



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 checked="" 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 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@JACKSONRESNM.COM
City: ALBUQUERQUE	State: NEW MEXICO	Zip: 87123
Professional/Agent (if any): MODULUS ARCHITECTS, INC. (ANGELA WILLIAMSON)		Phone: (505) 338.1499 Ext. 1000
Address: 100 SUN AVENUE NE, SUITE 305		Email: AWILLIAMSON@MODULUSARCHITECTS.COM
City: ALBUQUERQUE	State: NEW MEXICO	Zip: 87109
Proprietary Interest in Site: OWNER AND AGENT		List all owners: 3X1, LLC.

BRIEF DESCRIPTION OF REQUEST
REQUEST DRB APPROVAL OF THE EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND SUBDIVISION 18EPC-40008 AND 18EPC-40009

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): G-11-Z	Existing Zoning: SU-1/C-1 & 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 M Williamson, Modulus*

Date: **May 21, 2018**

Printed Name: **ANGELA M. WILLIAMSON, MODULUS ARCHITECTS (AGENT)**

Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:

Fee Total:

Staff Signature:

Date:

Project #

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

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

April 12, 2018

3X1, LLC
11215 Central Ave NE
ABQ, NM 87123

Project# 1011553
18EPC-40008 Site Development Plan for Subdivision
18EPC-40009 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract B2A1, Plat for Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales, located on the east side of Coors Blvd. NW north of Sequoia Rd. NW, containing approximately 2 acres. (G-11)
(Staff Planner: Cheryl Somerfeldt)

PO Box 1293

Albuquerque, NM 87103 On April 12, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 1011553/18EPC-40008, a Site Development Plan for Subdivision, and 18EPC-40009, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS:

Project # 1011553, Case # 18EPC- 40008, Site Development Plan for Subdivision

- www.cabq.gov
1. This is a request for a Site Development Plan for Subdivision for all or a portion of Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales located on the east side of Coors Boulevard NW between Sequoia Road NW and Tucson Road NW, addressed 3500 Coors Boulevard NW and containing approximately 2 acres.
 2. This request is associated with the accompanying Site Development Plan for Building Permit.
 3. The purpose of the request is to re-develop the subject property into two lots with the northern lot containing a restaurant and the southern lot containing a commercial retail building. These proposed uses are permissive under the existing zoning.
 4. The existing zoning was established in 1996 in order to permit the existing used car dealership.
 5. This Site Development Plan for Subdivision shows the proposed lot lines, which will split the subject lot into two separate parcels. Provided the EPC adopts the Conditions of Approval as proposed, the Site Development Plan for Subdivision will meet the necessary requirements such as ingress and egress, internal circulation, maximum building height (26-feet), and setbacks without building footprints and parking lot lines.

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6. The subject site falls within an Area of Change designated by the Comprehensive Plan, within the Ladera Community of the West Side Strategic Plan, and within the Coors Corridor Plan boundaries; and is subject to those plan's policies and design standards.
7. The City of Albuquerque Zoning Code, Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan are incorporated herein by reference and made part of the record for all purposes.
8. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted City policies and procedures." The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
9. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

- A. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located adjacent to Coors Blvd., which is identified as a Major Transit Corridor. Growth along a Major Transit Corridor will help to shape the built environment into a sustainable development pattern.

The request furthers Policy 5.1.1 because the request is located along a Major Transit Corridor, Coors Boulevard NW, which will help to shape the built environment into a sustainable development pattern by concentrating development, goods, and services, in a localized area for efficient access and travel.

- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request furthers Policy 5.1.1c because it will redevelop an infill site into a use with increased employment density and compact development which will discourage the need for development at the urban edge and shows the accommodation of growth over time.

- B. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers Policy 5.1.2 because the request would result in the development of a restaurant and retail stores in a Major Transit Corridor while providing additional local services. The request will meet applicable design regulations including those in the Zoning Code and the Coors Corridor Plan; and therefore be appropriate in scale and density for the area.

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- C. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.

- D. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it is located in an area with existing infrastructure and public facilities such as transportation, utilities, etc.

- E. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

The request furthers Policy 5.4.2 because it is on the West Side and will foster additional employment opportunities.

- F. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Policy 5.6.2 because the growth resulting from the request would be adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would also be accessible to pedestrians from Coors Boulevard NW.

10. The subject site is located in the Ladera community of the West Side Strategic Plan (Rank 2 Area Plan). Applicable policies include:

- A. Policy 4.6.g: Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

The request furthers Policy 4.6.g because the site is accessible by transit and the landscape and walls do not create barriers for pedestrians. The buildings are close to the street, and have a pedestrian sidewalk leading from the Coors Boulevard sidewalk, which has a transit stop, to the front entrances.

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11. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank 3 Sector Plan, adopted in 1984 and amended in 1989, 1995 and 2003.

Applicable policies and regulations include:

- A. Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

The request complies because Coors Boulevard's roadway edge will be planted with street trees and drought tolerant shrubs.

- B. Issue 3 Land Use and Intensity of Development, Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.(p79)

The request complies because it will increase the density to be more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

- C. Issue 4 Policy 3, New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p86)

The request complies because it meets the Design Standards of the Coors Corridor Plan which were created to encourage new development to be compatible with the natural landscape and built environment in the corridor.

12. The Ladera Heights Neighborhood Association, Vista Grande Neighborhood Association, and Westside Coalition were contacted along with property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

CONDITIONS OF APPROVAL

Project # 1011553, Case # 18EPC- 40008, Site Development Plan for Subdivision

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

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3. The building footprints and parking island lines shall be removed from the Site Development Plan for Subdivision
4. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
6. Conditions of Approval from other agencies:

A. Transportation Development

- 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)

B. Water Utility Authority

- The proposed subdivision will land-lock the south most lot from sanitary sewer.
- As a condition of approval of the subdivision the north most lot shall grant an easement for private sanitary sewer access to the alley east.

C. New Mexico Department of Transportation (NMDOT)

- The applicant shall coordinate with the NMDOT and the City of Albuquerque Transportation Department to confirm requirements for access.

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FINDINGS

Project # 1011553, Case # 18EPC- 40009, Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales located on the east side of Coors Boulevard NW between Sequoia Road NW and Tucson Road NW, addressed 3500 Coors Boulevard NW and containing approximately 2 acres.
2. This request is associated with the accompanying Site Development Plan for Subdivision.
3. The purpose of the request is to re-develop the lot into two lots with the northern lot containing a 7,950 square foot restaurant and the southern lot containing a 9,490 square foot retail building with 6 separate spaces along with the associated site improvements to meet the Design Standards of the Coors Corridor Plan and other applicable regulations.
4. The existing zoning was established in 1996 in order to permit the existing used car dealership. A restaurant and commercial retail are permissive uses under the current zoning.
5. The subject site falls within an Area of Change designated by the Comprehensive Plan, within the Ladera Community of the West Side Strategic Plan, and within the Coors Corridor Plan boundaries; and is subject to those plan's policies and design standards.
6. The City of Albuquerque Zoning Code, Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted City policies and procedures." The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:
 - A. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located adjacent to Coors Blvd., which is identified as a Major Transit Corridor. Growth along a Major Transit Corridor will help to shape the built environment into a sustainable development pattern.

The request furthers Policy 5.1.1 because the request is located along a Major Transit Corridor, Coors Boulevard NW, which will help to shape the built environment into a sustainable development pattern by concentrating development, goods, and services, in a localized area for efficient access and travel.
 - c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request furthers Policy 5.1.1c because it will redevelop an infill site into a use

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with increased employment density and compact development which will discourage the need for development at the urban edge and shows the accommodation of growth over time.

- B. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers Policy 5.1.2 because the request would result in the development of a restaurant and retail stores in a Major Transit Corridor while providing additional local services. The request will meet applicable design regulations including those in the Zoning Code and the Coors Corridor Plan; and therefore be appropriate in scale and density for the area.

- C. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.

- D. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it is located in an area with existing infrastructure and public facilities such as transportation, utilities, etc.

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9. The subject site is located in the Ladera community of the West Side Strategic Plan (Rank 2 Area Plan). Applicable policies include:

- A. Policy 4.6.g: Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not

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create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

The request furthers Policy 4.6.g because the site is accessible by transit and the landscape and walls do not create barriers for pedestrians. The buildings are close to the street, and have a pedestrian sidewalk leading from the Coors Boulevard sidewalk, which has a transit stop, to the front entrances.

10. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank 3 Sector Plan, adopted in 1984 and amended in 1989, 1995 and 2003.

Applicable policies and regulations include:

- A. Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

The request complies because Coors Boulevard's roadway edge will be planted with street trees and drought tolerant shrubs.

- B. Issue 3 Land Use and Intensity of Development, Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.(p79)

The request complies because it will increase the density to be more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

- C. Issue 4 Policy 3, New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p86)

The request complies because it meets the Design Standards of the Coors Corridor Plan which were created to encourage new development to be compatible with the natural landscape and built environment in the corridor.

11. The Ladera Heights Neighborhood Association, Vista Grande Neighborhood Association, and Westside Coalition were contacted along with property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

CONDITIONS OF APPROVAL

Project # 1011553, Case # 18EPC- 40009, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this Site Development Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Site Plan since the EPC

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hearing, including how the Site Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Site Plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. Conditions of Approval from other agencies:

A. Transportation Development

- 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.

The following items need to be addressed prior to DRB:

- On the parking aisle details note the minimum size of lettering on the "NO PARKING" designation.

B. Water Utility Authority

- The proposed utility plan shows meters within the property line. Please note that all meter services up to and including the meter box shall be located within the public right-of-way.
- The proposed hydrant located interior to the site is to be considered private and painted safety orange.
- The proposed metered service for the north most structure shows a bend prior to and after the meter. Please note that as part of the installation of a new service there shall be no bends from the distribution main in the right-of-way to the meter located at the property line.
- The proposed fire lines for both proposed lots will require both public and private valves.
- As a condition of approval of this building permit, obtain an Availability Statement for the new development. Requests can be made at the link below:
 - 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.

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C. Solid Waste Management

- #1011553 (#23) bollards noted on Pg. BP1 (site plan), must not hinder ability to completely open enclosure gates for safe refuse truck access. All new/proposed refuse enclosures built to COA minimum requirements must include ½" expansion joint between slab/apron, 4" sanitary drain for any food/kitchen services, etc.

D. Transit Department

- ABQ RIDE affirmatively notes that the site plan shows that both the existing stop and its shelter are to be retained as-is. We also note that while a relatively direct sidewalk system can take customers from the stop to the storefronts, there is no glazing whatsoever on the west side of either building, deadening the streetscape and foregoing an opportunity to have "eyes on the street".

E. Public Service Company of New Mexico (PNM)

- An existing electric overhead distribution line is located along the east side of the alley on the east side of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: 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.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 27, 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 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's 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 Campbell
Planning Director

DC/CS

cc: 3x1, 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
Vista Grande NA, Richard Schaefer, 3579 Sequoia Pl NW, ABQ, NM 87120
Vista Grande NA, Berent Groth, 3546 Sequoia Pl. NW, ABQ, NM 87120
Westside Coalition of Neigh., Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Westside Coalition of Neigh., Harry Hendriksen, P.O. Box 6270, ABQ NM 87197



City of Albuquerque
Development Review Board
Ms. Kym Dicome, Chair
Plaza del Sol, 600 Second NW
Albuquerque, New Mexico 87102
Telephone: (505) 924-3860

May 21, 2018

DRB – PROJECT 1011553 / 18EPC-40008, 18EPC-40009

**EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & SUBDIVISION FOR SU-1 /C-1 USES
– 3500 COORS BLVD. NW, ALBUQUERQUE, NM. 87120 (1.9 ACRES)**

Ms. Dicome,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents 3X1, LLC., hereafter referred to as “Applicant”. We, “Agent” are requesting approval of a Site Development Plan for Building Permit and Site Plan for Subdivision for Tract TR B2A1 PLAT FOR TRACT B-2-A-1 NORTHEAST UNIT TOWN OF ATRISCO GRANT CONT 1.9425 AC. The parcel (the “subject site”) is 1.94 acres in size, zoned SU-1 for C-1 and Auto Sales Uses and is located on the east side of Coors just North of Coors & Sequoia. The subject site is currently developed as Don Chalmers Used Car Outlet.

This request was heard by the Environmental Planning Commission on April 12, 2018 and was unanimously recommended for approval. The Official Notice of Decision was subsequently issued. Per the requirements of the Notice of Decision, I have outlined our adherence to the Conditions of Approval for your review.

CONDITIONS OF APPROVAL

Project# 1011553, Case # 18EPC- 40008, Site Development Plan for Subdivision

- I. The EPC delegates final sign-off authority of this Site Development Plan to the Development Review Board (ORB). The ORB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Site Plan since the EPC hearing, including how the Site Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Site Plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

We are submitting the approved EPC drawings for final approval by the Development Review Board.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

We (Applicant) have provided the staff planner, Ms. Cheryl Somerfeldt with our updated plans and documents for approval prior to submitting for DRB.

3. The building footprints and parking island lines shall be removed from the Site Development Plan for Subdivision.

The building footprints and parking island lines have been removed from the Site Development Plan for Subdivision.

4. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."

The subdivision of the site complies with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."

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

The Site Development Plan complies with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

6. Conditions of Approval from other agencies:

- A. Transportation Development

- 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)

We understand that we (Developer) are responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)

- B. Water Utility Authority

- The proposed subdivision will land-lock the south most lot from sanitary sewer.
- As a condition of approval of the subdivision the north most lot shall grant an easement for private sanitary sewer access to the alleyeast.

A Grant of Easement for private sanitary sewer access to the alley east will be identified on the plat and recorded as part of platting action

- C. New Mexico Department of Transportation (NMDOT)

- The applicant shall coordinate with the NMDOT and the City of Albuquerque Transportation Department to confirm requirements for access.

We have made numerous attempts to contact the NMDOT via phone and email to no avail. We have copied the staff planner as well as Mrs. Raquel Michael on the correspondence.

CONDITIONS OF APPROVAL

Project# 1011553, Case# 18EPC- 40009, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this Site Development Plan to the Development Review Board (ORB). The ORB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Site Plan since the EPC hearing, including how the Site Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Site Plan, including before or after ORB final sign-off, may result in forfeiture of approvals.

We are submitting the approved EPC drawings for final approval by the Development Review Board.

2. Prior to Application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

We (Applicant) have provide the staff planner, Ms. Cheryl Somerfeldt with our updated plans and documents for approval prior to submitting for DRB.

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

The Site Development Plan complies with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

4. Conditions of Approval from other agencies:

A. Transportation Development

- 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)

We understand that we (Developer) are 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.

The site plan complies with applicable City of Albuquerque requirements including the DPM and current ADA criteria.

The following items need to be addressed prior to DRB:

- On the parking aisle details note the minimum size of lettering on the "NO PARKING" designation.

We have changed the minimum size of lettering on the "No Parking" designation to the minimum height of 12 inches and 2 inches wide.

B. Water Utility Authority

- The proposed utility plan shows meters within the property line. Please note that all meter services up to and including the meter box shall be located within the public right-of-way.

All meters shall be located within the public right-of-way.

- The proposed hydrant located interior to the site is to be considered private and painted safety orange.

A note has been added stating that the private hydrant shall be painted safety orange

- The proposed metered service for the north most structure shows a bend prior to and after the meter. Please note that as part of the installation of a new service there shall be no bends from the distribution main in the right-of-way to the meter located at the property line.

A note has been added on the Civil Utility Plan that states, "there shall be no bends from the distribution main in the right-of-way to the meter located at the property line.

- The proposed fire lines for both proposed lots will require both public and private valves.

A note has been added stating the fire lines for both proposed lots will require both public and private valves.

- As a condition of approval of this building permit, obtain an Availability Statement for the new development.

Availability Statement #180319 was issued on May 9, 2018.

C. Solid Waste Management

- # 10 11553 (#23) bollards noted on Pg. BP I (site plan), must not hinder ability to completely open enclosure gates for safe refuse truck access. All new /proposed refuse enclosures built to COA minimum requirements must include ½" expansion joint between slab /apron, 4" sanitary drain for any food/kitchen services, etc.

A note was added that the bollards on BP1 must not hinder the

ability to completely open enclosure gate.

D. Transit Department

- ABQ RIDE affirmatively notes that the site plan shows that both the existing stop and its shelter are to be retained as-is. We also note that while a relatively direct sidewalk system can take customers from the stop to the storefronts, there is no glazing whatsoever on the west side of either building, deadening the streetscape and foregoing an opportunity to have "eyes on the street".

E. Public Service Company of New Mexico (PNM)

- An existing electric overhead distribution line is located along the east side of the alley on the east side of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 420 I Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.

Understood and accepted

- 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.

Understood and accepted

Sincerely,

Angela Williamson, CEO/Principal Partner (Agent)

Modulus Architects, Inc.

100 Sun Ave NW, Suite 305

Albuquerque, New Mexico 87109

Main: (505) 348-1499

awilliamson@modulusarchitects.com

May 9, 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 T. Wooten, P.E.
Wooten Engineering
1005 21st St. SE, Suite 13
Rio Rancho, NM 87124

RE: Water and Sanitary Sewer Availability Statement #180319
Coors at Sequoia - 3500 Coors Blvd. NW
Legal Description: Tract B2A1, Northeast Unit town of Atrisco Grant
UPC: 101106026722131219 - Zone Atlas Map: G-11

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 construct two new buildings which will replace the existing parking lot. The buildings include one restaurant at 7,950 square feet and a strip retail building at 9,490 square feet and a new private fire hydrant on site.

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 12 inch distribution main along Coors Blvd. The provided plan shows two 1.5 inch meters, two four inch fire lines, and a new private fire hydrant. 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. If the property is to be subdivided, each lot shall have separate accounts, along with separate water services and fire lines.

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 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 City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. 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,

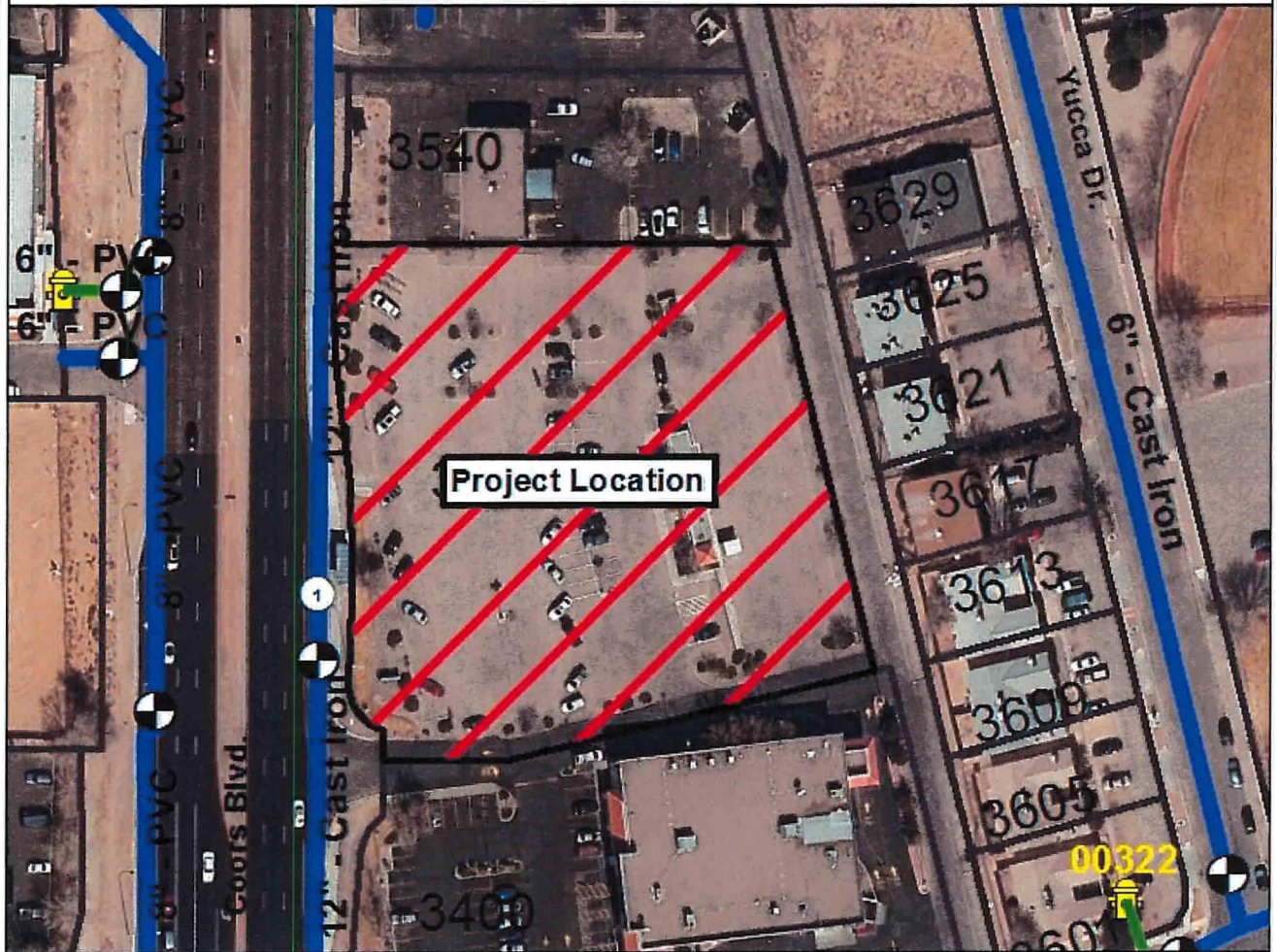


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Availability Statement 180319

