



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input checked="" type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: 3X1, LLC (owner)		Phone: 505-250-3950
Address: 11215 Central Ave. NE		Email: jim@jacksonreshm.com
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any): Modulus Architects, Inc. (Angela Williamson)		Phone: 505-338-1499
Address: 100 Sun Ave. NE Suite 305		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner & Agent	List all owners: 3X1, LLC	

BRIEF DESCRIPTION OF REQUEST
DRB approval of EPC approved project.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRB2A1	Block:	Unit: Northeast
Subdivision/Addition: Town of Atrisco Grant	MRGCD Map No.:	UPC Code: 101106026722131219
Zone Atlas Page(s): E-11-2	Existing Zoning: SU-1/C-1.5 Auto Sales	Proposed Zoning: Same
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 1.9 acres

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Coors	Between: Sequoia	and: Tucson

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
18EPC-40008; 18EPC-40009		
Signature: Angela Williamson, Agent	Date: 1/14/19	
Printed Name: Angela Williamson, Modulus Architects	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL SITE PLAN – DRB APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Site Plan and related drawings (10 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

SITE PLAN – DRB


MAJOR AMENDMENT TO SITE PLAN – DRB

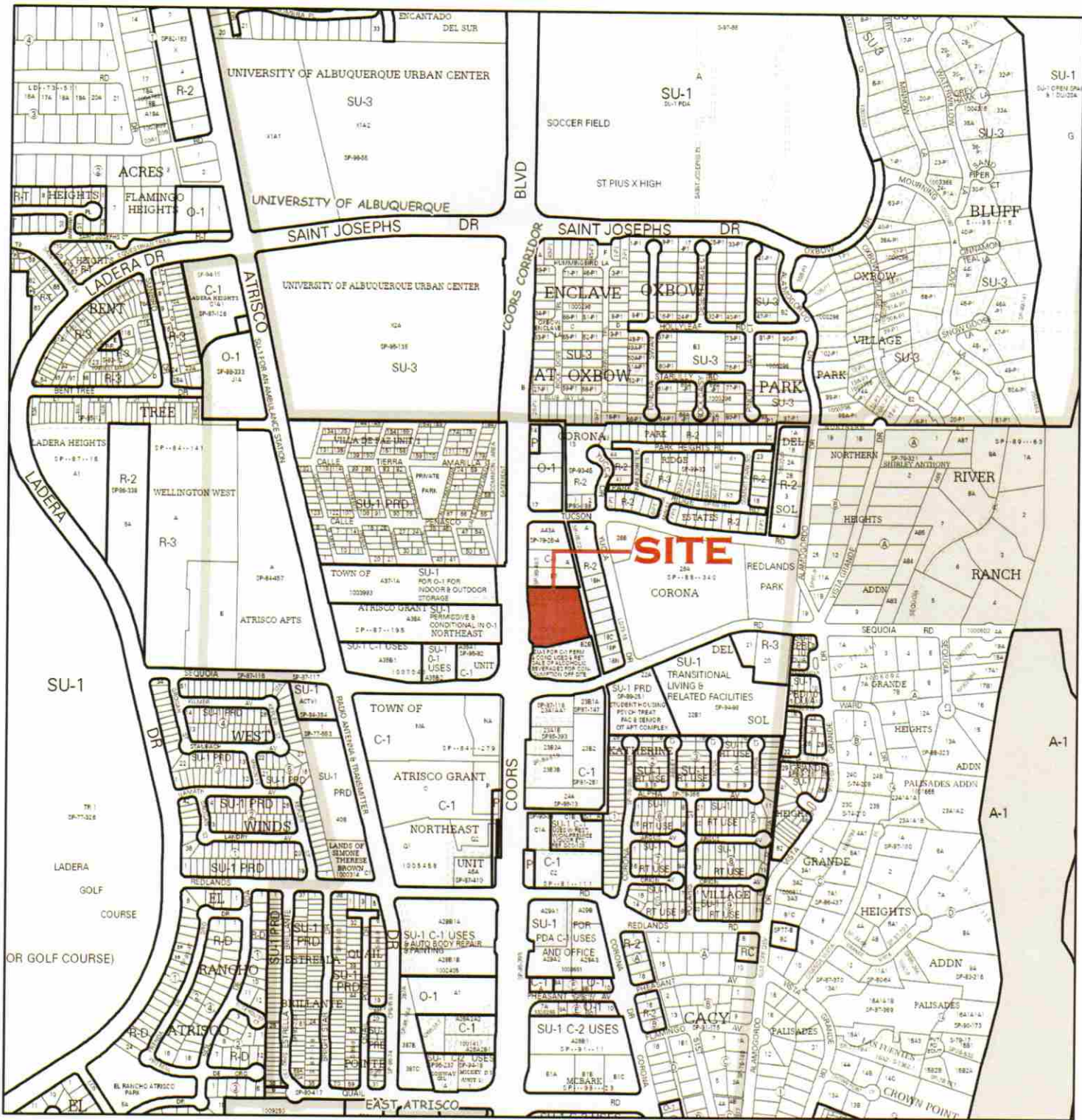
EXTENSION OF SITE PLAN – DRB Does not require Public Hearing

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (*not required for Extension*)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

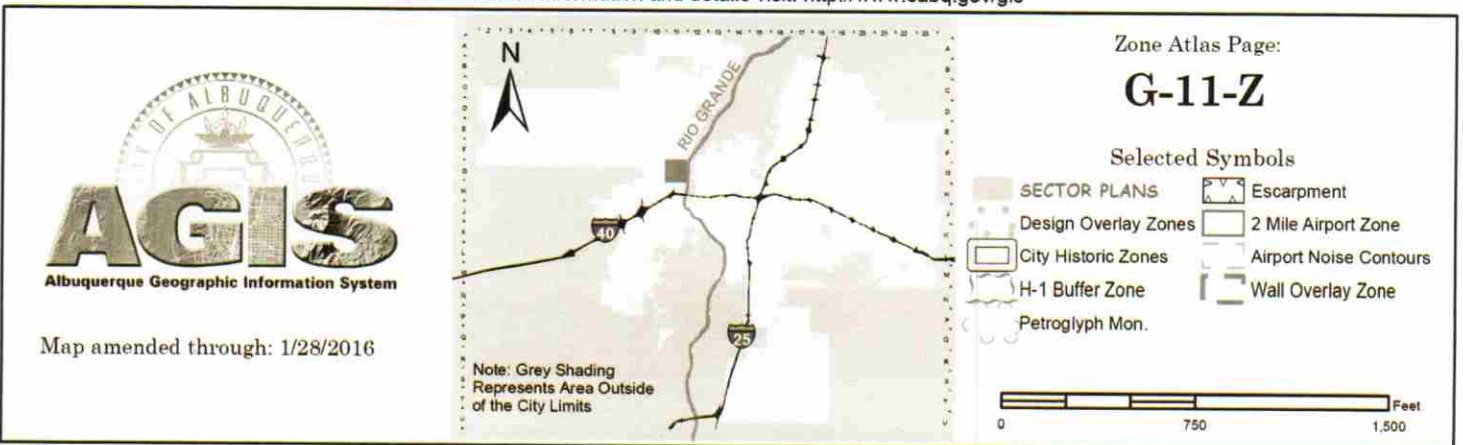
FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Infrastructure List, if required

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: <i>Angela Williamson, Agent</i>	Date: <i>1/14/19</i>
Printed Name: <i>Angela Williamson, Modulus Architects</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



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



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

December 13, 2018

3XP, LLC
11215 Central Ave. NE
Albuquerque, NM 87123

Project #2018-001223
SI-2018-00173 – Major Amendment of Prior Approval, Site
Development Plan

LEGAL DESCRIPTION:

The above action for all or a portion of Tract B2A1 Plat for Tract B-2-A-1, Town of Atrisco Grant, zoned MX-L, located at Coors Blvd. NW, between Sequoia NW and Tucson NW, containing approximately 1.9 acres. (G-11)
Staff Planner: Cheryl Somerfeldt

On December 13, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001223/SI-2018-00173, a Major Amendment of Prior Approval, Site Development Plan, based on the following findings:

FINDINGS:

1. This is a request for a Major Amendment of Prior Approval, Site Development Plan for all or a portion of Tract B2A1, plat for Tract B-2-A-1, Town of Atrisco Grant Northeast Unit, located on the east side of Coors Boulevard NW to the north of Sequoia Road NW, addressed 3500 Coors Boulevard NW, and containing approximately 2 acres.
2. The subject site is within an Area of Change designated by the Comprehensive Plan and zoned MX-L. Prior to effectiveness of the IDO, the subject site was zoned SU-1 for C-1 Uses and Auto Sales; therefore since the proposed use was permitted prior to the IDO via the SU-1 Site Plan designated uses, the use is permitted on the subject site (4-3(A)(3)) as long as it has not been discontinued for more than 24 months (6-8(C)(2)(a)).
3. The existing Site Development Plan for the Don Chalmers Used Car Outlet was approved by the EPC in 1996, and this request constitutes a Major Amendment to that SDP.
4. The purpose of the request is to amend the existing Site Development Plan in order to expand the existing 1,280 square foot building on the site by adding approximately 828 square foot front and by adding one support building of approximately 2,278 square feet to the back, resulting in a total of 4,211 square feet on the site along with vehicle parking.
5. The subject site is located within the boundaries of the Coors Boulevard Character Protection Overlay – CPO-2, and the site and building design are subject to those regulations.

OFFICIAL NOTICE OF DECISION

Project #2018-001223

December 13, 2018

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6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance is incorporated herein by reference and made part of the record for all purposes.
7. The subject site is located in an Area of Change as designated by the Comprehensive Plan. The attached Site Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan as well as applicable regulations in the Integrated Development Ordinance (IDO). Applicable policies include:
 - The request is consistent with Policy 4.1.2 in that it will allow expansion of the existing Light Vehicle and Heavy Vehicle use, which is currently permitted in the existing zone due to the previous SU-1 zone designation, and will therefore ensure the existing identity, scale, location of development, and mix of uses. In addition, the proposal will add a more contemporary façade to the existing building.
 - The request is consistent with Policy 5.1.1 because the subject site is part of the current developed environment on Coors Boulevard NW, and across the street from the Coors/I-40 Activity Center. Therefore, the request will capture regional growth on a Major Transit Corridor where a sustainable development pattern is encouraged.
 - The request is consistent with Policy 5.2.1g) because the proposed redeveloped truck rental establishment will increase the quality of commercial development on a site already established for a vehicle-related-use, along a designated Major Transit Corridor (Coors Boulevard NW), and adjacent to a designated commercial Activity Center.
 - The request is consistent with Policy 5.3.1 because this expansion is on a previously developed infill site surrounded by existing infrastructure and public facilities.
 - The request is consistent with Policy 5.3.7 because it ensures that this vehicle-related development is located on a heavily trafficked corridor and distributed on the West Side to be available and useful to those residents when needed, and to ensure vehicular uses are borne fairly across all residents of the Albuquerque area.
 - The request is consistent with Policy 5.4.2 because it will re-develop a property on the West Side of Albuquerque, and therefore foster employment opportunities in that area.
 - The request is consistent with Policy 5.6.2 b), g), and h) because the subject site is located in an Area of Change where growth and more intense development is expected to be directed, and expanded employment opportunities are encouraged. The subject site is located where adequate infrastructure and community services and a highly connected street grid and frequent transit service already exists.
 - The request is consistent with Policy 7.3.4 because it promotes infill development with a new contemporary building design that will enhance the built environment and blend in style and building materials with other buildings along Coors Boulevard NW in the area.
8. The applicant notified the Ladera Heights Neighborhood Association, the Vista Grande Neighborhood Association, the Westside Coalition of Neighborhood Associations, and the Taylor Ranch Neighborhood Association, and property owners within 100-feet of the subject site as required. Neither a neighborhood meeting nor a facilitated meeting was requested. Staff has not received any public comments in support or opposition.

OFFICIAL NOTICE OF DECISION

Project #2018-001223

December 13, 2018

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CONDITIONS OF APPROVAL

9. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
10. The planting strip at the rear of the property shall include more shrubs in order to be at a similar ground density to other planting strips on the premises.
11. This Site Plan shall be submitted to and approved by the DRB for the below technical issues/requirements:
 - A. Hydrology Section
 - An approved Conceptual Grading and Drainage Plan is required.
 - An Infrastructure List may be required for the City and NMDOT drainage improvements (pending approval of the G&D).
 - B. Transportation Development Services
 - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - Infrastructure and/or ROW dedications may be required at DRB.
 - All work within the public ROW must be constructed under a COA Work Order.
 - C. Solid Waste Management Department
 - Clarify proposed refuse truck exit. The new/proposed detailing bldg. appears to hinder refuse truck exit to the South. Do not hinder any existing refuse collection service.
 - D. ABC Water Utility Authority (ABCWUA)
 - Previous availability 180319 committed service to the site with the understanding that the lot would become a mixed use of retail and restaurant businesses. Before service can be committed to this property a new availability statement will need to be requested to address the change in use. Requests can be made at the link:
http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - E. Public Service Company of New Mexico (PNM)
 - 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.
 - It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

OFFICIAL NOTICE OF DECISION

Project #2018-001223

December 13, 2018

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- Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589
- Ground-mounted equipment screening will 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

F. New Mexico Department of Transportation (NMDOT)

- The NMDOT is requiring the owner to complete the State Access Management Manual's Site Threshold Assessment (STH) and schedule an appointment with Margaret Haynes 505-288-2086 or margaret.haynes@state.nm.us to discuss this development's potential impacts on NM 45 (Coors Blvd). No additional access will be granted to NM 45 (Coors Blvd).


12. The Site Development Plan shall comply with the General Regulations of the IDO, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 28, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an 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 14-16-6 of the IDO, Administration and Enforcement. 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 recommendation.

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).

Sincerely,


David S. Campbell
Planning Director

OFFICIAL NOTICE OF DECISION

Project #2018-001223

December 13, 2018

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DSC/CS

cc: 3XP, LLC, 11215 Central Ave., NE, ABQ, NM 87123
Modulus Architects, INC, 100 Sun Ave NE, Suite 305, ABQ, NM 87109
Ladera Heights NA, Marie Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Ladera Heights NA, Allan Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Westside Coalition of Neigh. Assoc., Harry Hendriksen, 10592 Rio del Sol NW., ABQ, NM 87114
Westside Coalition of Neigh. Assoc., Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM 87120
Vista Grande NA, Richard Schaefer, 3579 Sequoia Pl., NW, ABQ, NM 87120
Vista Grande NA, Berent Groth, 3546 Sequoia Pl. NW, ABQ, NM 87120
John DuBois, jdubois@cabq.gov

City of Albuquerque
Planning & Development Services
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, N.M. 87103
Telephone: (505) 924-3860
Email: kdicome@cabq.gov

Re: Agent Authorization for 3X1, LLC. – Site Development Plan for Subdivision and Site Development Plan for Building Permit

Commissioners,

3X1, LLC., hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Site Development Plan for Building Permit and Site Development Plan for Subdivision for the property located 3500 Coors Blvd. NW - Albuquerque, New Mexico.

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or 3x1, LLC. Please direct all correspondence and communication to our Agent for the purpose of this request for EPC/ DRB approval.

Sincerely,



Mr. Jim Gifford
3X1, LLC., Managing Partner
505.250.3950

December 31, 2018

Chair

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Pat Davis
City of Albuquerque
Councilor, District 6

Timothy M. Keller
City of Albuquerque
Mayor

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Lonnie Talbert
County of Bernalillo
Commissioner, District 4

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Jeffrey Wooten
Wooten Engineering
1005 21st St. SE, Suite 13
Rio Rancho, New Mexico 87124

**RE: Water and Sanitary Sewer Availability Statement #181203
Enterprise Rent-A-Car
3500 Coors Blvd. NW**

Dear Mr. Wooten:

Project Description: The subject site is located on Coors Blvd. just north of Sequoia Rd. within the City of Albuquerque. The proposed development consists of approximately 1.9 acres and the property is currently zoned SU-1 for commercial use. The property lies within the Pressure Zone 2WR in the College trunk. The request for availability indicates plans to develop the lot to accommodate a new Rent-A-Car development.

