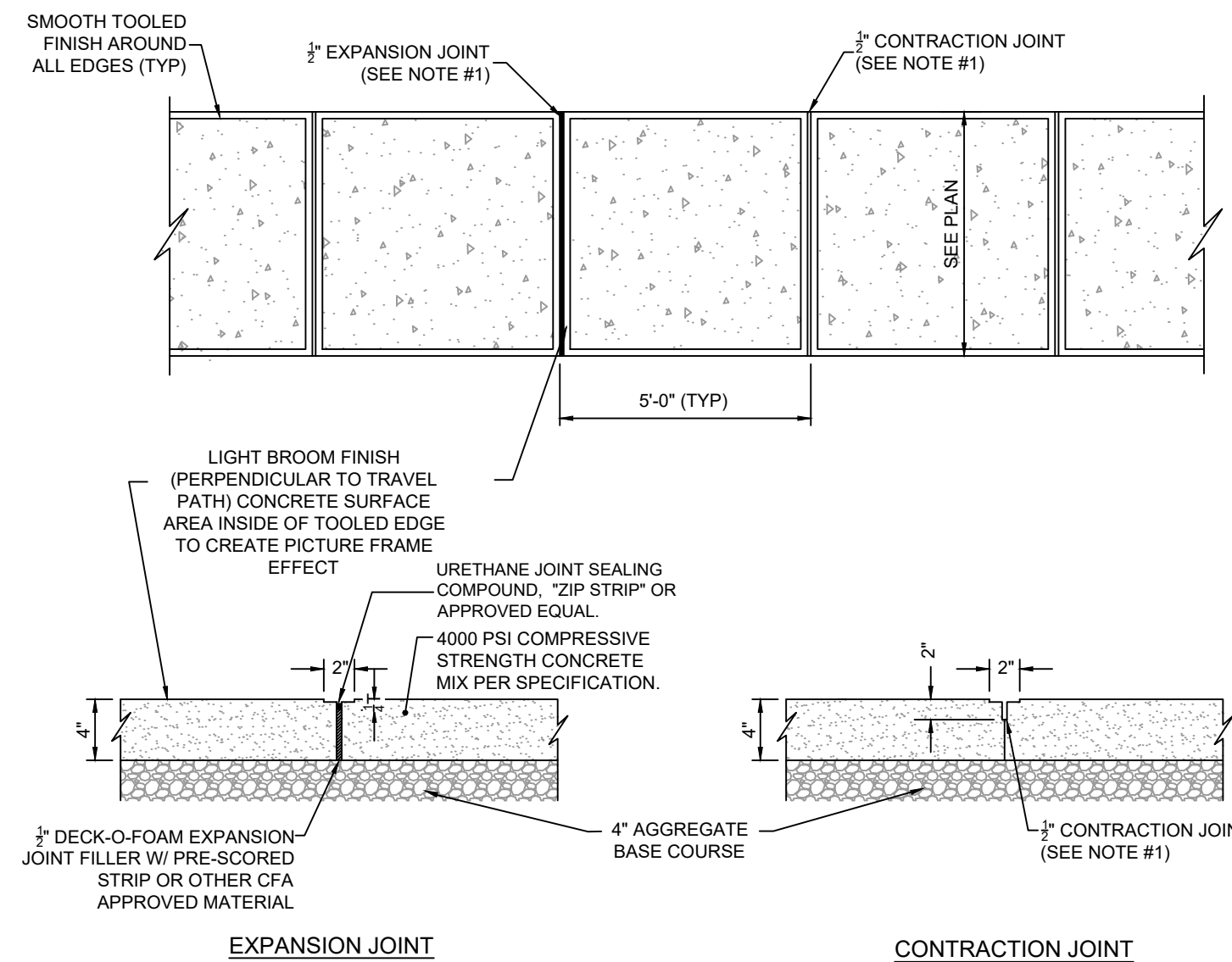
CONTRACTION JOINTS AT 10'-0\"/>

3 24\"/>



7 CONCRETE BOLLARD
C-4.0 NOT TO SCALE

NOTE: BOLLARD HEIGHT SHALL BE 5'-0\"/>



4 TYPICAL CONCRETE SIDEWALK
C-4.0 NOT TO SCALE

- NOTES:
1. JOINTS AT 5'-0\"/>

PARKING LOT STRIPING SPECIFICATIONS:

STANDARDS:

1. ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
3. APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT A300 WHITE OR A303 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE-ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION:

- | | |
|-----------|----------------------------------|
| AIRLESS | 1800-2700 PSI |
| PRESSURE | 1/2\"/> |
| HOSE | 0.015\"/> |
| TIP | 60 MESH |
| FILTER | ONLY IF NECESSARY, UP TO 1PT/GAL |
| REDUCTION | VM8P NAPTHA R1K3 |

- | | |
|----------------------|-----------------------------------|
| CONVENTIONAL | BLINKS 21 (BLEEDER) OR EQUIVALENT |
| GUN | #68 |
| FLUID NOZZLE | INTERNAL MIX, #709 |
| AIR NOZZLE | 45-80 PSI |
| ATOMIZATION PRESSURE | 40-70 PSI |
| FLUID PRESSURE | ONLY IF NECESSARY, UP TO 1PT/GAL |
| REDUCTION | VM8P NAPTHA R1K3 |

- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4\"/>
- GENERAL CONTRACTOR TO RE-STRIP THE LOT 45 DAYS AFTER OPENING.

6 24\"/>



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

1 03/30/23 MM

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STORE
CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
CHICK-FIL-A
SITE DETAILS

VERSION:
ISSUE DATE:

Job No. : 11274

Store : 04107

Date : 7/7/23

Drawn By : --

Checked By: --

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C-4.0

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
TREES					
	ULMUS 'ACCOLADE'	ACCOLADE ELM	24" BOX	5	STANDARD 2" MIN. CALIPER
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	6	STANDARD 2" MIN. CALIPER
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	9	STANDARD 2" MIN. CALIPER
	PINUS ELДАРICA	AFGHAN PINE	24" BOX	4	STANDARD 10-12' HEIGHT
SHRUBS					
	NOLINA MICROCARPA	SACAJUISTA	5 GAL.	4	AS SHOWN
	ARCTOSTAPHYLOS X. C. 'CHIEFTAIN'	MANZANITA	5 GAL.	7	AS SHOWN
	AMORPHA CANESCENS	LEADPLANT	5 GAL.	46	AS SHOWN
	BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	1 GAL.	59	2'-6" O.C.
	PRUNUS B. 'PAWNEE BUTTES'	SAND CHERRY	5 GAL.	49	AS SHOWN
	PANICUM V. 'SHENENDOAH'	BURGUNDY SWITCH GRASS	1 GAL.	117	AS SHOWN
	CYTISUS S. 'MOONLIGHT'	MOONLIGHT SCOTCH BROOM	5 GAL.	3	AS SHOWN
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	33	AS SHOWN
	SORGHASTRUM N. 'SIOUX BLUE'	INDIAN GRASS	1 GAL.	11	2'-6" O.C.
	FALLUGIA PARADOXA	APACHE PLUM	5 GAL.	9	AS SHOWN
	MIRABILIS MULTIFLORA	COLORADO FOUR O' CLOCK	1 GAL.	3	AS SHOWN
	AGASTACHE C. 'SONORAN SUNSET'	SONORAN SUNSET HYSSOP	1 GAL.	10	AS SHOWN
	RHUS T. 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL.	8	AS SHOWN
	CHAMAEBATIARA MILLEFOLIUM	FERNBUSH	5 GAL.	66	3'-6" O.C.

NOTE: ALL PLANTER AREAS SHALL BE TOP DRESSED WITH A 3" DEEP LAYER OF A ROCK MULCH/RIVER ROCK MIXTURE TO MATCH CENTER - PLACED OVER FILTER FABRIC

SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPING PROVIDED WITHIN CURRENT LIMITS: 15,517 S.F.