180319



Legend

Pipe

SUBTYPE

— Distribution Main

— Hydrant Leg



Hydrant



Valve

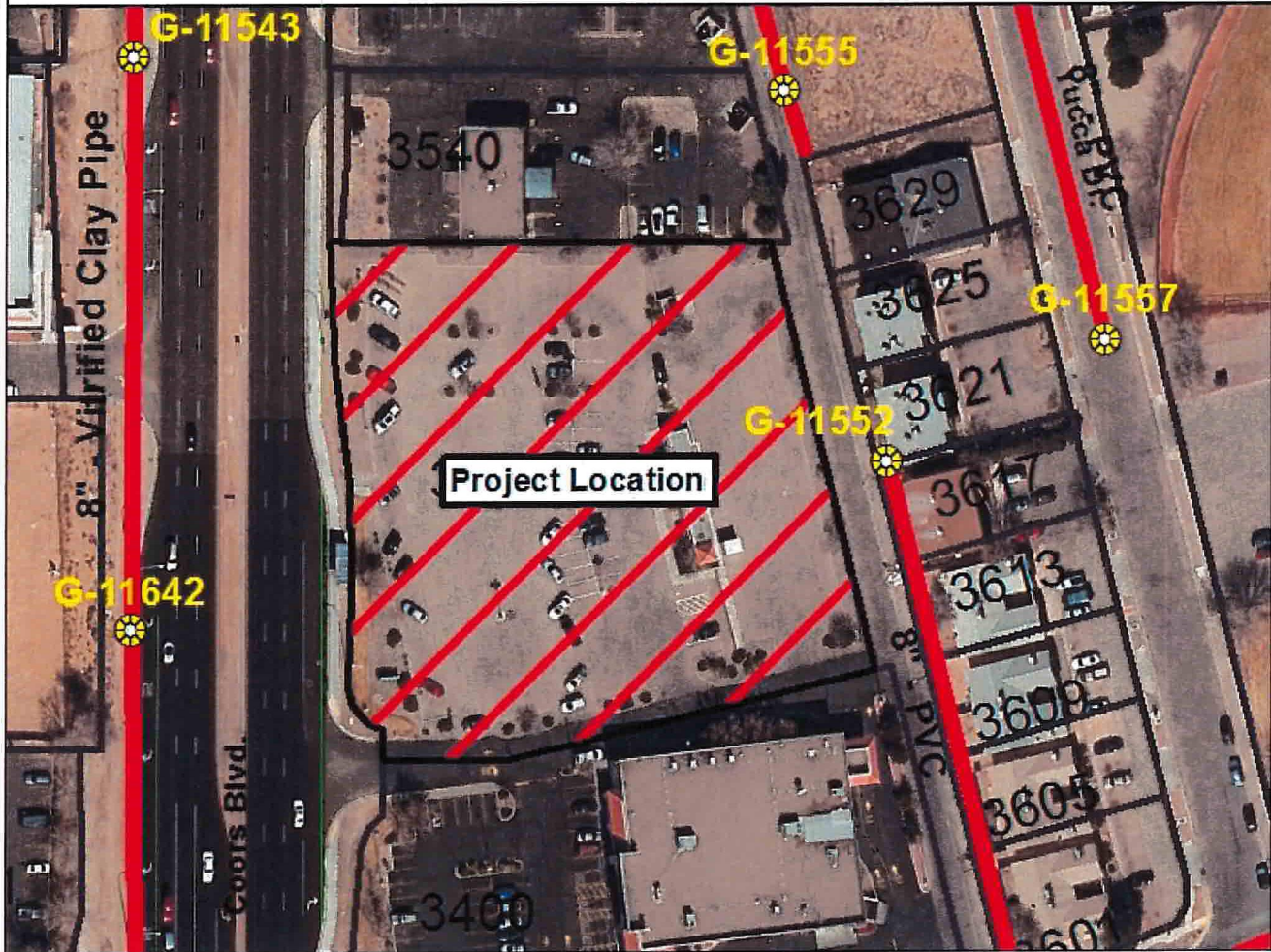
0 195 390 Feet



○ --- Fire Flow Analysis Points

1. --- Analysis Point

180319



Legend

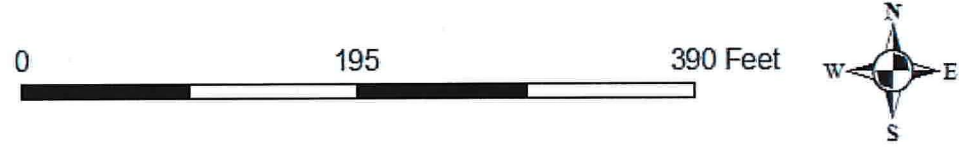
Sewer Pipe

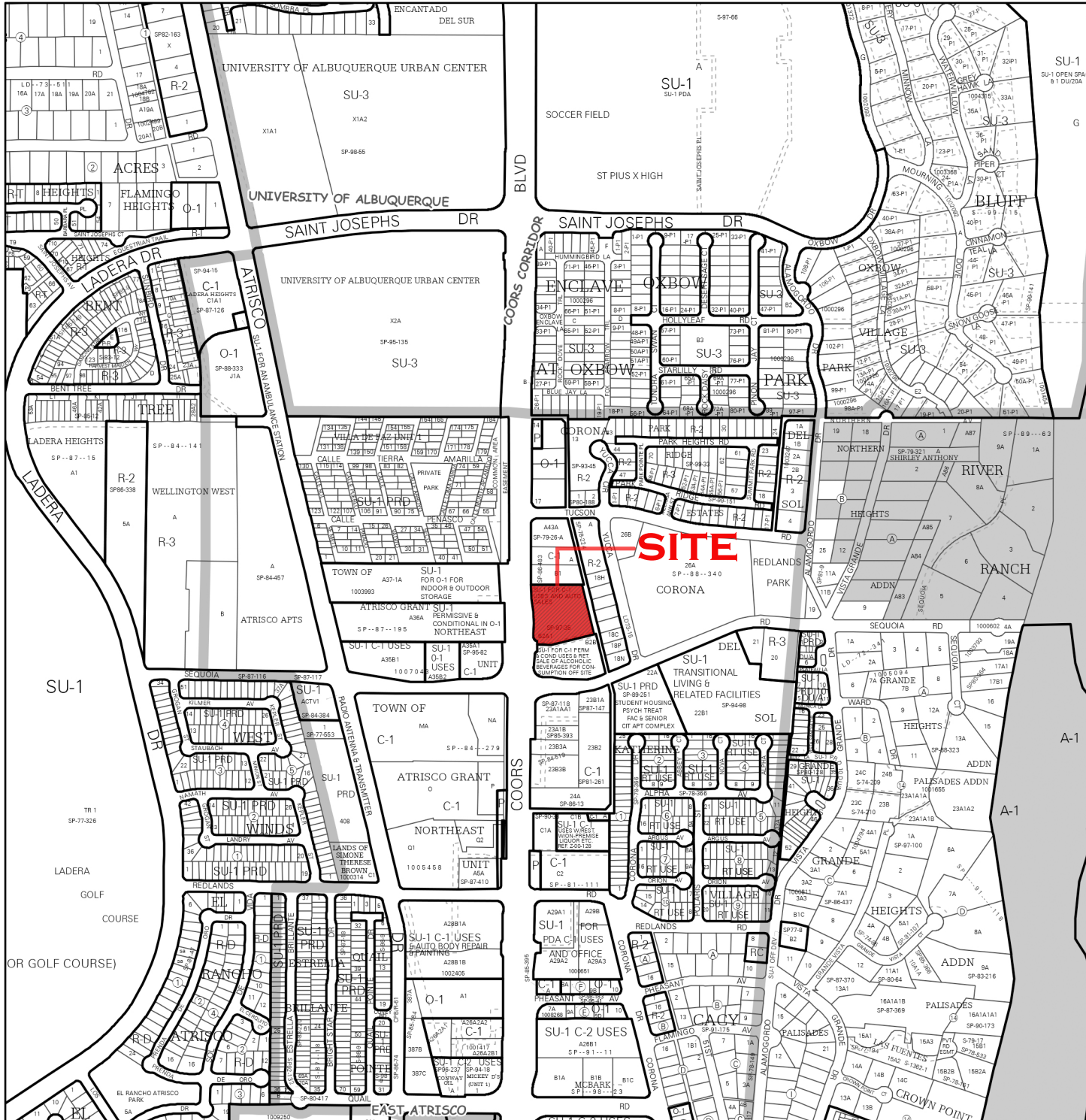
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SUBTYPE

- COLLECTOR
- FORCE MAIN
- INTERCEPTOR
- VACUUM LINE

Sewer Manhole





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

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-11-Z

Selected Symbols

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

0 750 1,500 Feet

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

PROJECT NAME: 3500 COOPS BLVD NW

AGIS MAP # G-11-2

LEGAL DESCRIPTIONS: TRACT B2A1, NORTHEAST UNIT,
TOWN OF ATLASCO GRANT

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

JEFFREY T. WOOTEN 
Applicant/Agent

6/4/18
Date


Hydrology Division Representative

6-4-18
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

JEFFREY T. WOOTEN 
Applicant/Agent

6/4/18
Date

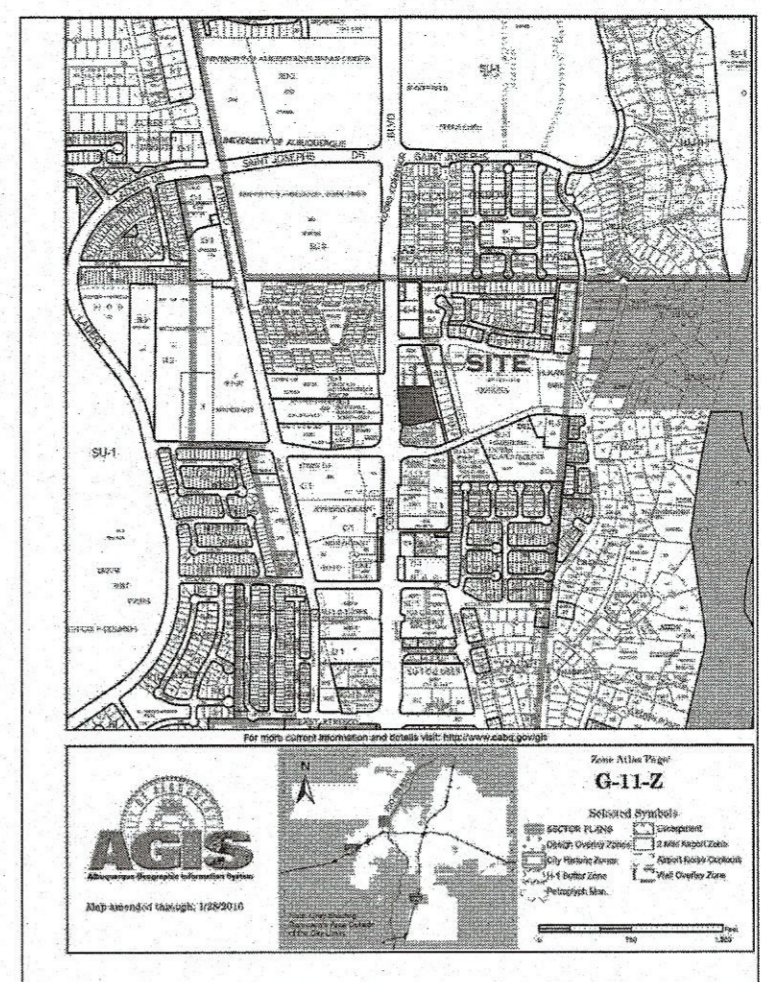
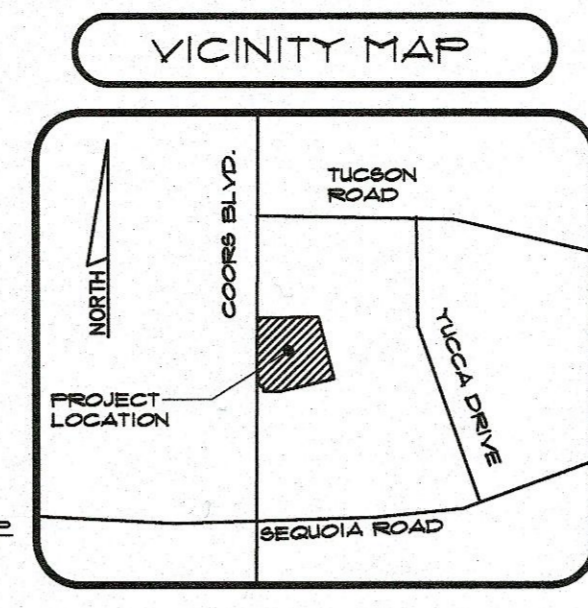
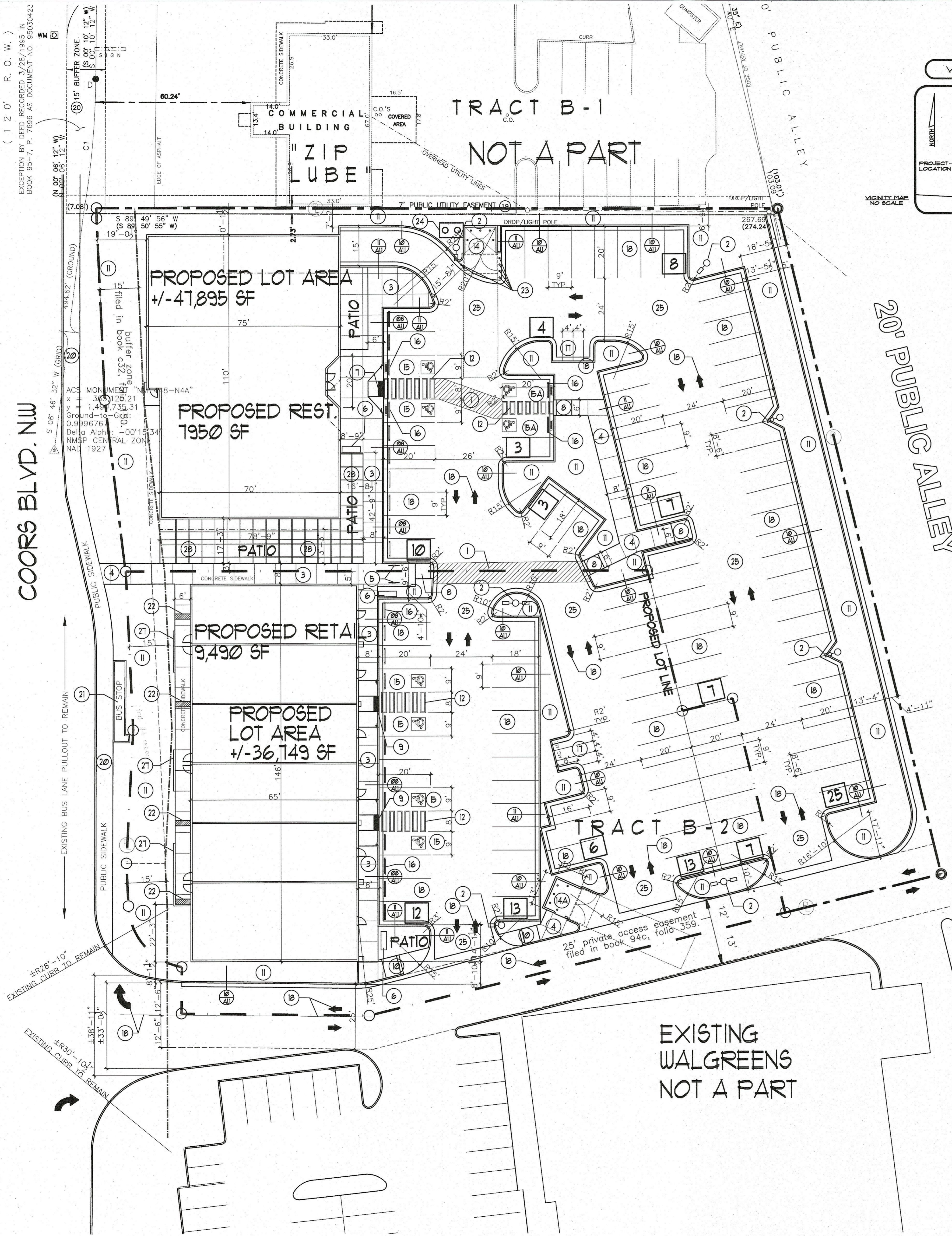

ABCWUA Representative

06-4-18
Date

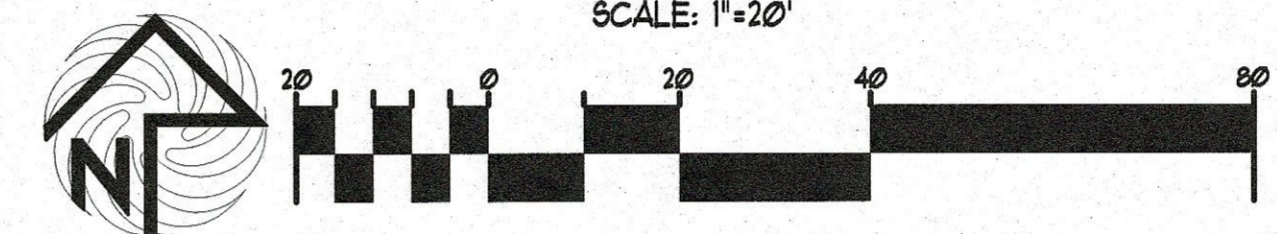
PROJECT # 1011553

3540 COORS BOULEV (120' R.O.W.)
EXCEPTION BY DEED RECORDED 3/25/1995 IN BOOK 95-7, P. 7896 AS DOCUMENT NO. 9503042

COORS BLVD. N.W.



SITE PLAN FOR BUILDING PERMIT



PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of the Decision and satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ABCI/UA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	5-31-18
DRB Chairperson, Planning Department	Date
Environmental Health, if necessary	

- KEYED NOTE:**
- 8' , OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 6/A11
 - LIGHT POLE LOCATION RE: DETAIL 3/A11
 - CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - CONC. SIDEWALK RE: DET 7/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 13/A12
 - BENCH LOCATION RE: DETAIL 10/A12
 - HANDICAP RAMP RE: 15/A11
 - HANDICAP RAMP RE: 16/A11
 - HANDICAP RAMP RE: 17/A11
 - HANDICAP RAMP RE: 5/A11
 - INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - DRIVE AISLE PAINT DETAIL RE: DET 9/A12
 - ***NOT USED***
 - REFUSE ENCLOSURE RE: DET 4/A13
 - REFUSE ENCLOSURE RE: DET 4A/A13
 - H.C. PARKING STALL RE: DET 2/A12
 - H.C. PARKING STALL RE: DET 3/A12
 - WHEELSTOP RE: DET 4/A12
 - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS, RE: DET. 12/A12
 - PAINTED STRIPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPING SHALL BE WHITE
 - ***NOT USED***
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING CITY BUS STOP WITH SHADE STRUCTURE TO REMAIN
 - CONC. FLUME DETAIL, RE: DETAIL 6/A12 FOR INFO
 - BOLLARD PAINTED SAFETY YELLOW RE: DET. 1/A13
 - GREASE INTERCEPTOR LOCATION RE: DET. 1/A13
 - ASPHALT PAVING
 - ***NOT USED***
 - PROPOSED RETAINING GARDEN WALL RE: DET 12/A13
 - PROPOSED OUTDOOR SHADED TRELLIS SEATING AREA

- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER
 - LANDSCAPING, FENCING AND SIGNING 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 THE CLEAR SIGHT TRIANGLE.

SITE DATA TABLE	PAD BUILDING
LEGAL DESCRIPTION TRACT B-2-A1 NORTHEAST UNIT TOWN OF ATRISCO GRANT CONT. 1.92 ACRES OR 84,615 SF	
PROPOSED USES:	RESTAURANT AND RETAIL
LOT AREA:	84,615 SF
EXISTING ZONING:	SU-1 FOR C-1 AND AUTO RELATED USAGE
RETAIL	
(1) RETAIL BUILDING SIZE:	9,490 SF
TOTAL PARKING PROVIDED:	48 SPACES
TOTAL PARKING REQ:	9,490 SF / 200 = 48 SPACES
HC PROVIDED:	4 HC (INCLUDING 2 VAN ACCESSIBLE)
BIKE SPACES PROVIDED:	4 BIKE SPACES
BIKE SPACES REQUIRED:	3 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	3 MOTO SPACE
MOTORCYCLE SPACES REQUIRED:	2 MOTO SPACES
RESTAURANT	
(2) RESTAURANT BUILDING SIZE:	1,980 SF
TOTAL PARKING PROVIDED:	66 SPACES
TOTAL PARKING REQ:	60 SPACES, 4X60=240 SEATS
HC PROVIDED:	4 HC (INCLUDING 1 VAN ACCESSIBLE)
BIKE SPACES PROVIDED:	4 BIKE SPACES
BIKE SPACES REQUIRED:	4 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	4 MOTO SPACE
MOTORCYCLE SPACES REQUIRED:	3 MOTO SPACES

SHARED PARKING	
TOTAL PARKING PROVIDED:	114 SPACES
TOTAL PARKING REQ:	60+48=108 SPACES
B% DEDUCTION FOR TRANSIT:	(.15/108=92 SPACES REQ'D

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

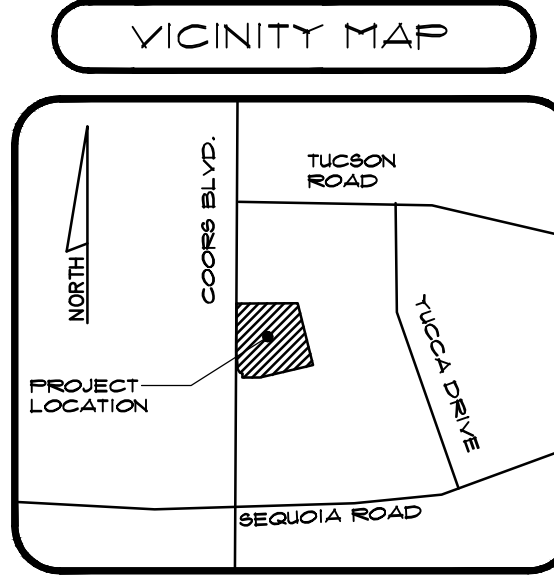
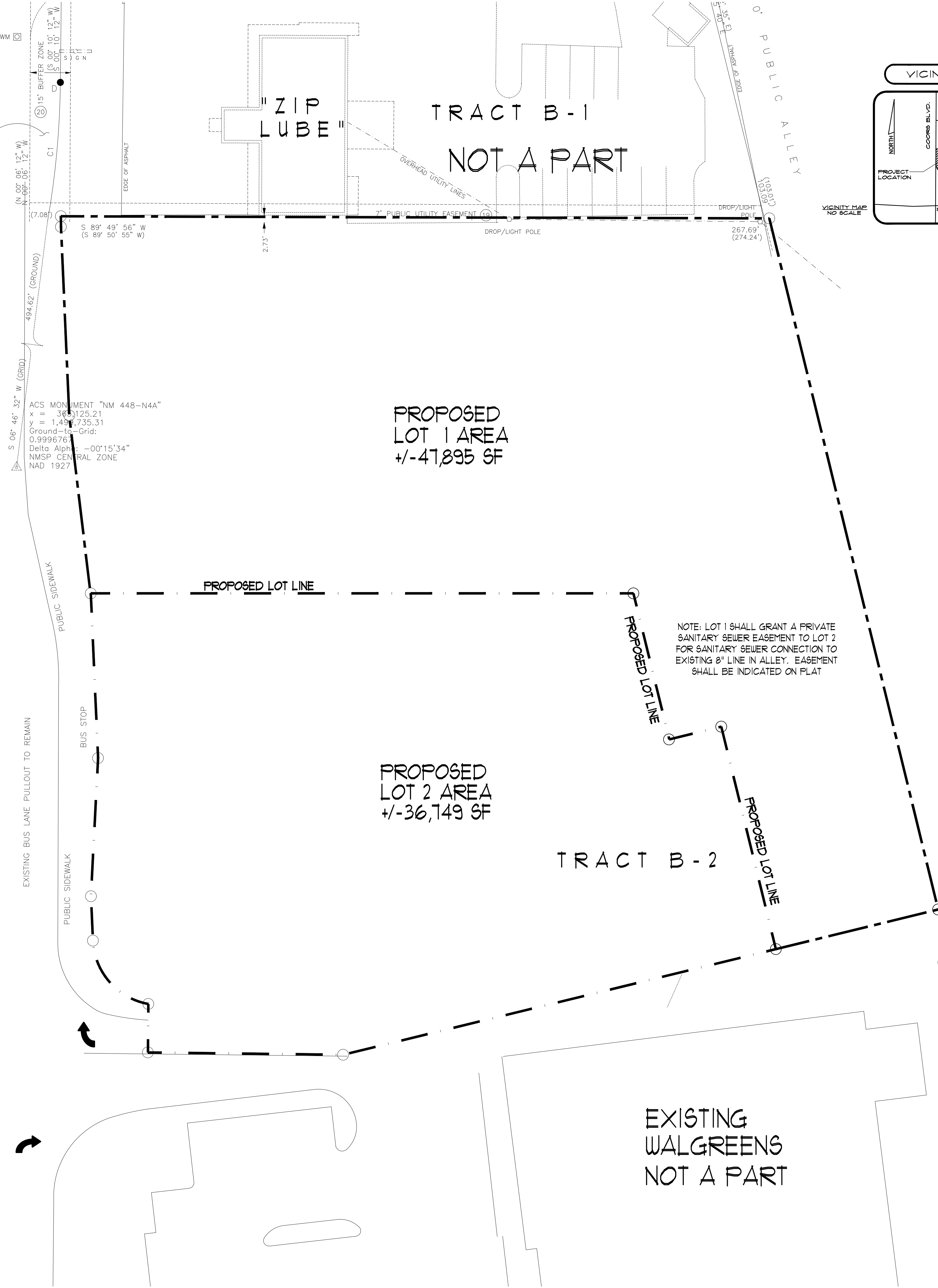
MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE	COORS & SEQUOIA
PROJECT NUMBER	COORS BLVD. NW
JOB NO.	54F
DRAWN BY:	C-MARKET
SHEET TITLE	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE	05/22/2018
SCALE	AS SHOWN
RE: SCALE	AS SHOWN

3540 COORS BOULEV
 (120' R.O.W.)
 EXCEPTION BY DEED RECORDED 3/28/1995 IN
 BOOK 95-7, P. 7696 AS DOCUMENT NO. 95030423

COORS BLVD. NW



SITE DATA TABLE	PAD/BUILDING JURISDICTION
LEGAL DESCRIPTION TRACT B-2-A-1 NORTHEAST UNIT TOWN OF ATRISCO GRANT CONT. 192 ACRES OR 84,615 SF	SEGMENT 2 OF THE COORS CORRIDOR SECTOR DEVELOPMENT
LOT AREA: EXISTING ZONING: PROPOSED USES:	84,615 SF SU-1 FOR C-1 AND AUTO RELATED USAGE RESTAURANT AND RETAIL
RESTAURANT BUILDING (1950 SF)	
MIN. LANDSCAPE BUFFER (COORS CORRIDOR PLAN):	15'-0"
MIN. FRONT BUILDING SETBACK:	15'-0"
MIN. SIDE BUILDING SETBACK:	5'-0"
MAX. BUILDING HEIGHT:	26'-0"
MAX. BUILDING HEIGHT:	26'-0"
FLOOR AREA RATIO (FAR):	0.16
RETAIL BUILDING (9490 SF)	
MIN. LANDSCAPE BUFFER (COORS CORRIDOR PLAN):	15'-0"
MIN. FRONT BUILDING SETBACK:	15'-0"
MIN. SIDE BUILDING SETBACK:	5'-0"
MAX. BUILDING HEIGHT:	26'-0"
MAX. BUILDING HEIGHT:	26'-0"
FLOOR AREA RATIO (FAR):	0.26

- GENERAL NOTES:
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
 - LANDSCAPING, FENCING AND SIGNING 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 THE CLEAR SIGHT TRIANGLE.