Existing Conditions: Water infrastructure in the area consists of the following:

- 12 inch cast iron distribution main (project #03-008-66) along Coors Blvd.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-2532-89) along the alley to the east of the subject site. This line terminates at manhole G11552 approximately 110 feet north of the south subject site's property line.

Water Service: New metered water service to the property can be provided via routine connection to the existing infrastructure. From the Fire Marshal Approved "Fire One Plan" it is understood that one hydrant is proposed internal to the site. The aforementioned hydrant is to be considered private and painted safety orange and considered, by the Water Authority, to be a fire line. The fire line shall be installed, inspected, and confirmed prior to sale of service. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Sanitary sewer service can be provided via routine connection to the existing eight inch collector line along the alley to the east. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines. If the property is to be subdivided, each lot shall have separate accounts, along with separate sanitary sewer services.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 1,500 gallons-per-minute and require a single hydrant for the site. As modeled using InfoWater™ computer software, the fire flow can be met. The flow was tested approximately at the newly proposed private fire hydrant connection along the existing 12 inch waterline along Coors Blvd. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Engineer is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. However, coordination with the New Mexico Department of Transportation (NMDOT) will be required to acquire proper permitting. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion

Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

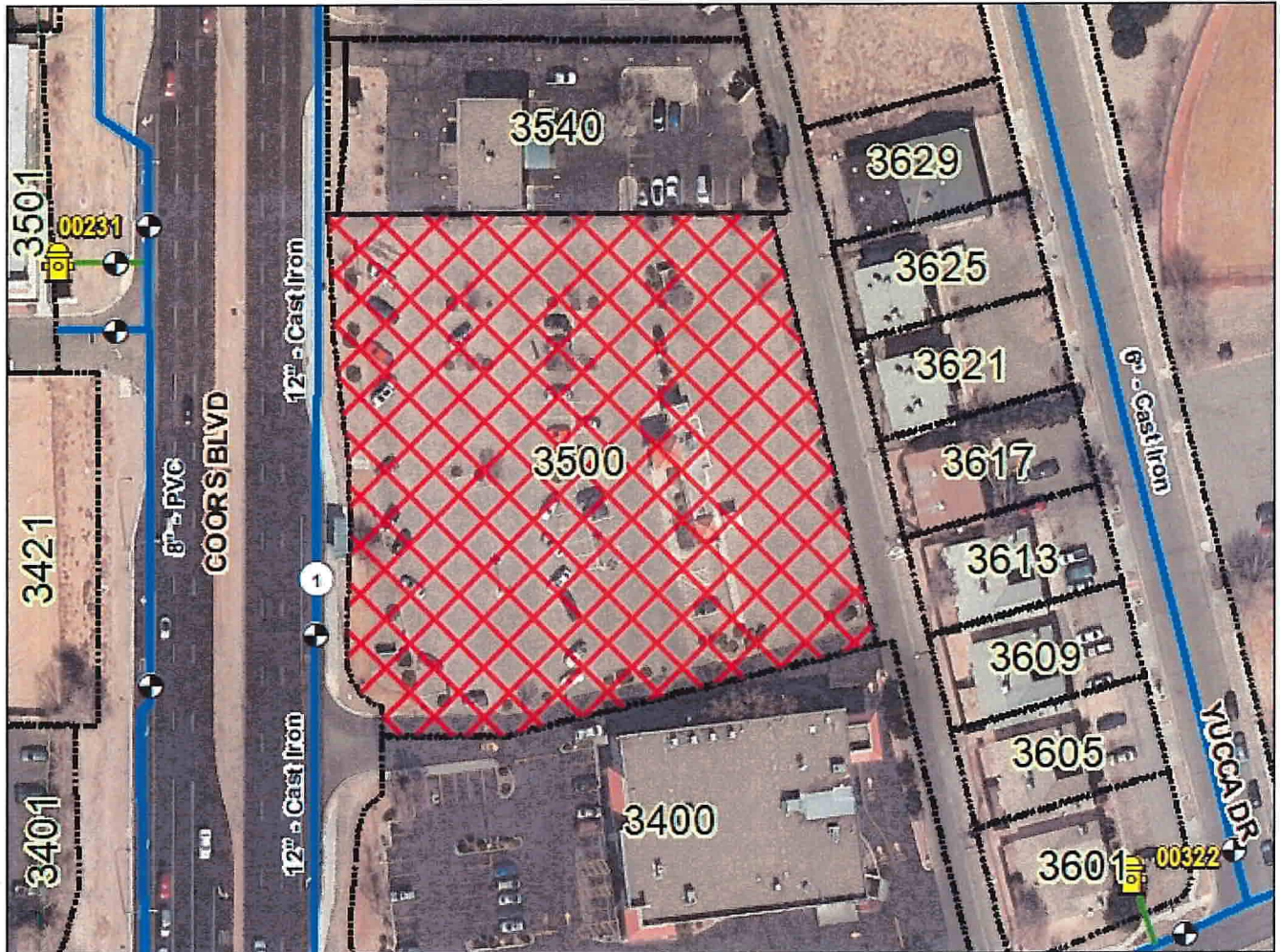
Sincerely,



Mark S. Sanchez
Executive Director


Enclosures: Infrastructure Maps (2)
f/ Availability Statement 181203


181203 - Water



Legend


 Project Location


 Valve

 Hydrant

Pipe

SUBTYPE

 Distribution Line

 Hydrant Leg

0 195 390 Feet



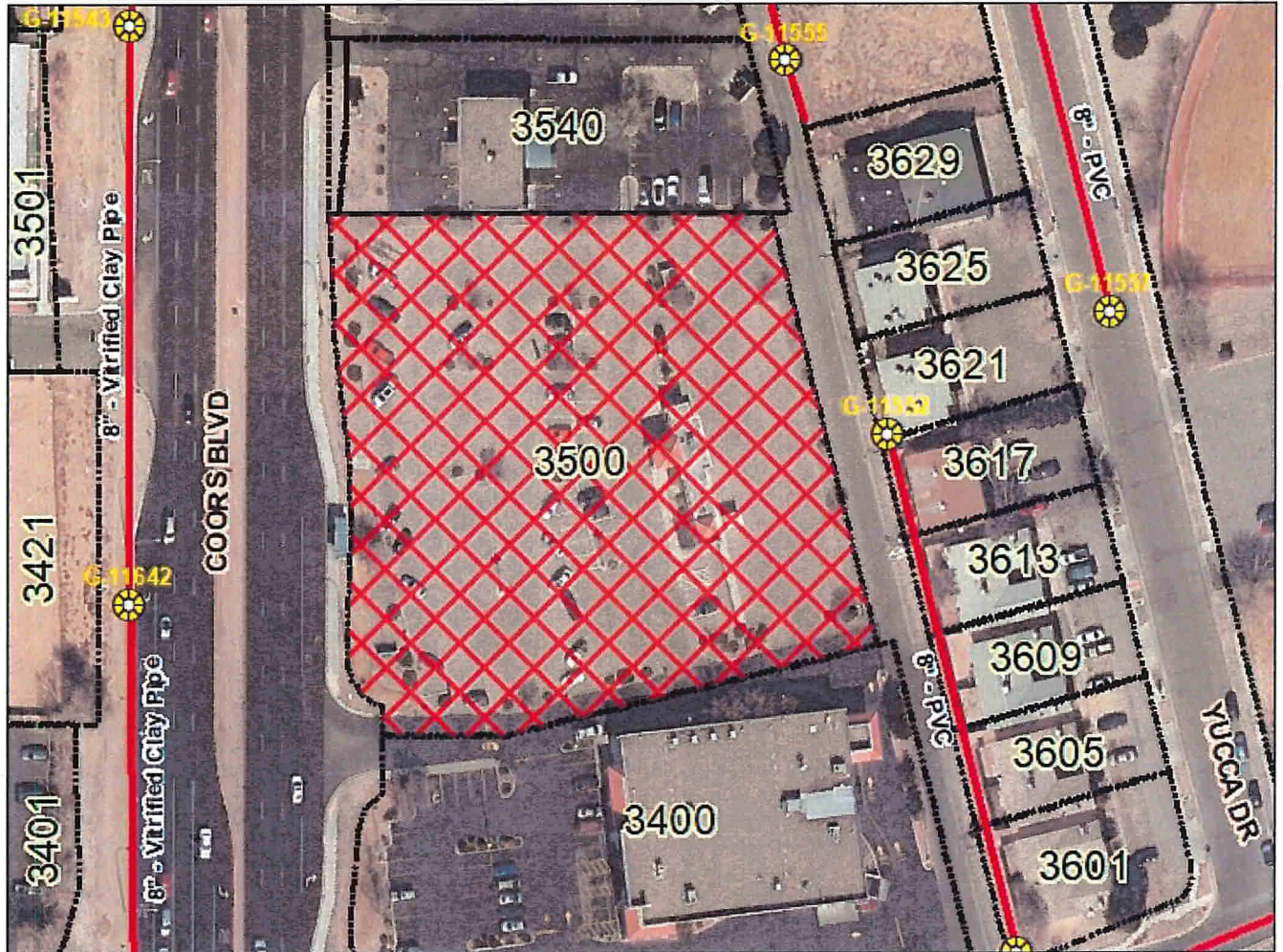
 --- Fire Flow Analysis Points

1. --- Analysis Point



Water Utility
Authority

181203 - Sanitary Sewer



Legend

 Project Location

 Sewer Manhole

Sewer Pipe

SUBTYPE

 COLLECTOR

0 195 390 Feet



FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Enterprise Rent-A-Car

AGIS MAP # G-11-Z

LEGAL DESCRIPTIONS: Tract B2A1, Northeast Unit
Town of Atrisco Grant

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 1/11/19 (date).

Roland Math
Applicant/Agent

1/15/19
Date

Renee Brussel
Hydrology Division Representative

1/15/19
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque, Utilities Development Division (2nd floor, Plaza del Sol) on 1/15/19 (date).

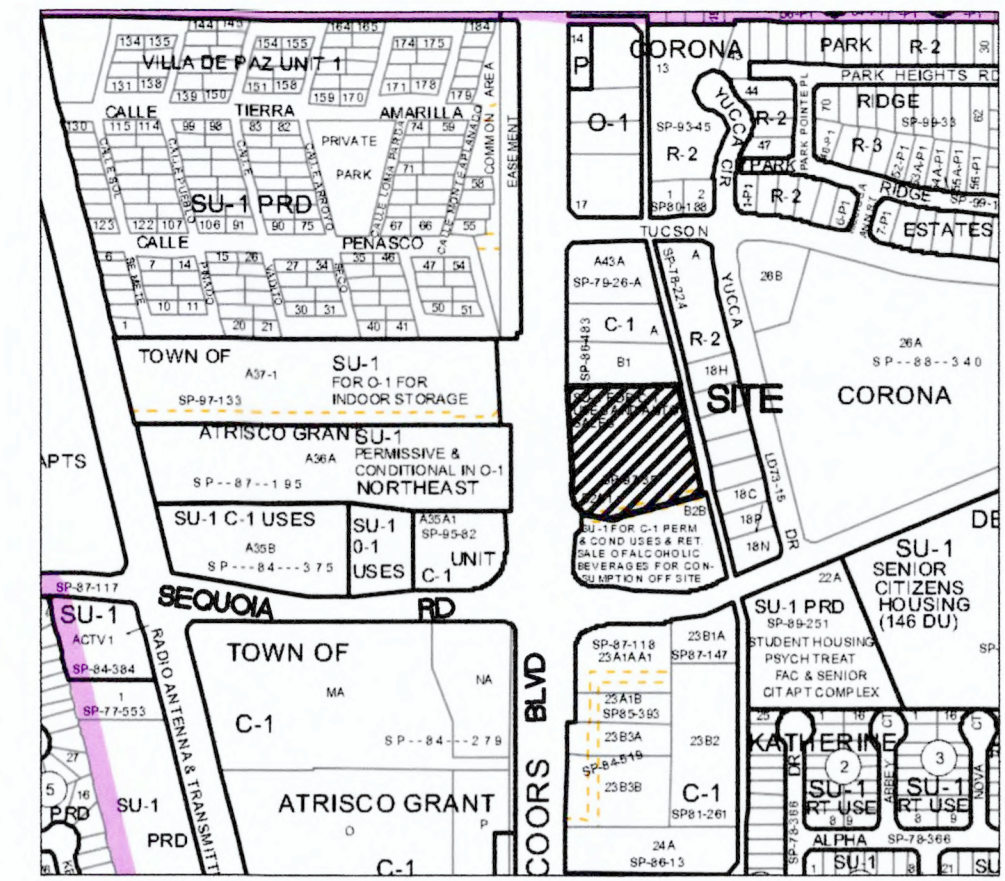
Roland Math
Applicant/Agent

1/15/19
Date

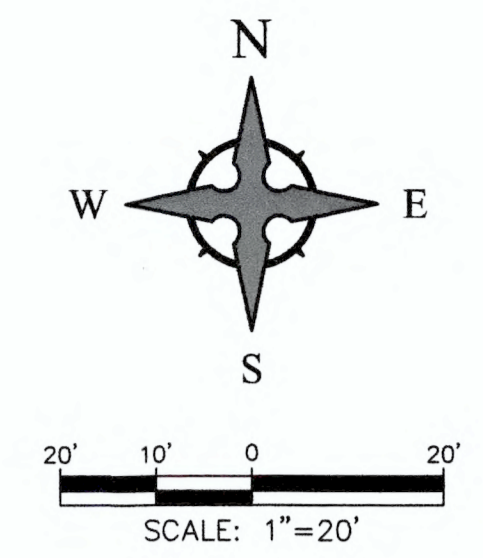
[Signature]
Utilities Division Representative

1/15/19
Date

PROJECT # 2018-001223



VICINITY MAP - Zone Map G-11-Z
 Legal Description: Tract B2A1, Northeast Unit Town of Atrisco Grant

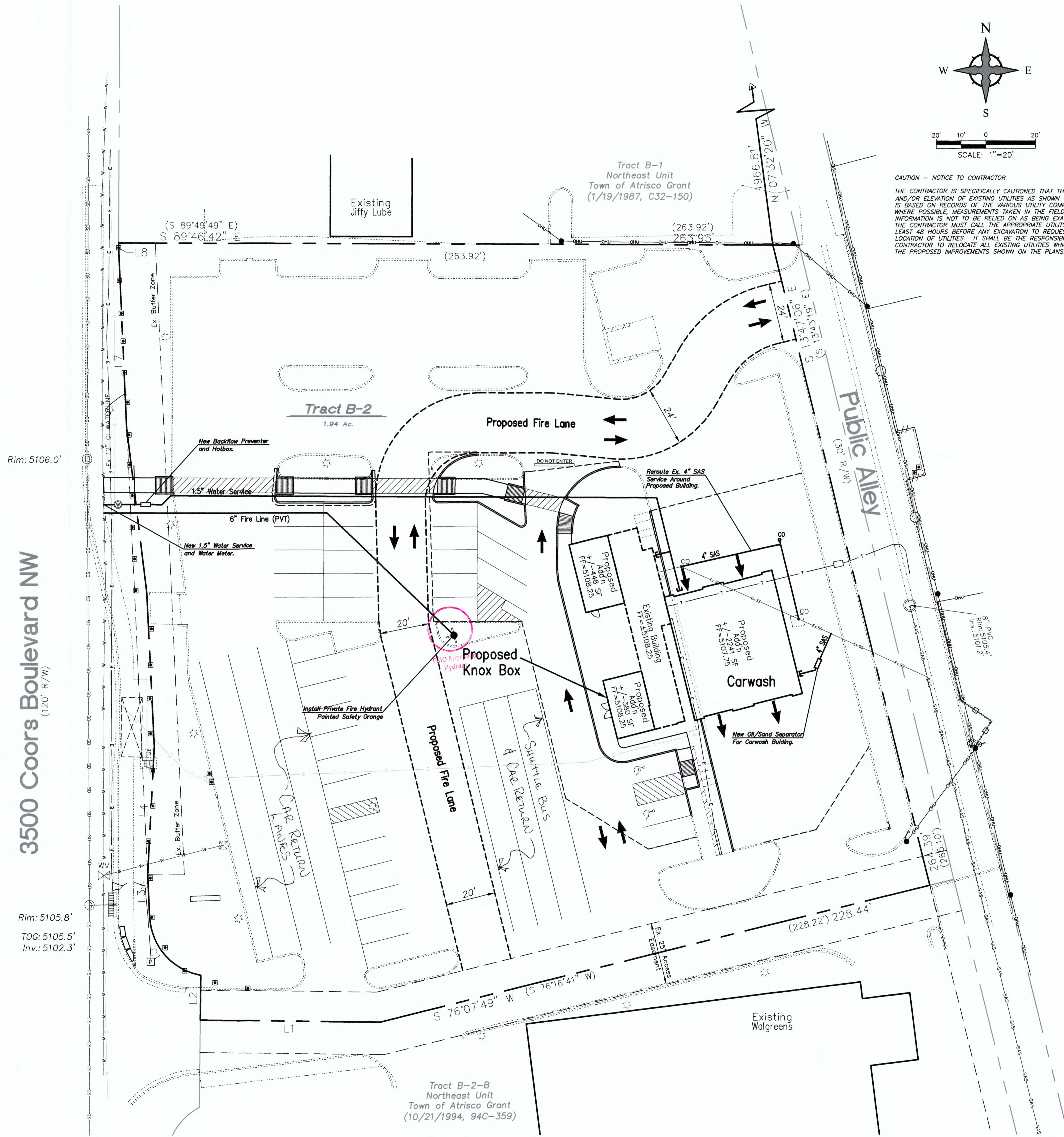


CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION 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.