GROUND COVER LANDSCAPING
15,517 X 0.75 = 11,638 S.F. REQUIRED
14,872 S.F. PROVIDED = 96%

OVERALL SITE/SCOPE AREA: 81,252 S.F.
BUILDING AREA: 4,910 S.F.
NET SITE/SCOPE LOT AREA: 76,342 S.F.
REQUIRED LANDSCAPE AREA (15%): 11,451 S.F.
PROVIDED LANDSCAPE AREA: 15,517 S.F.
PERCENTAGE OF LANDSCAPE AREA: 20%

PARKING BUFFERS/INTERNAL LANDSCAPING: # OF PARKING SPACES TREES REQUIRED/PROVIDED SHADE TREES REQUIRED/PROVIDED
TOTAL LANDSCAPING PROVIDED: 5,009 S.F. 71 (WITHIN LIMITS) 8/10 (1 PER 10)
15,925 S.F. PARKING AREA = 3 1/2 OF TOTAL PARKING AREA LANDSCAPED 8/10 (1 PER 10)

NO PARKING SPACES MAY BE LOCATED MORE THAN 100' FROM TREE TRUNK.

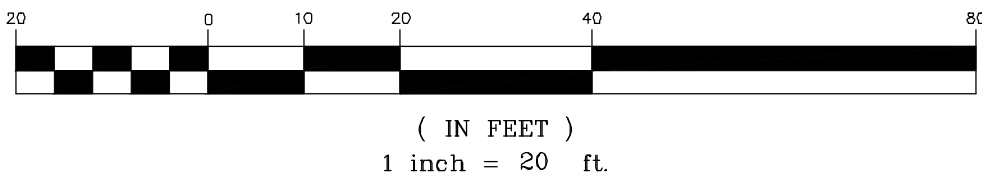
NOTES

- LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN. INSTALLATION SHALL BE COMPLETED WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ADJUTING LANDOWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPED ARE IN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF SUCH LANDOWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM GROWTH OF PLANT MATERIALS, WHICH HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING ON THE PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE ADJUTING LANDOWNER TO REPLACE THE PLANT MATERIALS.
- LANDSCAPING SHALL HAVE ADEQUATE MAINTENANCE. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER NOTIFICATION.

PLANTING NOTES

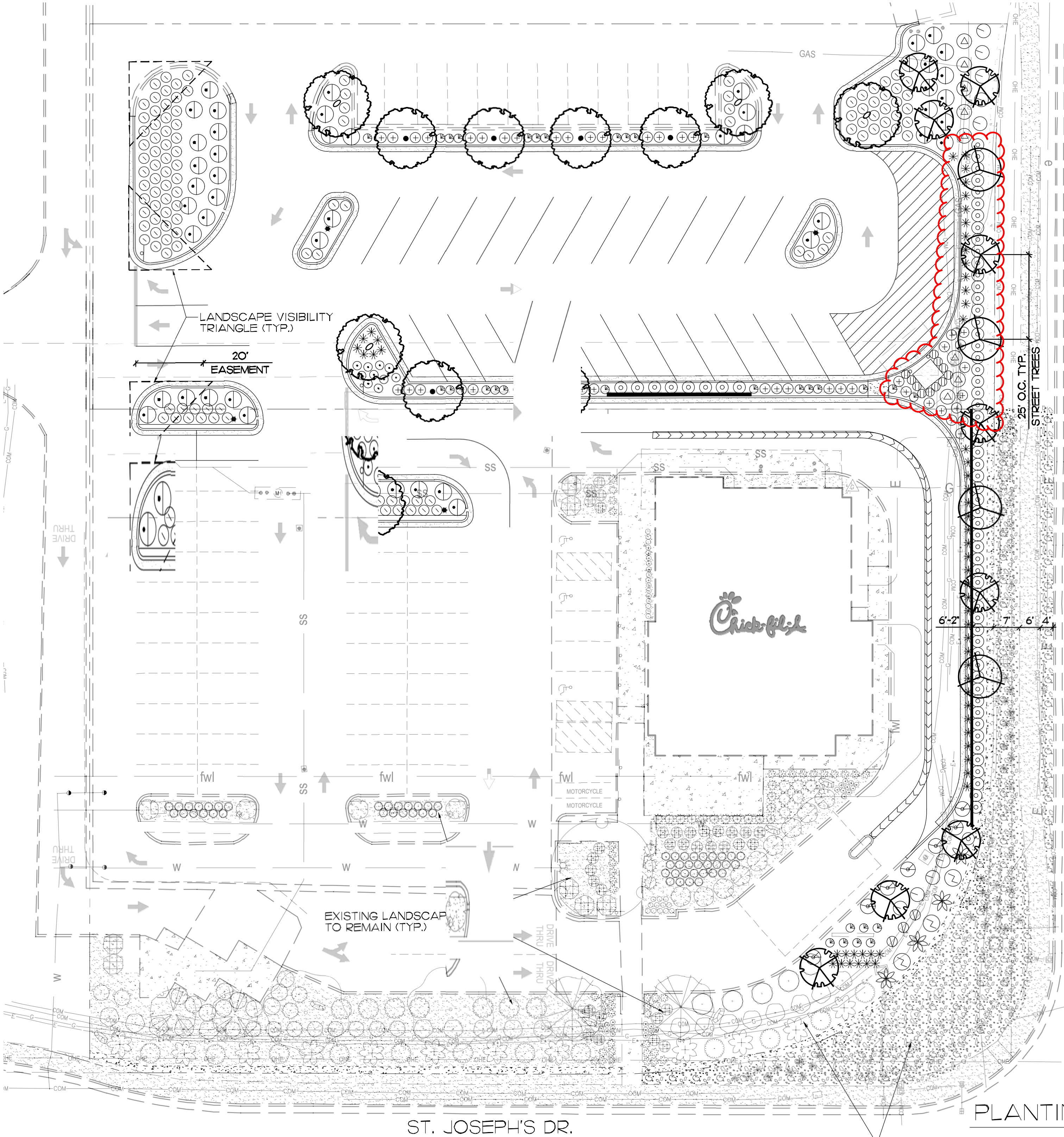
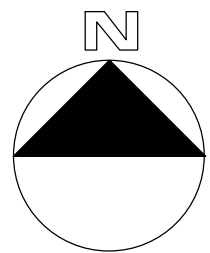
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.
- ALL PLANTING SHALL BE IRRIGATED WITH LOW VOLUME TREE BUBBLERS AND SHRUB DRIP EMITTERS CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND AND TIED INTO AN AUTOMATIC IRRIGATION CONTROLLER.

