

SITE DATA

ZONING:  
LEASEE: BJS RESTAURANT, INC.  
PROPOSED USE: RESTAURANT  
EXISTING ZONING: SU-1 RC SU FOR REGIONAL SHOPPING CENTER  
ADJACENT ZONING EAST: SU-1 RC SU FOR REGIONAL SHOPPING CENTER  
ADJACENT ZONING WEST: SU-1 RC SU FOR REGIONAL SHOPPING CENTER  
ADJACENT ZONING NORTH: SU-1 RC SU FOR REGIONAL SHOPPING CENTER  
ADJACENT ZONING SOUTH: SU-1 RC SU FOR REGIONAL SHOPPING CENTER

SITE LAYOUT DATA:  
MINIMUM DRIVE AISLE WIDTH: 24'  
STANDARD PARKING STALL: 9' x 18'  
SETBACK INFORMATION: BUILDING - FRONT: 10 FEET SIDE & REAR: 6 FEET

LOADING SPACE:  
REQUIRED: NONE

PARKING DATA:  
REQUIRED:  
COTTONWOOD MALL CURRENTLY PARKING STALLS REQUIRED: 5,160 PARKING SPACES

PROVIDED:  
COTTONWOOD MALL PARKING STALLS PROVIDED: 5,423 PARKING SPACES  
THERE IS A SURPLUS OF 263 PARKING SPACES.

BJS PARKING COUNT:  
REQUIRED PARKING:  
PARKING SPACES REQUIRED: 1 PARKING SPACE PER 3 PERSONS OF FIRE OCCUPANCY  
300 OCCUPANT LOAD= 100 PARKING SPACES

PROVIDED PARKING:  
89 PARKING SPACES + 4 ACCESSIBLE PARKING SPACES PER ADAAG + 3 CARRY OUT SPACES=  
96 PARKING SPACES TOTAL ON-SITE

FINAL PARKING COUNT:  
COTTONWOOD MALL EXISTING PARKING STALLS: 5,423  
LOSSES PER BJS PROJECT: 200  
NEW PARKINGS STALLS: 52  
NET PARKING COUNT: 5,275 (5,160 REQUIRED)

MOTOR CYCLE PARKING REQUIRED: 4 PROVIDED: 4  
BIKE RACK SPACES REQUIRED: 5 PROVIDED: 5

BUILDING DATA:  
BUILDING AREA  
GROSS AREA: 7,363 SQUARE FEET (BUILDING FLOOR AREA)  
7,075 (BUILDING OCCUPIED AREA)  
TRASH ENCLOSURE: 820 SQUARE FEET  
BUILDING HEIGHT: 30 FEET

OUTDOOR SEATING CALCULATION:  
4 BENCHES= 24 LINEAR FEET OF SITTING PROVIDED

BASIS OF INFORMATION

- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, EASEMENTS & LEGAL DESCRIPTION ARE AS TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DATED 09-23-2013.  
AS PREPARED BY: SURV TEK, INC.  
9384 VALLEY VIEW DRIVE  
N.W. ALBUQUERQUE, NM 87114  
505.897.3366
- B. ALL DESIGN INFORMATION BASED ON SOIL CONDITIONS INFORMATION OBTAINED FROM SOILS REPORT RECEIVED XX-XX-2013.  
AS PREPARED BY: GILES ENGINEERING ASSOCIATES, INC.  
N8 W22350 JOHNSON DRIVE, SUITE A1  
WAUKESHA, WI 53186  
262.544.0118

BENCHMARK INFORMATION

SOURCE BENCHMARKS:  
VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "9-B14", ELEVATION = 5042.915 FEET (NAVD 88).

BEARINGS ARE GRID ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83).

FLOODPLAIN DATA

THE SUBJECT PROPERTY (AS SHOWN HEREON) APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS NUMBER 35001C0108G, MAP REVISED SEPTEMBER 26, 2008, AND NUMBER 35001C0109H, MAP REVISED AUGUST 16, 2012.

PROJECT



BJ'S RESTAURANT AND BREWHOUSE  
10000 Coors Blvd Bypass NW  
ALBUQUERQUE, NM 87114

DEVELOPMENT CONTACTS

PROJECT CONTACT:

WD PARTNERS  
7007 DISCOVERY BLVD.  
DUBLIN, OH 43017  
CHRIS WINKLE  
614.634.7236

LANDLORD:

SIMON PROPERTY GROUP  
225 W WASHINGTON STREET 8TH FLOOR  
INDIANAPOLIS, IN 46204  
ROD VOSPER  
317.685.7331

PLANNING & ZONING:

CITY OF ALBUQUERQUE  
600 2ND STREET NW 3RD FLOOR  
ALBUQUERQUE, NM 87103  
CARMEN MARRONE  
505.924.3814

SURVEYOR:

SURV TEK, INC.  
9384 VALLEY VIEW DRIVE  
N.W. ALBUQUERQUE, NM 87114  
RUSS HUGG  
505.897.3366

GEOTECHNICAL:

GILES ENGINEERING ASSOCIATES, INC.  
10553 OLYMPIC DR., SUITE 102  
DALLAS, TX 75220  
P: 214-358-5885  
F: 214-358-5884

STORMWATER

CITY OF ALBUQUERQUE  
600 2ND STREET NW 3RD FLOOR  
ALBUQUERQUE, NM 87102  
CURTIS A CHERINE  
505.768.2778

SANITARY:

ALBUQUERQUE BERNALILLO COUNTY  
600 2ND STREET NW SUITE 201  
ALBUQUERQUE, NM 87103  
STEPHANIE A. GARCIA  
505.924.3920

WATER:

ALBUQUERQUE BERNALILLO COUNTY  
600 2ND STREET NW SUITE 201  
ALBUQUERQUE, NM 87103  
ALBERT T. APACHE  
505.924.3987

FIRE:

CITY OF ALBUQUERQUE FIRE PREVENTION  
600 2ND STREET NW 4TH FLOOR SUITE 410  
ALBUQUERQUE, NM 87102  
ERIC MENDOZA  
505.924.3611

ELECTRIC:

PUBLIC SERVICE CO. OF NEW MEXICO  
4201 EDITH, NE  
ALBUQUERQUE, NM 87107  
MIKE MOYER  
505.246.5700

NATURAL GAS:

NEW MEXICO GAS COMPANY  
P.O. BOX 97500  
ALBUQUERQUE, NM 87199  
JOE HERRERA  
505.891.6995

TELEPHONE:

QWEST  
6600 MANUAL BLVD. NE  
ALBUQUERQUE, NM 87110  
SERVICE PLANNING  
877.744.4416

PROJECT DESCRIPTION

EXISTING CONDITION: THE PROJECT SITE IS CURRENTLY A PAVED PARKING LOT THAT SERVICES THE EXISTING COTTONWOOD MALL. THERE IS AN EXISTING STORM DRAIN INLET CLOSE TO THE MIDDLE OF THE DEVELOPMENT AREA AT A SUMP CONDITION, WHICH CAPTURES STORM FLOWS VIA CONCRETE GUTTERS GENERATED BY APPROXIMATELY 2.5 ACRES OF DRAINAGE AREA. THERE IS AN EXISTING 12" STORM PIPE CONNECTED TO THIS STORM DRAIN INLET WHICH CONNECTS TO AN EXISTING MANHOLE SOUTHERLY OF THE SUBJECT SITE. AT THIS MANHOLE, THERE IS AN EXISTING 72-INCH (WESTERLY) STORM DRAIN OUTLET AND A 60-INCH INLET (EASTERLY).

PROPOSED CONDITION: THE PROPOSED DEVELOPMENT INCLUDES MORE THAN 10,000 SQUARE FEET OF ADDITIONAL LANDSCAPE AREA WHILE KEEPING SAME DRAINAGE PATTERN. THE PROJECT PROPOSES A CONCRETE GUTTER AT THE NORTHERLY, WESTERLY AND SOUTHERLY OF THE PROPOSED BUILDING ALONG WITH STORM DRAIN INLETS TO CAPTURE STORM FLOWS WHICH ULTIMATELY ARE DISCHARGED AT THE EXISTING 12" STORM DRAIN PIPE. THESE PROPOSED INLETS REPLACES THE EXISTING SUMP-INLET WHICH WILL BE REMOVED.