FIRE ONE PLAN TABLE	
BUILDING AREA: MAIN	±1,933 SF
BUILDING HEIGHT:	Single Story < 26'-0"
CONSTRUCTION TYPE:	V-B, NON-SPRINKLED

FIRE ONE PLAN TABLE	
BUILDING AREA: CARWASH	±2,241 SF
BUILDING HEIGHT:	Single Story < 26'-0"
CONSTRUCTION TYPE:	V-B, NON-SPRINKLED

- FIRE 1 PLAN NOTES:**
- Building shall have approved Address Numbers placed in a position plainly legible from Coors.
 - Fire Lanes shall have an approved driving surface capable of supporting the imposed load of Fire Apparatus weighing at least 75,000 pounds.
 - Fire Lanes grades shall not exceed 10% in any direction.



HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 SOFT 4180 CONSTRUCTION TYPE 2B
 GPM 1500 NUMBER OF HYDRANTS 1
APPROVED / DISAPPROVED
 SIGNATURE / MAIN NUMBER / DATE

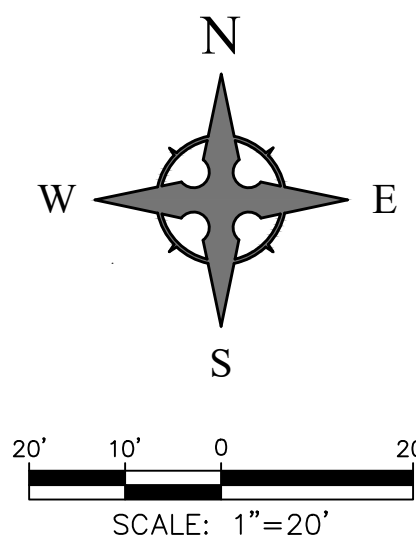
W E Wooten Engineering
 1005 21st St SE, Suite 13
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560

REV	DATE	BY	REVISION
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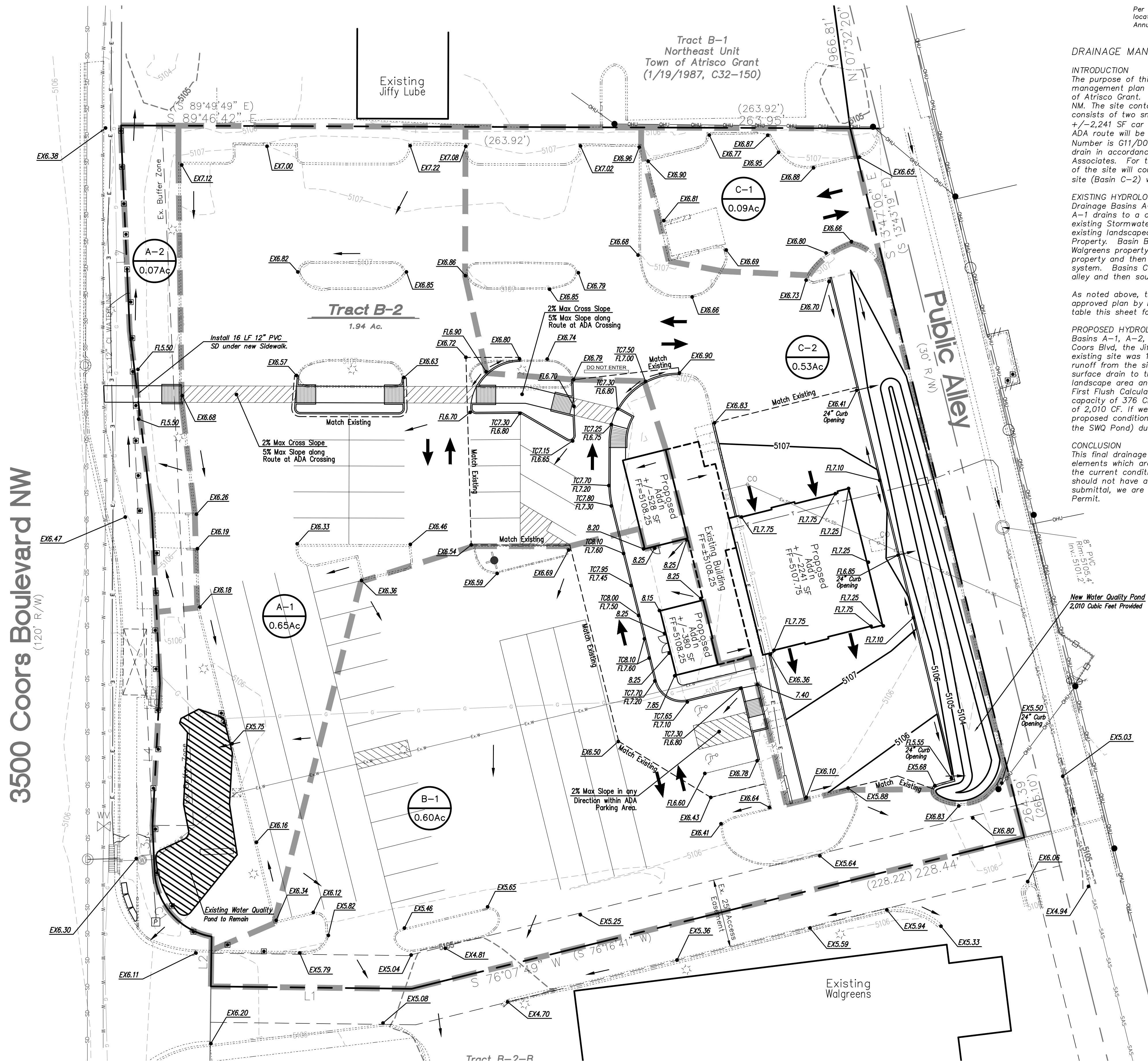
MODULUS ARCHITECTS
 100 SUN AVENUE N.E., Ste 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

JEFFREY TODD WOOTEN
 NEW MEXICO
 16892
 PROFESSIONAL ENGINEER
 10/19/2018

PROJECT TITLE ENTERPRISE RENT-A-CAR 3500 COORS BLVD NW ALBUQUERQUE, NEW MEXICO 87120	PROJECT NUMBER JEFF WOOTEN	JOB NO. 2018028	DRAWN BY: OG
DATE: 10/19/2018	SHEET NUMBER: F1.0	SHEET TITLE: Fire 1 Plan	
SCALE: AS NOTED			



CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION 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.



3500 Coors Boulevard NW
(120' R/W)

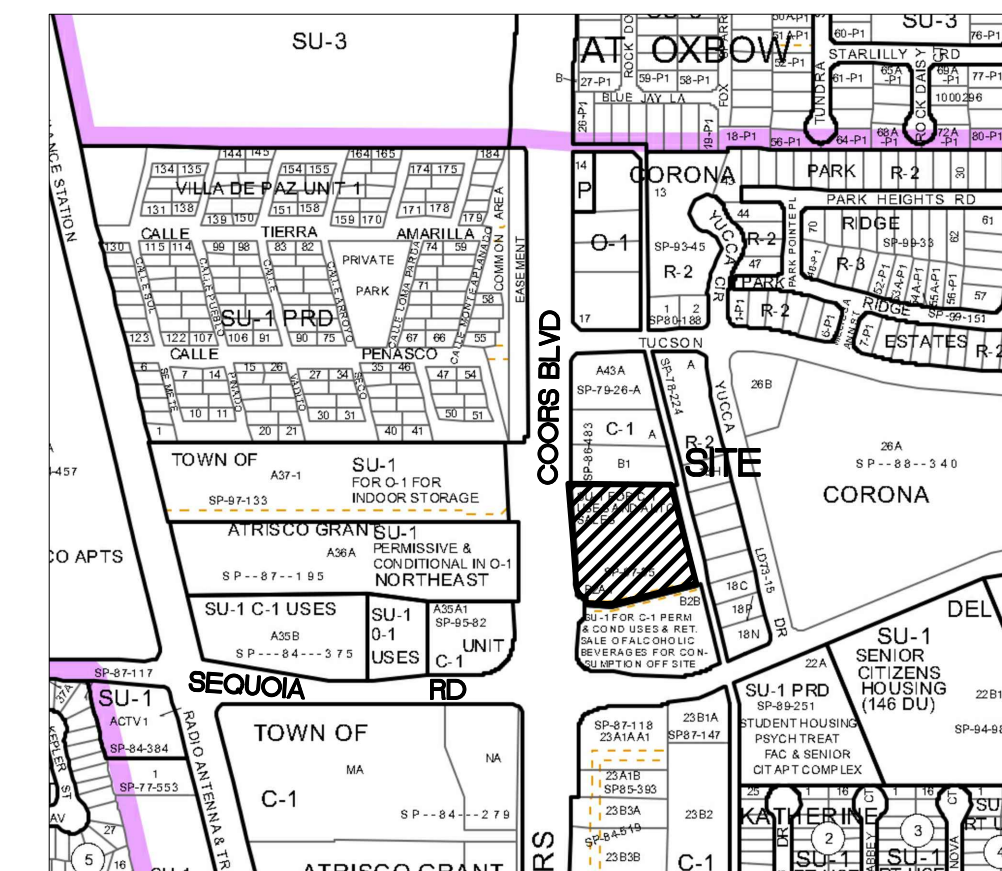
LEGEND

- ← FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- TS27.8 — PROPOSED TOP OF SIDEWALK ELEVATION
- FGH83.40 — FINISHED GRADE AT TOP OF WALL
- FGL83.40 — FINISHED GRADE AT BOTTOM OF WALL
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- 515 — EXISTING STORM DRAIN



FIRM MAP 35001C0327J

Per Firm Map 35001C0327J, dated November 04, 2016, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.



VICINITY MAP - Zone Map G-11-Z

Legal Description: Tract B2A1, Northeast Unit Town of Atrisco Grant

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final grading plan and drainage management plan for the redevelopment of Tract B2A1, Northeast Unit Town of Atrisco Grant. The site is located at 3500 Coors Blvd NW in Albuquerque, NM. The site contains approximately 1.94 acres. The proposed redevelopment consists of two small building additions to the existing main building, a new +/-2,241 SF car wash building, and minor parking lot adjustments. A new ADA route will be added to the site as well. The existing City Drainage File Number is G11/0038; however, according to the topo survey the site does not drain in accordance with the prior approved plan by D. Mark Goodwin & Associates. For the purpose of this new plan, we are assuming the west half of the site will continue to drain to Coors as-is. The east portion of the site (Basin C-2) will be routed into a new Stormwater Quality Pond.

EXISTING HYDROLOGIC CONDITIONS

Drainage Basins A-1 and A-2 currently drain westward to Coors Blvd. Basin A-1 drains to a curb opening at the west end of the parking lot and into an existing Stormwater Quality Pond that overflows into Coors Blvd. A-2 is an existing landscaped area that drains north and onto the existing Jiffy Lube Property. Basin B-2 drains south in the existing parking lot and onto the Walgreens property, which ultimately drains into a drop inlet in the Walgreens property and then heads east along Sequoia in an existing public storm drain system. Basins C-1 and C-2 both surface drain eastward into the existing alley and then south to Sequoia.

As noted above, the current site does not drain in accordance with the prior approved plan by D. Mark Goodwin & Associates. Reference the calculations table this sheet for approximate flows rates and volumes.

PROPOSED HYDROLOGIC CONDITIONS

Basins A-1, A-2, and B-1 will continue to drain in their current condition to Coors Blvd, the Jiffy Lube, and the Walgreens site respectively. Since the existing site was 100 percent developed, there will not be any increase in runoff from the site. Basin C-1 will not be improved and will continue to surface drain to the existing Alley. Basin C-2 will be routed into an enlarged landscape area and will consist of a new Stormwater Quality Pond per the First Flush Calculations Table this sheet. This pond is required to have a capacity of 376 CF; however, we have oversized the pond to have a capacity of 2,010 CF. If we compare runoff volumes from the existing conditions to the proposed conditions, there is an approximate reduction of 2,119 CF including the SWQ Pond) during the 100-Yr, 6-Hr storm.

CONCLUSION

This final drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and improve the current condition of the site. The proposed improvements for this site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of the DRB level Site Plan for Building Permit.

Pre-Developed Drainage Calculations

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

BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CF)	WTE (inches)	V(100) ₉₀₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)
			A	B	C	D						
A-1	28223	0.65	0.0%	0.0%	20.0%	80.0%	4.07	2.64	1.77	4172	4925	7183
A-2	3054	0.07	0.0%	0.0%	90.0%	10.0%	3.02	0.21	1.09	277	287	318
B-1	26029	0.60	0.0%	0.0%	10.0%	90.0%	4.22	2.52	1.87	4061	4841	7184
C-1	3808	0.09	0.0%	0.0%	18.0%	82.0%	4.10	0.36	1.79	569	673	986
C-2	23278	0.53	0.0%	0.0%	17.0%	83.0%	4.12	2.20	1.80	3498	4142	6074
TOTAL	84392	1.94						7.93		12577	14869	21744

Post-Developed Drainage Calculations

Ultimate Development Conditions Basin Data Table

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

BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CF)	WTE (inches)	V(100) ₉₀₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)
			A	B	C	D						
A-1	28223	0.65	0.0%	0.0%	20.0%	80.0%	4.07	2.64	1.77	4172	4925	7183
A-2	3054	0.07	0.0%	0.0%	90.0%	10.0%	3.02	0.21	1.09	277	287	318
B-1	26029	0.60	0.0%	0.0%	8.0%	92.0%	4.25	2.54	1.89	4103	4901	7296
C-1	3808	0.09	0.0%	0.0%	18.0%	82.0%	4.10	0.36	1.79	569	673	986
C-2	23278	0.53	0.0%	0.0%	25.0%	75.0%	4.00	2.13	1.73	3346	3928	5674
TOTAL	84392	1.94						7.88		12468	14715	21456

IMPERVIOUS AREA CALCULATIONS (BASIN C-2 ONLY)

PROPOSED BASIN CONDITIONS
 TOTAL BASIN AREA: 23,278 SF
 PERVIOUS AREA: 5,923 SF (25.4%)
 IMPERVIOUS AREA: 17,355 SF (74.6%)

FIRST FLUSH CALCULATION

TOTAL IMPERVIOUS AREA = 17,355 SF
 FIRST FLUSH = 17,355 * 0.26" / 12 = 376 CF
 TOTAL VOLUME PROVIDED = 2,010 CF

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
 100 SUN AVENUE N.E., Ste 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