PROJECT NUMBER: _____

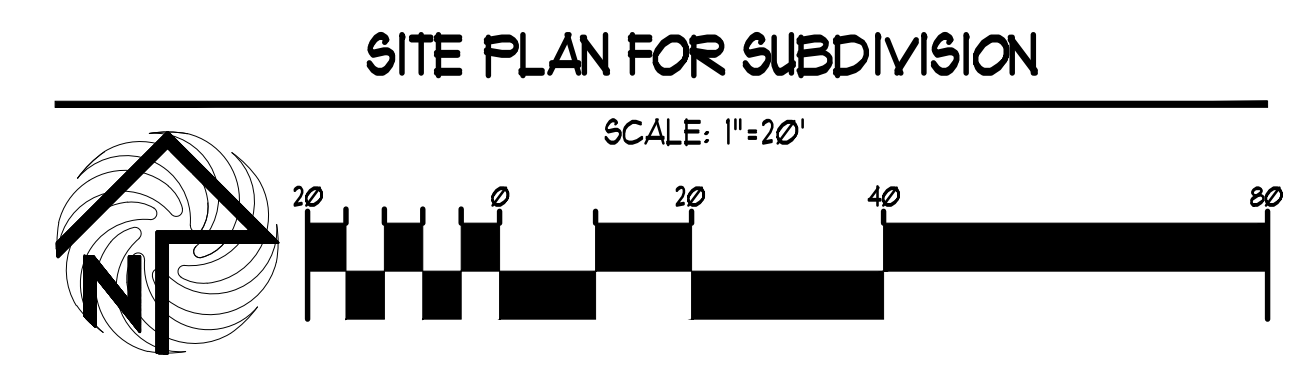
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of the Decision and satisfied.

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

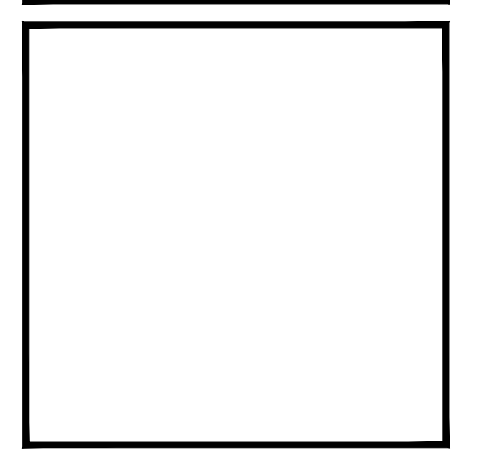
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	_____	Date
ABQJWA	_____	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	_____	Date



REV	DATE	BY	REVISION
1			
2			
3			
4	05/22/08	CDC	DRB SUBMITTAL
5	05/26/08	CDC	EPC STAFF COMMENTS

MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE
 COORS & SEQUOIA
 COORS BLVD. NW
 ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
 SAF

JOB NO.
 C-MARKET

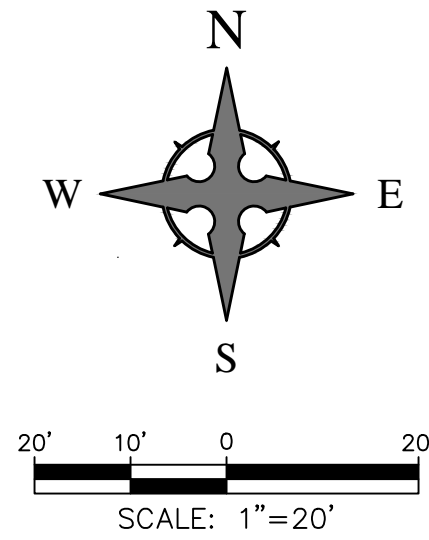
DRAWN BY:

SHEET TITLE
 SITE DEVELOPMENT PLAN FOR SUBDIVISION

DATE: 05/22/08

SCALE: RE:SCALE

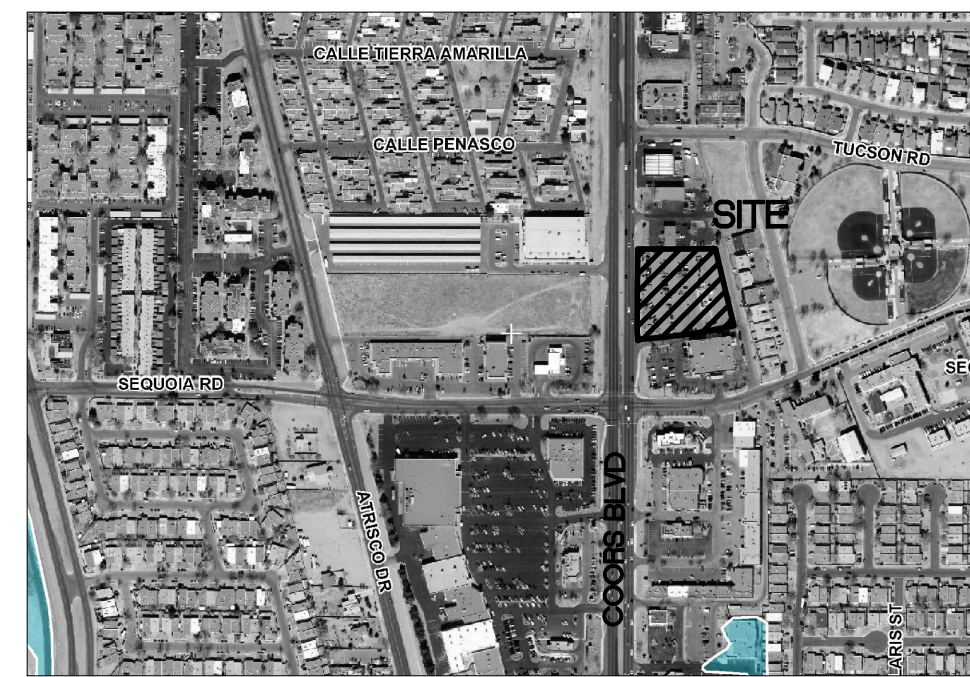
SHEET: B72



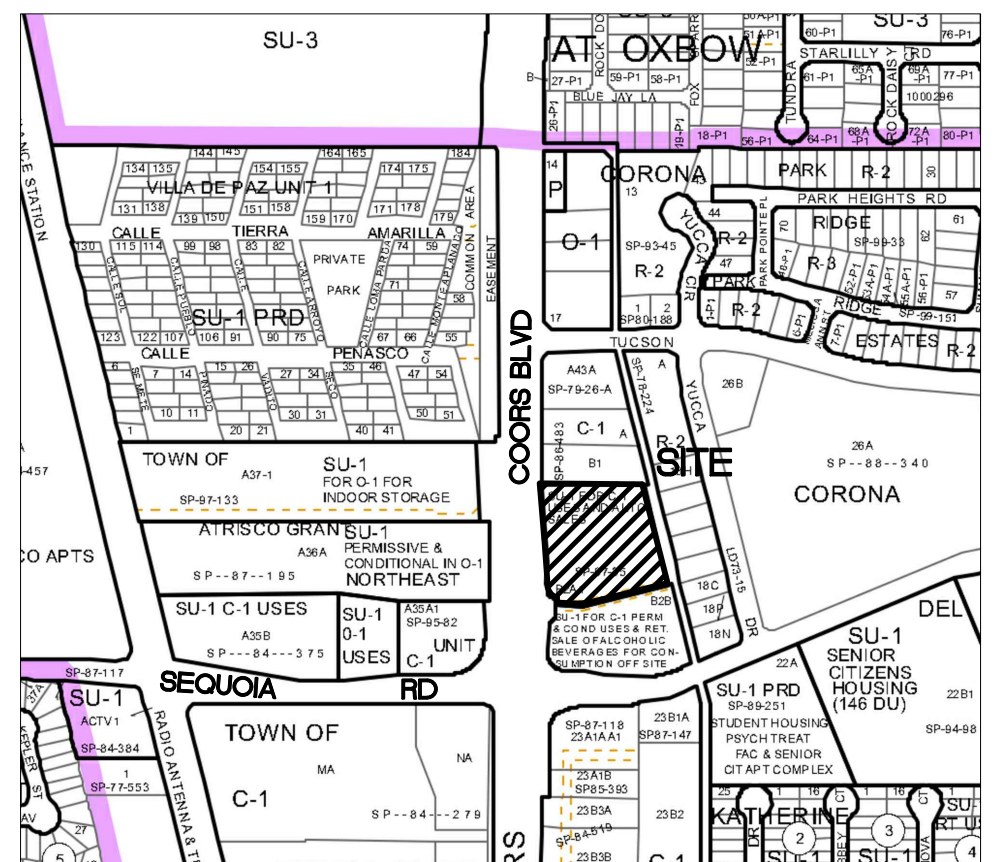
CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS 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.

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
- (1.11) FGH83.40 FINISHED GRADE AT TOP OF WALL
- FGL83.40 FINISHED GRADE AT BOTTOM OF WALL
- - - 515 - - - EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- 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-II-Z
 Legal Description: Tract B2A1, Northeast Unit Town of Atrisco Grant

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
 The purpose of this submittal is to provide a conceptual 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 a new Retail Building and a new Restaurant Building with the associated parking lot and landscaping. The City Drainage File Number is G11/D038.

EXISTING HYDROLOGIC CONDITIONS
 The site was previously developed as a Chalmers Used Car Lot and consisted of multiple drainage basins that split the site. The western portion of the site drained west to a pond which overflowed into Coors Blvd NW. The eastern portion of the site slopes to the west and into an existing Alley. Reference the calculations table this sheet for approximate flows rates and volumes.

PROPOSED HYDROLOGIC CONDITIONS
 The site will continue to drain in general conformance with the original Chalmers Plan. Since the existing site was 100 percent developed, there will not be any increase in runoff from the site. Reference the calculations table this sheet for approximate flows rates and volumes.

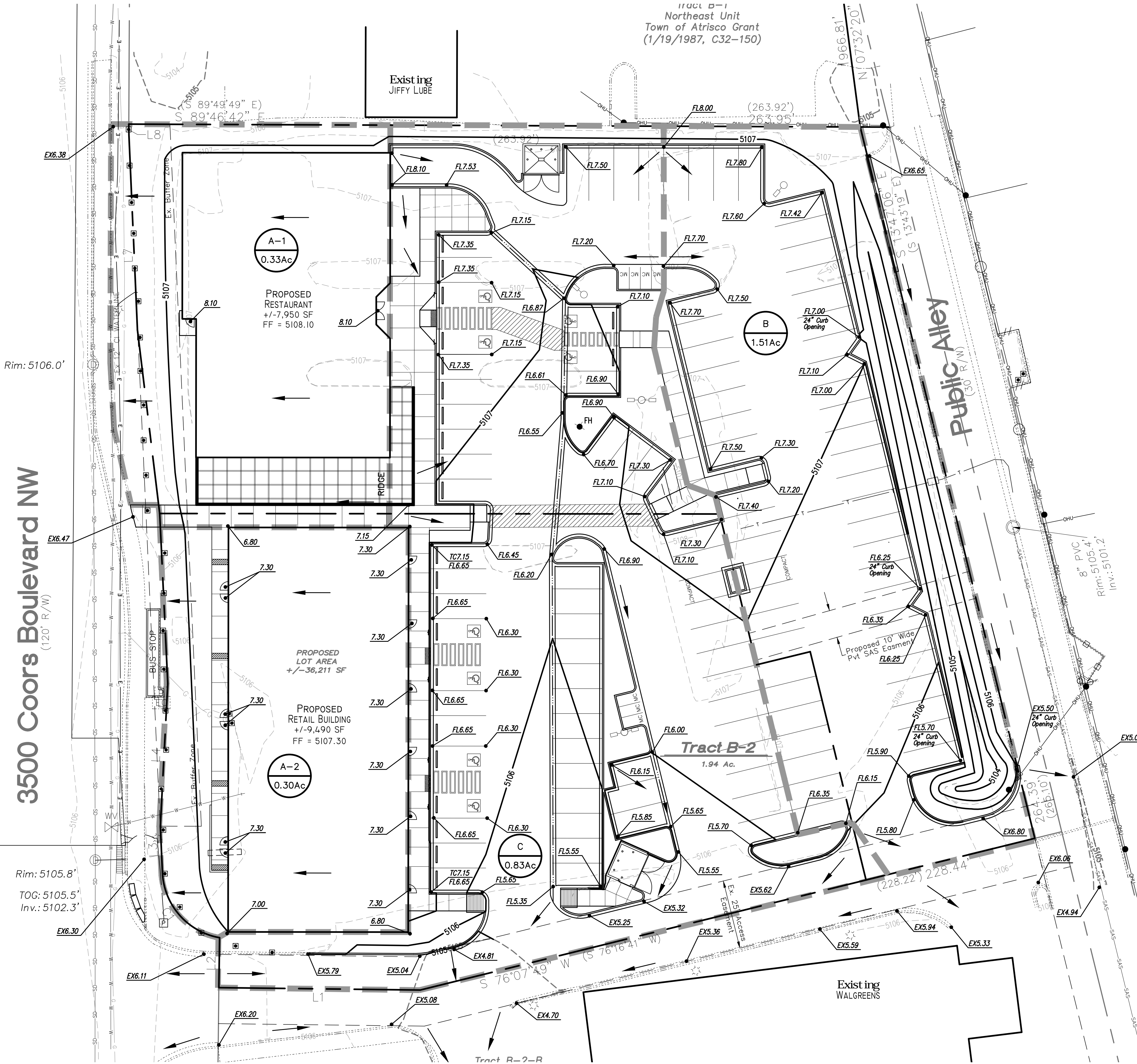
As required per current Ordinance, we will provide Stormwater quality ponds in landscape islands as required. Any areas that cannot be routed into stormwater quality ponds will be required to pay a fee-in-lieu of the ponds.

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

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. 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).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. 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.
6. 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.
7. 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.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. 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.

Not For Construction



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) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)
			A	B	C	D						
A-1	14373	0.33	0.0%	0.0%	10.0%	90.0%	4.22	1.39	1.87	2242	2673	3967
A-2	12876	0.30	0.0%	0.0%	10.0%	90.0%	4.22	1.25	1.87	2009	2395	3554
B	65905	1.51	0.0%	0.0%	10.0%	90.0%	4.22	6.38	1.87	10281	12258	18190
C	36355	0.83	0.0%	0.0%	10.0%	90.0%	4.22	3.52	1.87	5671	6762	10034
TOTAL	129509	2.97						12.55		20203	24089	35744

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) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)
			A	B	C	D						
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TOTAL	129509	2.97						12.55		20203	24089	35744

REV	DATE	BY	REVISION
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2			
3			
4			
5			

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
 6/4/2017

PROJECT TITLE: 3500 COORS BLVD NW
 NWC, COORS AND SEQUOIA RD
 ALBUQUERQUE, NEW MEXICO 87120
 PROJECT MANAGER: JEFF WOOTEN
 JOB NO.: 2018001
 DRAWN BY: PG
 SHEET TITLE: Grading Plan

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

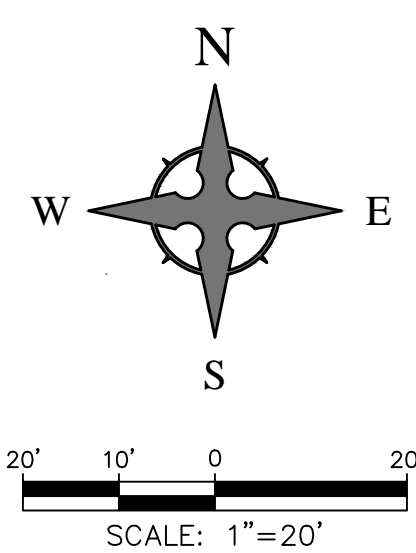
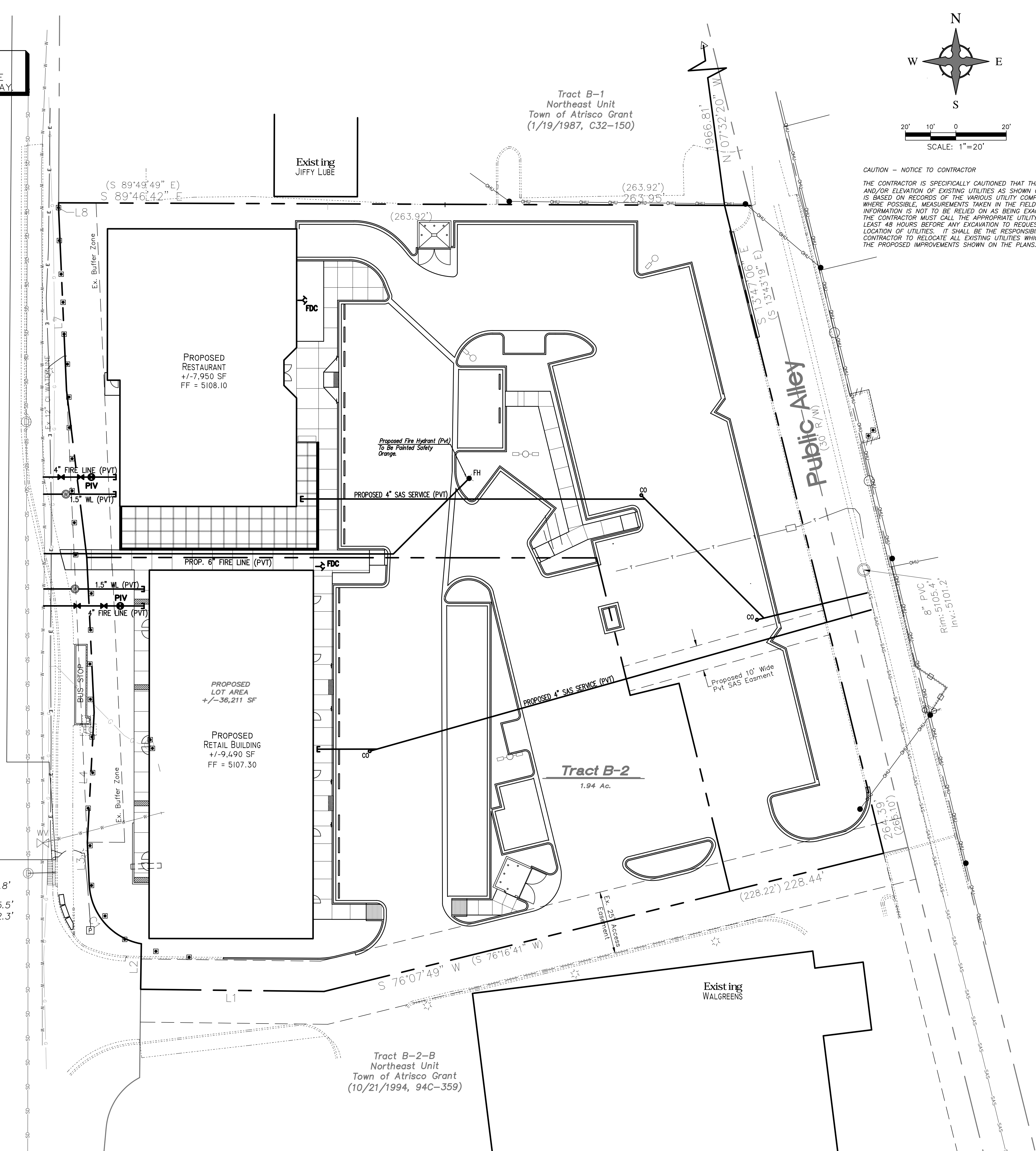
DATE: 6/4/2018	sheet:
SCALE: AS NOTED	C1.1
	of 1

NOTE:
ALL METER SERVICES UP TO AND INCLUDING THE METER BOX SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY.

