



Know what's below.
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SITE INFORMATION

DEVELOPMENT TYPE: QUICK SERVICE RESTAURANT
ZONING: NR-BP
SITE SIZE: 66,255 SF / 1.521 AC
BUILDING SIZE: 4,360 SF
AREA OF DISTURBANCE: 7,516 SF / 0.17 AC

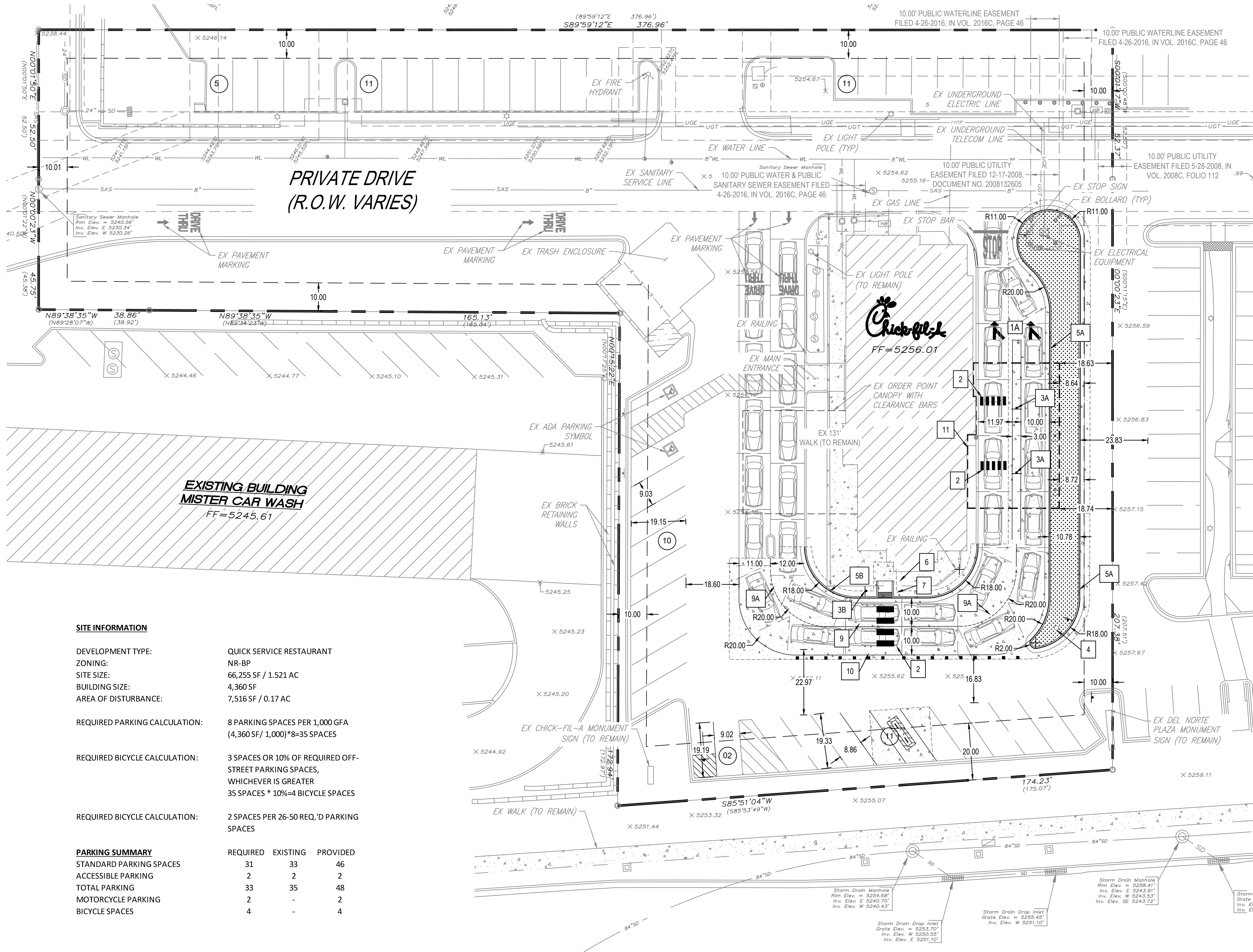
REQUIRED PARKING CALCULATION: 8 PARKING SPACES PER 1,000 GFA
(4,360 SF / 1,000)*8=35 SPACES

REQUIRED BICYCLE CALCULATION: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER
35 SPACES * 10%=4 BICYCLE SPACES

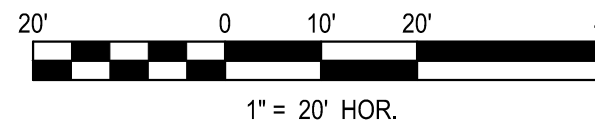
REQUIRED BICYCLE CALCULATION: 2 SPACES PER 26-50 REQ.'D PARKING SPACES

PARKING SUMMARY

	REQUIRED	EXISTING	PROVIDED
STANDARD PARKING SPACES	31	33	46
ACCESSIBLE PARKING	2	2	2
TOTAL PARKING	33	35	48
MOTORCYCLE PARKING	2	-	2
BICYCLE SPACES	4	-	4



PASEO DEL NORTE
(195' R.O.W.)