Not For Construction

PROJECT TITLE: ENTERPRISE RENT-A-CAR
 3500 COORS BLVD NW
 ALBUQUERQUE, NEW MEXICO 87120

PROJECT MANAGER: JEFF WOOTEN
 JOB NO.: 2018028

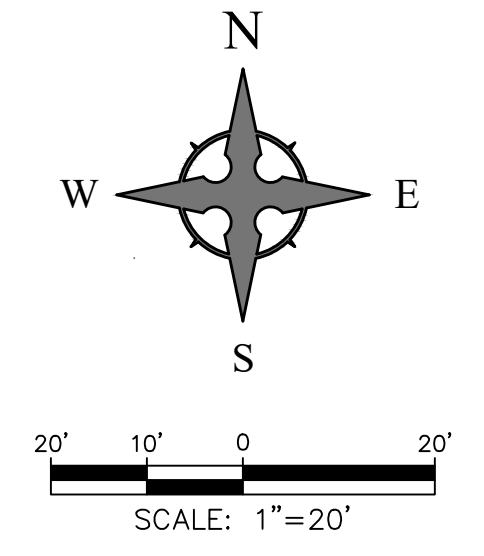
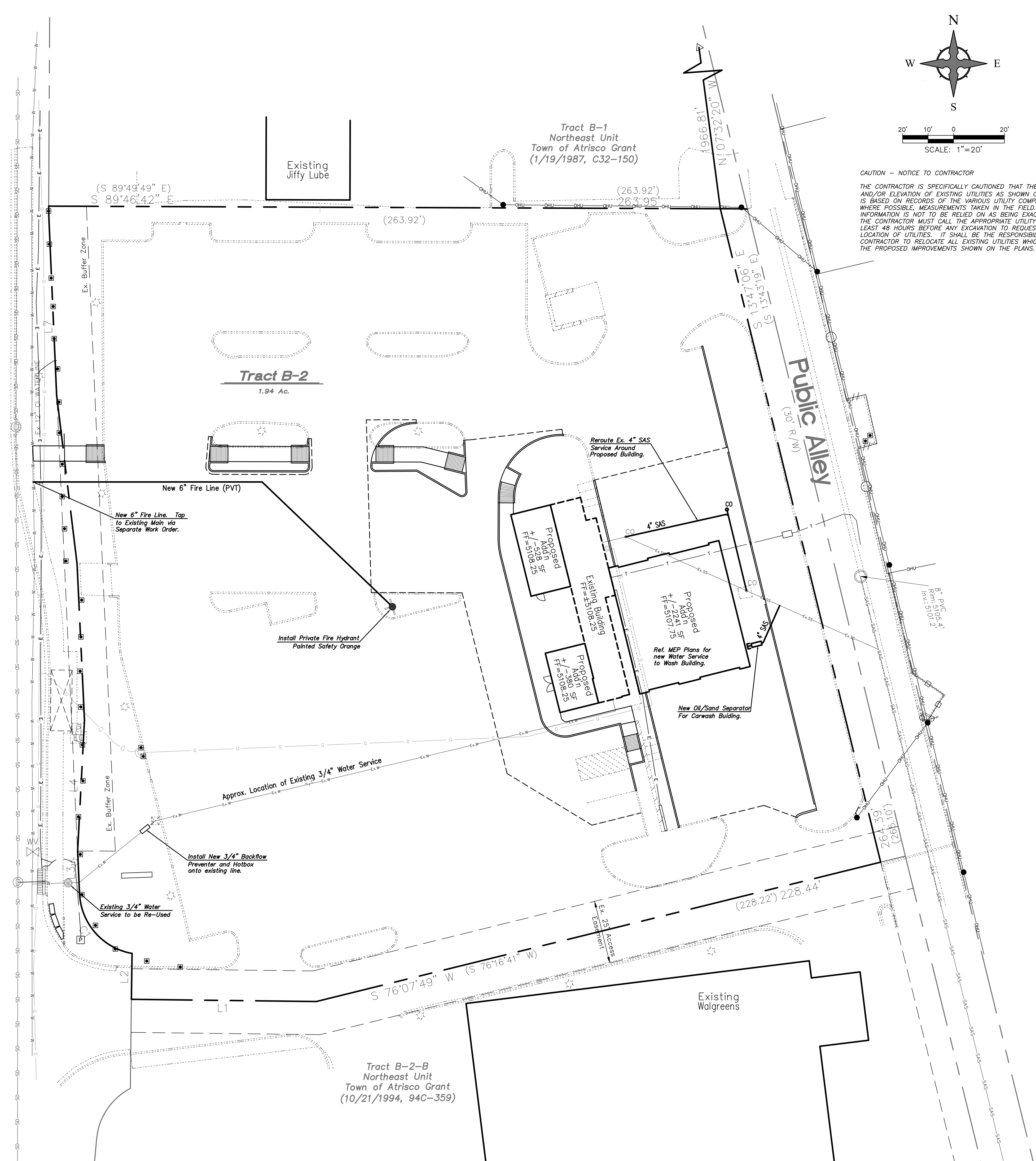
DRAWN BY: C.W.

SHEET TITLE: Grading Plan

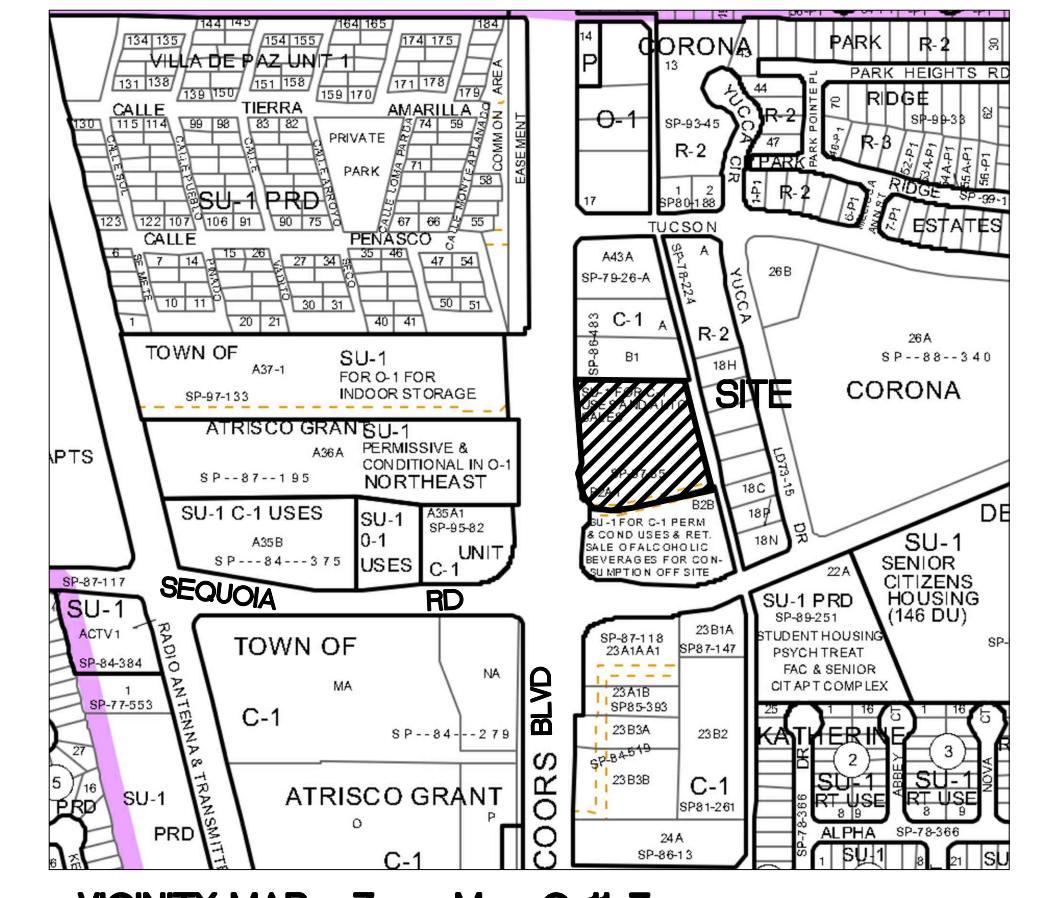
DATE: 1/8/2019
 SCALE: AS NOTED
 SHEET NO.: C1.1
 OF: 1

W E Wooten Engineering
 1005 21st St SE, Suite 13
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560

3500 Coors Boulevard NW
(120' R/W)



CAUTION - NOTICE TO CONTRACTOR
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VICINITY MAP - Zone Map G-11-Z
Legal Description: Tract B2A1, Northeast Unit Town of Atrisco Grant

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

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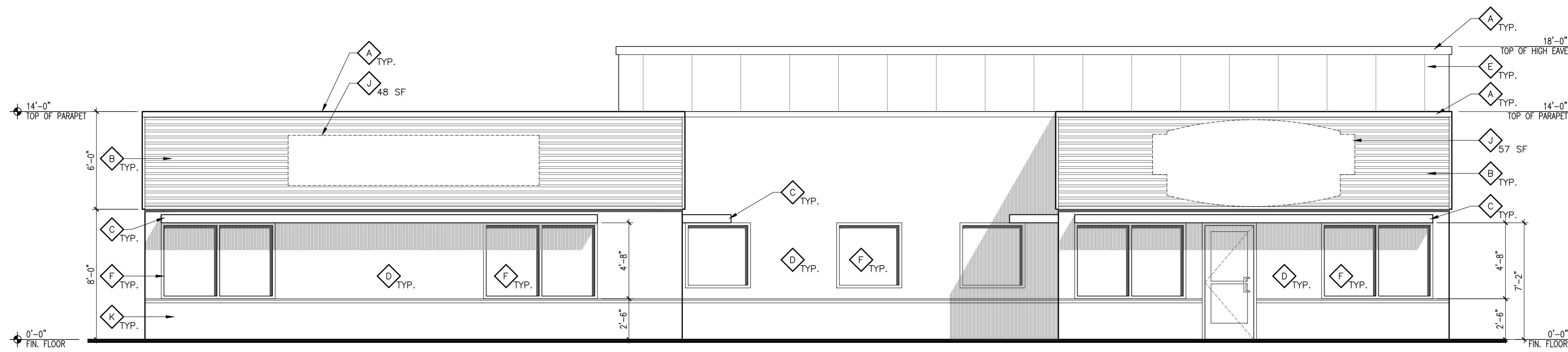
MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

Not For Construction

PROJECT TITLE ENTERPRISE RENT-A-CAR 3500 COORS BLVD NW ALBUQUERQUE, NEW MEXICO 87120	JOB NO. 2018028	DRAWN BY: OW
PROJECT MANAGER JEFF WOOTEN	SHEET TITLE Conceptual Utility Plan	

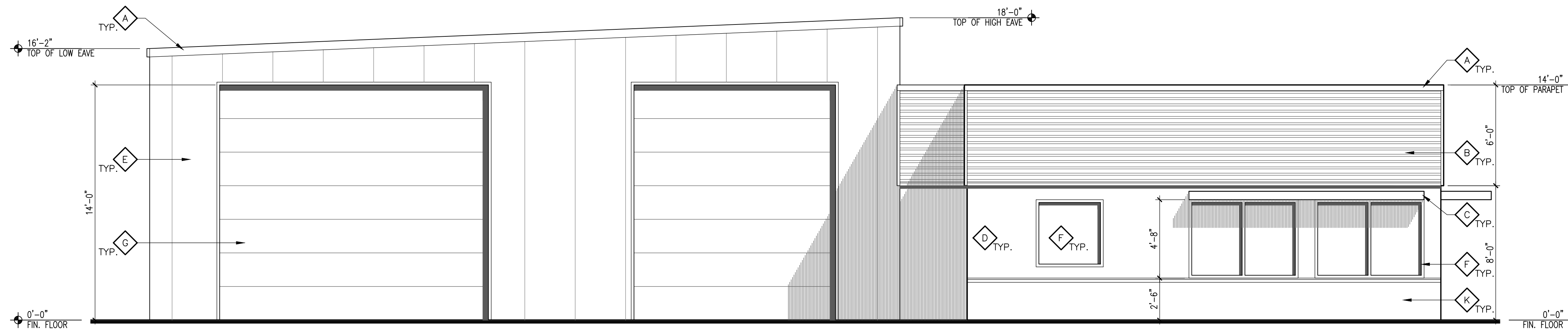
WE Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

DATE 1/8/2019	SHEET C2.1
SCALE AS NOTED	OF 1

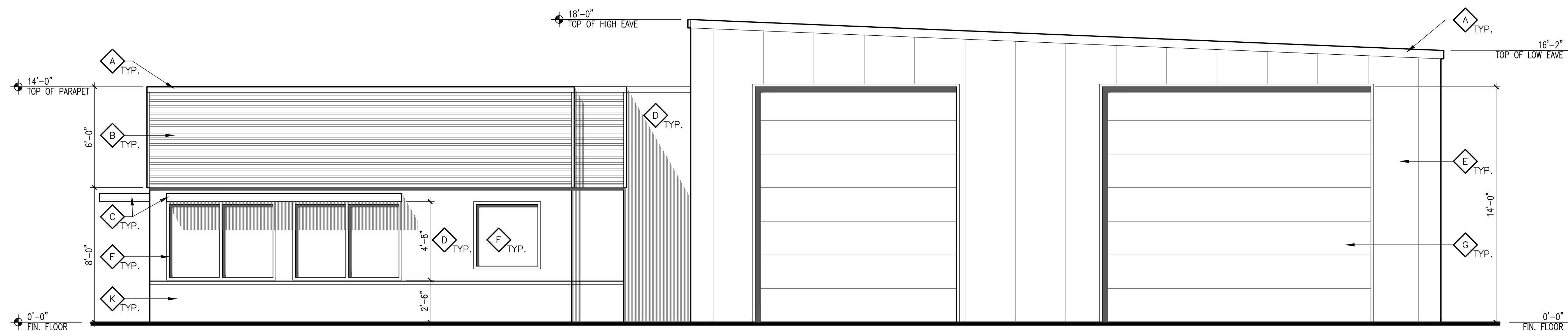


EXTERIOR FINISHES			
MARK	MATERIAL	COLOR	SHERWIN WILLIAMS COLOR NAME
A	PRE-FINISHED METAL COPING/TRIM	DARK BEIGE	SW 7038 - TONY TAUPE
B	PRE-FINISHED RIBBED METAL WALL PANELS	LIGHT BEIGE	SW 6140 - MODERATE WHITE
C	PAINTED METAL WINDOW AWNING	DARK BRONZE	SW 7020 - BLACK FOX
D	2-COAT STUCCO SYSTEM WITH ACRYLIC FINISH	DARK BEIGE	SW 7038 - TONY TAUPE
E	PRE-FINISHED METAL PANELS - STUCCO FINISH	LIGHT BEIGE	SW 6140 - MODERATE WHITE
F	ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLASS	DARK BRONZE	SW 7020 - BLACK FOX
G	PRE-FINISHED SECTIONAL OVERHEAD DOORS	DARK BEIGE	SW 7038 - TONY TAUPE
H	PRE-FINISHED RIBBED METAL ROOF PANELS	DARK BEIGE	SW 7038 - TONY TAUPE
J	BUILDING MOUNTED SIGN, SEPARATELY PERMITTED	N/A	N/A
K	2-COAT STUCCO SYSTEM WITH ACRYLIC FINISH	DARK BROWN	SW 6041 - OTTER

1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



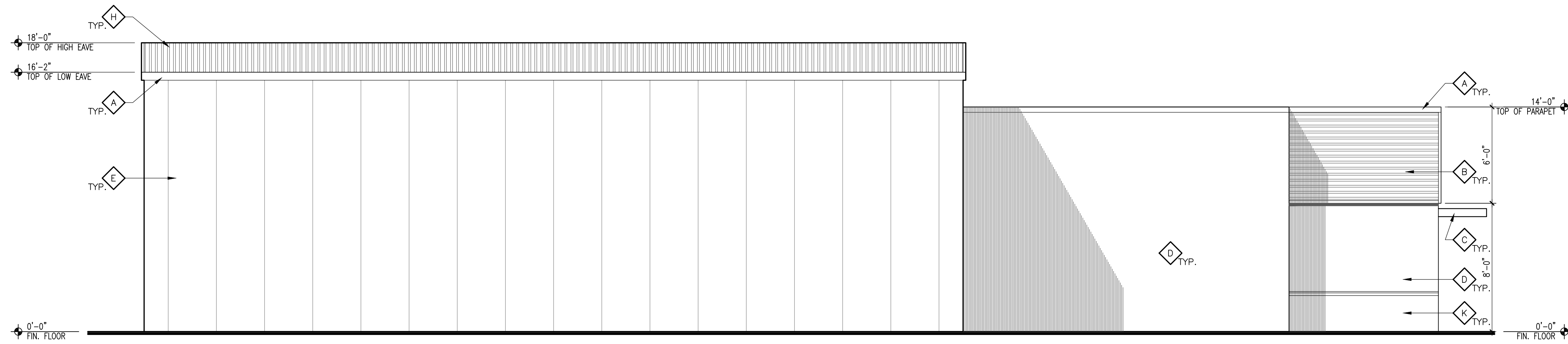
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: ENTERPRISE RENT-A-CAR
 2500 COORS BLVD NW
 ALBUQUERQUE, NT 87102
 PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: --
 DRAWN BY: CDC
 SHEET TITLE: BUILDING ELEVATIONS & RENDERING

DATE: 09/25/2018
 SCALE: AS NOTED
 SHEET: A201

REV	DATE	BY	REVISION
1			
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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES			
MARK	MATERIAL	COLOR	SHERWIN WILLIAMS COLOR NAME
A	PRE-FINISHED METAL COPING/TRIM	DARK BEIGE	SW 7038 - TONY TAUPE
B	PRE-FINISHED RIBBED METAL WALL PANELS	LIGHT BEIGE	SW 6140 - MODERATE WHITE
C	PAINTED METAL WINDOW AWNING	DARK BRONZE	SW 7020 - BLACK FOX
D	2-COAT STUCCO SYSTEM WITH ACRYLIC FINISH	DARK BEIGE	SW 7038 - TONY TAUPE
E	PRE-FINISHED METAL PANELS - STUCCO FINISH	LIGHT BEIGE	SW 6140 - MODERATE WHITE
F	ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLASS	DARK BRONZE	SW 7020 - BLACK FOX
G	PRE-FINISHED SECTIONAL OVERHEAD DOORS	DARK BEIGE	SW 7038 - TONY TAUPE
H	PRE-FINISHED RIBBED METAL ROOF PANELS	DARK BEIGE	SW 7038 - TONY TAUPE
J	BUILDING MOUNTED SIGN, SEPARATELY PERMITTED	N/A	N/A
K	2-COAT STUCCO SYSTEM WITH ACRYLIC FINISH	DARK BROWN	SW 6041 - OTTER

REV	DATE	BY	REVISION
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2 3D RENDERING
SCALE: N. T. S.