GRAPHIC SCALE



PLANTING PLAN

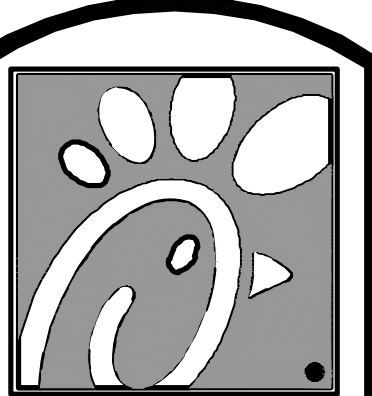
1" = 20'



EXISTING LANDSCAPE TO MATCH ORIGINAL LANDSCAPE PLAN. SHRUBS TO BE FIELD VERIFIED TO BE HEALTHY AND VIABLE OR BE REPLACED

NOTES

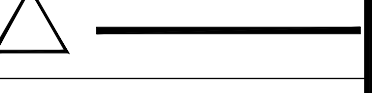
- NO SOD IS PROPOSED
- PROVIDE A 2' PARKING OVERHANG FOR ALL PLANTS WHERE APPLICABLE
- LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THESE AREAS
- ALL IRRIGATION TO COMPLY WITH WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE FOR ALBUQUERQUE
- PROPOSED LANDSCAPING COMPLIES WITH CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCE (RE: SEC. 6-1-1)
- LANDSCAPE BEDS TO BE DEPRESSED AT LEAST 6" BELOW GRADE TO ALLOW FOR RAINWATER HARVESTING
- THIS PLAN COMPLIES WITH CITY CODE 14-16-3-10, GENERAL LANDSCAPING REGULATIONS, WITH THE INCLUSION OF REQUIREMENTS TABLE AND REQUIRED LANDSCAPE MATERIAL SIZE AND LOCATIONS AS SPECIFIED IN AFOREMENTIONED CODE
- PRIOR TO DESIGN, THE EXISTENCE OF UNDERGROUND UTILITY LINES SHALL BE VERIFIED. UNDERGROUND UTILITY LINES TO BE CHECKED ARE AS FOLLOWS: WATER AND SEWER, TRAFFIC SIGNAL, FIRE ALARM, GAS, TELEPHONE, ELECTRIC, AND CABLE TELEVISION. PLANTING MUST BE LOCATED SO AS TO NOT INTERFERE, EITHER AT TIME OF INSTALLATION OR LATER, WITH THE FUNCTION OF SAID UNDERGROUND LINES, TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN THREE FEET FROM EXISTING GAS MAINS OR GAS SERVICE LINES AND/OR UNDERGROUND ELECTRIC UTILITY LINES.