NOTES:

- 1) ALL DIMENSIONS ARE FROM FLOWLINE UNLESS OTHERWISE NOTED.
- 2) REFER TO ARCHITECTURE PLANS FOR CANOPY INFORMATION.
- 3) REFER TO SIGNAGE PACKAGE FOR ALL SITE AND CHICK-FIL-A SIGN DETAILS.
- 4) ALL CURBS ALONG CONCRETE DRIVE THROUGH TO BE MONOLITHICALLY POURED WITH DRIVE THROUGH.
- 5) STRIPING ON ASPHALT TO BE WHITE PAINT AND STRIPING ON CONCRETE TO BE YELLOW PAINT.

LEGEND:

- PROPERTY LINE
- SITE SETBACK
- PAVEMENT STRIPING
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED CONCRETE PAVEMENT
- MULCHING / PERM LANDSCAPING

SITE PLAN DESIGN NOTES & KEY PLAN

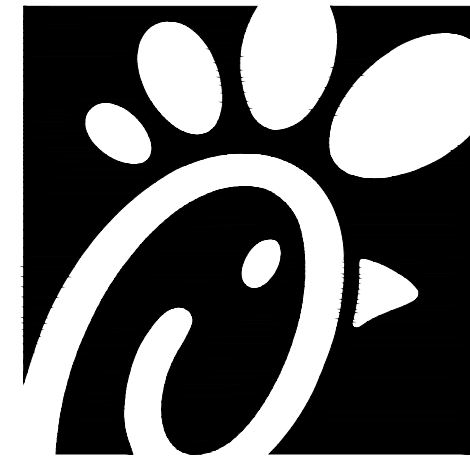
- 1 PAVEMENT MARKINGS - 1
 - 1A DIRECTIONAL ARROW
 - 1B MULTILANE DIRECTIONAL GRAPHIC - MERGE
- 2 CROSSWALK MARKINGS
- 3 DIRECTIONAL SIGNAGE
 - 3A TEAM MEMBER CROSSING SIGN
 - 3B PEDESTRIAN CROSSING
- 4 RELOCATED FLAG POLE
- 5 CONCRETE CURB & GUTTER - TYPE B
 - 5A CATCH CURB & GUTTER
 - 5B SPILL CURB & GUTTER
- 6 CURB RAMP w/ SHORT FLARED SIDES
- 7 DETECTABLE WARNING DEVICE
- 8 4" WIDE STRIPES AT 3' OFF CENTER
YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- 9 8" SOLID YELLOW STRIPE
 - 9A 8" DASHED YELLOW STRIPE
- 10 PEXCO LLC. PERMANENT DELINEATORS

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

*ENVIRONMENTAL HEALTH IF NECESSARY

PROJECT NUMBER: SI-2022-002213
APPLICATION NUMBER: SI-2022-02430



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



FOR AND ON BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
PASEO DEL NORTE FSU
8110 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113