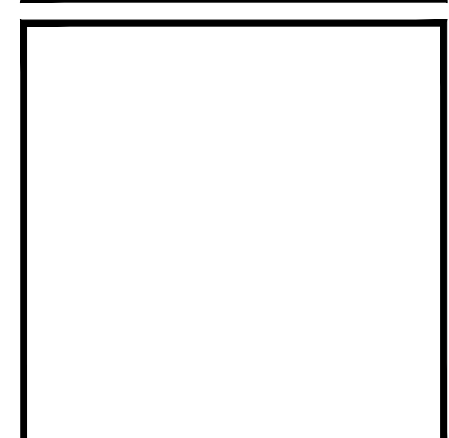


3 3D RENDERING
SCALE: N. T. S.



4 3D RENDERING
SCALE: N. T. S.

MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE: ENTERPRISE RENT-A-CAR
 3500 COORS BLVD NW
 ALBUQUERQUE, NT 87120

PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: ..

DRAWN BY: CDC

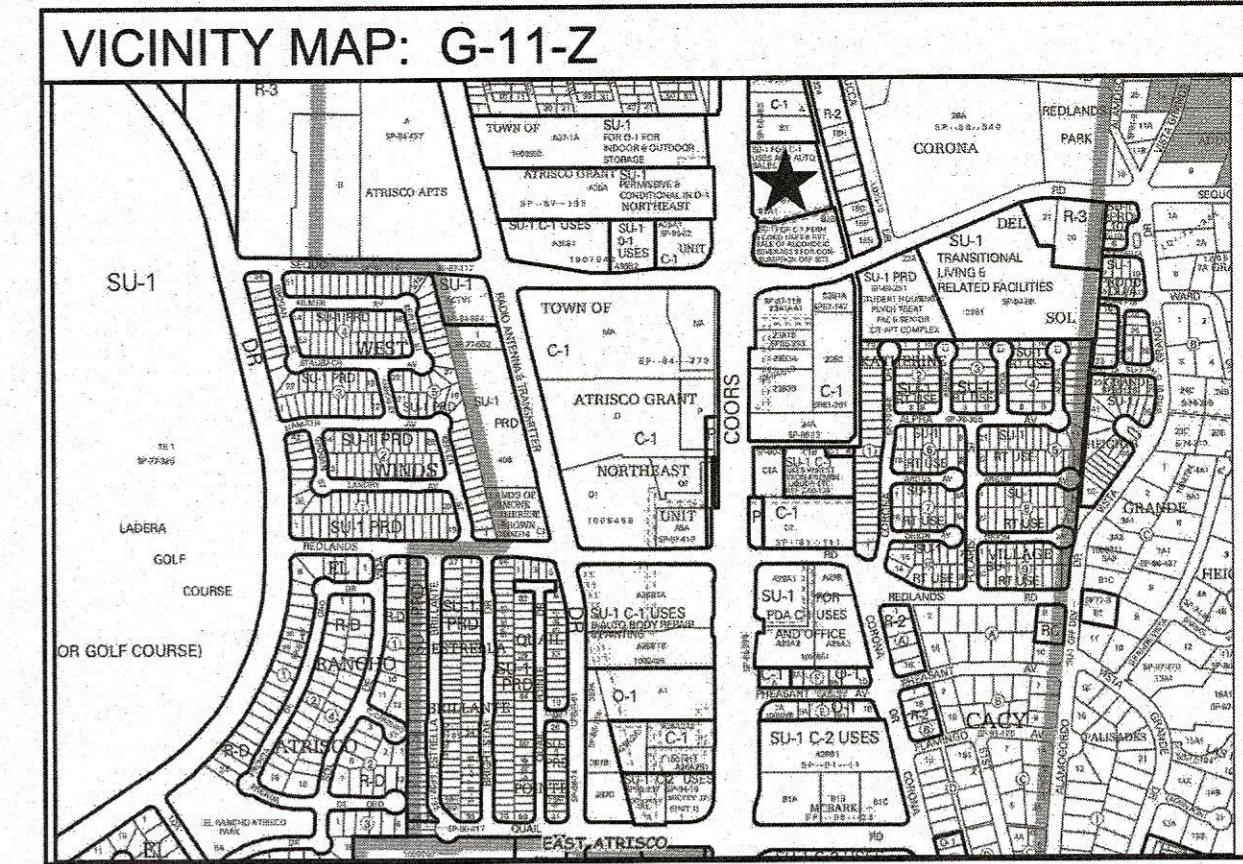
SHEET TITLE: BUILDING ELEVATIONS & RENDERING

DATE: 09/25/2018
 SCALE: AS NOTED
 SHEET: A202
 OF: 2

3500 Coors Boulevard NW



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



SITE DATA:

PROJECT ADDRESS: 3500 COORS BLVD NW, ALBUQUERQUE, NM 87120

LEGAL DESCRIPTION: TRACT B-2-A-1, TOWN OF ATRISCO GRANT

PROPERTY SIZE: 1.941 ACRES

CURRENT ZONING: SU-1 FOR C-1 USES AND AUTO SALES

PROPOSED USE: RETAIL

BUILDING SIZE:
 EXISTING = 1,105 SF
 PROPOSED ADDITION = 908 SF
 NEW CAR DETAIL BLDG = 2,278 SF
 TOTAL BUILDING AREA = 4,291 SF

PARKING DATA:

BUILDING DATA
 TOTAL BUILDING AREA: 4,211 SF (RETAIL)

PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
OFF-STREET PARKING SPACES	1/200 SF	22	22
ACCESSIBLE PARKING SPACES	1-25 REQ. SPACES	1	2
MOTORCYCLE PARKING SPACES	1/25 REQ. SPACES	1	1
BIKE PARKING SPACES	1/20 REQ. SPACES	2	2

- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
 - LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

- KEYED NOTES:**
- EXISTING CONCRETE CURB & GUTTER TO REMAIN.
 - EXISTING CONCRETE PUBLIC SIDEWALK TO REMAIN.
 - EXISTING CITY BUS SHELTER TO REMAIN.
 - EXISTING CONCRETE HEADER CURB TO REMAIN.
 - EXISTING ASPHALT PAVING TO REMAIN, SEAL CRACKS AND APPLY A SEAL COAT PRIOR TO STRIPING.
 - EXISTING 20' TALL LIGHT POLE TO REMAIN.
 - EXISTING REFUSE ENCLOSURE TO REMAIN.
 - EXISTING CMU GARDEN WALL TO REMAIN.
 - NEW CONCRETE HEADER CURB, SEE DETAIL 7/ASS01.
 - LANDSCAPING AREA, REFER TO LANDSCAPE PLAN.
 - EXISTING MONUMENT SIGN TO BE REBUILT OR REPLACED, SIGN TO HAVE AN 18" BASE AND 75 SQUARE FOOT SIGN FACE AREA.
 - NEW VEHICLE RETURN DIRECTIONAL SIGN.
 - NEW COLORED AND PATTERNED CONCRETE CROSSWALK, SEE DETAIL 5/ASS01.
 - NEW "DO NOT ENTER" PAVEMENT MARKING, SEE DETAIL 8/ASS01.
 - NEW "DO NOT ENTER" SIGN, SEE DETAIL 12/ASS01.
 - NEW ACCESSIBLE PARKING SYMBOL, SEE DETAIL 1/ASS01.
 - NEW ACCESSIBLE PARKING SIGN, SEE DETAIL 11/ASS01.
 - NEW CONCRETE PARKING BUMPER, SEE DETAIL 4/ASS01.
 - NEW 4" WIDE PARKING LOT STRIPING.
 - NEW MOTORCYCLE PARKING SIGN, SEE DETAIL 13/ASS01.
 - RELOCATED EXISTING "WAVE" BIKE RACK FOR 2 BIKES MINIMUM.
 - NEW CONCRETE SIDEWALK, SEE DETAIL 3/ASS01.
 - NEW ACCESSIBLE CURB RAMP, SEE DETAIL 6/ASS01.
 - NEW FIRE LANE AND REFUSE TRUCK CIRCULATION PATH.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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

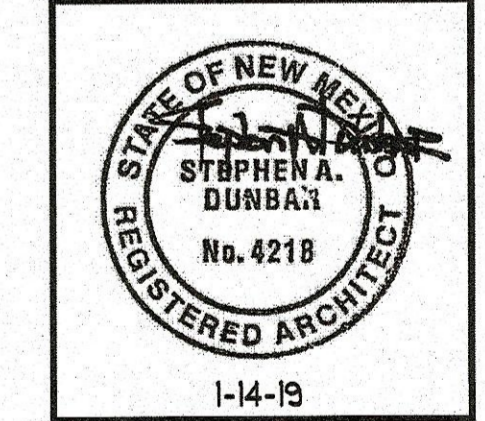
DRE SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	_____	Date
ABCUIJA	_____	Date
Parks and Recreation Department	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Environmental Health Department (conditional)	_____	Date
Solid Waste Management	_____	Date
DRE Chairperson, Planning Department	_____	Date
Environmental Health, if necessary	_____	Date

Stephen Dunbar 1-15-19

REV	DATE	BY	REVISION
1			
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MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE: ENTERPRISE RENT-A-CAR
 3500 COORS BLVD NW
 ALBUQUERQUE, NM 87120