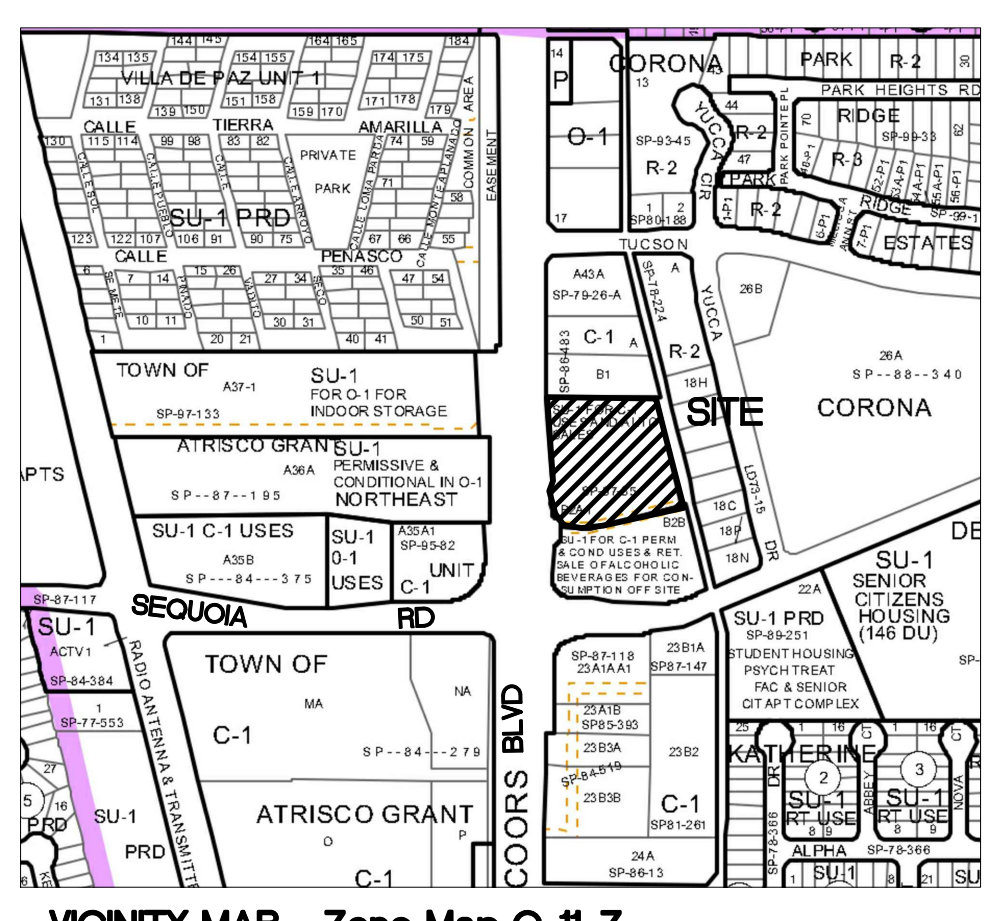
3500 Coors Boulevard NW
(120' R/W)

Rim: 5106.0'

Rim: 5105.8'
TOG: 5105.5'
Inv.: 5102.3'



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

GENERAL NOTES

- 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.
- MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
- 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.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
- ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
- ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
- FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
- 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.
- 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.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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



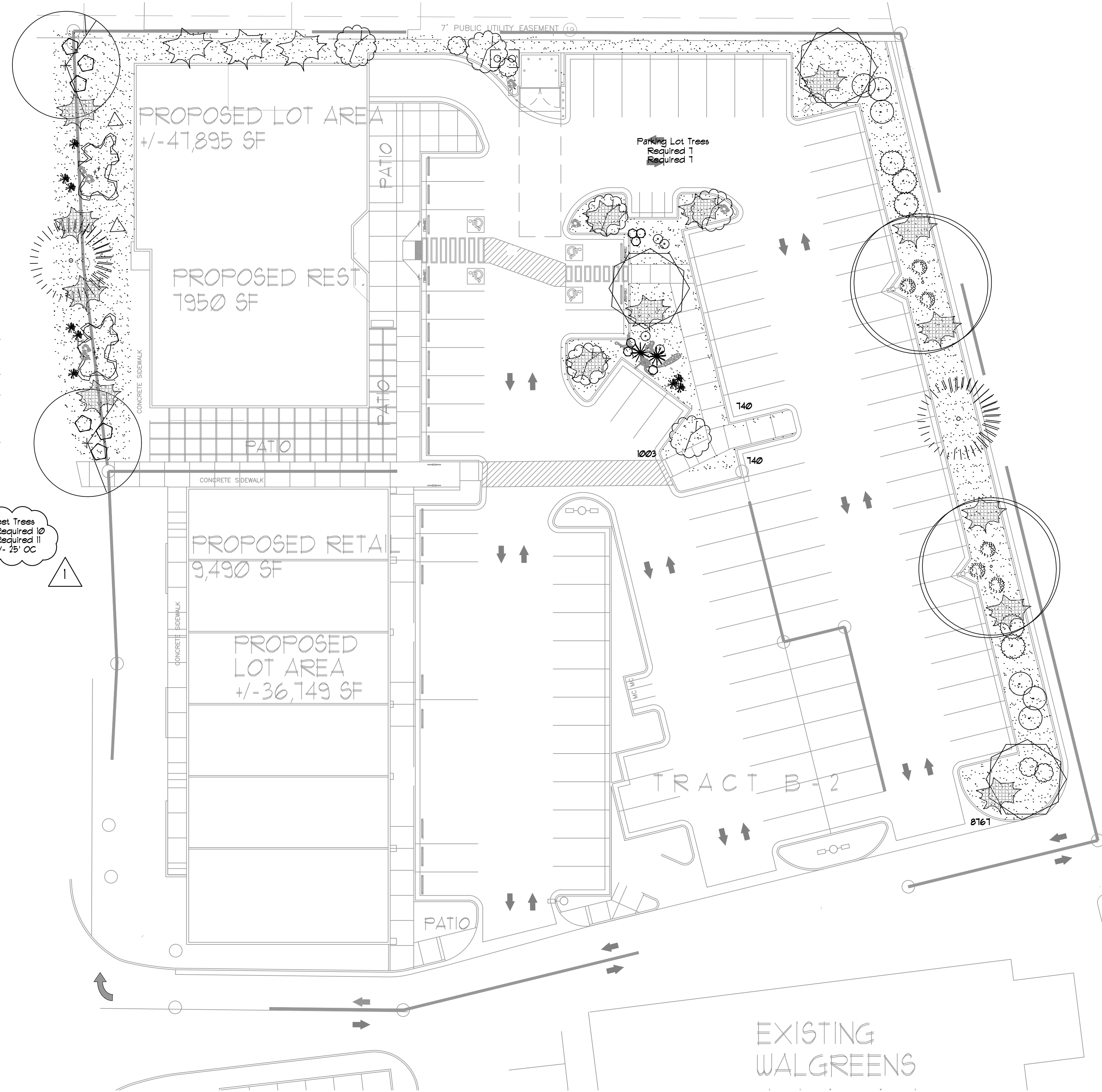
Not For Construction

PROJECT TITLE 3500 COORS BLVD NW NWC COORS AND SEQUOIA ALBUQUERQUE, NEW MEXICO 87120	DRAWN BY: PG
PROJECT MANAGER JEFF WOOTEN	JOB NO. 2018001
SHEET TITLE Conceptual Utility Plan	

DATE 3/27/2018	SHEET C2.1
SCALE AS NOTED	of 1

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

COORS BLVD. NW



Restaurant LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
2	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	1225 2450 M
2	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 4050 M
2	6 - 8'	Austrian Pine <i>Pinus nigra</i>	625 1250 M
2	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	400 800 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	36 12 M
6	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	144 864 M
3	15 Gal	Desert Willow <i>Chilopsis linearis</i>	625 1875 M
Shrubs & Groundcovers			1136/200
6	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	25 150 M
9	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	4 36 M
6	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	25 150 M
2	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	25 50 M
3	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	144 432 M
14	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	144 2016 M
6	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 54 M
4	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 9 36 M
4	5 Gal	Fern Bush <i>Chamaebotaria millefolium</i>	5x6 36 144 L
5	5 Gal	Apache Plums <i>Folulia paradoxa</i>	6x1 49 245 L
6	5 Gal	Chamaea <i>Chrysothamnus nauseosus</i>	5x7 49 294 L
5	5 Gal	Carpet Roses <i>Chrysothamnus nauseosus</i>	3x3 9 45 L
68	total shrubs		3652/200
9	2-3cf	Boulders To be placed at contractor discretion	11250
		Landscape Gravel / Filter Fabric 3/4" Crushed Grey	3375
		Oversize Landscape Gravel / Filter Fabric 2-4" Adobe Rose	3652

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 45' from tree trunk, pinned 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.

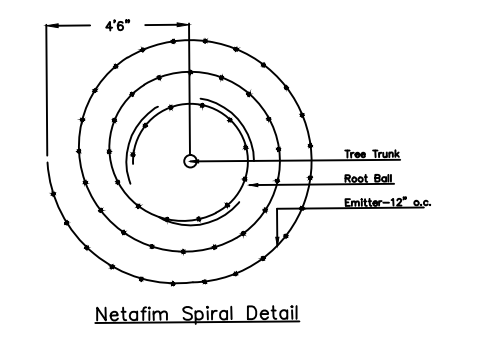
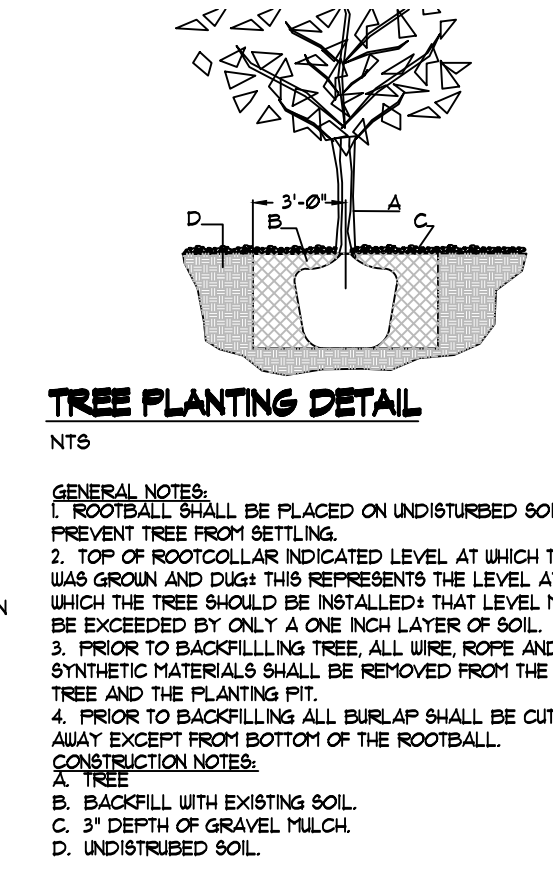
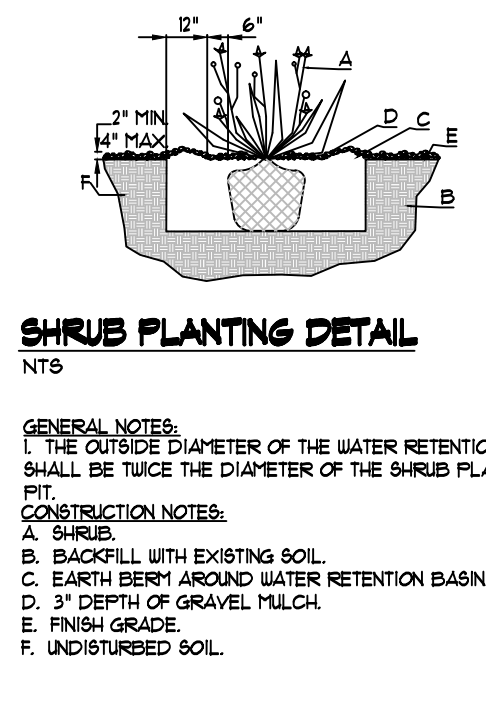
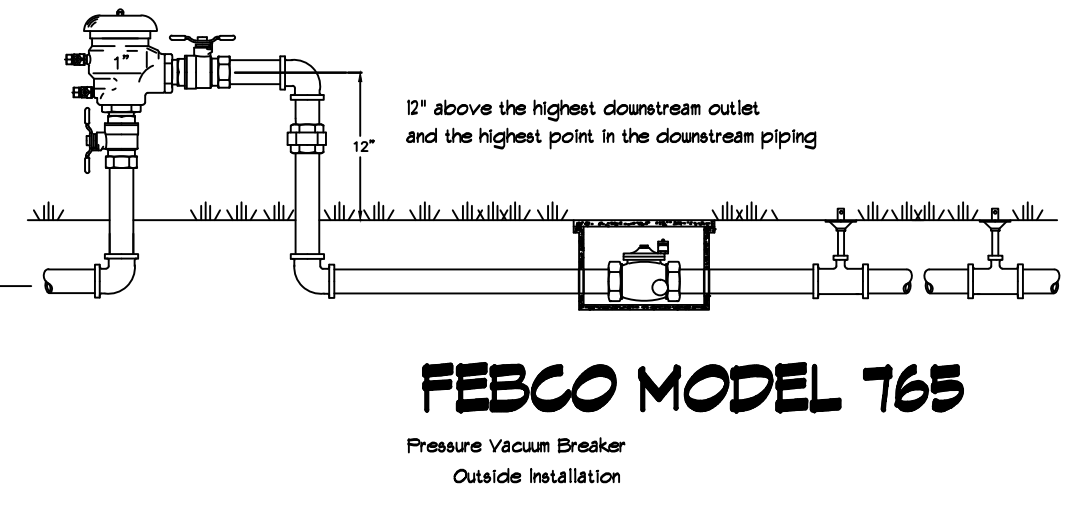
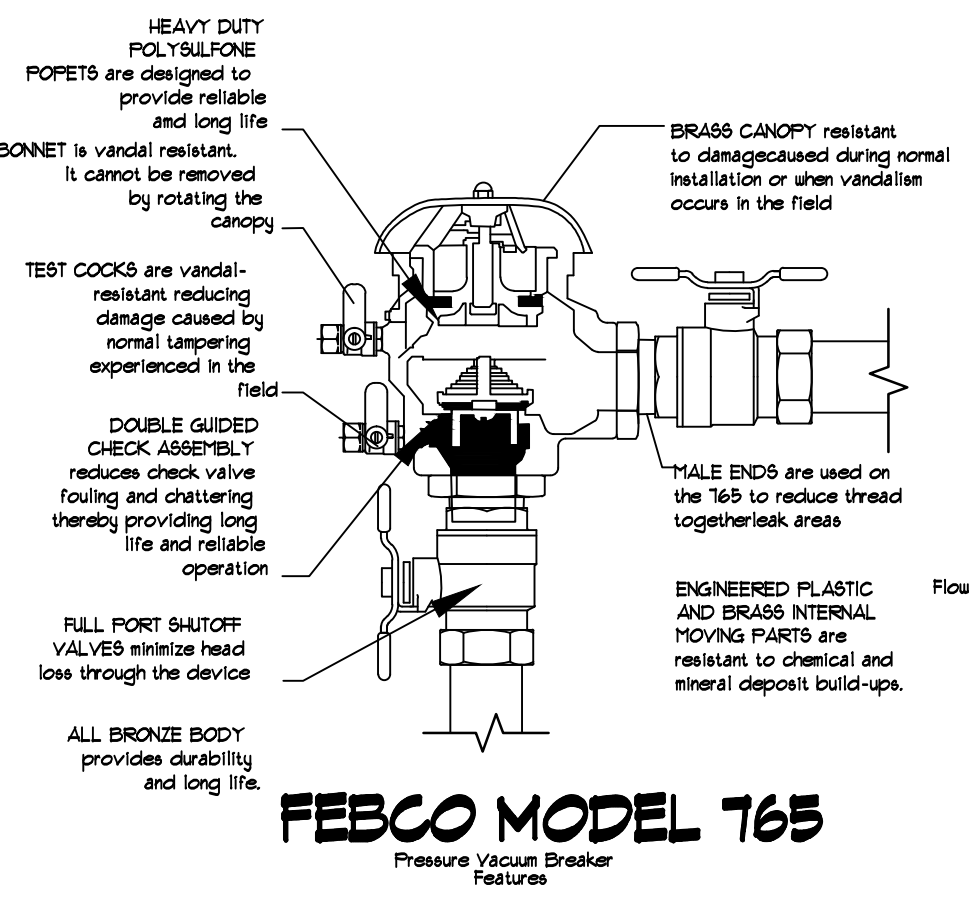
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

LANDSCAPE CALCULATIONS

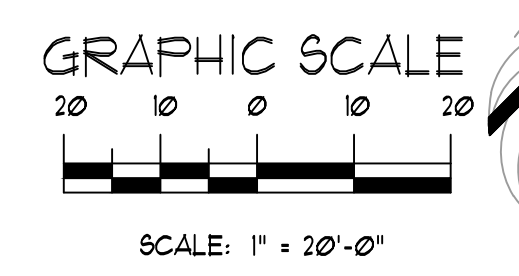
TOTAL LOT AREA (sf)	48430
TOTAL BUILDING AREA (sf)	-1950
TOTAL LOT AREA (sf)	46480
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	6972
TOTAL ON-SITE LANDSCAPE PROVIDED	11250
TOTAL LIVE GROUND COVER REQUIRED	3375
TOTAL LIVE GROUND COVER PROVIDED	3652



Coors Front Street Yard Plant Coverage

Plant	Quantity	Coverage
Austrian Pine	1	625
Crape Myrtle	2	800
Carpet Rose	2	18
bbush	4	300
barberry	12	100
chamisa	4	98
Apache Plume	2	98
Blue Mist	5	45
feathertop	15	60
Buffalo	8	152
Bradford Pear	4	516
Coverage Provided		8712.00
Coverage Required		1084
		3542

The Hilltop
1909 Edith NE,
Albuquerque, NM 87113
Cont. Lic. 26458
Ph: (505) 898-9690
Fax: (505) 898-1131
danny@hilltoplandscaping.com



MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

REVISION

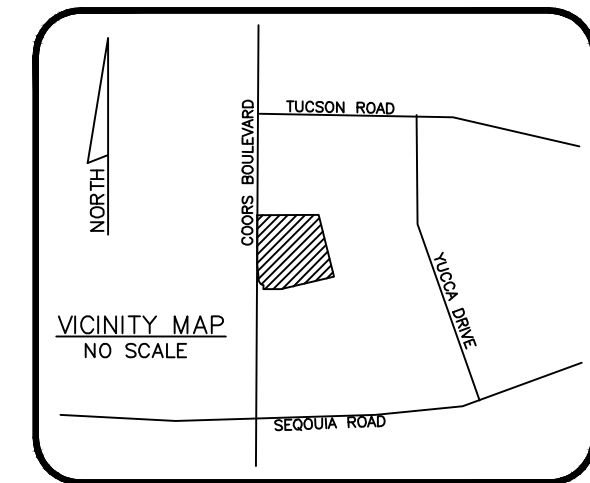
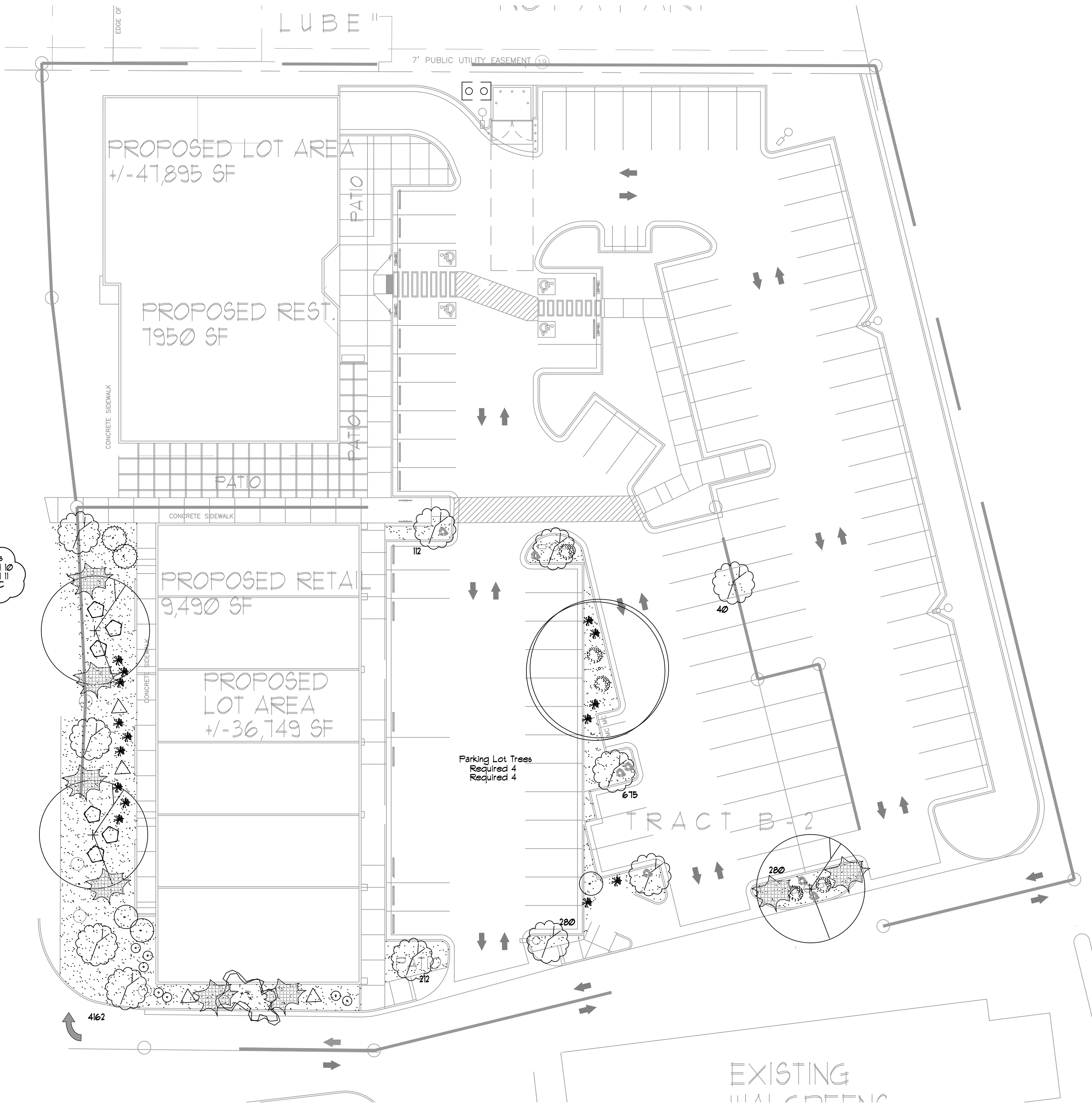
REV	DATE	BY	Comments
1	3/23/18	dm	

DATE: 02/16/2018
SCALE: LIA
RE-SCALE

PROJECT TITLE: COORS & SEQUOIA COORS BLVD. NW ALBUQUERQUE, NEW MEXICO
JOB NO.: C-MARKET
DRAWN BY: dm
SHEET TITLE: LANDSCAPE PLAN

LANDSCAPE ARCHITECT
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
March 29, 2018

COORS BLVD. N.W.



Retail LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
3	2" cal	Chinese Pistache 40x35 <i>Pistacia chinensis</i>	1225 3675 M
1	2" cal	Honey Locust 50x45 <i>Gleditsia triacanthos</i>	2025 2025 M
1	15 Gal	Crape Myrtle 15x20 <i>Lagerstroemia indica</i>	400 400 M
11	15 Gal	Oklahoma Redbud 15x12 <i>Cercis reniformis</i>	144 1584 M 7684.00
Shrubs & Groundcovers			
5	5 Gal	India Hawthorne 3x5 <i>Raphiolepis indica</i>	25 125 M
15	5 Gal	Feather Reed Grass 25x2 <i>Calamagrostis arundinacea</i>	4 60 M
6	5 Gal	Wintergreen Barberry 5x5 <i>Berberis julianae</i>	25 150 M
4	5 Gal	Butterfly Bush 5x5 <i>Buddleia davidii</i>	25 100 M
8	5 Gal	Buffalo Juniper 1x12 <i>Juniperus sabina "Buffalo"</i>	144 1152 M
1	5 Gal	Blue Mist 3x3 <i>Caryopteris x clandonensis</i>	9 63 M
2	5 Gal	Apache Plume 6x1 <i>Fallugia paradoxa</i>	49 98 L
3	5 Gal	Chamisa 5x1 <i>Chrysothamnus nauseosus</i>	49 147 L
6	5 Gal	Carpet Roses 3x3 <i>Chrysothamnus nauseosus</i>	9 54 L 1949.00
1	2-3cf	Boulders	To be placed at contractor discretion
		Landscape Gravel / Filter Fabric	3/4" Crushed Grey

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.

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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.