FSR#1996

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65121260

PRINTED FOR APPROVAL

DATE 01/26/2023

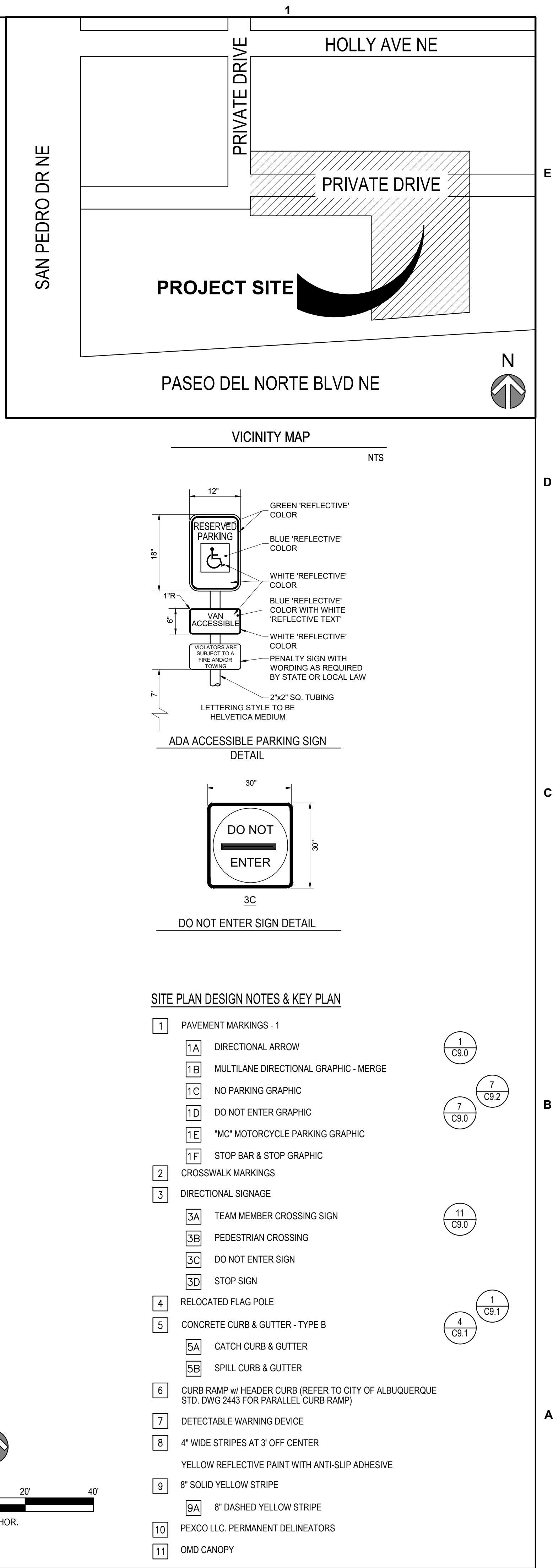
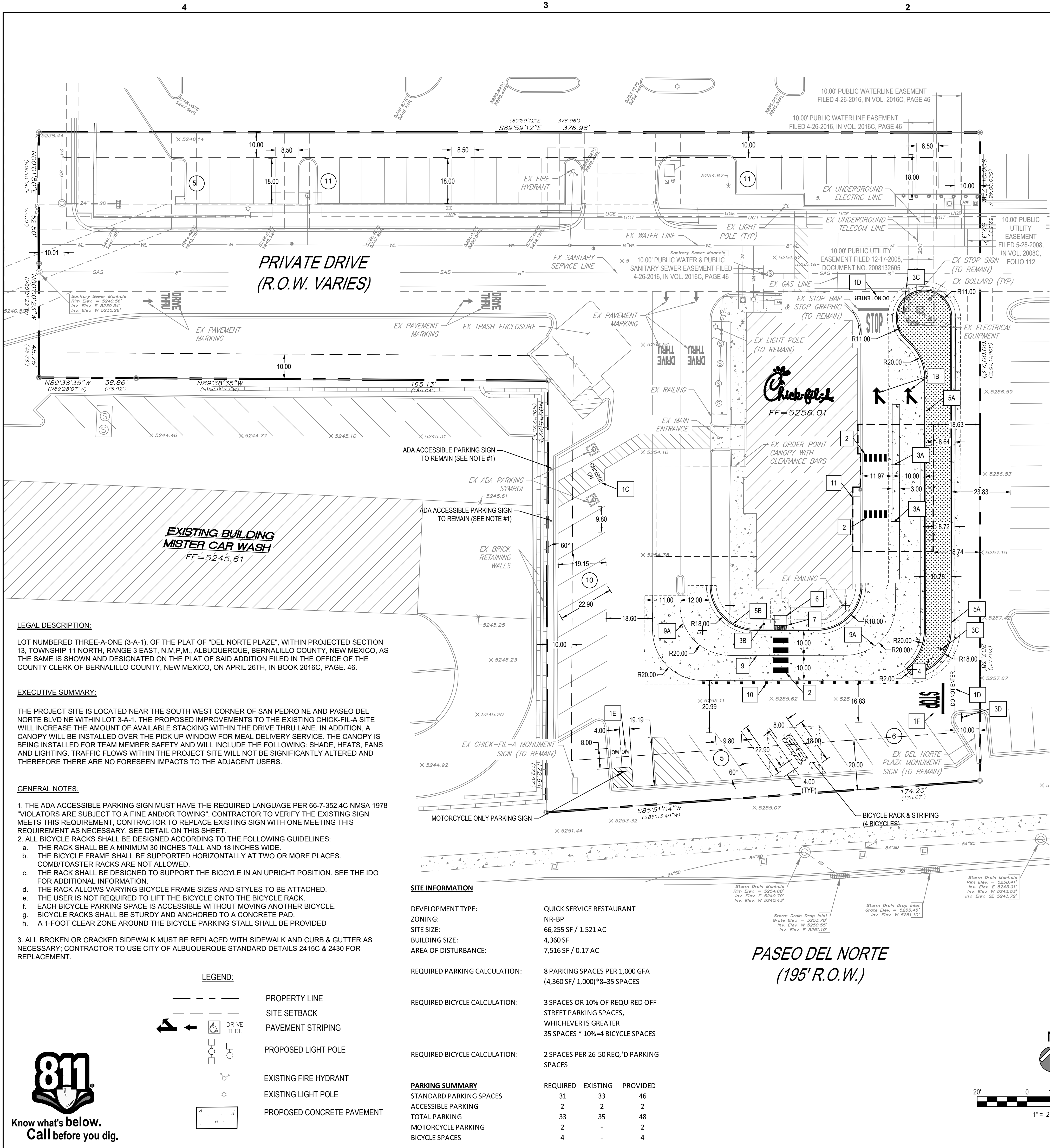
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SHEET