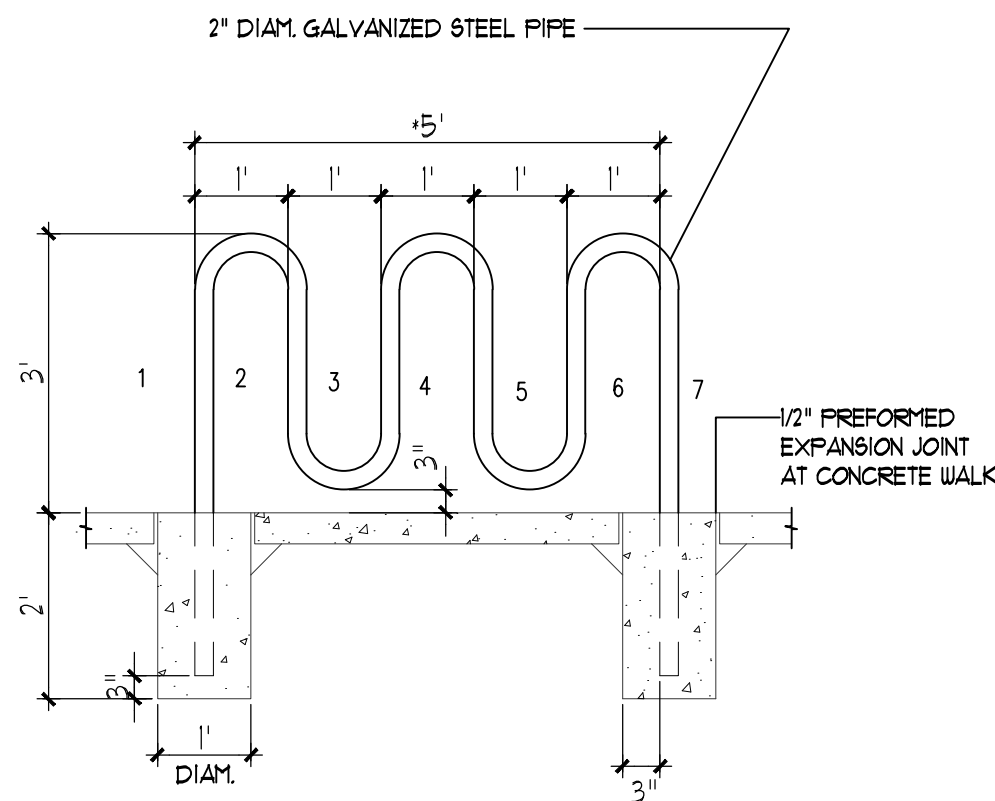
PROJECT NUMBER: 51700

PROJECT MANAGER: STEPHEN DUNBAR, AIA

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

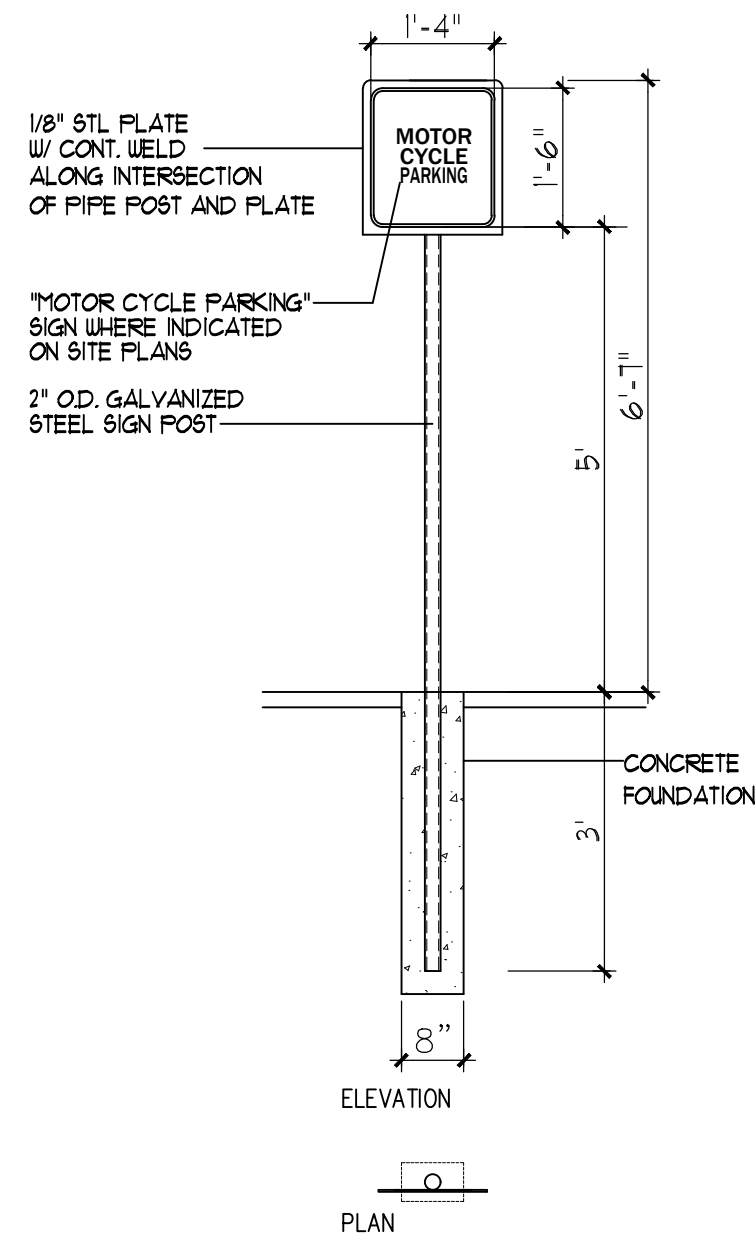
DATE: 01/14/2019
 SCALE: AS NOTED

DRAWN BY: CDC
 JOB NO.: --

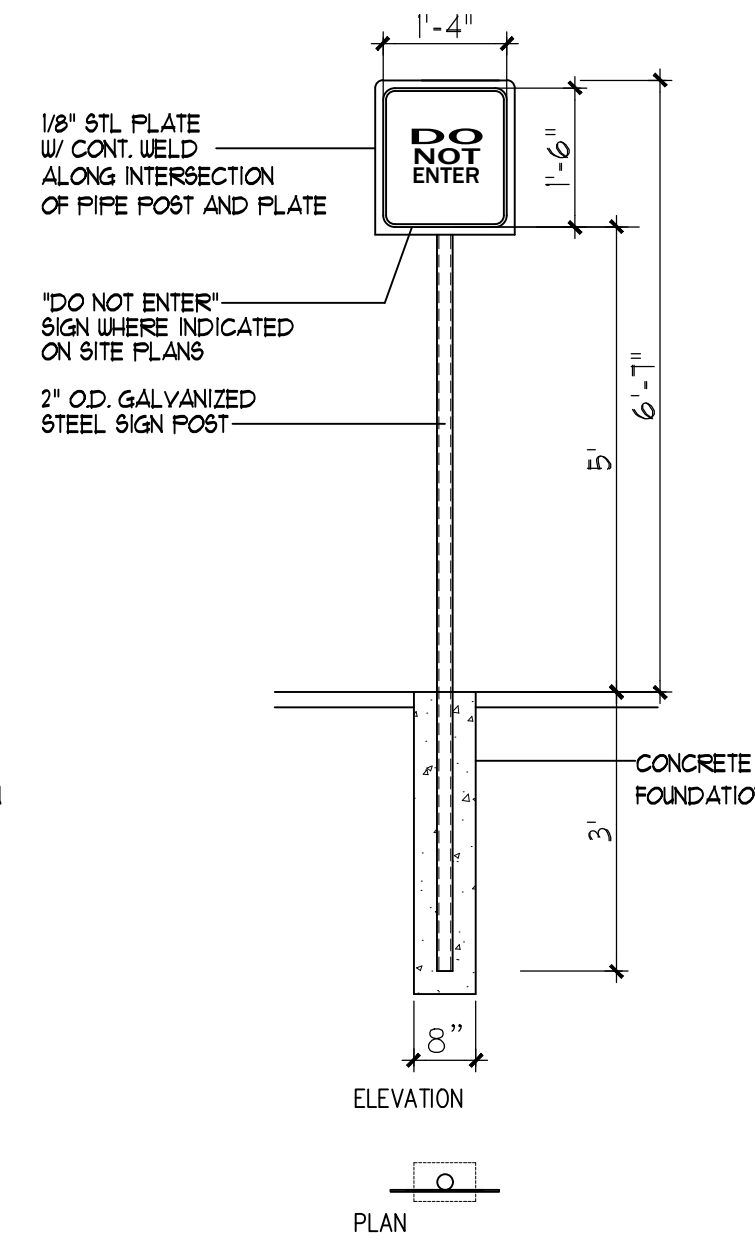


NOTE: *MODIFY SIZE FOR # OF SPACES REQUIRED- CITY OF ALBUQUERQUE STANDARDS 1 BIKE SPACE/20 REQ. PARKING SPACES = 2 SPACES REQUIRED

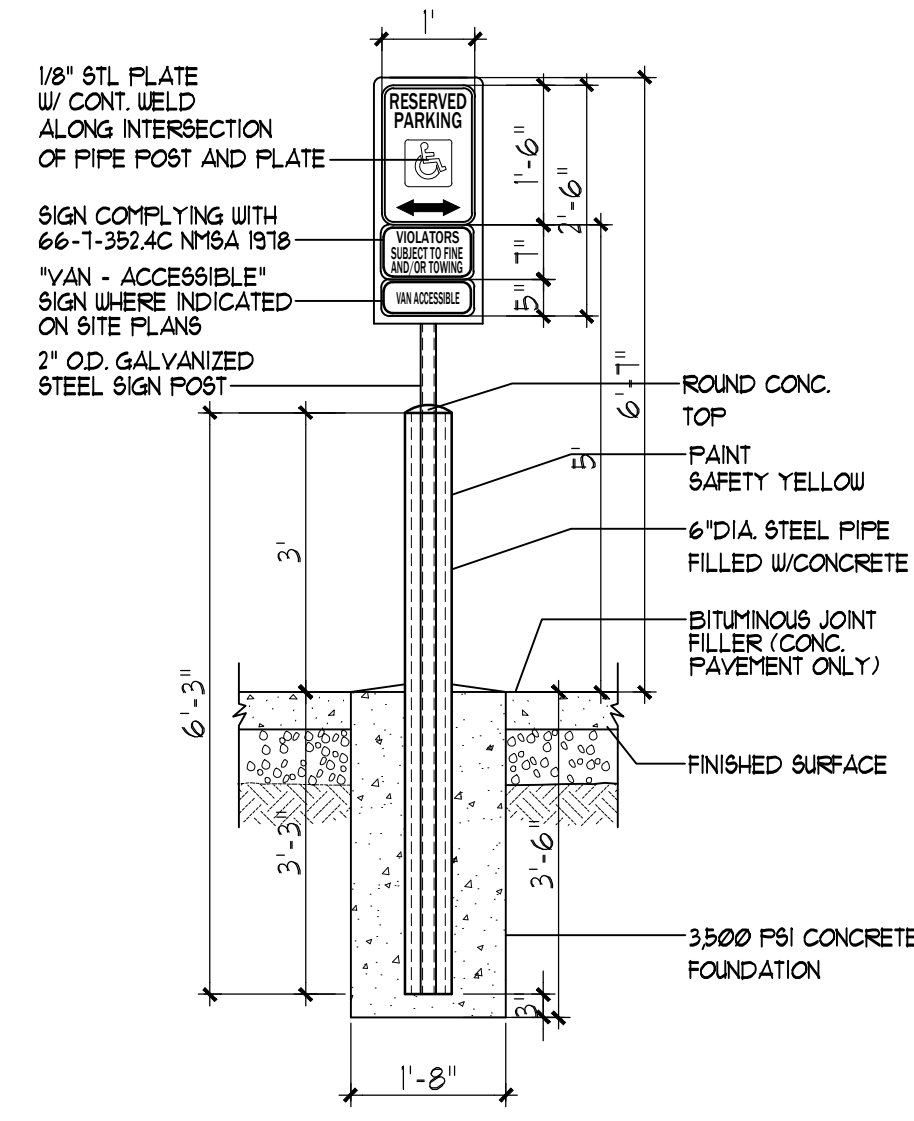
14 BIKE RACK
NTS



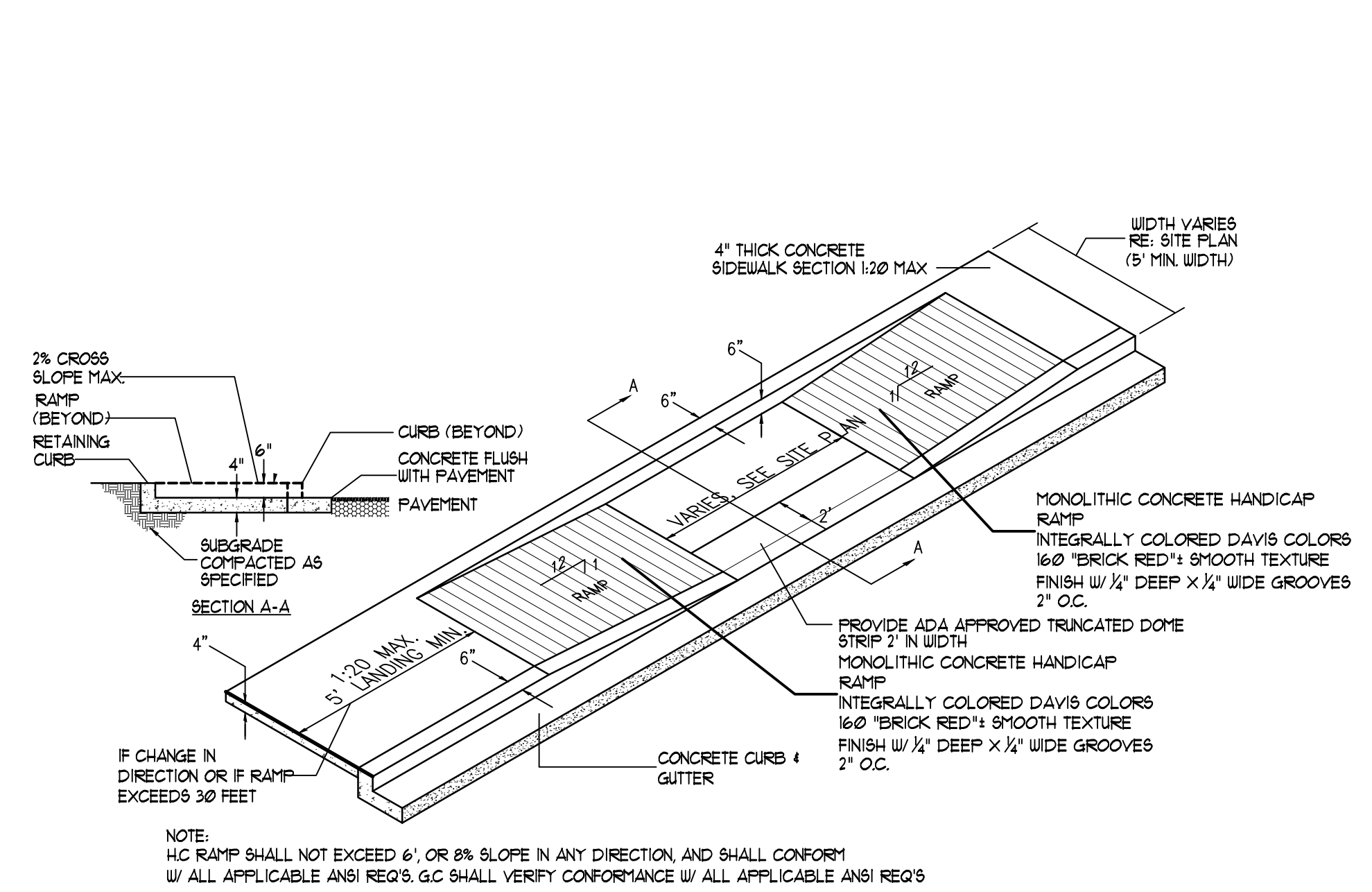
13 MISC. SIGNAGE
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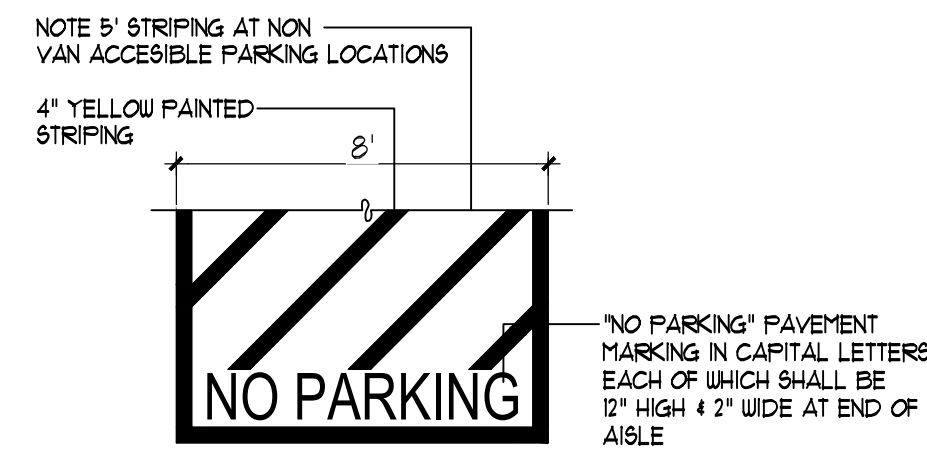
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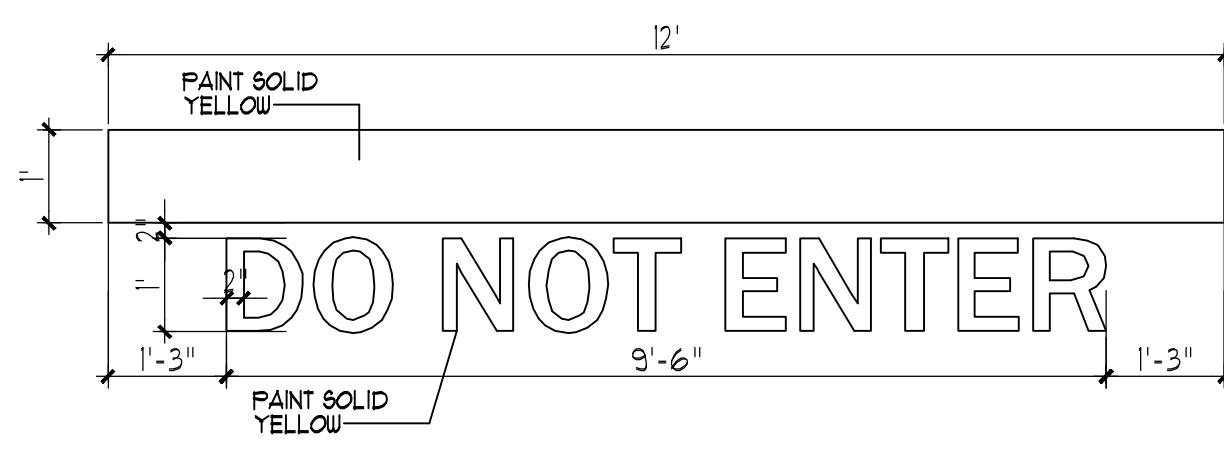
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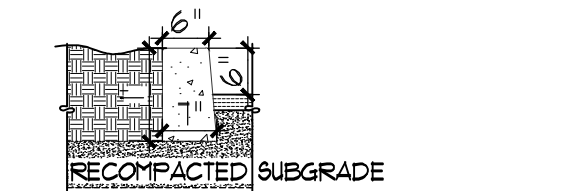
10 TAPERED RAMP DETAIL
NTS