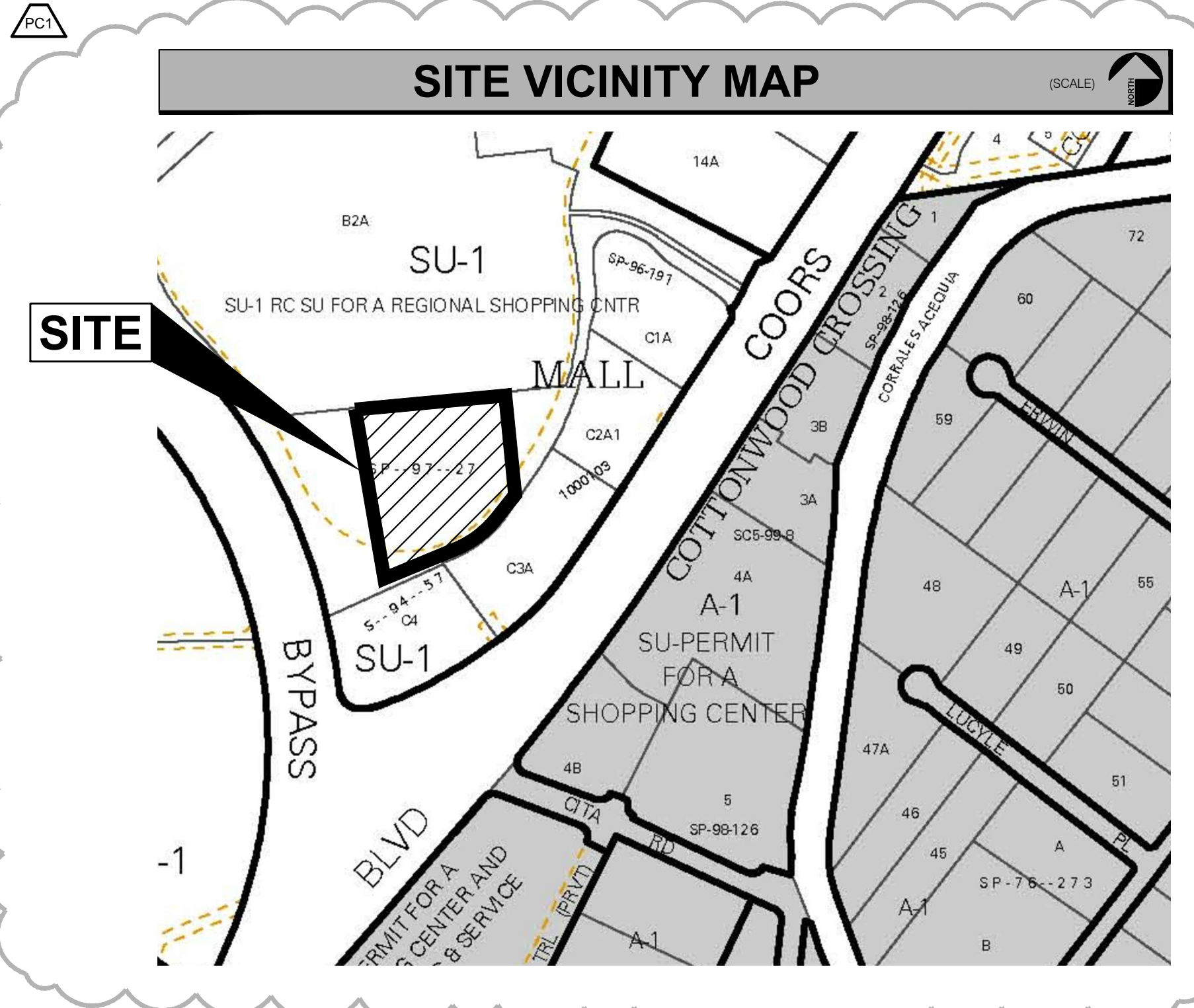
THE PROJECT ALSO PROPOSES 12-INCH CURB CUTS THAT WOULD ALLOW WATER TO ENTER DEPRESSED LANDSCAPE AREAS TO PROMOTE WATER INFILTRATION AND FILTRATION. TO ACCOMPLISH THIS, THE PROJECT PROPOSES A BIO-SWALE SOUTHERLY OF THE PROJECT SITE AND ALSO AT MOST OF THE PROPOSED LANDSCAPE ISLANDS.

CALL BEFORE YOU DIG !  
NEW MEXICO LAW REQUIRES EXCAVATORS TO PROVIDE ADVANCE NOTICE TO THE ONE CALL-NOTIFICATION SYSTEM PRIOR TO EXCAVATION. REAFFIRMATION OF LINE LOCATION REQUIRED EVERY TEN (10) DAYS DURING EXCAVATION.  
New Mexico One Call System, Inc.  
www.nmonecall.org  
1-800-321-ALERT

DWG. NO. REV. / DATE

CS	COVER SHEET AND INDEX	PC1	08-11-14
	ALTA SURVEY (1 OF 2)		
	ALTA SURVEY (2 OF 2)		
GN	GENERAL NOTES		
C1	SITE IMPROVEMENT PLAN	PC1	08-11-14
C2	SITE GRADING & DRAINAGE PLAN	PC1	08-11-14
C3	EROSION CONTROL PLAN		
C4	SITE UTILITY PLAN	PC1	08-11-14
C5	SITE / ESC DETAILS	PC1	08-11-14
C6	SITE DETAILS	PC1	08-11-14
C7	SITE DETAILS		
L1	LANDSCAPE PLAN	PC1	08-11-14
L2	LANDSCAPE DETAILS		
L3	IRRIGATION PLAN	PC1	08-11-14
SW1-SW5	SANITARY SEWER IMPROVEMENT PLANS		

AERIAL MAP



SUBMITTAL	ISSUE DATES
BUILDING	07-07-14
BUIDLING PC1	08-11-14
-	-
-	-
-	-
-	-
-	-

COLLEEN REZABEK  
NEW MEXICO  
17291  
PROFESSIONAL ENGINEER

STORE NUMBER  
7  
WD PROJECT NUMBER  
BJSBJ0211  
CS

Exp. Date: 12/31/2015  
Date: 09/08/2014