SITE PLAN

SHEET NUMBER

C1.0



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DRAINAGE INFORMATION

LOCATION & DESCRIPTION
THE PROPOSED SITE IS 1.521 ACRES LOCATED ON LOT 3-A-1 DEL NORTE PLAZA. THE PROPOSED REDEVELOPMENT WILL BE AN EXPANSION OF THE EXISTING FAST FOOD RESTAURANT DRIVE-THRU LANE FROM A SINGLE LANE TO A DOUBLE.

FLOODPLAIN STATUS
THE PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE RATIONAL METHOD IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL DATED JUNE 8, 2020.

PRECIPITATION
THE 100-YR 24-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 6-2(A)(1).

EXISTING DRAINAGE
THE SITE IS INCLUDED WITHIN THE APPROVED PACIFIC PASEO DRAINAGE REPORT (C18/D42) APPROVED NOVEMBER 14, 2006.

DEVELOPED CONDITION
THE DEVELOPMENT OF THE SITE WILL MAINTAIN HISTORICAL RUNOFF PATTERNS. THE RUNOFF FROM THE SITE WILL SHEET FLOW IN THE MAIN ACCESS DRIVE, ULTIMATELY ENTERING HOLLY AVENUE THROUGH THE WEST ENTRANCE WHERE IT WILL BE COLLECTED BY THE HOLLY AVENUE/SAN PEDRO DRIVE STORM SEWER SYSTEM.

NOTES:

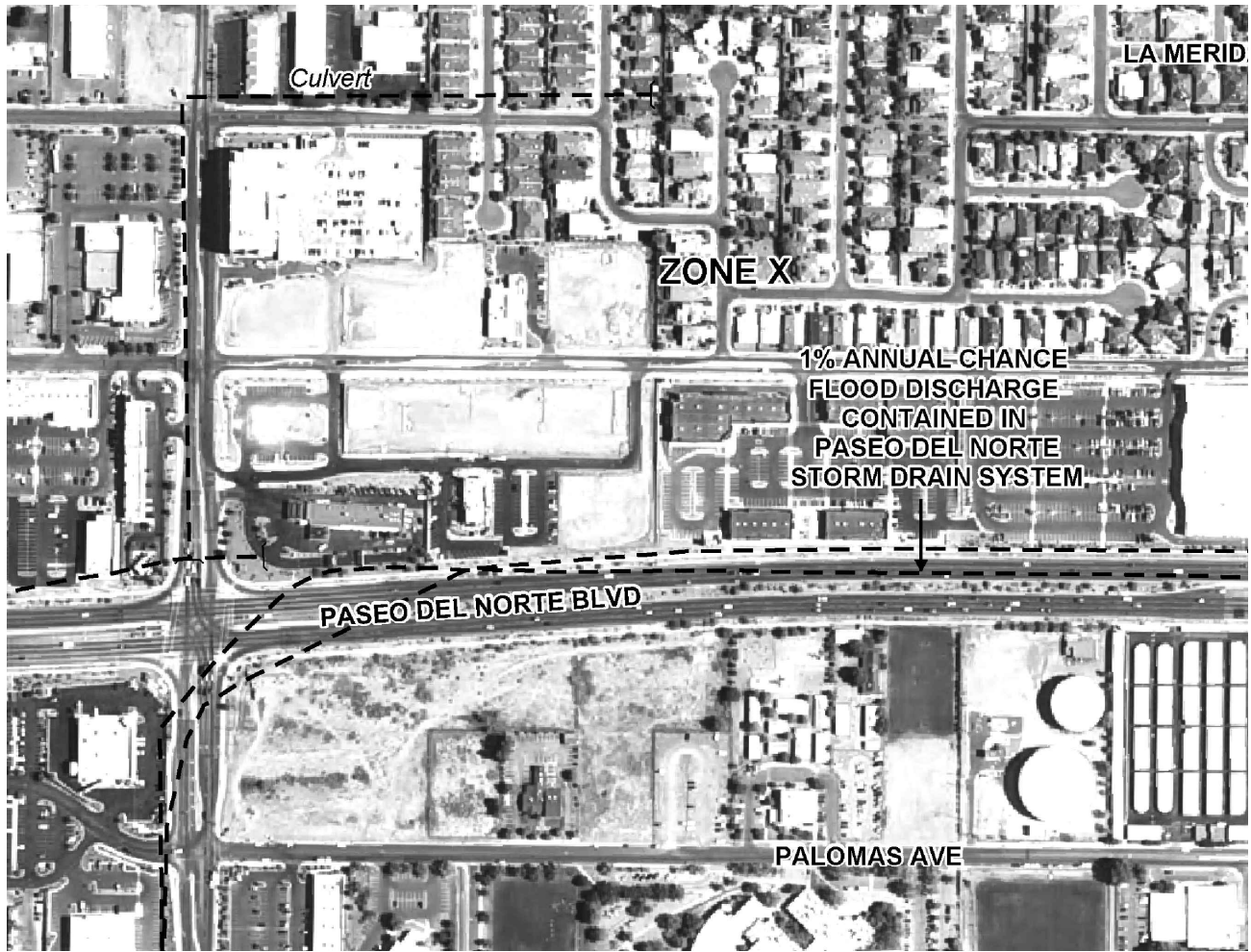
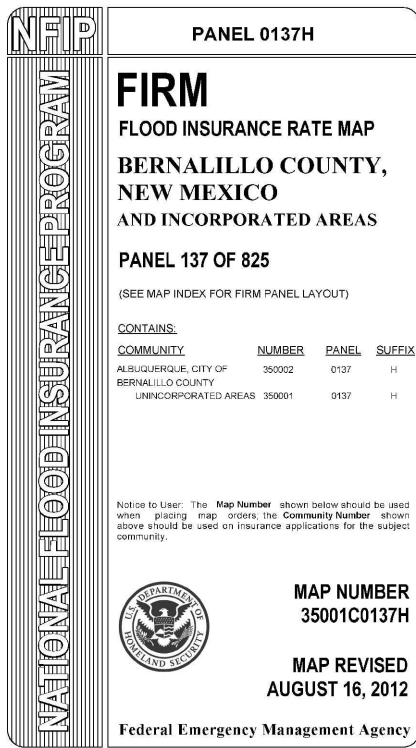
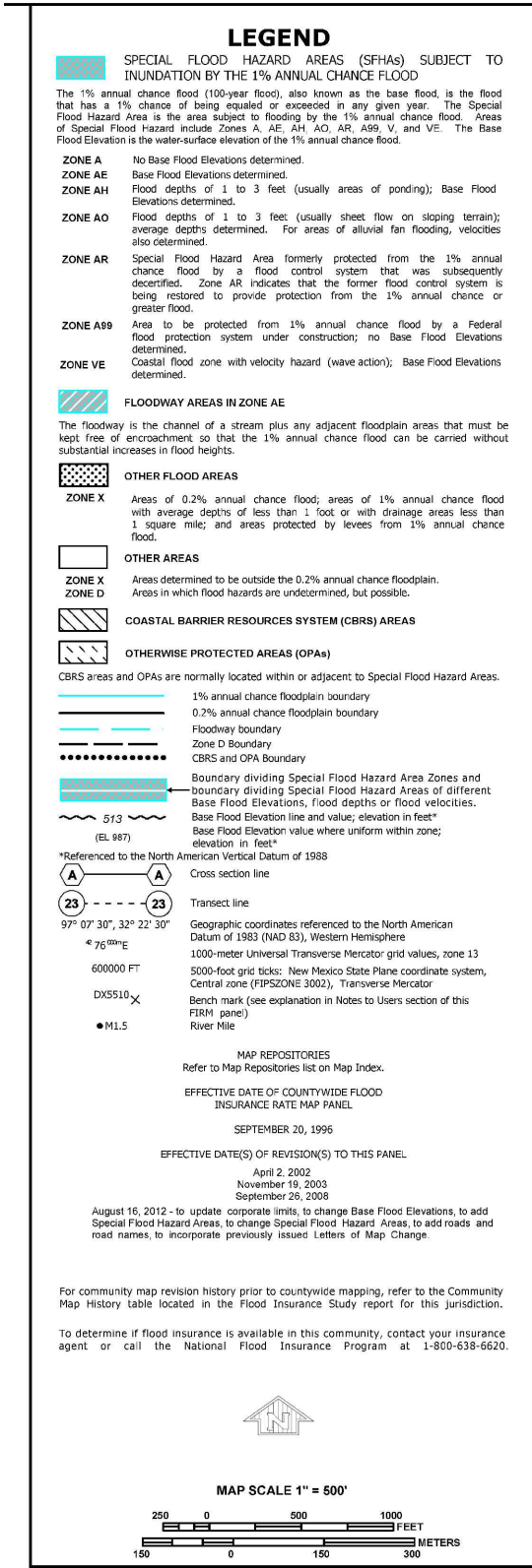
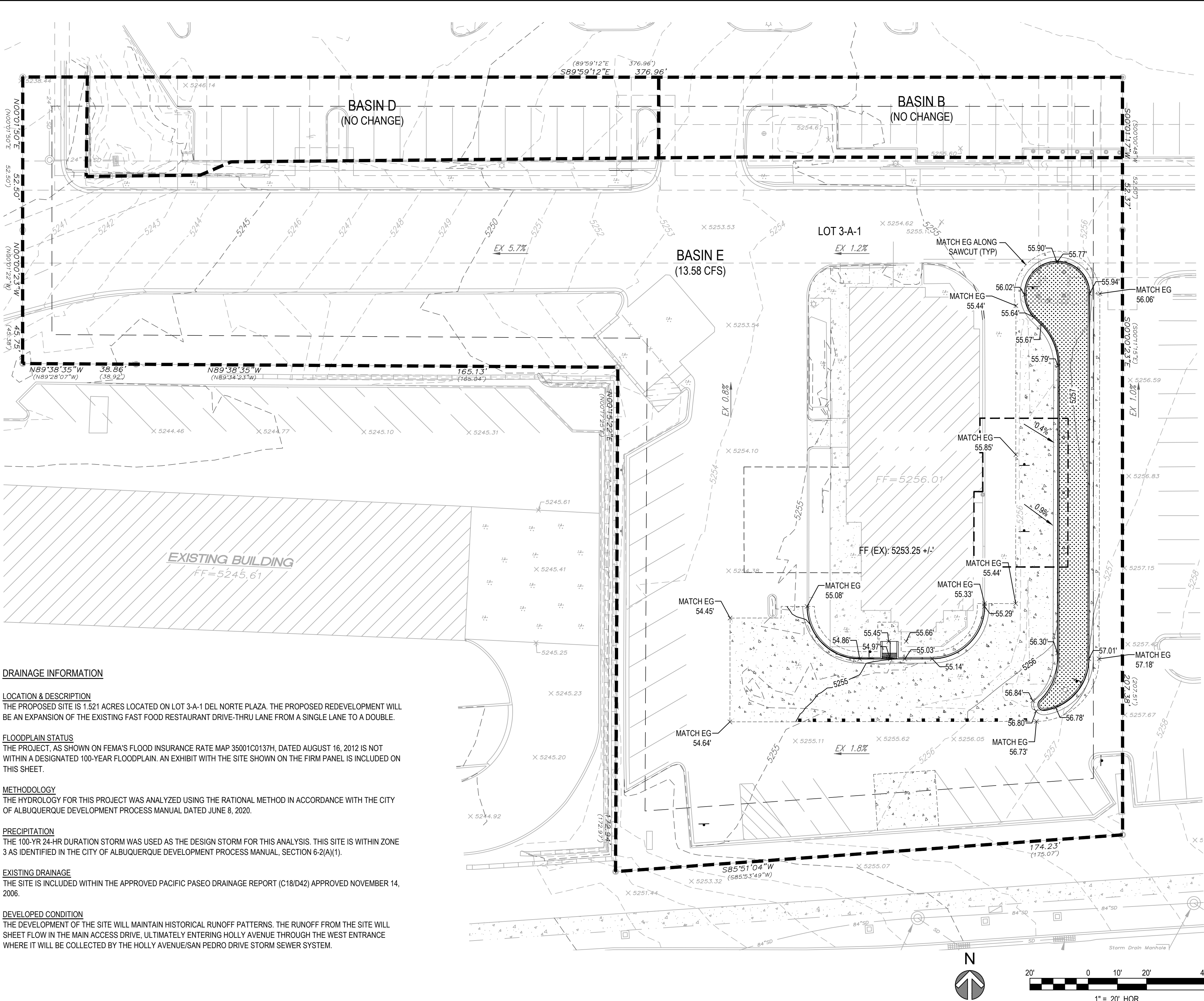
- ADA STALLS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ADA PEDESTRIAN RAMPS SHALL NOT HAVE A RUNNING SLOPE STEEPER THAN 1:12 AND A CROSS SLOPE THAT SHALL NOT EXCEED A SLOPE STEEPER THAN 1:48.
- ELEVATIONS ARE 51XX.XX, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING FOUNDATION OR PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.