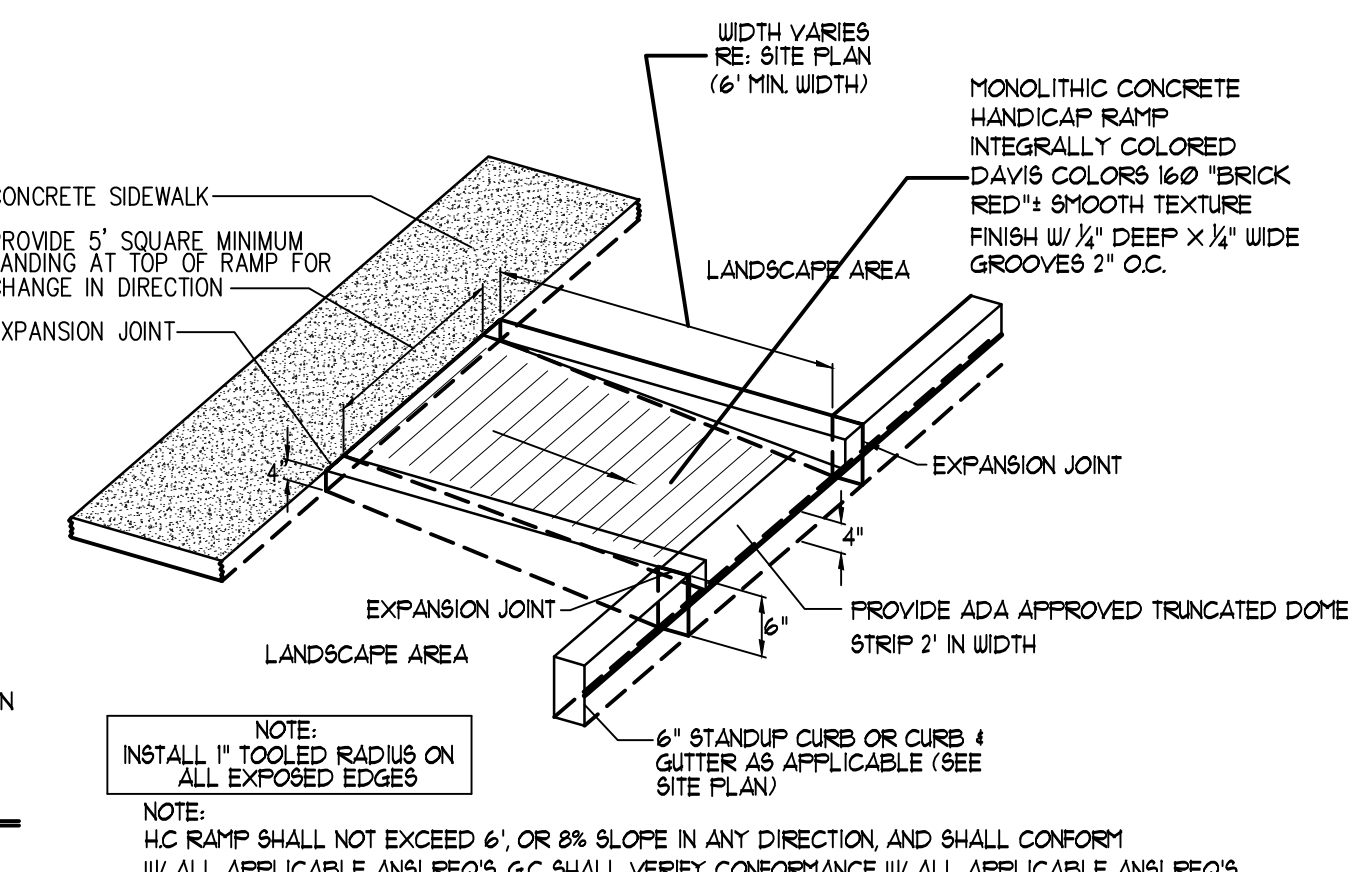
9 H.C. PARKING AISLE PAINT DETAIL
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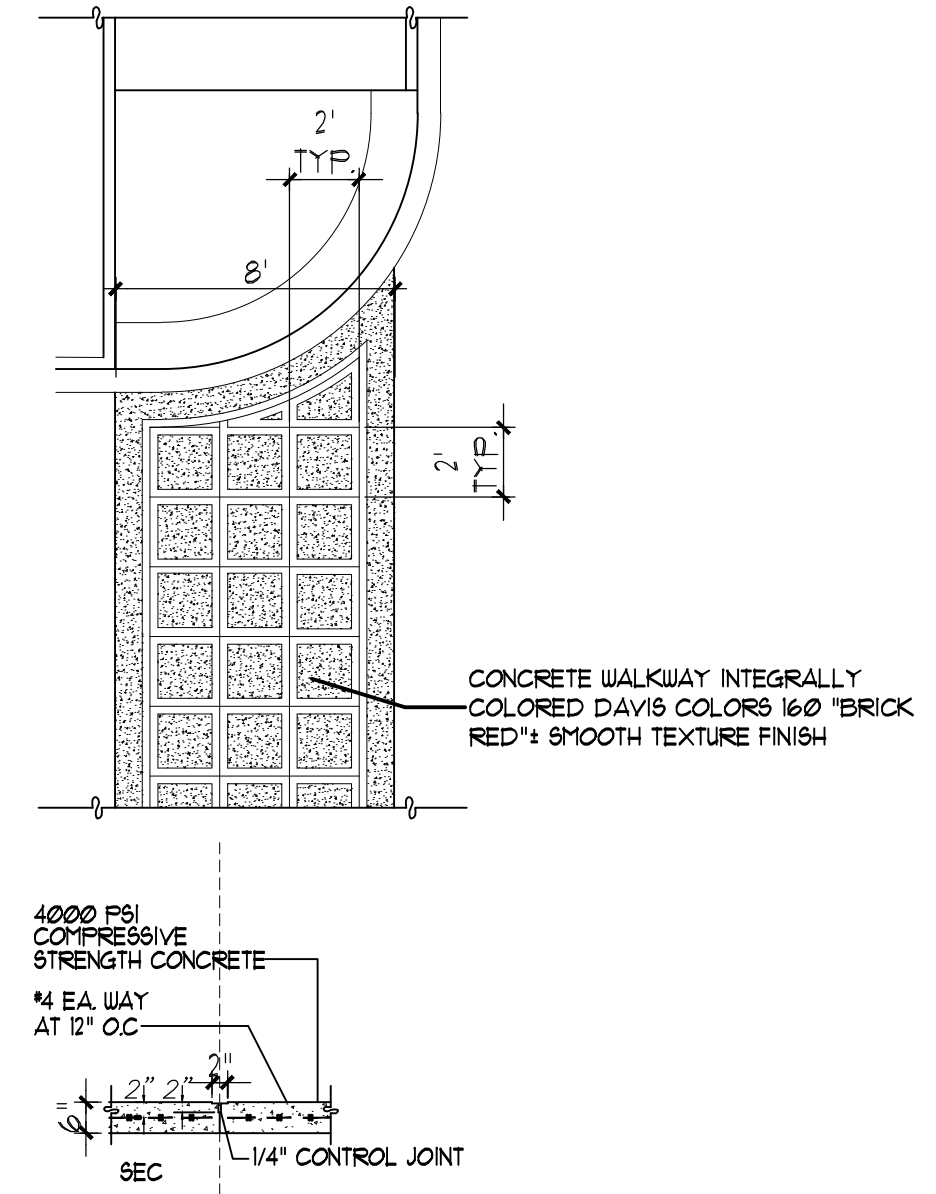
8 SITE DIRECTIONAL PAINT DETAIL
NTS



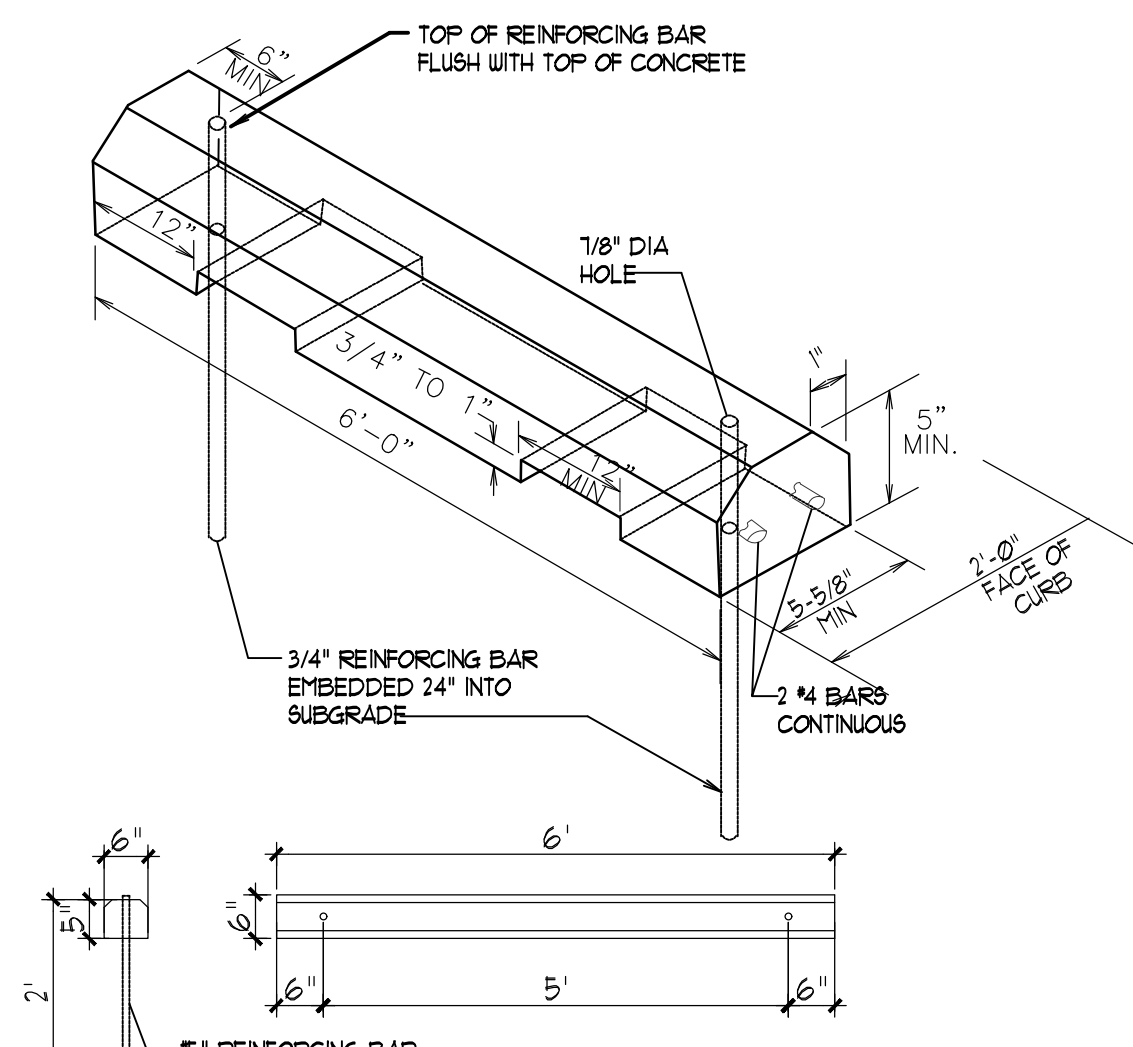
7 HEADER CURB DETAIL
NTS



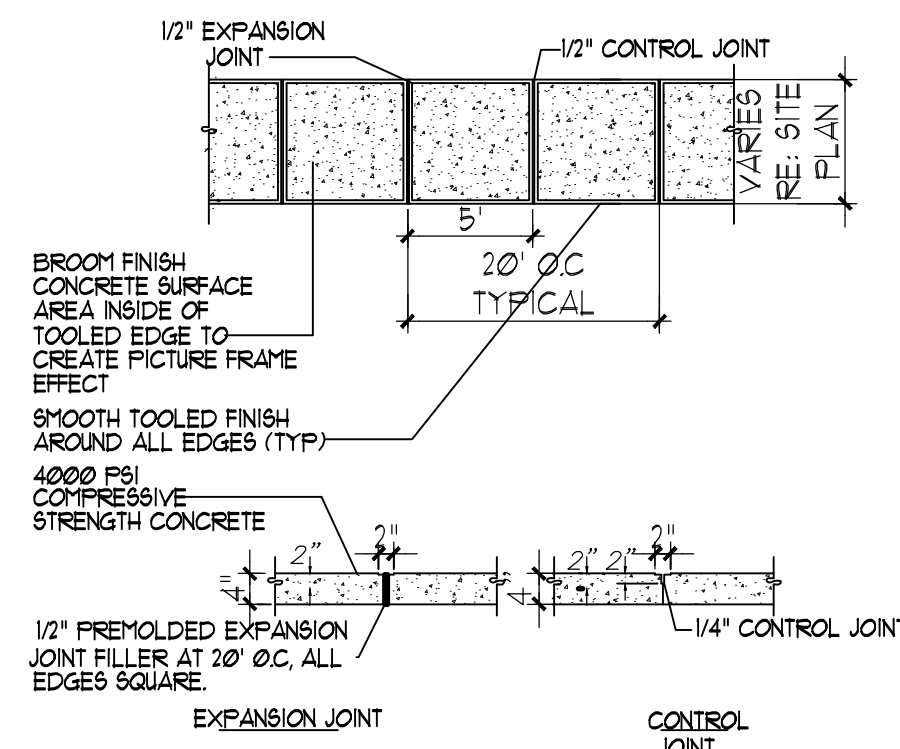
6 CURB RAMP DETAIL
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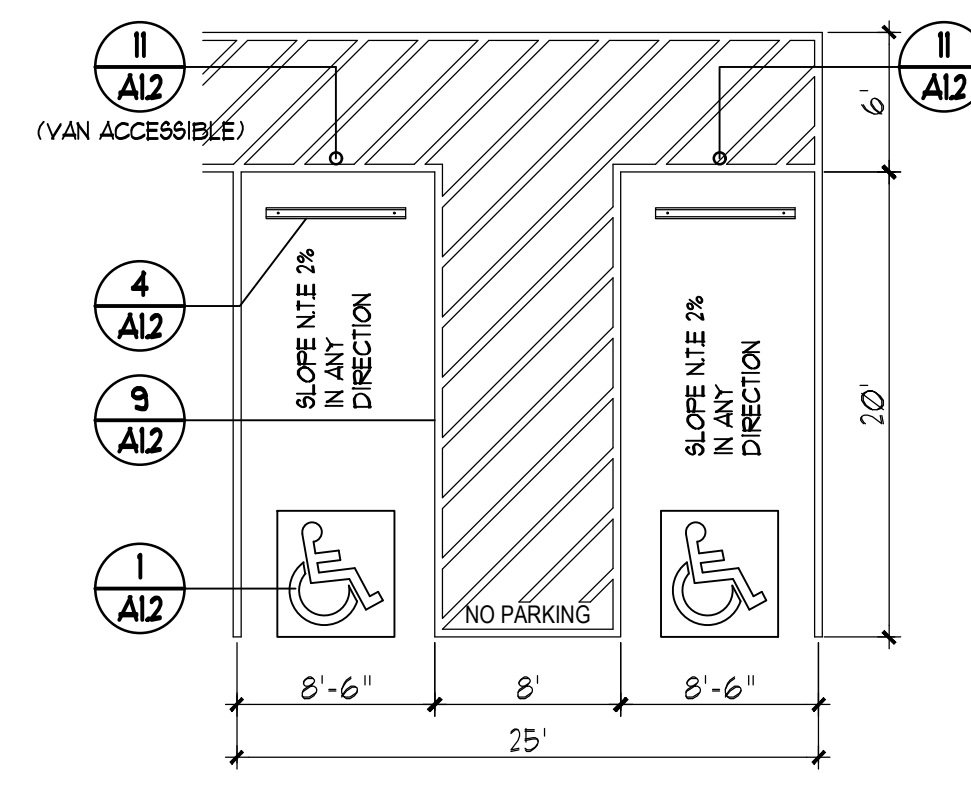
5 TYPICAL CONCRETE CROSSWALK
NTS