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

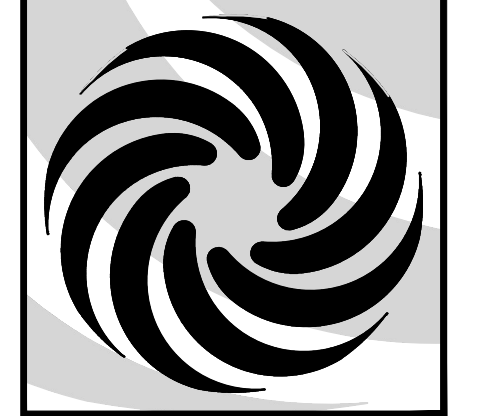
Irrigation maintenance shall be the responsibility of the Property Owner.

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

LANDSCAPE CALCULATIONS

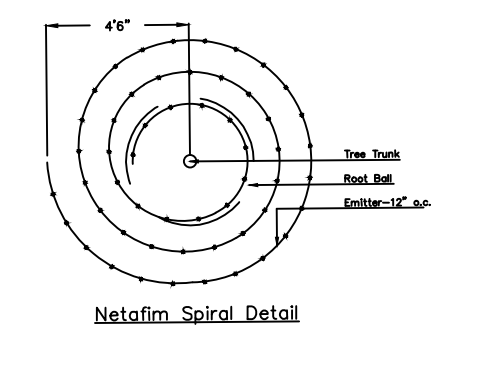
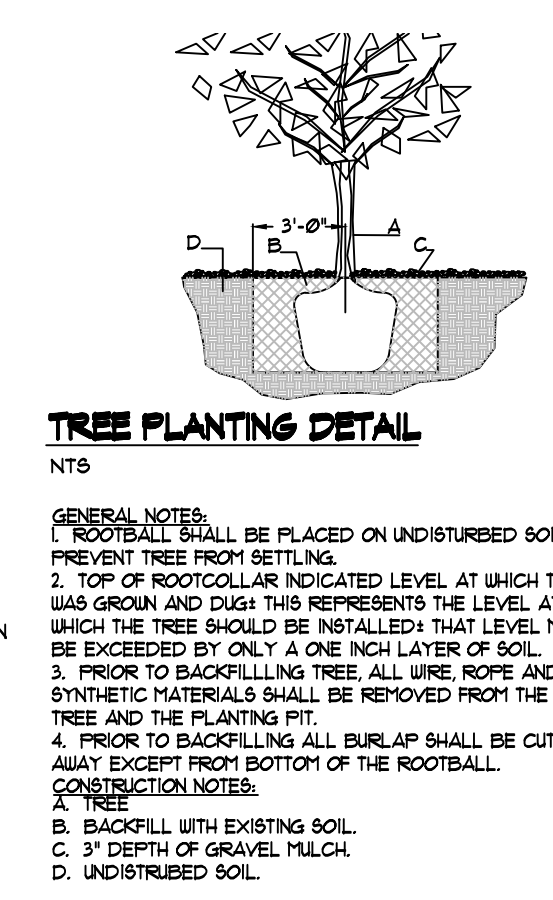
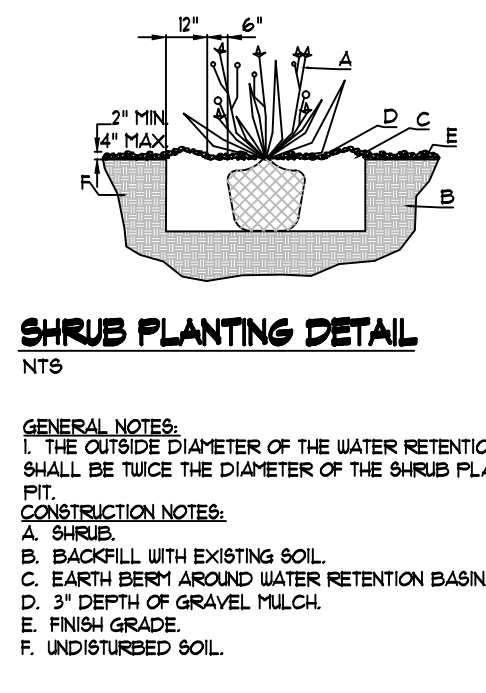
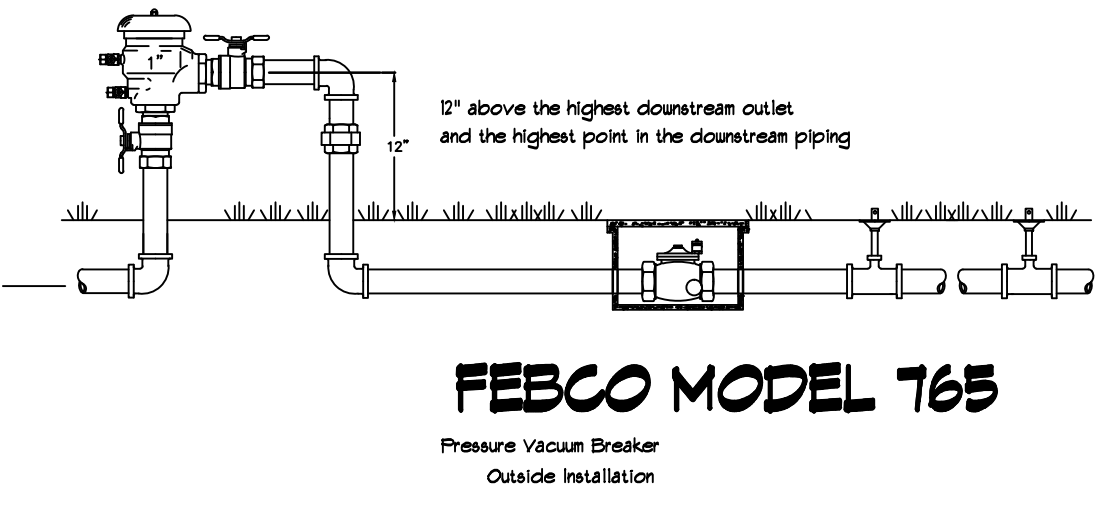
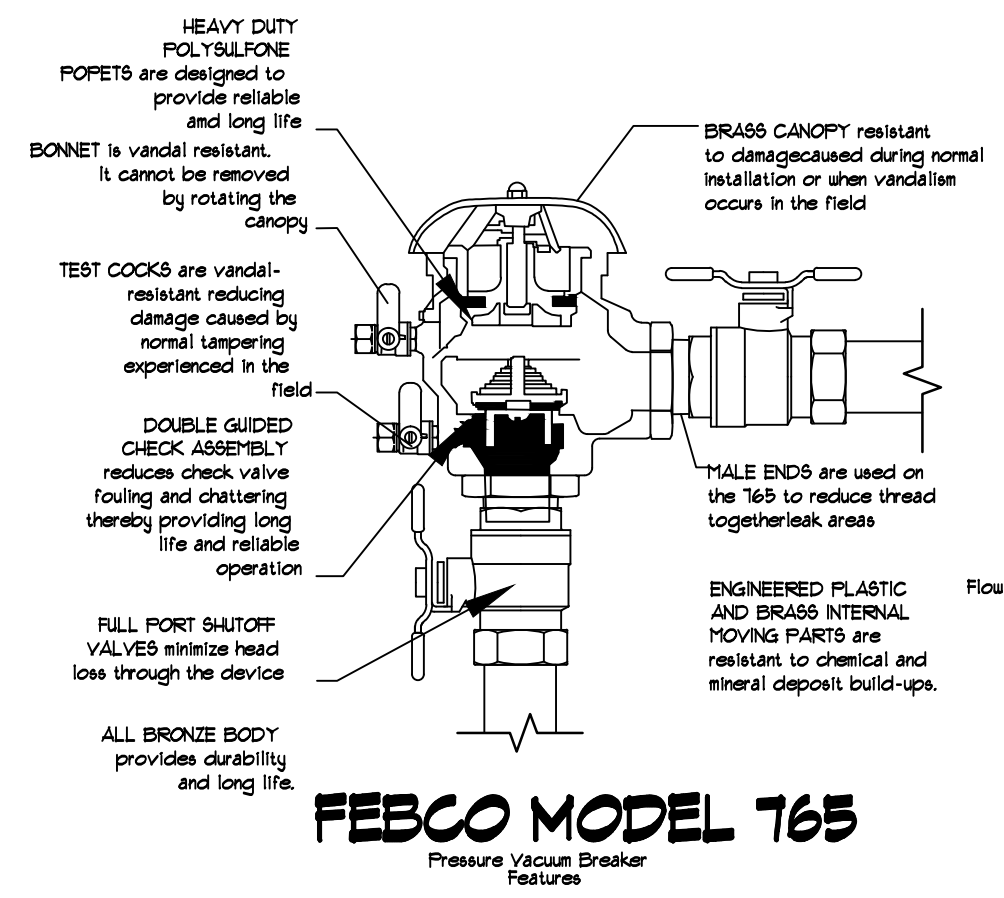
TOTAL LOT AREA (sf)	36211
TOTAL BUILDING AREA (sf)	-9490
TOTAL LOT AREA (sf)	26721
LANDSCAPE REQUIREMENT	X.15
TOTAL LANDSCAPE REQUIRED (15%)	4008
TOTAL ON-SITE LANDSCAPE PROVIDED	5721
TOTAL LIVE GROUNDCOVER REQUIRED	1716
TOTAL LIVE GROUNDCOVER PROVIDED	1849

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
REGISTERED LANDSCAPE ARCHITECT
March 29, 2018

PROJECT TITLE: COORS & SEQUOIA COORS BLVD. NW ALBUQUERQUE, NEW MEXICO
JOB NO.: C-MARKET
DRAWN BY: cm
DATE: 02/16/2018
SCALE: RE:SCALE
SHEET TITLE: LANDSCAPE PLAN



Coors Front Street Yard Plant Coverage

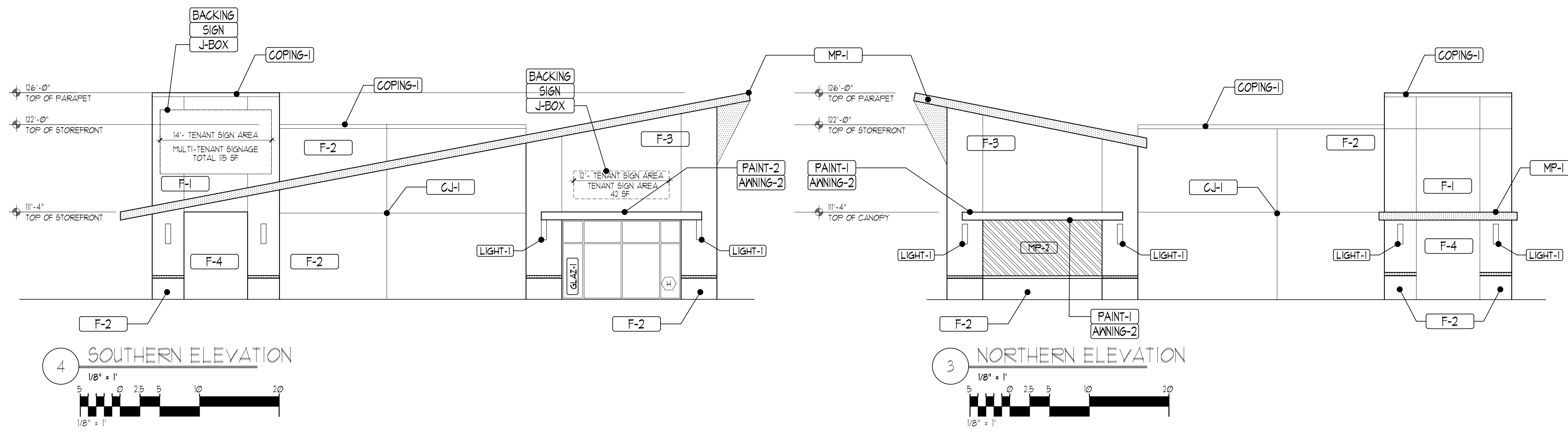
Plant	Quantity	Coverage
Austrian Pine	1	675
Crape Myrtle	2	800
Carpet Rose	2	18
C. Pistache	4	4900
Barberry	12	300
bbush	4	100
chamisa	2	98
Apache Plume	2	98
Blue Mist	5	45
feathertop	15	60
Buffalo	8	152
Bradford Pear	4	576
Coverage Provided		8772.00
Coverage Street Yard		1084
Coverage Required		3542

March 29, 2018

The Hilltop
1909 Edith NE, Albuquerque, NM 87113
Cont. Lic. 26458
Ph. (505) 898-9690
Fax (505) 898-1131
danny@hilltoplandscaping.com

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS






GRAPHIC SCALE
20 10 0 10 20
SCALE: 1" = 20'-0"

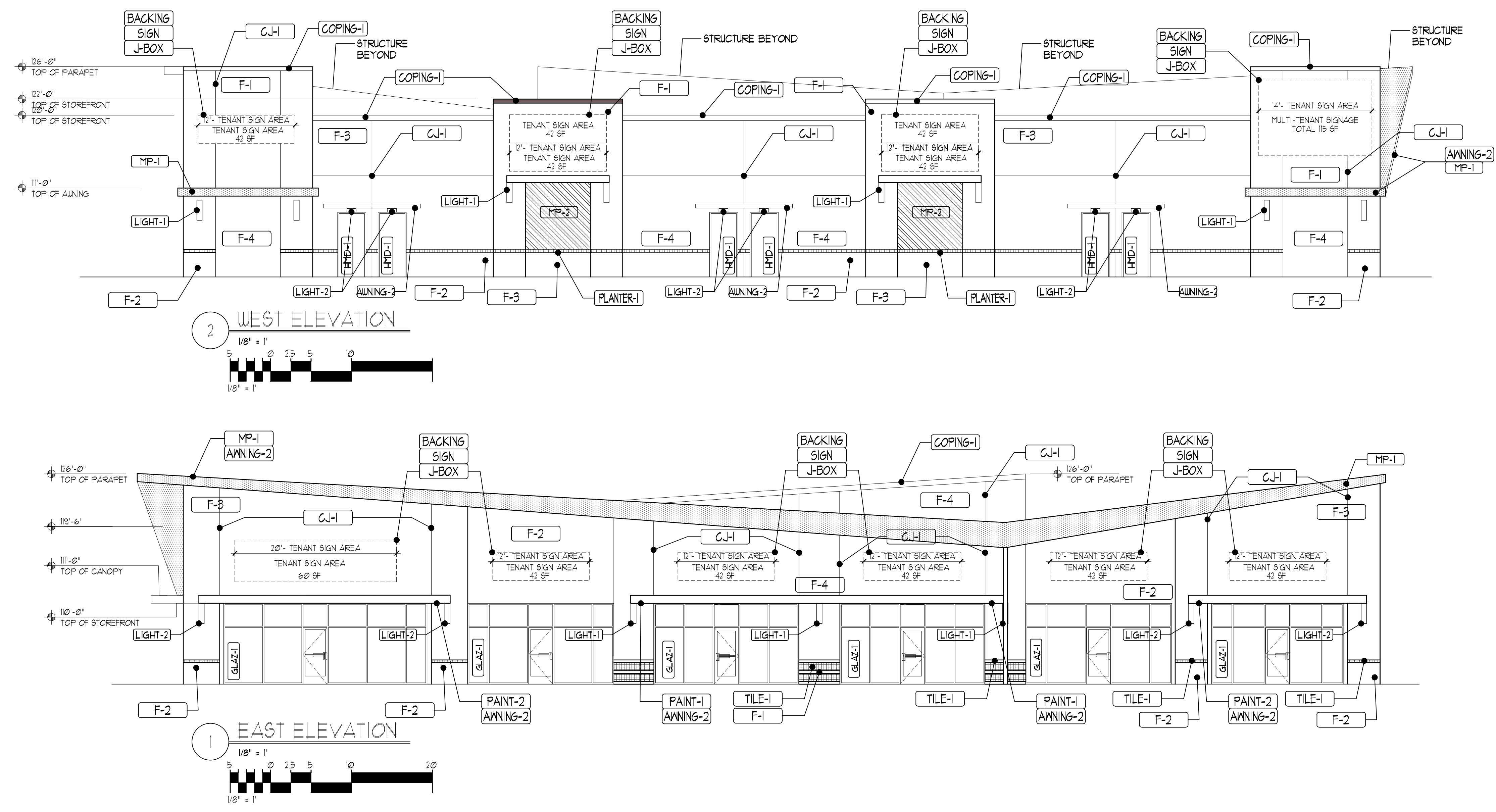


REVISION	BY	DATE	REV
6			6
5			5
4			4
3			3
2			2


EXTERIOR MATERIALS	DESCRIPTION
F-1	EXTERIOR STUCCO SYSTEM (2 COAT STO OR EQUAL) COLOR = SW 6101 NOMADIC DESERT
F-2	EXTERIOR STUCCO SYSTEM (2 COAT STO OR EQUAL) COLOR = SW 0005 DEEPEST MUAVE
F-3	EXTERIOR STUCCO SYSTEM (2 COAT STO OR EQUAL) COLOR = SW 6386 NAFERY
F-4	EXTERIOR STUCCO SYSTEM (2 COAT STO OR EQUAL) COLOR = SW 0013 MAJOLICA GREEN
C.O.P-I	KYNAR 500 PREFINISHED 24 GA. METAL COPING COLOR = SW 0005 DEEPEST MUAVE
P.A-I-N-1	EXTERIOR PAINT/DECORATIVE ELEMENTS/AWNING STEEL/STAIRS AND RAILINGS) COLOR =FLAT BLACK
P.A-I-N-2	EXTERIOR PAINT/DECORATIVE ELEMENTS/AWNING STEEL/STAIRS AND RAILINGS) COLOR =SW 6101 NOMADIC DESERT
A.I-N-I	EXTERIOR STEEL AWNING
A.I-N-2	EXTERIOR STEEL AWNING/PERGOLA
G.L-AZ-1	ALUMINUM STOREFRONT SYSTEM, SILVER KAUWEER TRI-FAB 451T THERMALLY BROKEN SILVER ANNO. W/ 1" INSULATED LOW 'E' GLAZING UNITS
S.I-G-N-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNAL ILLUMINATION PROVIDE 5/8" FIRE RETARDANT FLY. BACKING AT SIGN AREA
B.A-C-K-I-N-G	5/8" FIRE RETARDANT TREATED PLYWOOD SIGN BACKING SUBSTRATE LOCATION
J-B-O-X	EXTERIOR SURFACE MOUNT 'J' BOX LOCATION AS INDICATED PROVIDE TEMP. COVER PLATE, ROUTE 1-1/2" CONDUIT FROM J-BOX LOCATION TO TENANTS PANEL LOCATION.
L.I-G-H-T-1	EXTERIOR DECORATIVE WALL SCONCE LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS FOR INFO
L.I-G-H-T-2	EXTERIOR WALL PACK LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS FOR INFO
H.M-D-1	EXTERIOR HOLLOW METAL DOOR AND FRAME, COLOR: PAINT TO MATCH ADJACENT STUCCO
C.J-1	1/4" STUCCO CONTROL JOINT
M.P-1	EXTERIOR PERFORATED METAL PANEL SYSTEM, COLOR: FLAT BLACK
M.P-2	EXTERIOR CORTEN STEEL PANEL SYSTEM 10'X6' PANEL WIDTH, ART DECORATIVE PATTERN WITH BACK LIGHTING.
T.I-L-E-1	DECORATIVE WALL TILE
P.L-A-N-T-E-R-1	EXTERIOR PLANTER-LANDSCAPE

NOTE: ALL EXTERIOR MOUNTED GEAR SHALL BE PAINTED TO MATCH ADJACENT EXTERIOR FINISH COLOR.

-  FLAT BLACK
- GENERIC COLOR: BLACK
-  NOMADIC DESERT SW 6101
-  NAFERY SW 6386
-  DEEPEST MUAVE SW 0005
-  MAJOLICA GREEN SW 0013