EROSION CONTROL NOTES:

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

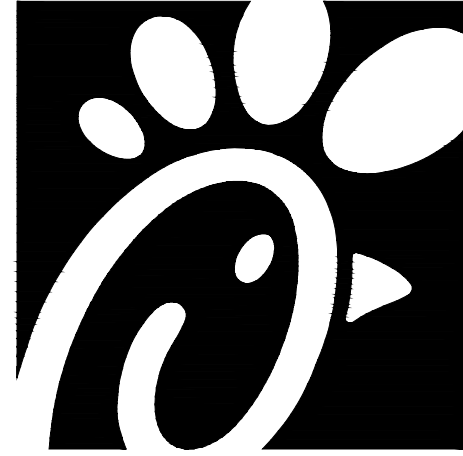
Land Treatment (ac)					
Basin	A	B	C	D	Total
E	0	0.60	0	2.69	3.28

*Peak Runoff Comparison				
**EX 10 YR (cfs)	10 YR (cfs)	**EX 100 YR (cfs)	100 YR (cfs)	
8.19	8.20	13.55	13.58	
*Peak Runoff calculations were completed in accordance w/ the City of Albuquerque Development Process Manual (DPM) dated June 8, 2020				
**Existing Peak Runoff data was obtained from the Revised Drainage Report for Pacific Paseo Albuquerque, NM prepared by Tierra Est, LLC dated July 2006; Values depicted reflect revised Peak Runoff values obtained per previously mentioned report per updated DPM				



FIRM MAP NO. 35001C0137H

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FSR#1996

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: VY.XX.MM

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CONSULTANT PROJECT # 65121260

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SHEET GRADING & DRAINAGE PLAN

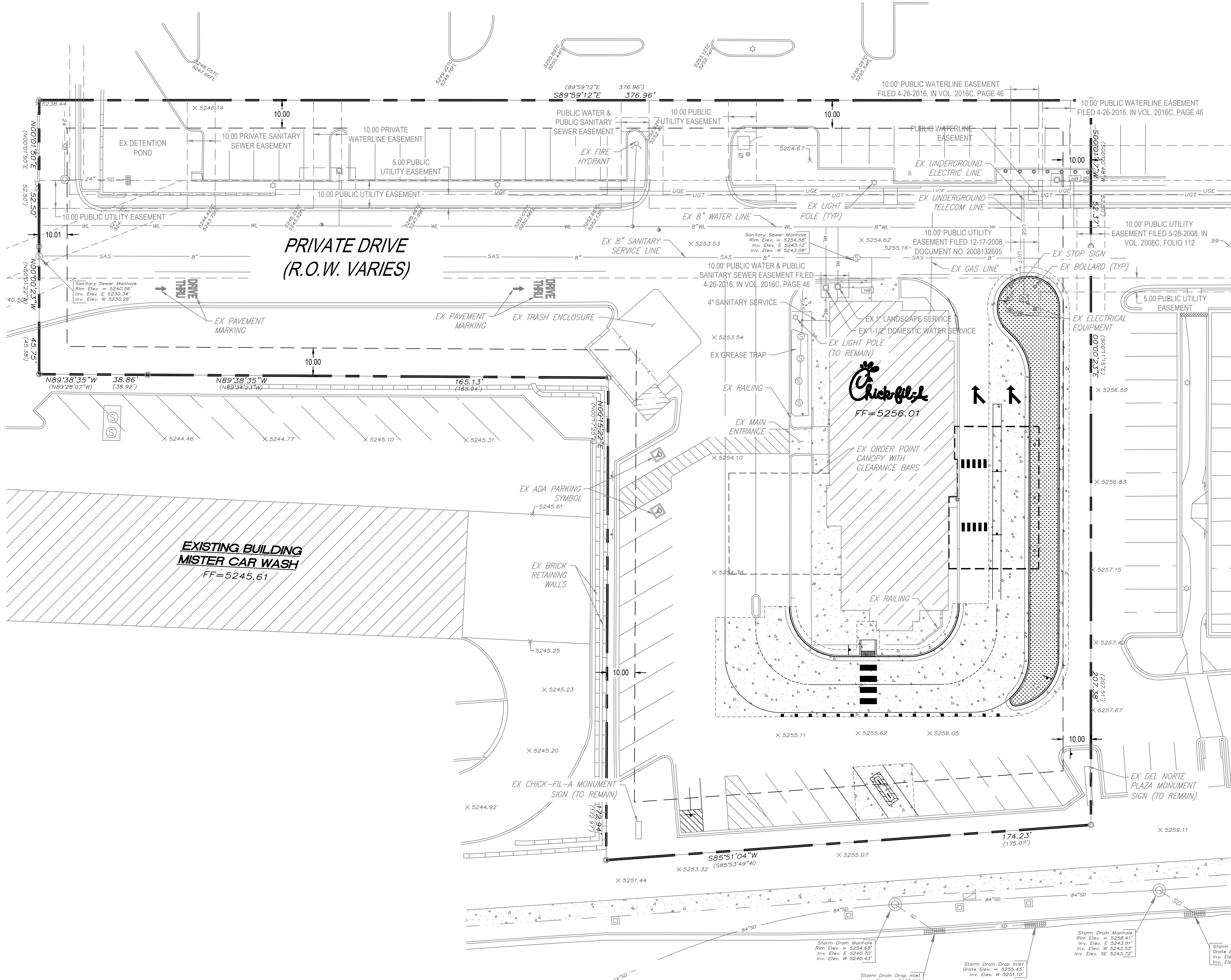
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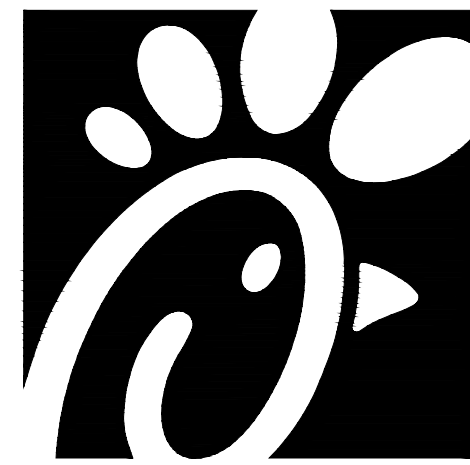
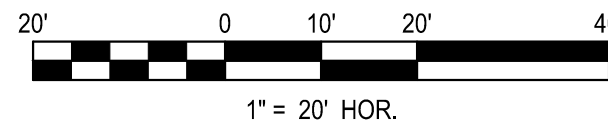