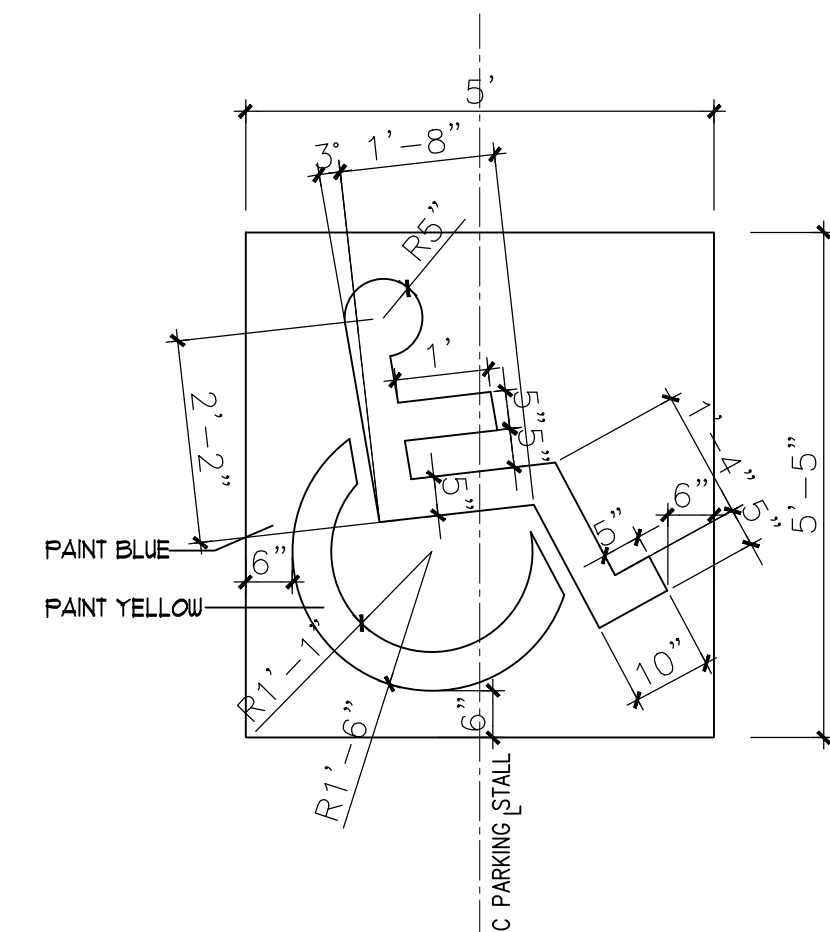
4 WHEEL STOP
NTS



3 TYPICAL SIDEWALK
NTS



2 H.C. PARKING PLAN DETAIL
NTS



1 H.C. SIGNAGE
NTS

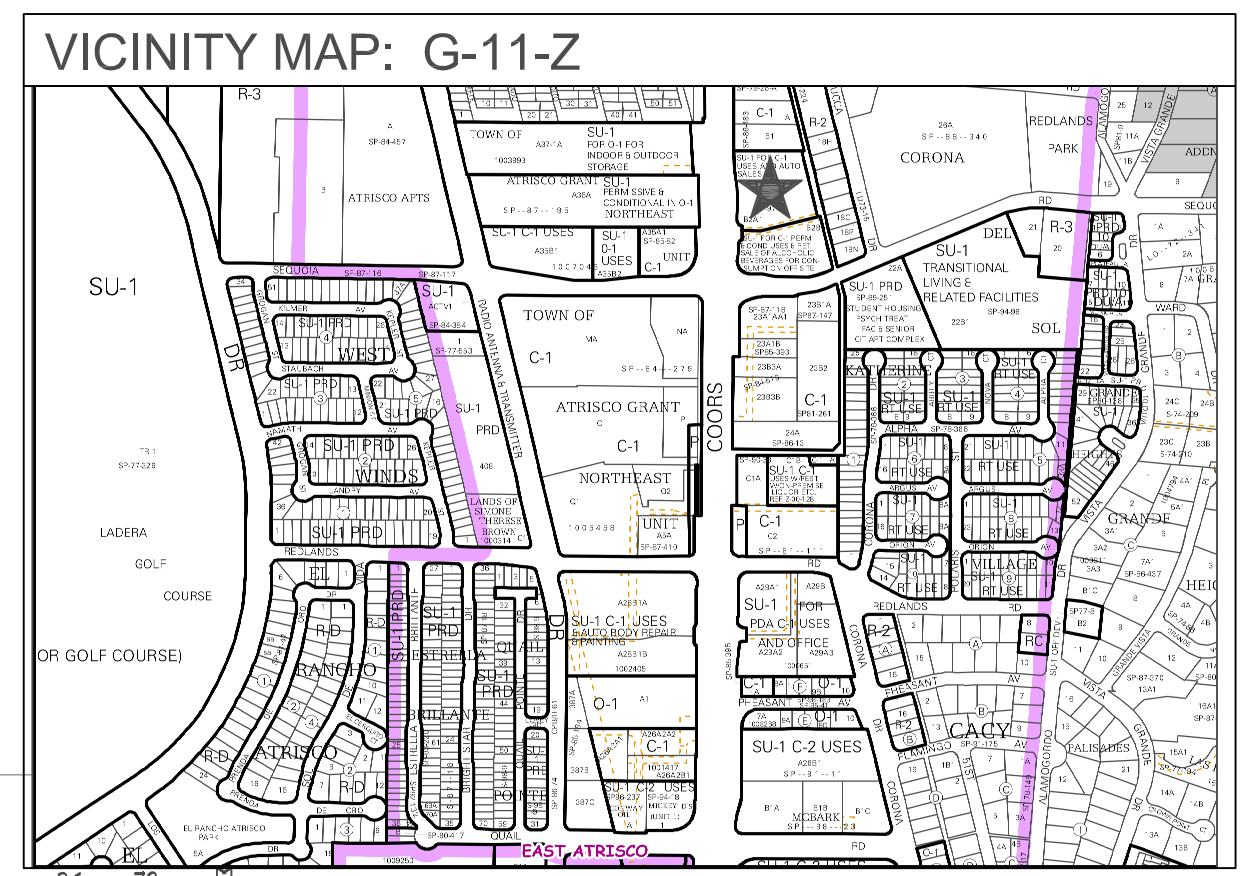
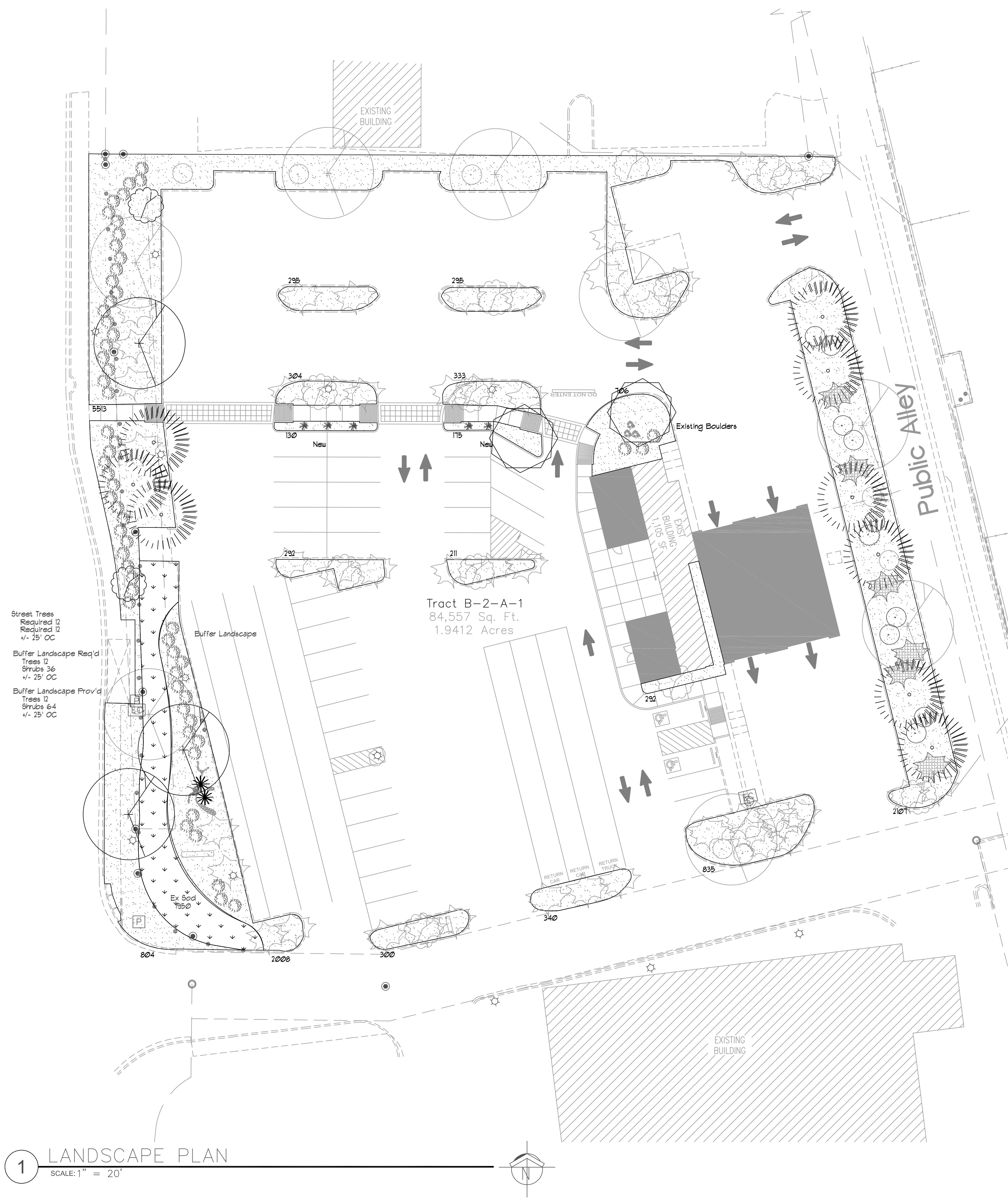
MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: ENTERPRISE RENT-A-CAR
3500 COORS BLVD NW
ALBUQUERQUE, NT 87102
PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: ..
DRAWN BY: CDC
SHEET TITLE: SITE DETAILS

DATE: 09/25/2018
SCALE: AS NOTED
sheet: A5501

REV	DATE	BY	REVISION
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COA PLANNER COMMENTS
CDC



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL			
New					
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6		
2	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144	288 M
2	15 Gal.	Desert Willow <i>Chilopsis linearis</i>	20x25	625	1250 M
3	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	1225	3675 M+
9	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	5625 M
5	5 Gal.	Feather Reed Grass <i>Calamagrostis arundinacea</i>	25x2	4	20 M
50	5 Gal.	India Hawthorne <i>Raphiolepis indica</i>	3x6	36	2124 M
6	5 Gal.	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12	144	864 M
2	5 Gal.	Apache Plume <i>Fallugia paradoxa</i>	6x1	49	98 L
8	5 Gal.	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	49	392 L
3	2-3cf	Boulders To be placed at contractor discretion			
Existing					
8	Ex.	Existing Ash Existing Tree	40x35	1225	9800 M+
12	Ex.	Ex. Ornamental Tree Existing Flowering Tree	15x20	400	4800 M
41	Ex.	Ex. Tam Juniper <i>Jasminum nudiflorum</i>	2x12	144	6768 M
1	5 Gal.	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	49	343 L
					Shrub Coverage 10660
					Tree Coverage 24061
				14940	Total Landscape Area
				1950	Existing Sod Area
				16890	Total Landscape Area Proposed

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, primed in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

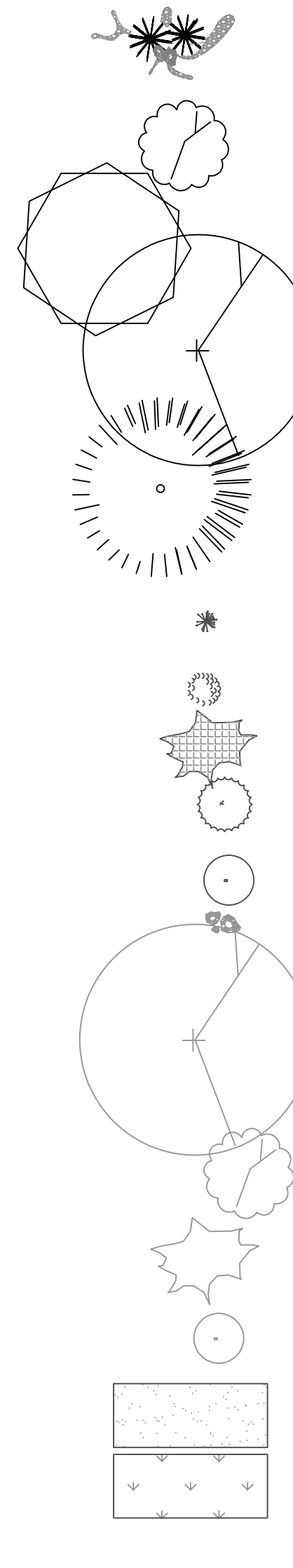
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

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

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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



Street Trees Required 12
Required 12
4'- 25" OC

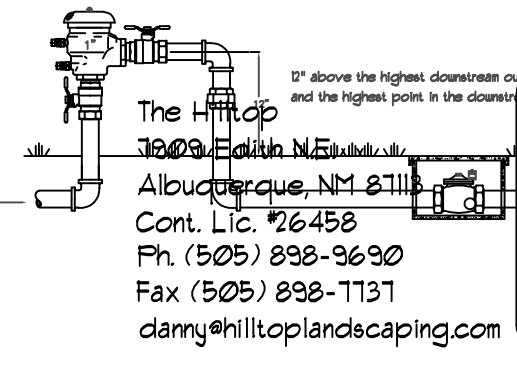
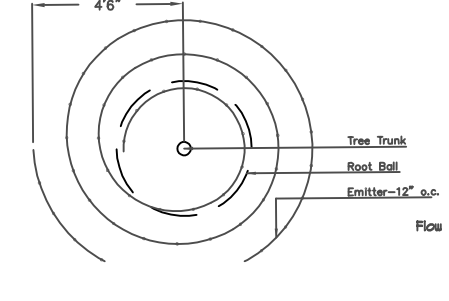
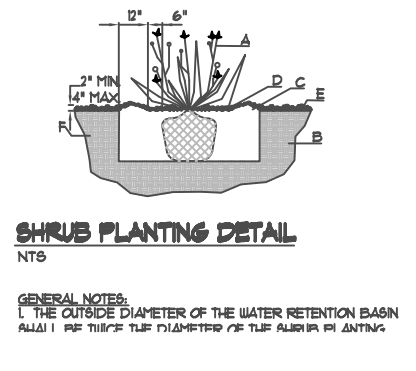
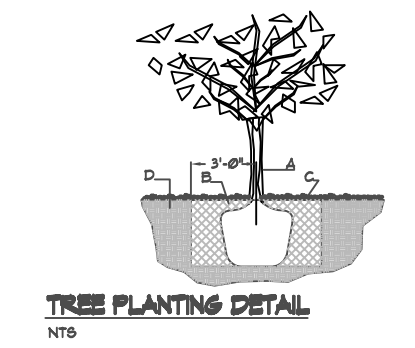
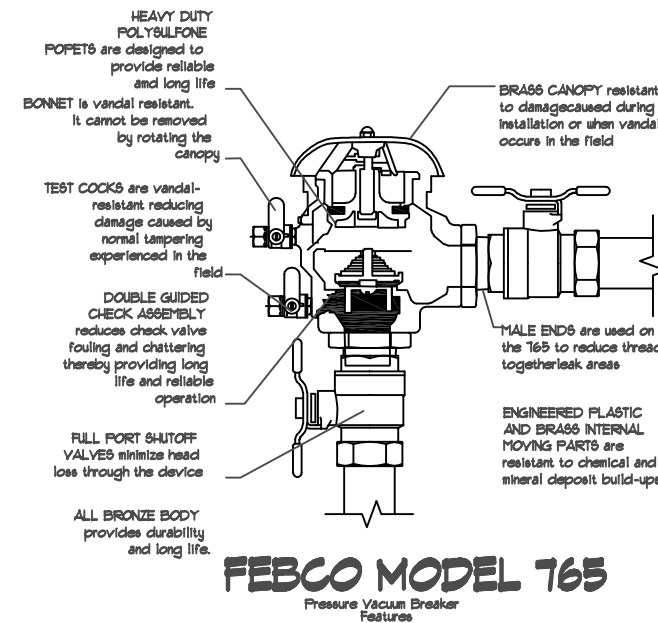
Buffer Landscape Req'd
Trees 12
Shrubs 36
4'- 25" OC

Buffer Landscape Prov'd
Trees 12
Shrubs 64
4'- 25" OC

Tract B-2-A-1
84,557 Sq. Ft.
1.9412 Acres

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	50741
TOTAL BUILDING AREA (sf)	-20268
TOTAL LOT AREA (sf)	30479
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	4572
TOTAL ON-SITE LANDSCAPE PROVIDED	16890
TOTAL LIVE GROUND COVER REQUIRED	5061
TOTAL LIVE GROUND COVER PROVIDED	10660



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED
LANDSCAPE ARCHITECT
January 1, 2019

PROJECT TITLE: ENTERPRISE RENT - A-CAR
3500 CORRAL BLVD NW
ALBUQUERQUE, NM 87102

PROJECT MANAGER: STEPHEN DUNBAR, AIA

DRAWN BY: CDC

SHEET TITLE: LANDSCAPE PLAN

DATE: 09/25/2018

SCALE: AS NOTED

LS101