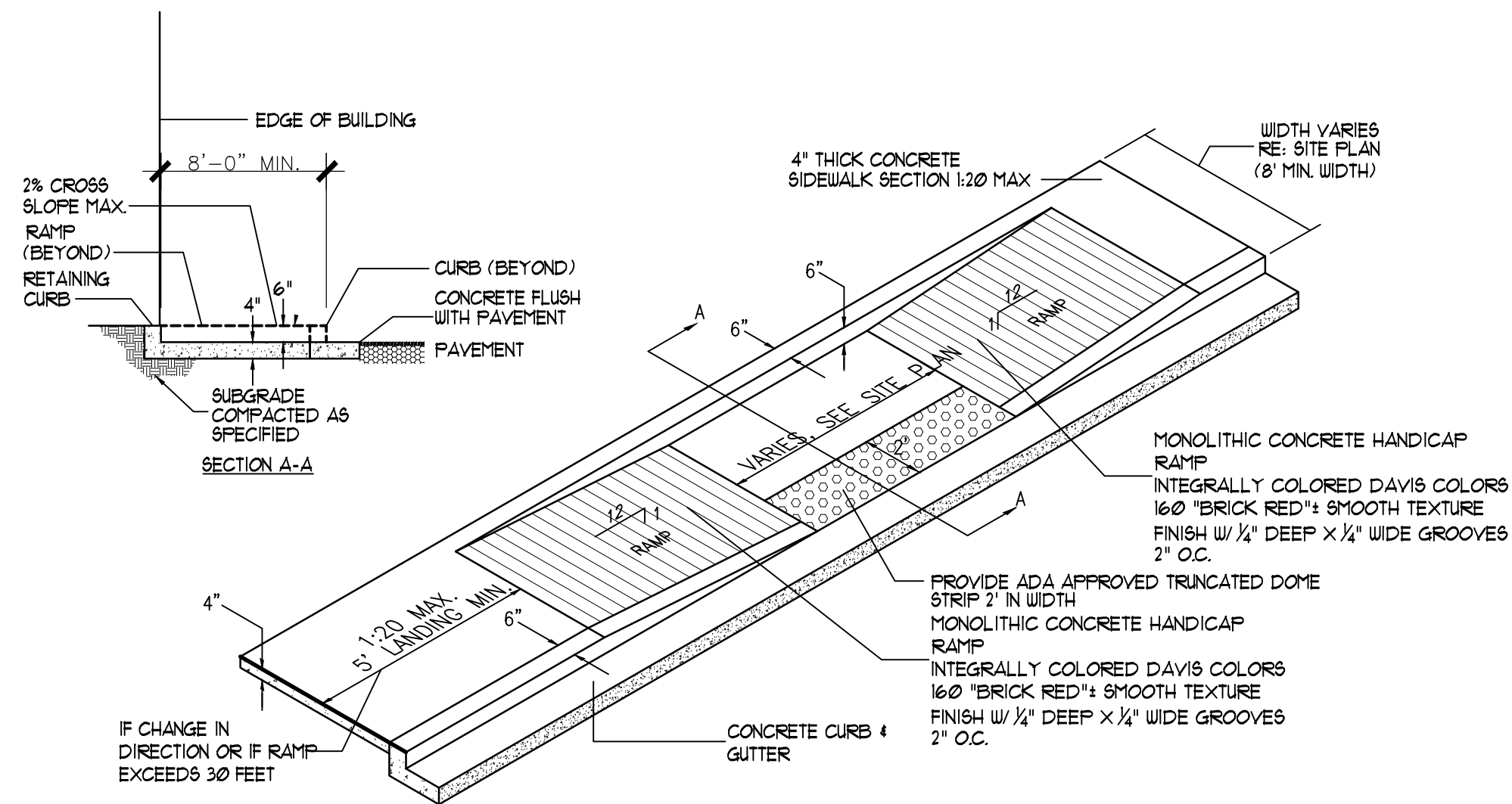
MODULUS ARCHITECTS
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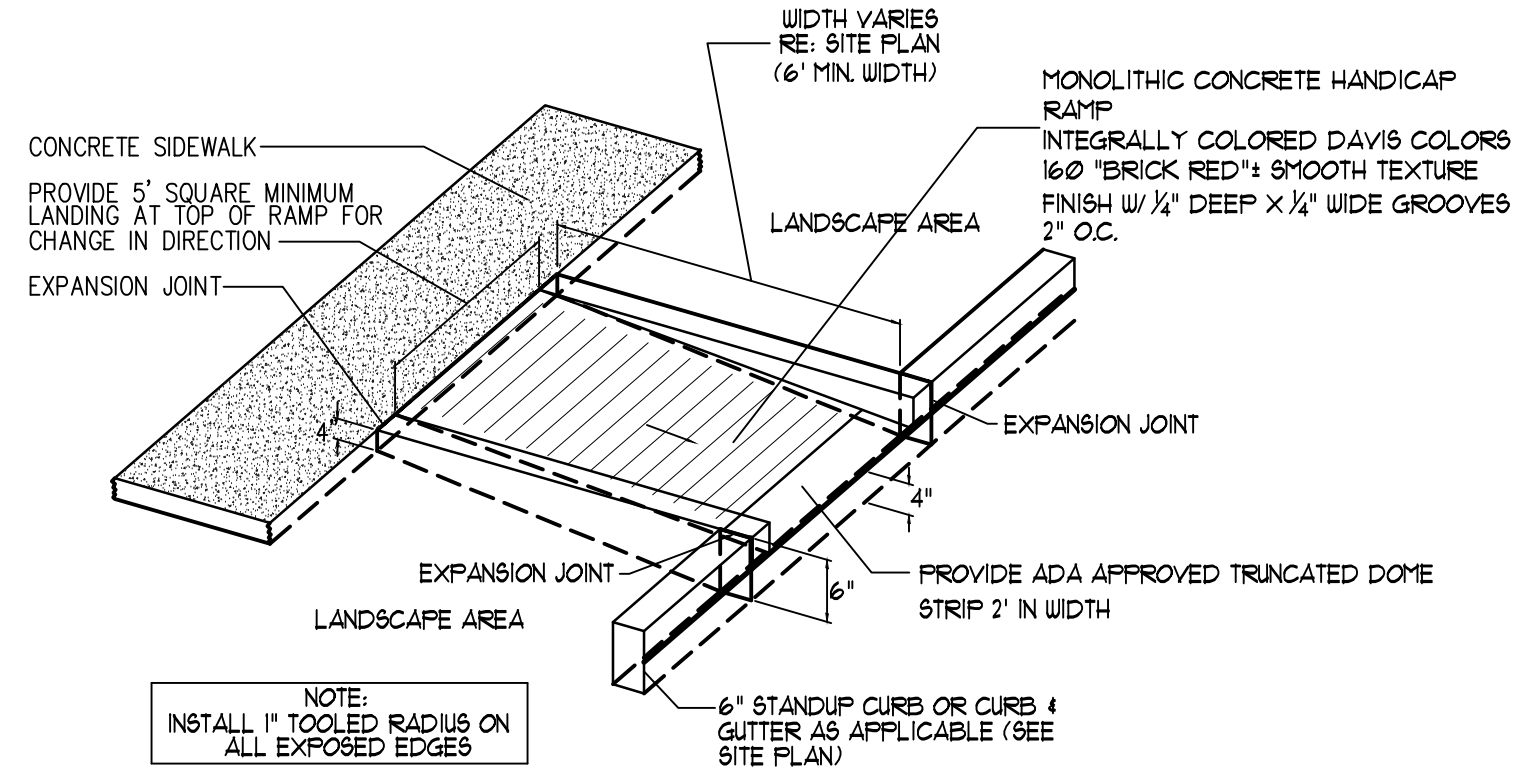
PROJECT: COORS & SEQUOIA
 COORS BLDG. NU
 ALBUQUERQUE

PROJECT NUMBER: S/AF
 DRAWN BY: C-MARKET
 SHEET TITLE: RETAIL EXTERIOR ELEVATIONS

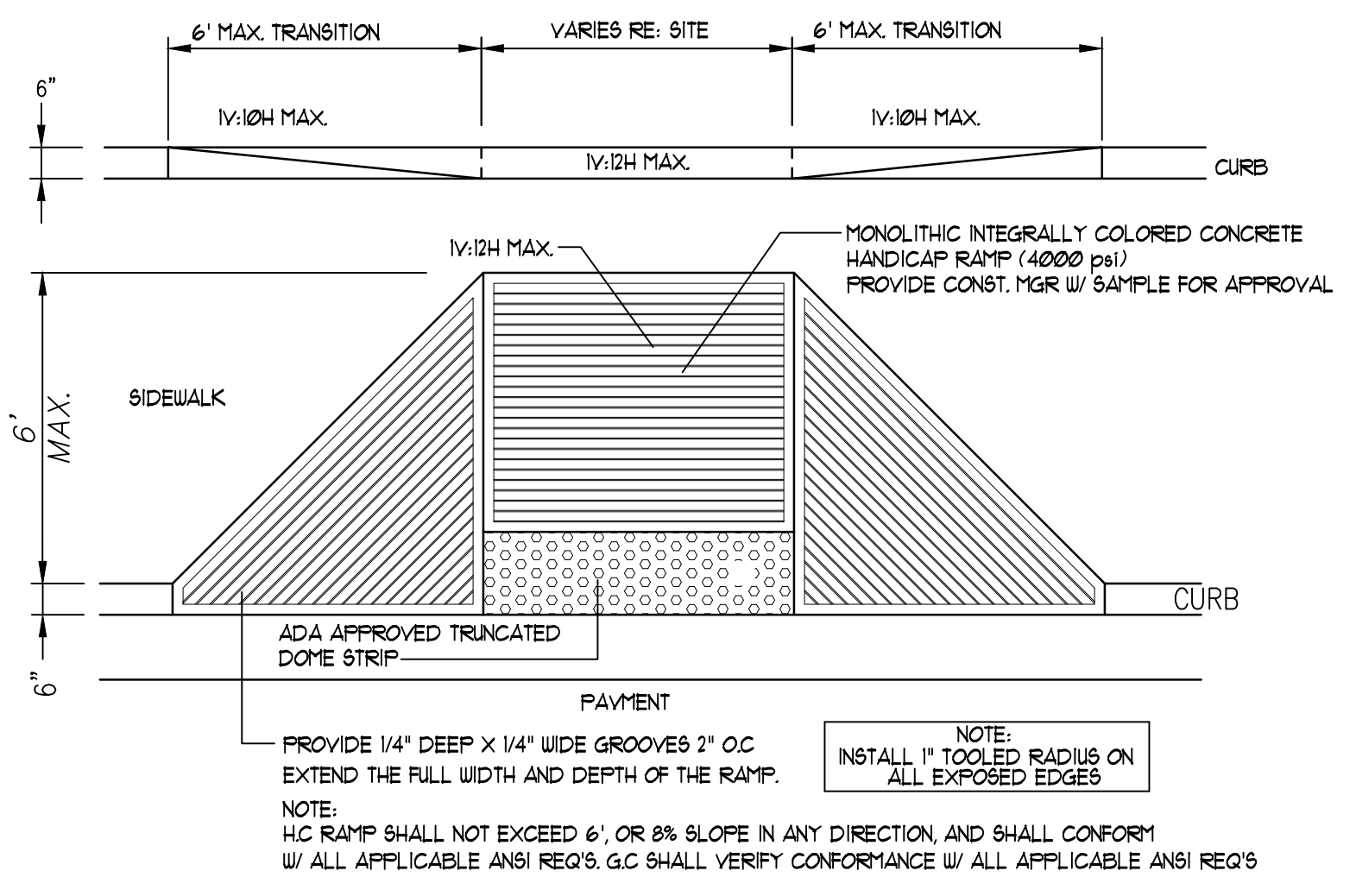
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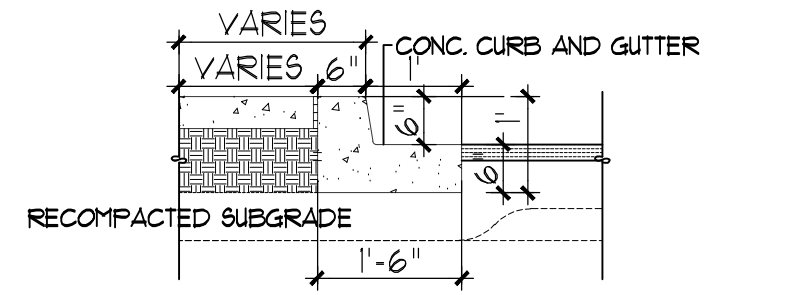
17 TAPERED RAMP DETAIL
NTS



16 CURBED RAMP DETAIL
NTS

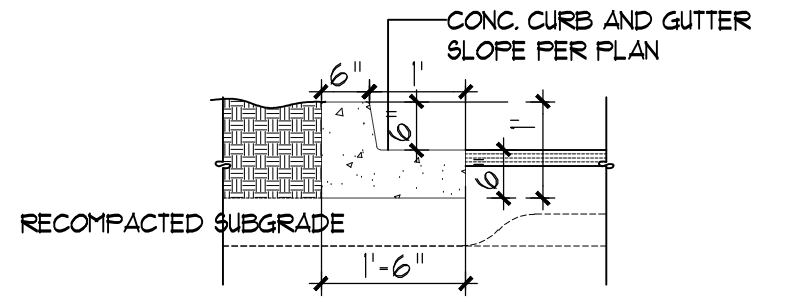


15 FLARED H.C. RAMP
NTS



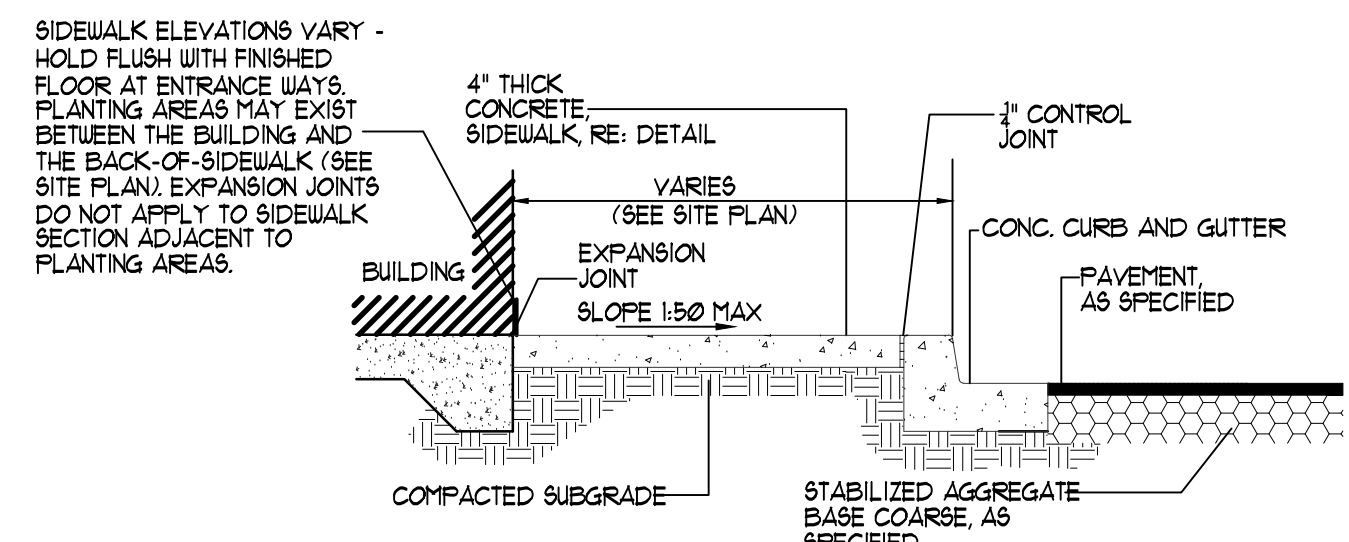
NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION DESIGN PER THE GEOTECHNICAL INVESTIGATION

11 ISLAND CURB DETAIL
NTS



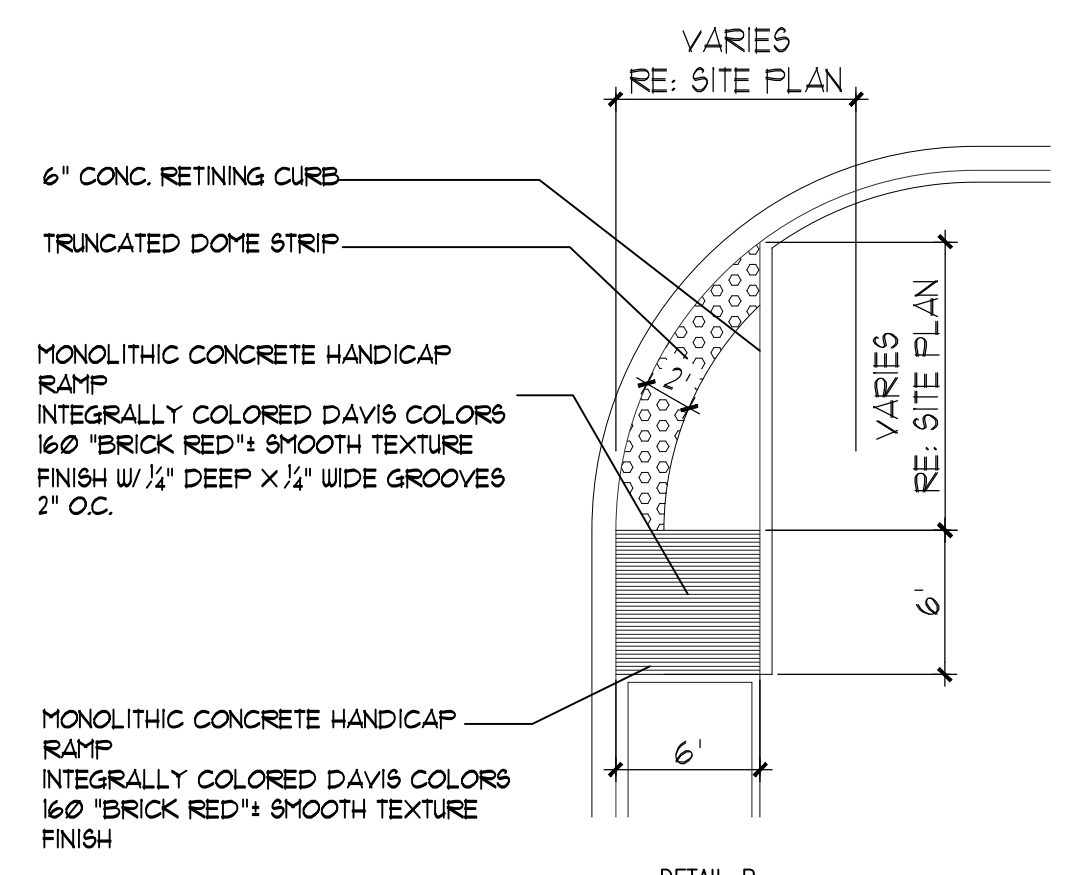
NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION DESIGN PER THE GEOTECHNICAL INVESTIGATION

10 TYPICAL CURB DETAIL
NTS

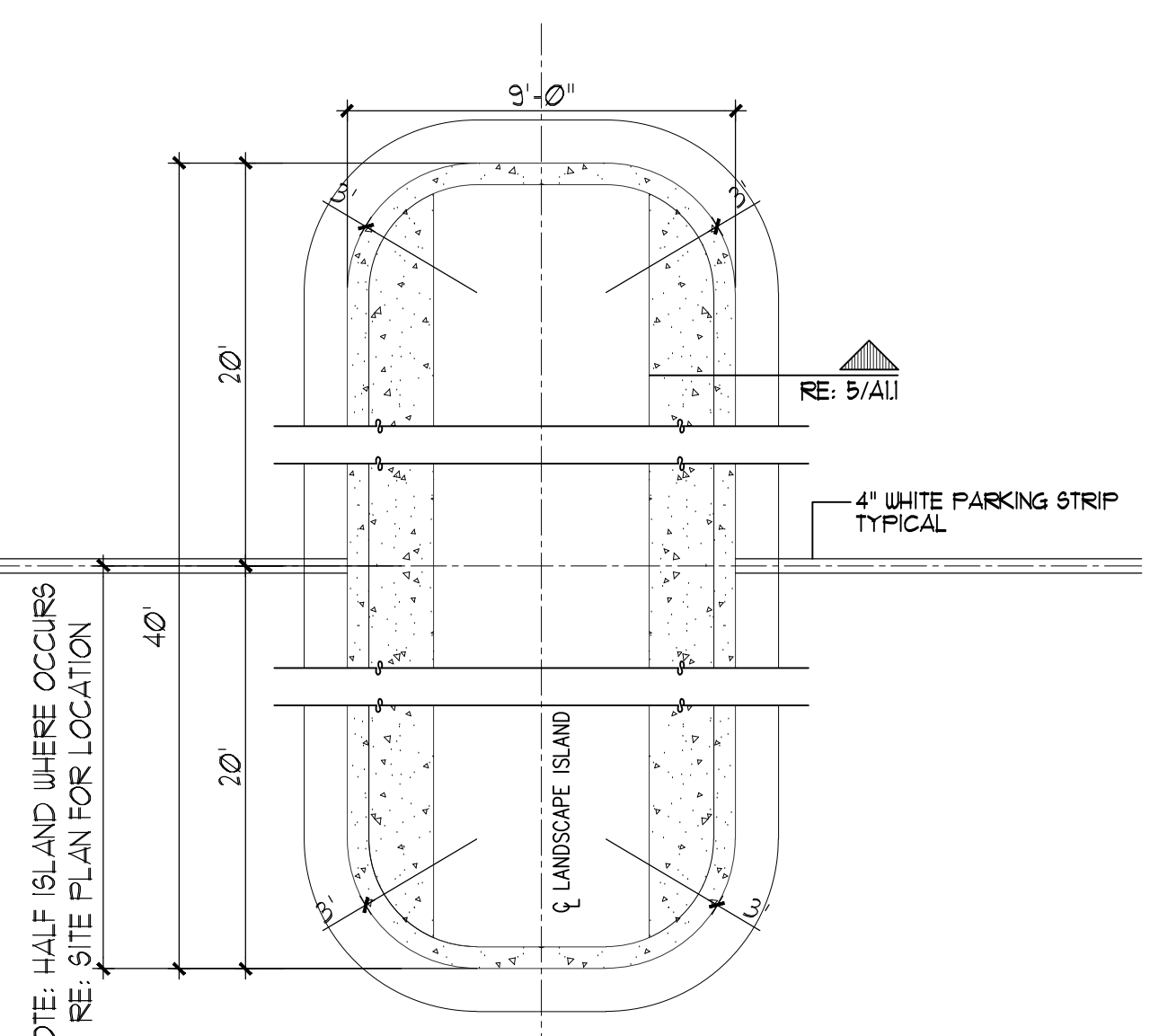


NOTE:
CONTRACTION JOINTS AT 5'-0" O.C. TOOLED 1/4" (±1/16", -0") WIDE, 1" OR MAX. D/4 (DEEP) WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL F.C.C. UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.
NOTE:
ALIGN CURB AND SIDEWALK JOINTS AT ALL TIMES