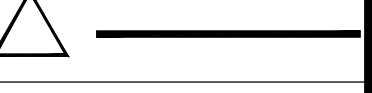
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

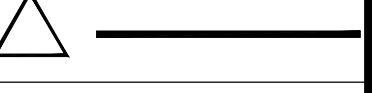
Mark Date By



Mark Date By



Mark Date By



hourian associates, inc.
landscape architecture + design
san clemente | santa barbara, california
o: 949.489.5623 f: 858.810.0335

STORE
CHICK-FIL-A
FSU #04107
COORS BLVD.

COORS BLVD NW & ST.
JOSEPHS DR NW
ALBUQUERQUE, NM
87120

SHEET TITLE
**PLANTING
PLAN**

VERSION:
ISSUE DATE:

Job No. : 11274
Store : 04107
Date : 6/6/23
Drawn By :
Checked By:

Sheet

L-I.O

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

MT# P13185
A# 00006355
O# 001785

THIS EASEMENT made this 24 day of July, 2023 by and between

Red Shamrock 4, LLC a New Mexico limited liability company

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee), and its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantee and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM MT# P13185

THAT CERTAIN PARCEL OF LAND COMPRISING A PORTION OF LOT 5 AND LOT 6 COORS PAVILION, S2, T10N, R02E, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 11, 2017, IN PLAT BOOK 2017C, PAGE 0042. BEING MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 83) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON LOT LINE BETWEEN SAID LOTS FIVE AND SIX COORS PAVILION FROM WHENCE THE SOUTH CORNER OF LOT FIVE BEARS N90°00'00"E, A DISTANCE OF 19.32 FEET, AND FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "8_G11" BEARS S40°01'50"E, A DISTANCE OF 251.94 FEET, THENCE LEAVING SAID COMMON LINE THE FOLLOWING EIGHT COURSES:
S50°18'03"W, A DISTANCE OF 2.17 FEET;
N39°43'57"W, A DISTANCE OF 14.73 FEET;
S89°51'37"W, A DISTANCE OF 237.10 FEET;
N0°00'00"E, A DISTANCE OF 10.00 FEET;
N89°51'37"E, A DISTANCE OF 239.33 FEET;
N50°18'03"E, A DISTANCE OF 8.89 FEET;
S39°43'57"E, A DISTANCE OF 21.00 FEET;
S50°18'03"W, A DISTANCE OF 14.83 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.0623 ACRES, MORE OR LESS.

All as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electrical Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantor.

WITNESS this land on this 24th day of July, 2023
(SIGNATURE) (SIGNATURE)

Notary Public
ACKNOWLEDGMENT FOR CORPORATION
COUNTY OF Bernalillo

This instrument was acknowledged before me on

July 24, 2023

By Joshua Skarsgard, manager
(Name of Officer) (Title of Officer)

of Red Shamrock 4, LLC
(Corporation Acknowledgment)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

Said officer hereby acknowledges that s/he is the duly authorized signatory for said corporation.