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NOTES:

- CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCING WORK. IF ANY DISCREPANCIES ARE FOUND FROM WHAT IS SHOWN ON THE PLANS NOTIFY THE ENGINEER OF RECORD.
- NO UTILITIES ARE PROPOSED WITHIN THE SCOPE OF THIS DEVELOPMENT. ALL EXISTING UTILITIES ARE TO BE PROTECTED IN PLACE.



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UTILITY PLAN

SHEET NUMBER

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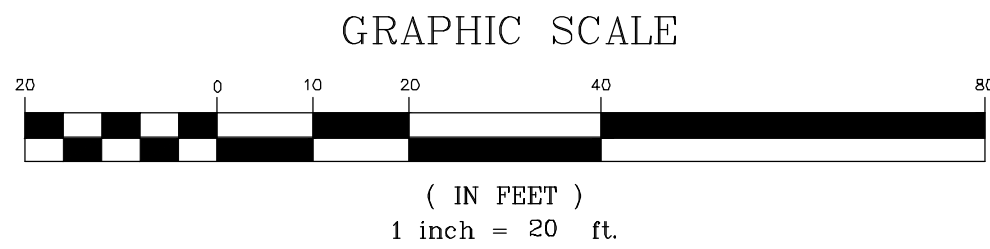
NOTE:
ALL EXISTING PLANTING TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY A FENCE ERRECTED ONE FOOT BEYOND THE DRIP LINE OF THE PLANTING.

NOTE:
-THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75% OF ANY LANDSCAPED AREA, OR 50% IN DT-UC-MS AREAS.
-A MINIMUM OF 2" OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3'-4" RECOMMENDED. ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5' RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

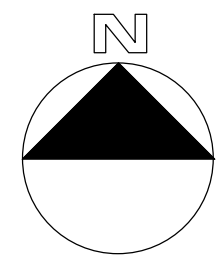
PASEO DEL NORTE

PLANTING NOTES

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



PRELIMINARY PLANTING PLAN
1" = 20'



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
TREES					
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	4	MULTI
	ULMUS PARVIFOLIA	LACEBARK ELM	24" BOX	2	STANDARD
	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	15 GAL.	2	STANDARD
SHRUBS					
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	19	AS SHOWN
	BACCHARIS (VARIETY TO MATCH CENTER)	DWARF COYOTE BUSH	5 GAL	12	AS SHOWN
	MULLENBERGIA C. 'REGAL MIST'	REGAL DEER GRASS	1 GAL.	35	AS SHOWN
	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER GRASS	5 GAL	22	AS SHOWN
	RHUS (VARIETY TO MATCH CENTER)	GRO LOW SUMAC	5 GAL	11	AS SHOWN
	ERICAMERIA L. 'AGUIRRE'	TURPENTINE BUSH	5 GAL.	21	AS SHOWN

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

LANDSCAPE AREAS

TOTAL LANDSCAPE AREA IN SCOPE OF WORK = 2,660 S.F.
TREE CANOPY/GROUND LEVEL PLANT AREA = 2,017 S.F. = 75.8%
GROUND LEVEL PLANT AREA = 1,003 S.F. = 37.7%



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DATE 1/24/23

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SHEET

PRELIMINARY PLANTING PLAN

SHEET NUMBER

L-I-O

PROJECT STATUS