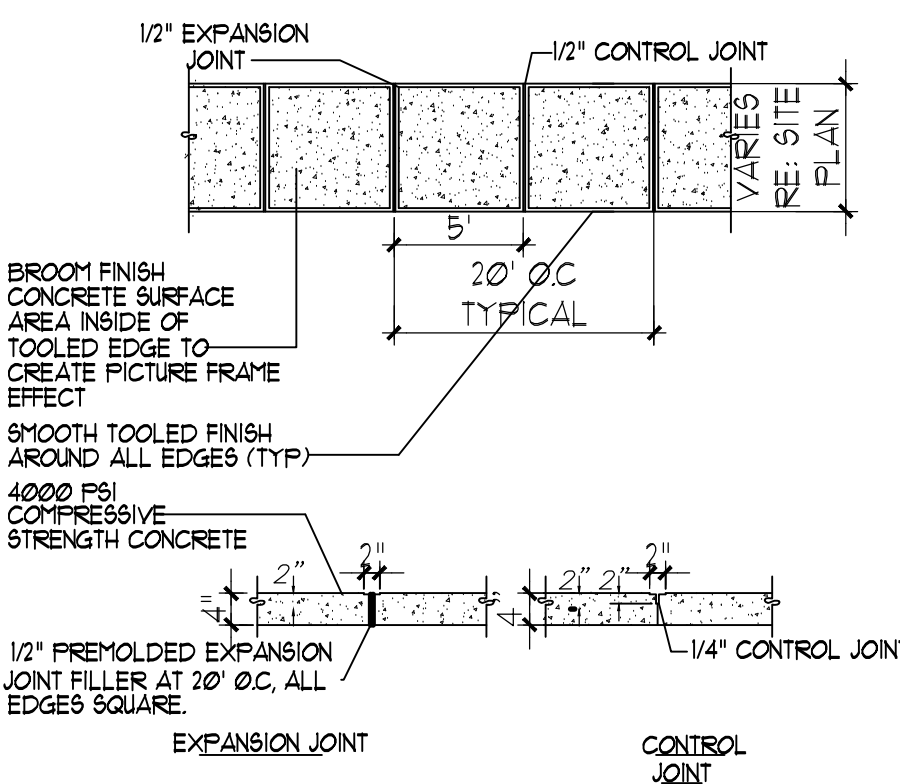
8 SIDEWALK WITH CURB SEC.
NTS



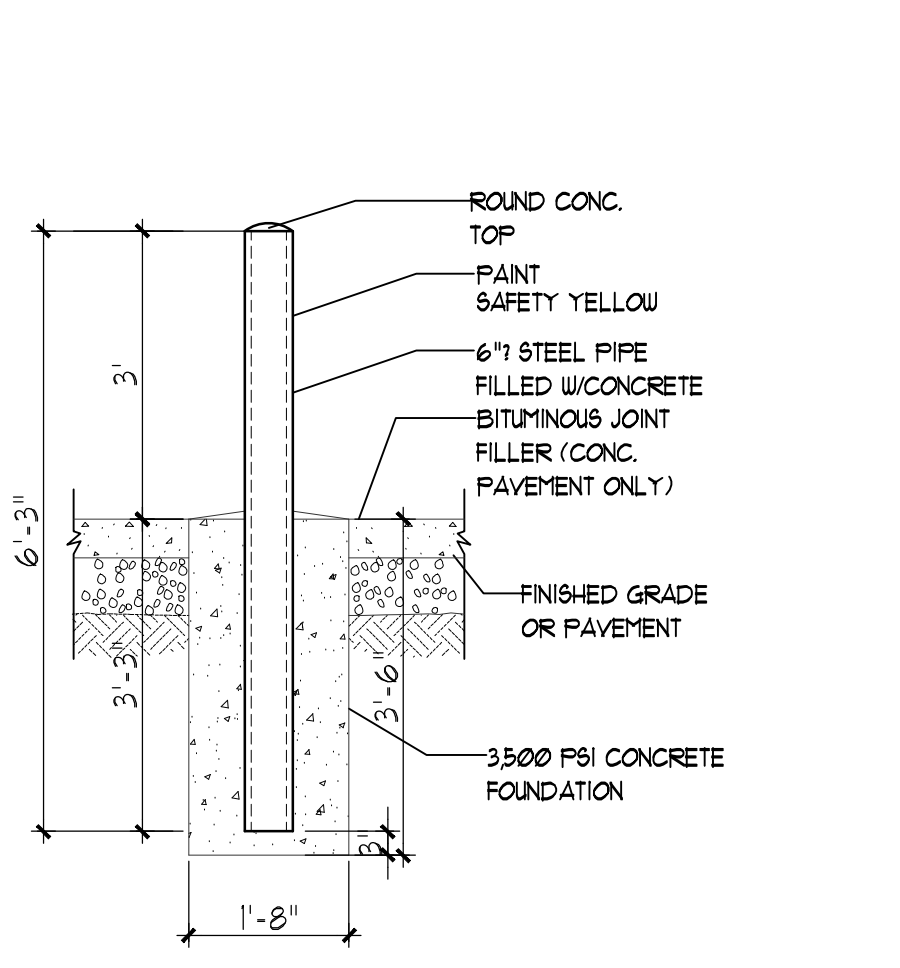
5 END ISLAND WITH WALK RAMP
NTS



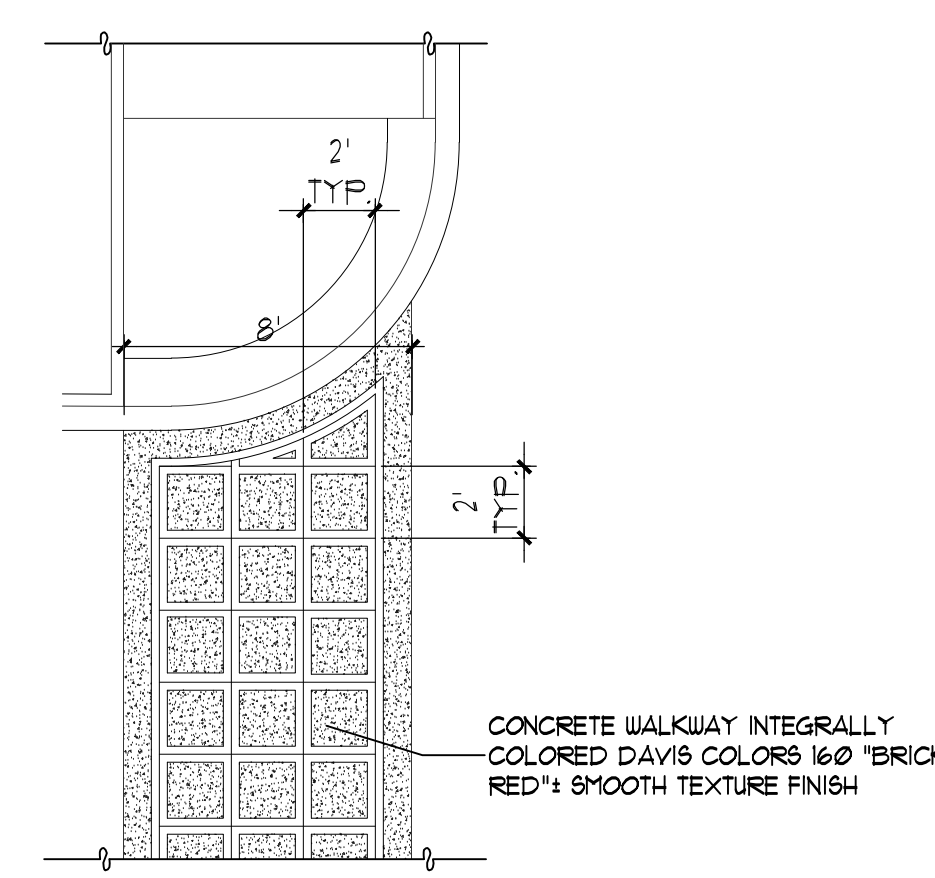
9 ISLAND DETAIL
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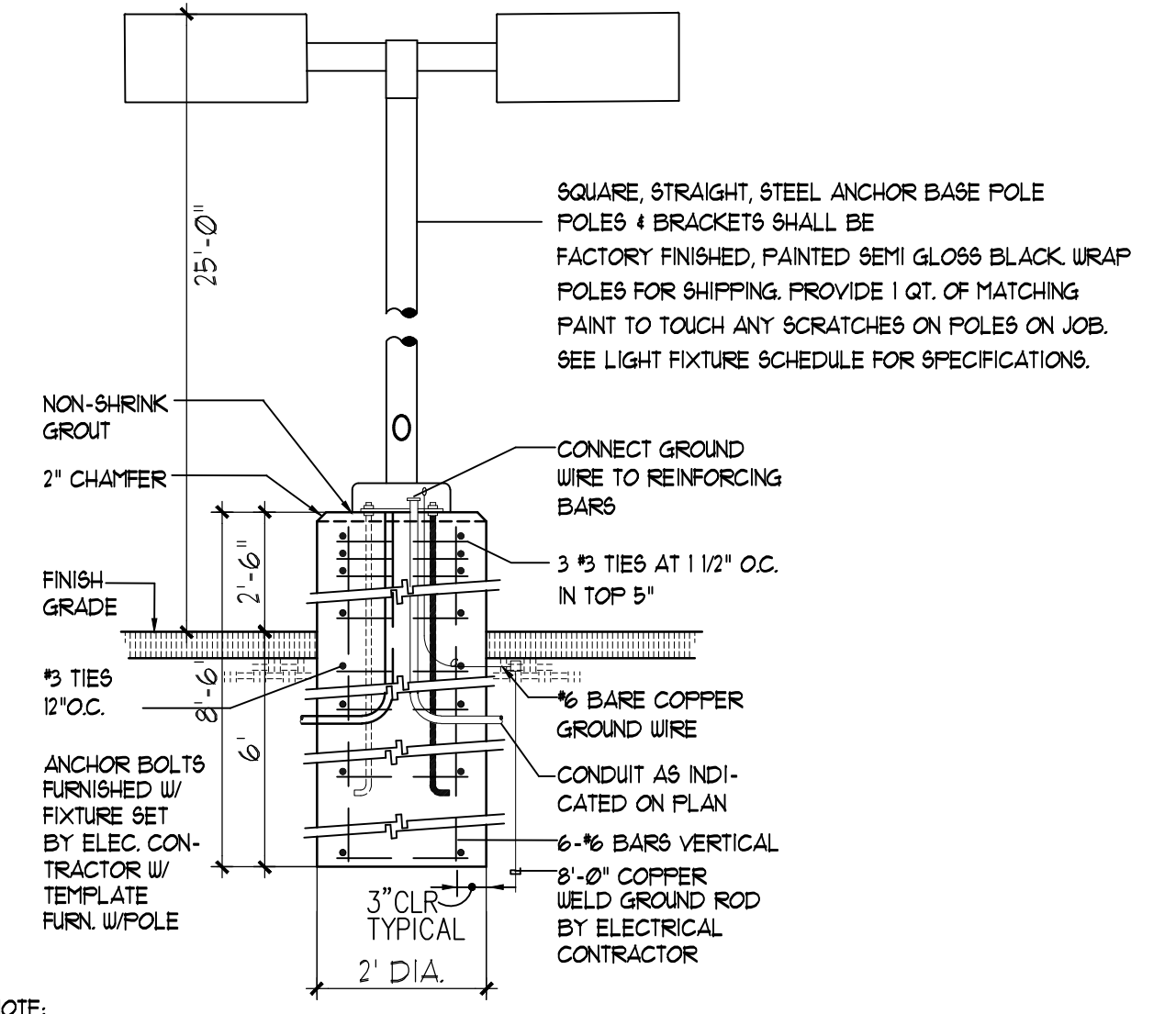
7 TYPICAL SIDEWALK
NTS



4 BOLLARD DETAIL
NTS



6 TYPICAL CONC. CROSSWALK
NTS



NOTE:
1. MANUFACTURER SHALL WARRANT THAT THE COMPLETE ASSEMBLY, FIXTURES, POLE, BASE, SHALL WITH STAND MIN 30 MPH SUSTAINED WIND LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH EVER IS GREATER.
2. CONTRACTOR SHALL VERIFY THAT ALL CONTRACTOR INSTALLED LIGHTS COMPLY WITH LOCAL CODE REQUIREMENTS
3. SHOULD EXISTING POLE HEIGHT TO BE MATCHED EXCEED 22'
GENERAL CONTRACTOR SHALL VERIFY W/ ARCHITECT ADEQUACY OF DESIGN SHOWN PRIOR TO INSTALL

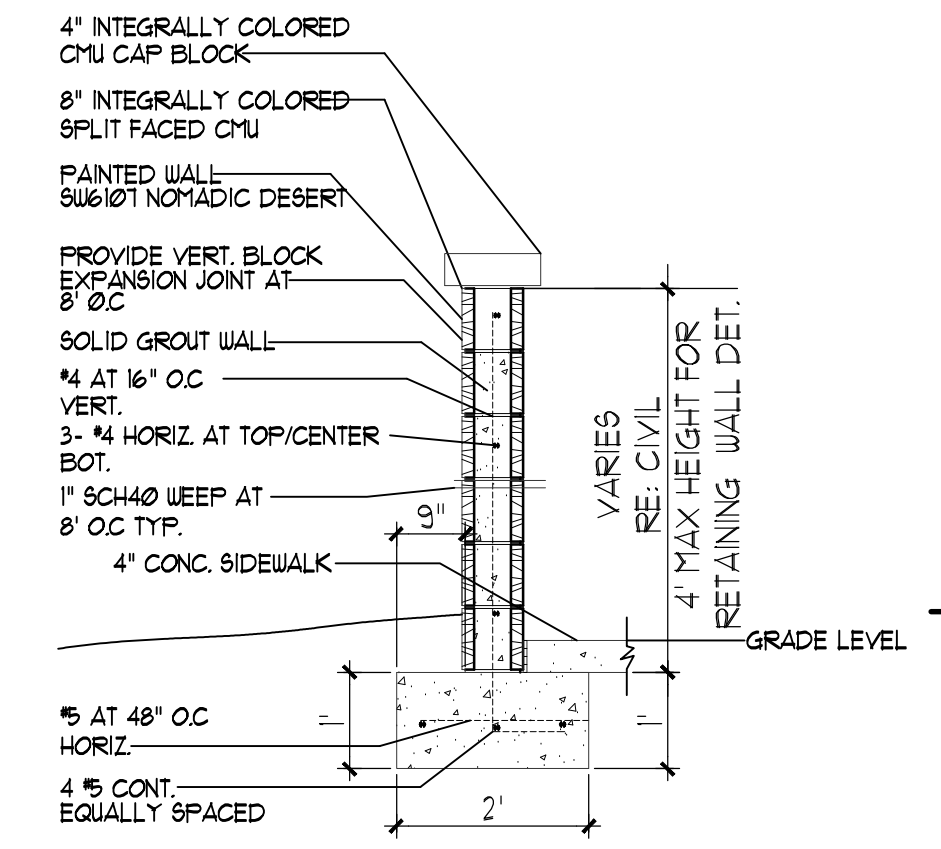
3 LIGHT POLE DETAIL
NTS

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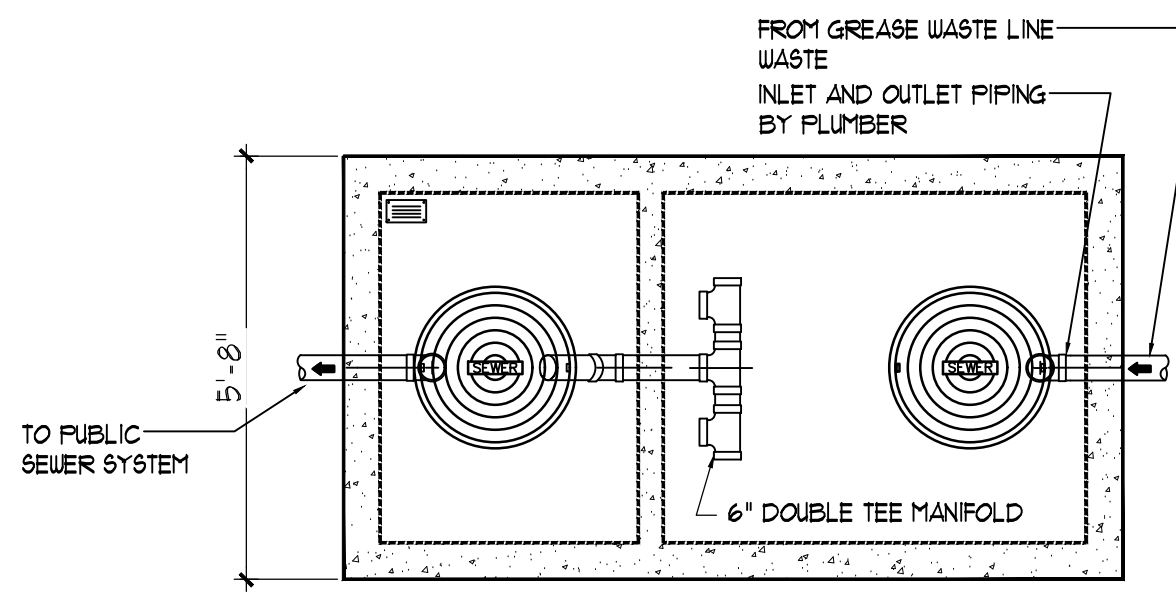
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ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE COORS & SEQUOIA COORS BLVD. NW ALBUQUERQUE	DRAWN BY: SAF
PROJECT MANAGER SAF	JOB NO.
SHEET TITLE SITE DETAILS	

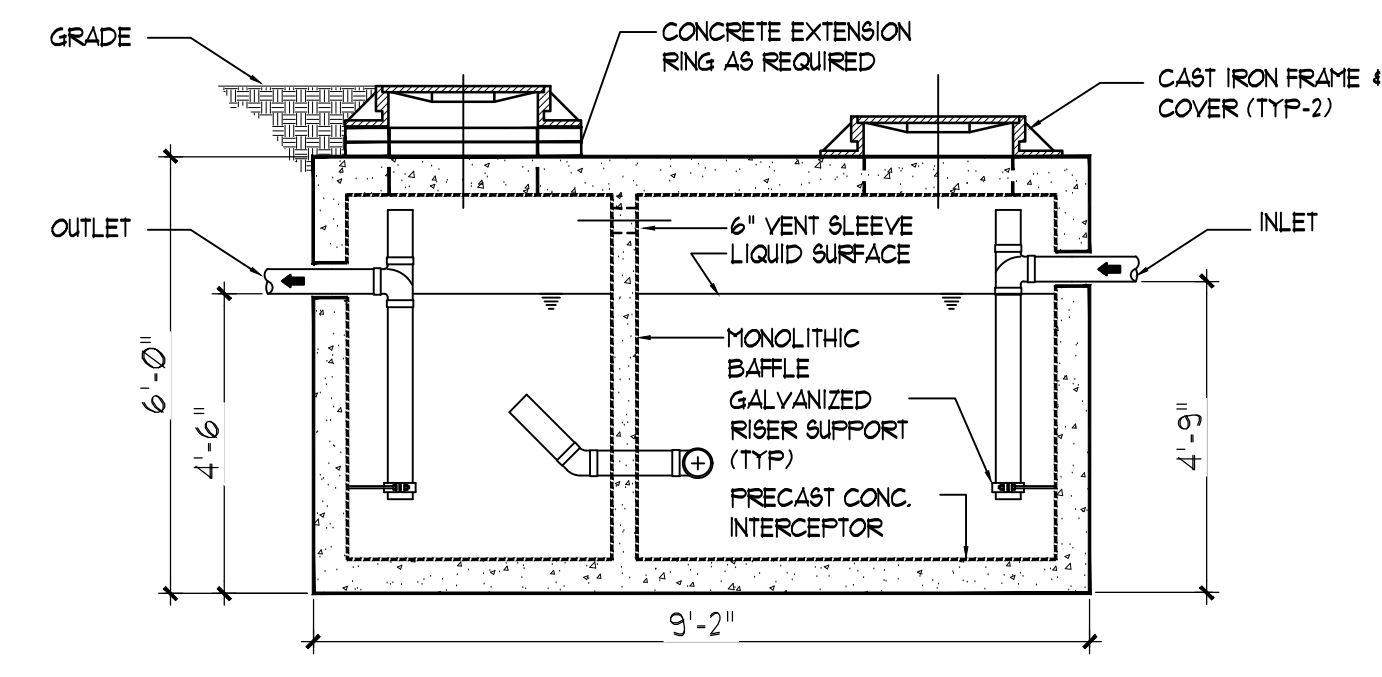
DATE: 05/22/2018	sheet:
SCALE: RE-BAR SCALE	AI1



12 GARDEN WALL DETAIL
NTS

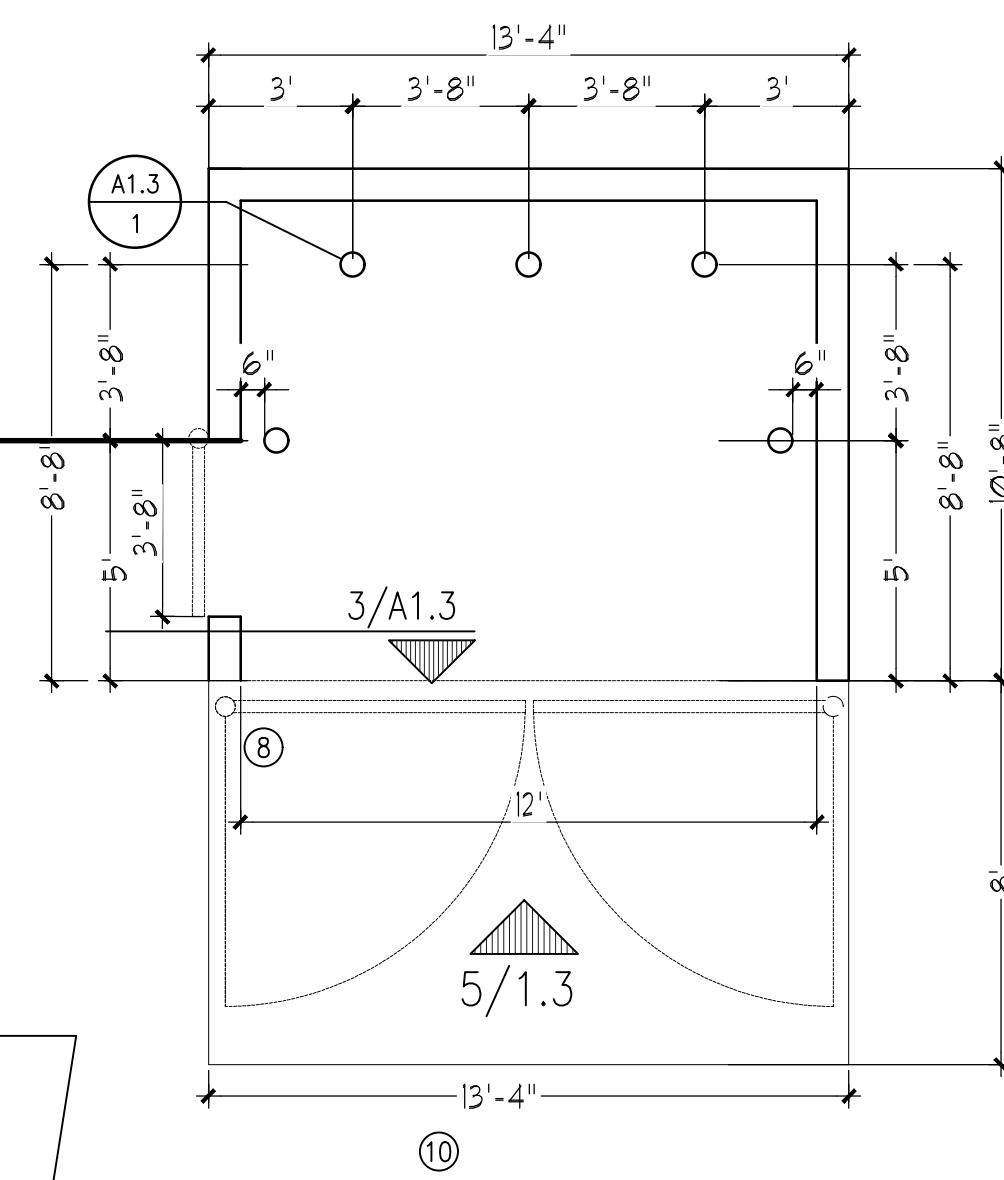


GREASE TRAP PLAN VIEW

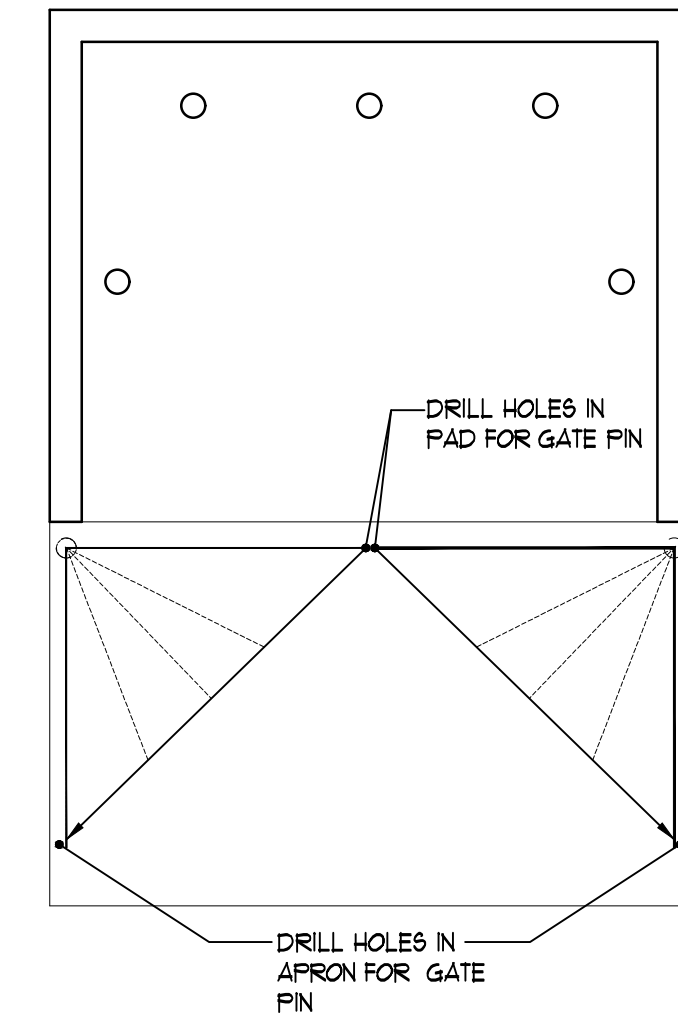


GREASE TRAP ELEVATION

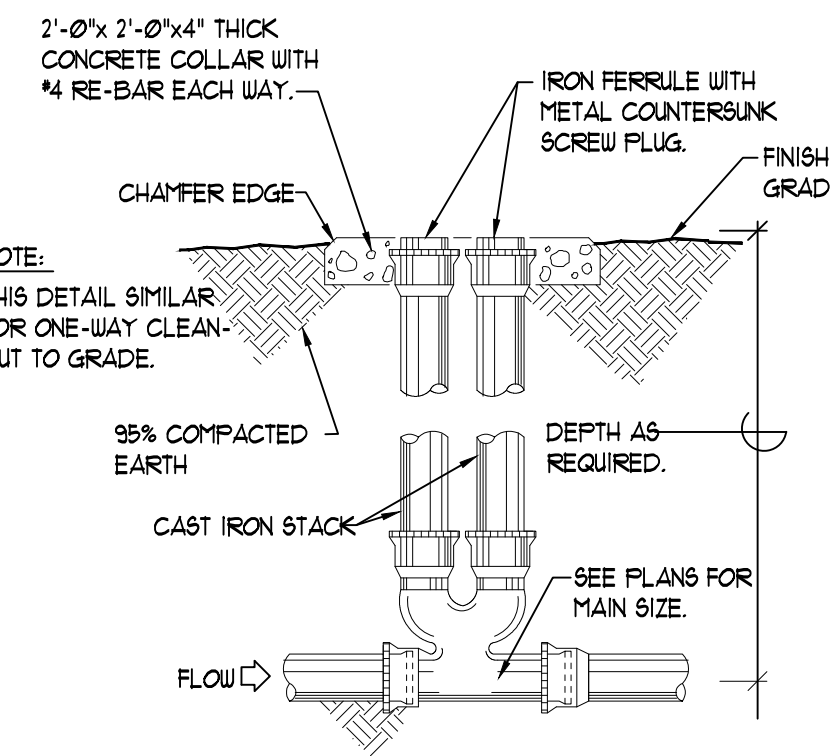
11 INTERCEPTOR DETAIL
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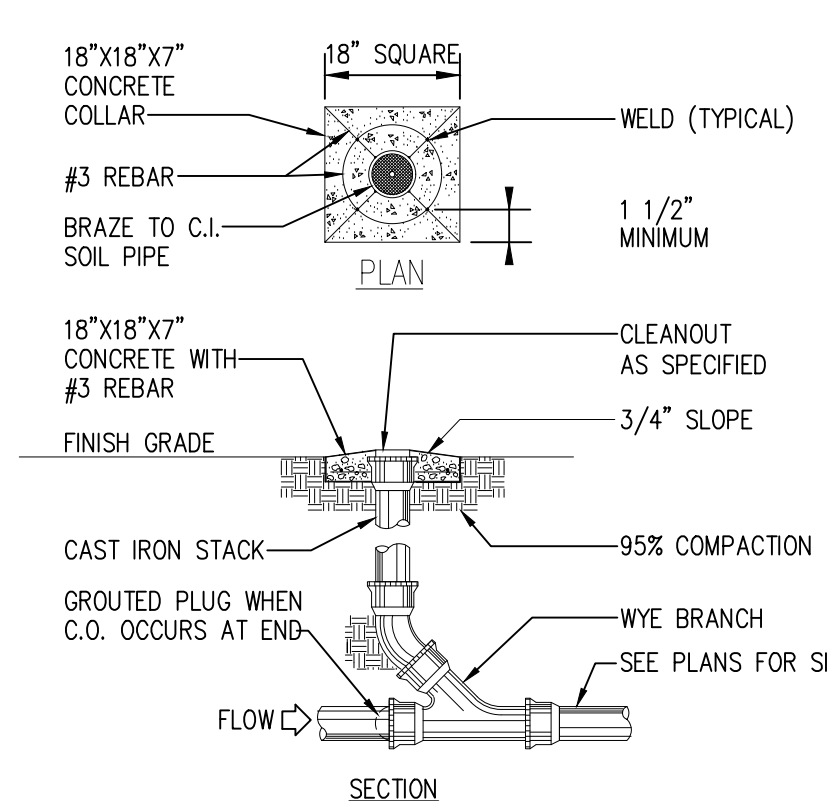
4A DUMPSTER PLAN
NTS