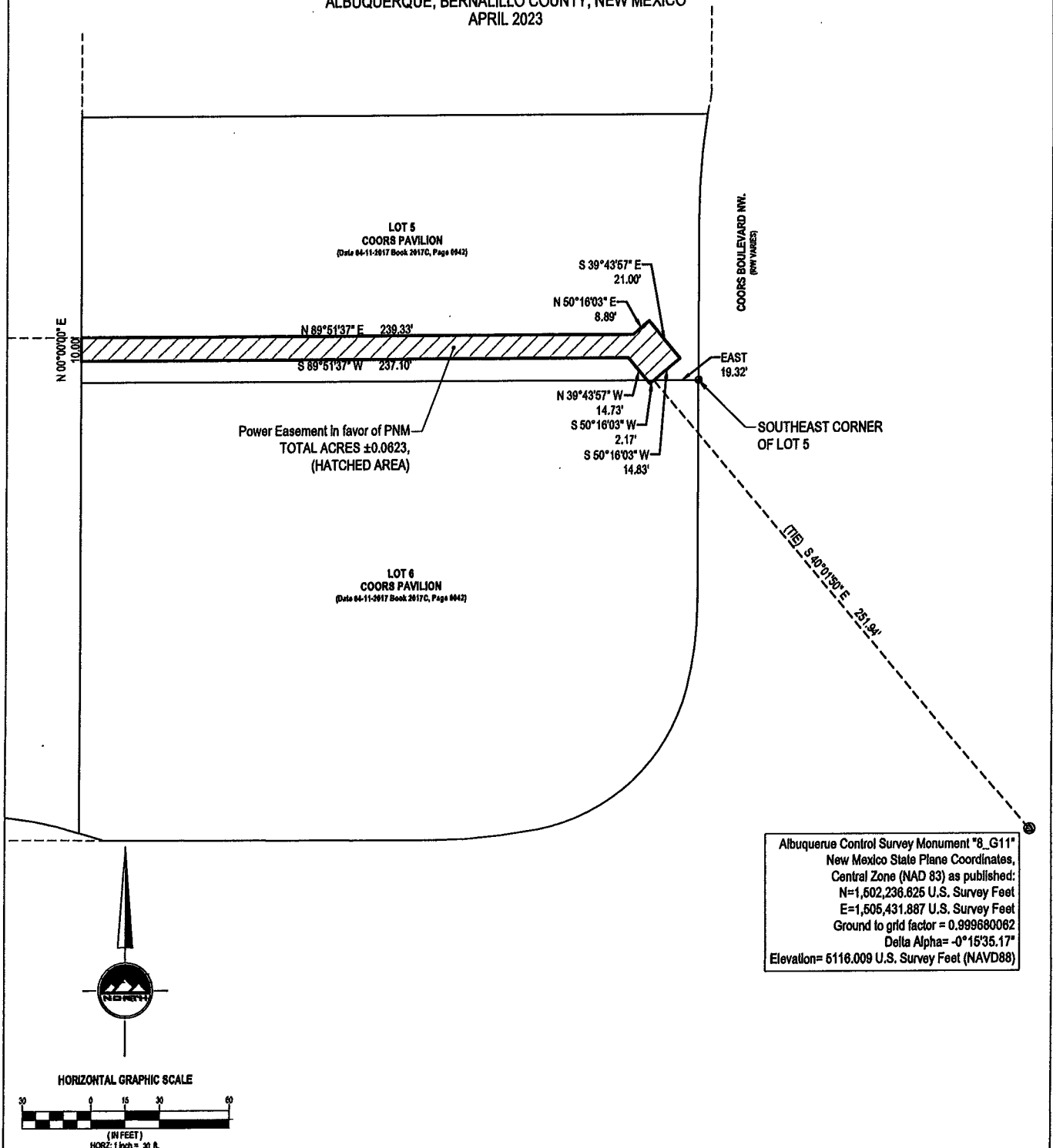
My Commission Expires: 4/10/2025
(Seal)

PNM
REFERENCE
NUMBER

STATE OF NEW MEXICO
NOTARY PUBLIC
TRISHA A. KVERN
Commission # 1101649
My Comm. Exp. April 10, 2025

PORTION OF
LOT 5 AND 6
COORS PAVILION
SITUATE IN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2023

EXHIBIT A



PROJECT NUMBER
11274

PRINT DATE
2023-04-13

PROJECT MANAGER
DAJ

DESIGNED BY
KFW

1 OF 2

COORS BLVD NW & ST. JOSEPHS DR NW
ALBUQUERQUE, NM 87120
PNM ELECTRIC EASEMENT

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
Phone: 801.247.1100

TOOELE
Phone: 435.843.3699

SEDAR CITY
Phone: 435.855.1453

RICHFIELD
Phone: 435.854.2283

SANDY
45 W 10000 S, Suite 600
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

PORTION OF
LOT 5 AND 6
COORS PAVILION
SITUATE IN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
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APRIL 2023

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