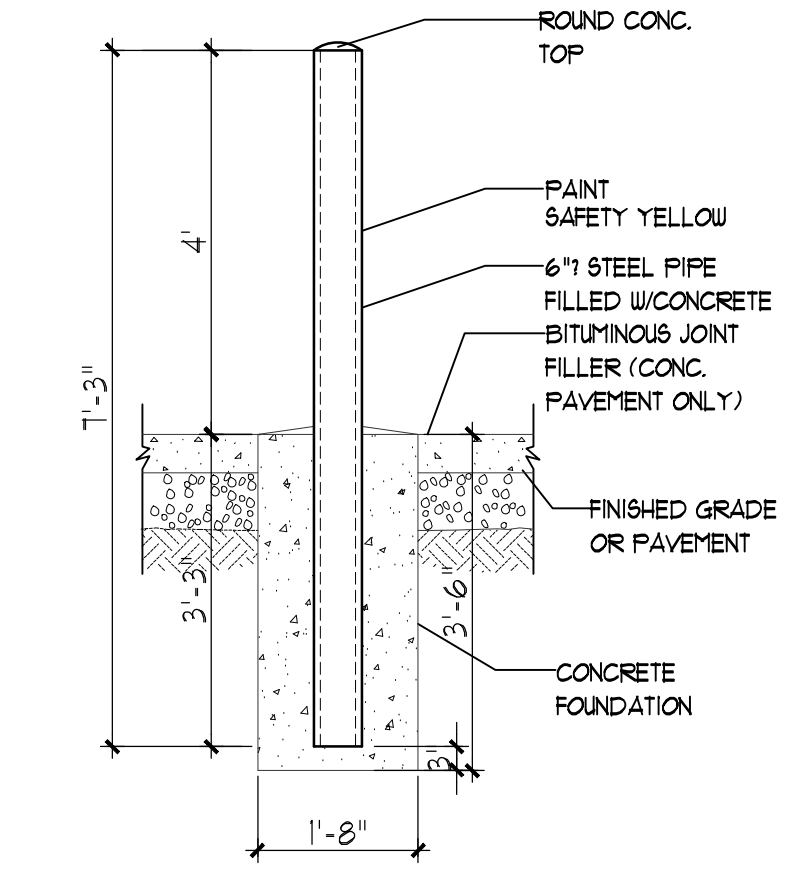
9 DUMPSTER GATE PINS
NTS



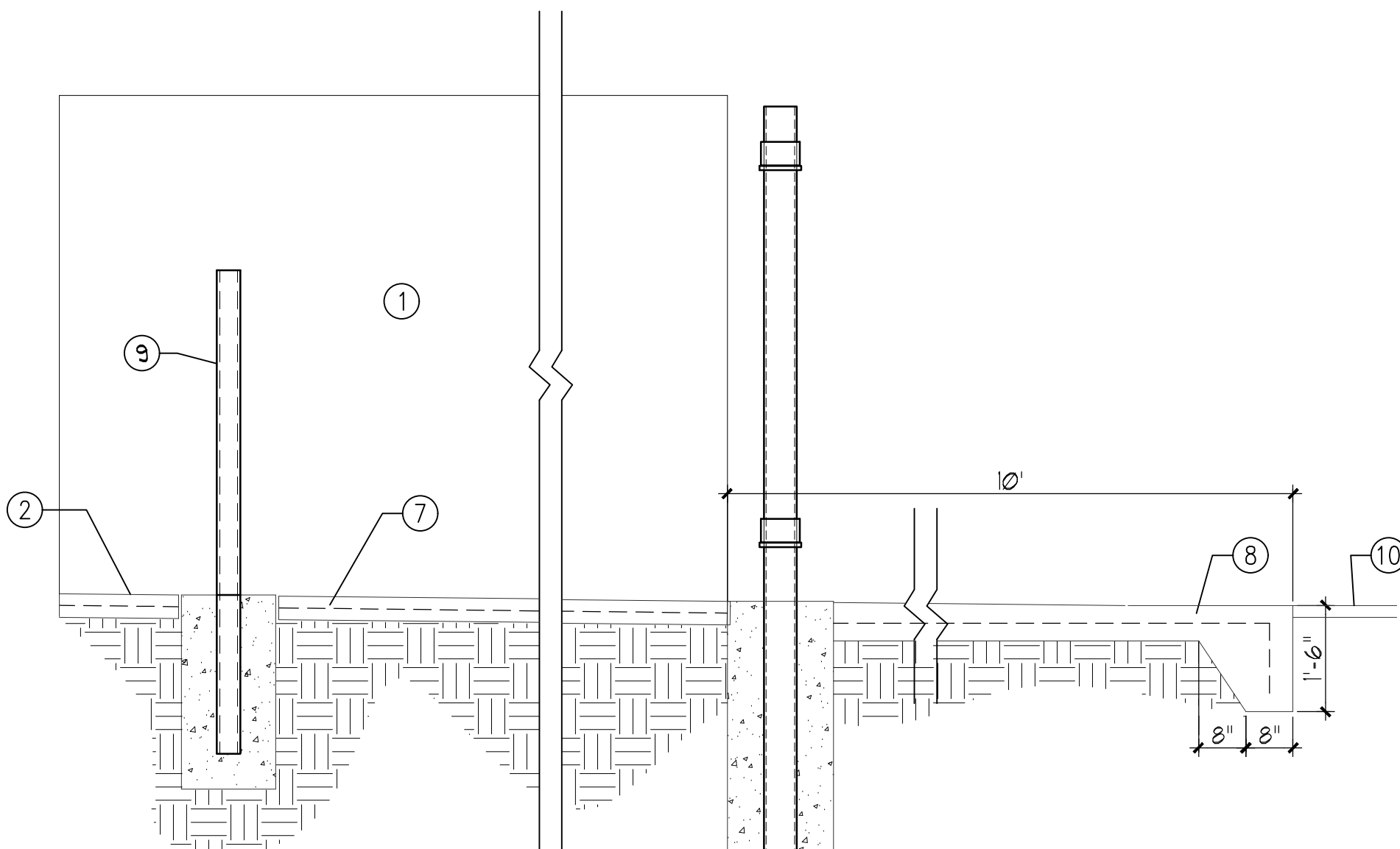
8A 2 WAY CLEANOUT DETAIL
NTS



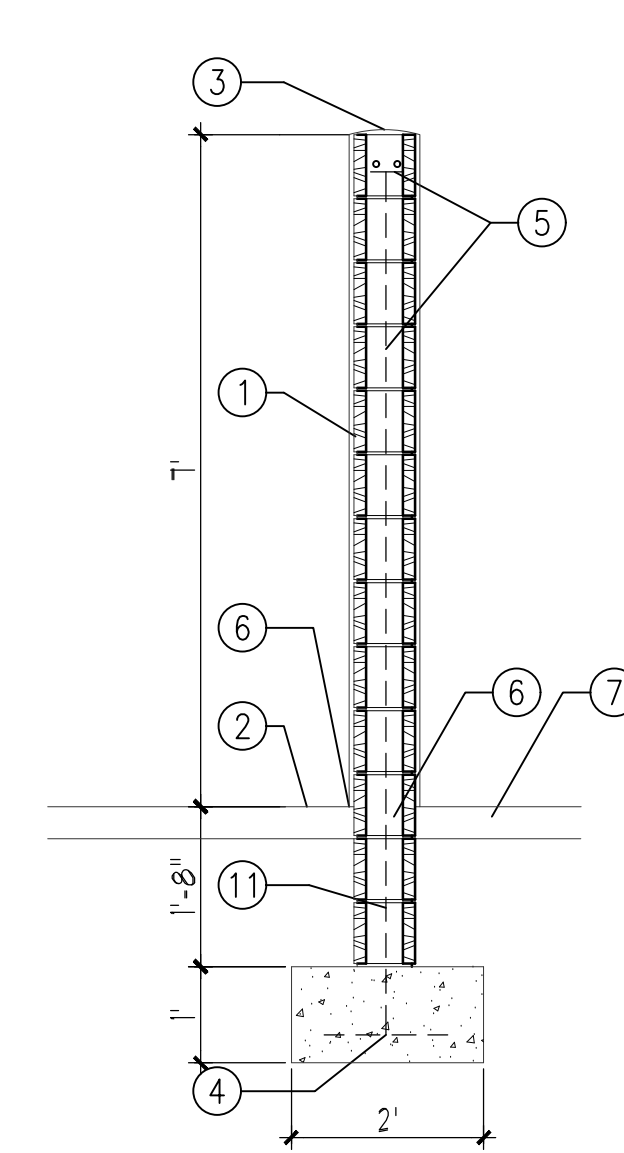
8 CLEANOUT DETAIL
NTS



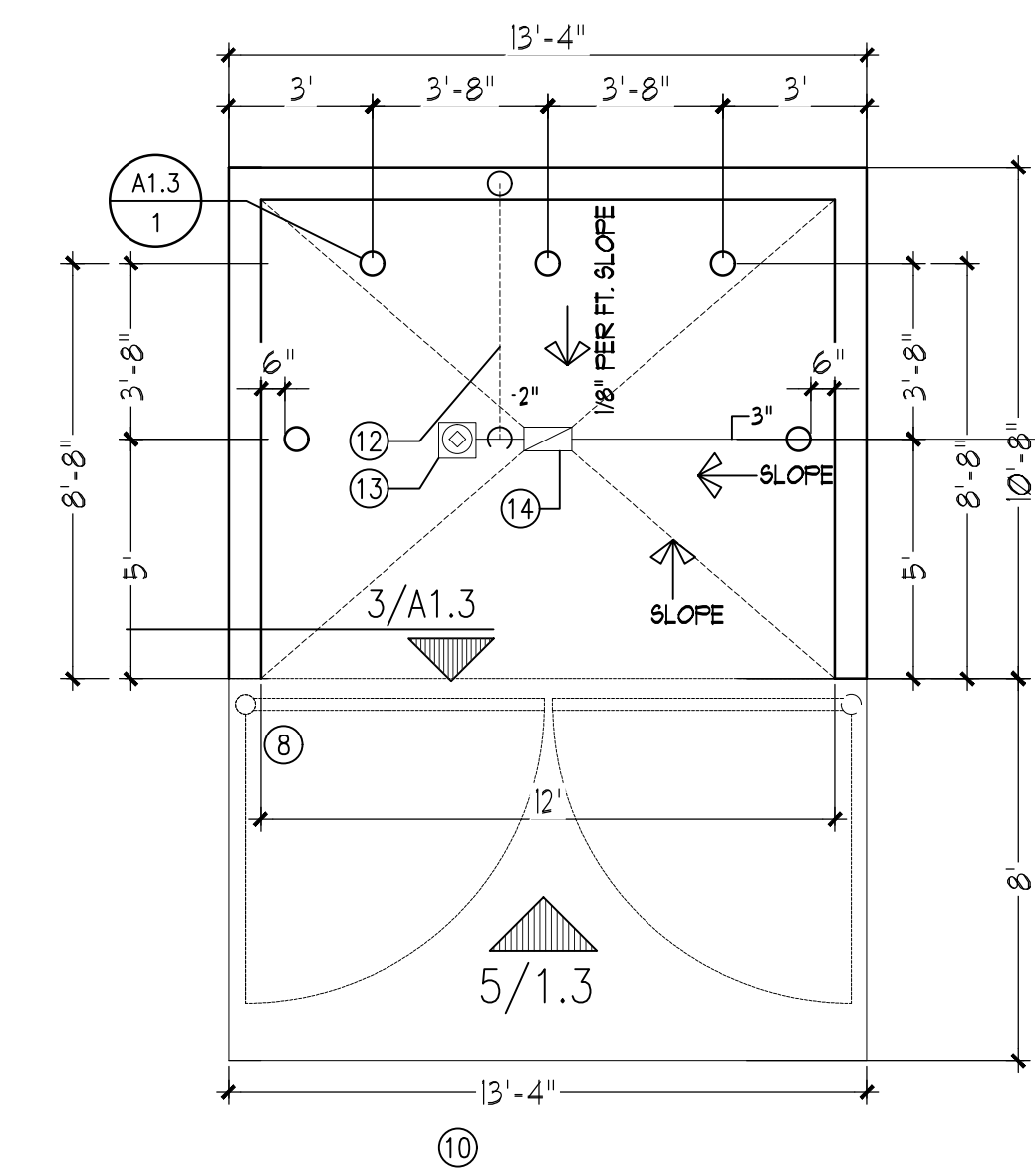
1 BOLLARD DETAIL
NTS



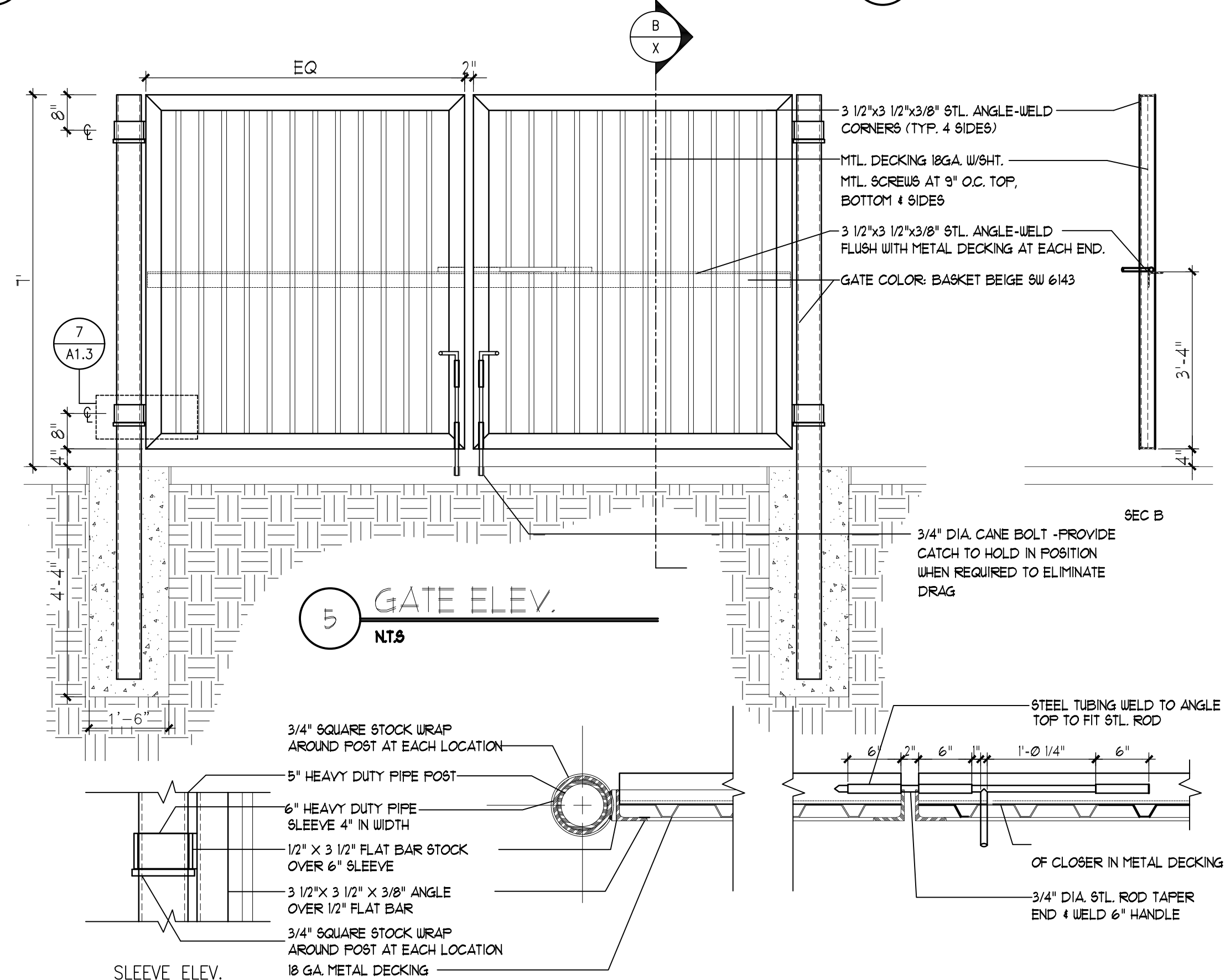
2 DUMPSTER SEC.
NTS



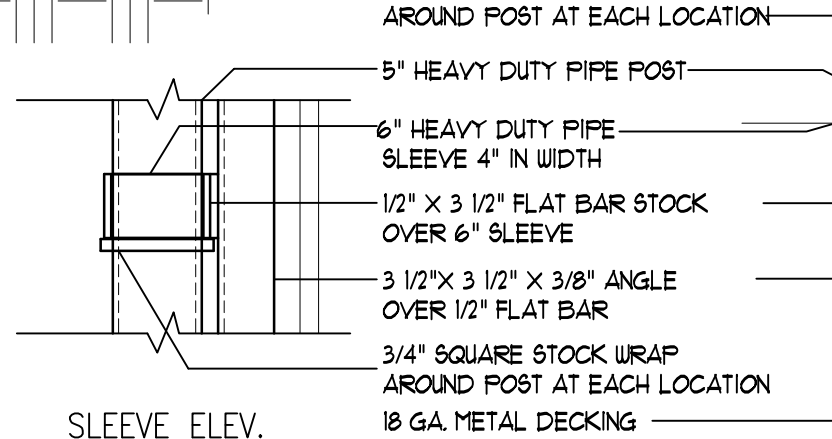
3 DUMPSTER SEC.
NTS



4 DUMPSTER PLAN
NTS



5 GATE ELEV.
NTS



SLEEVE ELEV.

6 GATE POST/SLIDE BOLT DETAIL
NTS

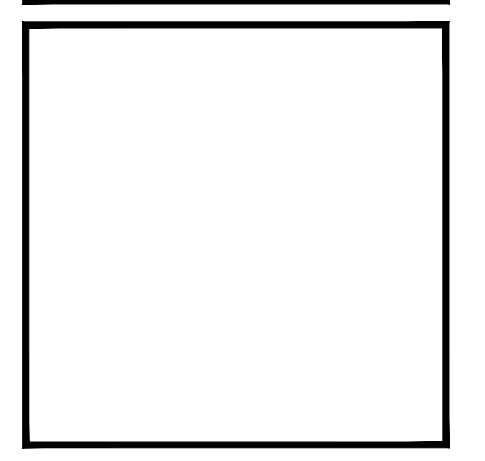
KEYED NOTES

- 1 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: BASKET BEIGE SW 6143
- 2 FINISH GRADE.
- 3 SLOPE STUCCO CAP.
- 4 4-#4 BARS CONT. @ BOTTOM OF FOOTING 14" @ 16" O.C. ACROSS BOTTOM OF FOOTING.
- 5 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. CURAWALL @ 16" O.C. HORIZONTAL.
- 6 1/2" EXPANSION JOINT MATERIAL
- 7 6" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WJM.
- 8 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WJM W/ TURNDOWN EDGE.
- 9 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
- 10 ASPHALT PAVING
- 11 GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.
- 12 2" VENT TO 4" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP
- 13 CLEAN OUT RE: DET 8/SD3 FOR INFO
- 14 CATCH BASIN ZURN Z-891 6" X 20" SANI-FLO CATCH BASIN FABRICATED #6 GAGE TYPE 304 STAINLESS STEEL. BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET. PROVIDE SPECIAL DUTY, CLASS 1E1 Z-882-DGE DUCTILE IRON SLOTTED GRATE, AND SEDIMENT BASKET. CATCH BASIN WILL BE CONNECTED TO SANITARY SEWER DRAIN.
- 15 GREASE INTERCEPTOR ZURN I110E 600 (RE: DETAIL 11/A13) 25 GPM FLOW RATE, 50 LB CAPACITY, WITH INTERNAL AIR RELIEF BYPASS, BRONZE CLEANOUT PLUG, VISIBLE DOUBLE WALL TRAP SEAL WITH REMOVABLE DIFFUSING BAFFLE AND SEDIMENT TRAY. FURNISH WITH Z-110E VENTED FLOW CONTROL VALVE (17) AND Z-110E SOLIDS INTERCEPTOR (NOTES 16) DET. 10/SD3 LOCATED PER DETAIL 4/SD3

7 ENCLOSURE NOTES
NTS

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
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PROJECT TITLE COORS & SEQUOIA COORS BLVD. NW ALBUQUERQUE	DRAWN BY: SAF
PROJECT MANAGER SAF	JOB NO.
SHEET TITLE SITE DETAILS	

DATE 05/22/2018	SHEET A1.3
SCALE RE-BAR SCALE	