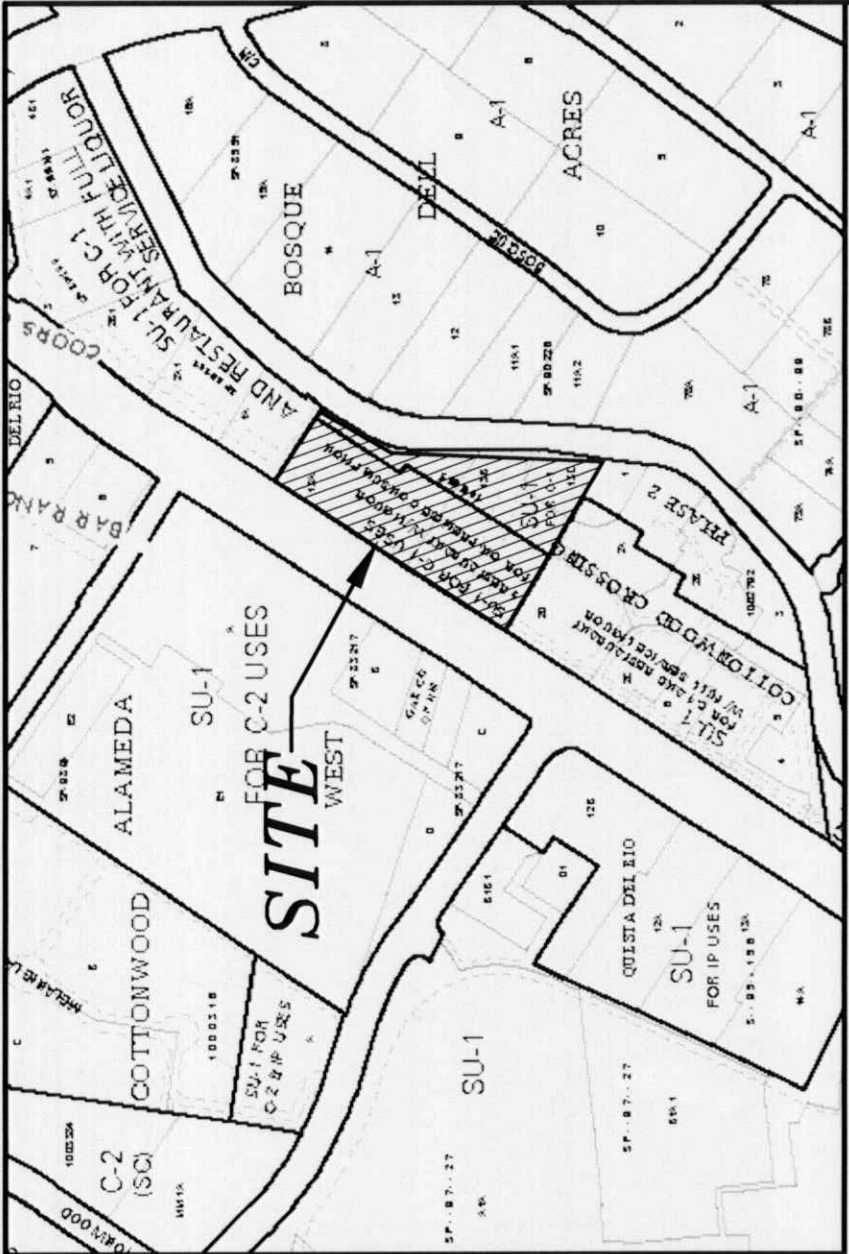




VICINITY MAP: B-14-Z

LEGAL DESCRIPTION:

TRACT 13-B BLACK RANCH ALBUQUERQUE, N.M.

CURRENT ZONING:

SU-1 FOR C-1 USES AND RESTAURANT WITH LIQUOR FOR ON-PREMISE CONSUMPTION AND SU-1 FOR C-1 USES

SITE DATA

ADDRESS: 10100 COORS BLVD. NW
SITE AREA: 2,467.6 ACRES
BUILDING AREA: 12,474 SQ. FT.
TYPE OF CONSTRUCTION: II-B
FIRE SPRINKLER: YES
PROPOSED USE: SIT DOWN RESTAURANT
INDOOR SEATING: 330 SEATS
OUTDOOR SEATING: NONE
OFF-STREET PARKING REQUIRED: 330/4 = 83 SPACES
OFF-STREET PARKING PROVIDED: 124 SPACES (INCLUDES 8 HC DESIGNATED SPACES)
BICYCLE PARKING REQUIRED: 83/20 = 4 SPACES
BICYCLE PARKING PROVIDED: 4 SPACES
PUBLIC TRANSPORTATION: THERE ARE NO SUNTRAN BUS STOPS WITHIN 300 FEET OF THE SITE

LEGEND

- BOUNDARY LINE
- BUILDING
- PROPOSED CURB ON SITE
- EASEMENT
- EXISTING CURB & GUTTER
- EXISTING WATER LINE
- EXISTING SAS

ADMINISTRATIVE AMENDMENT

File # 07-10039 Project # 1001445

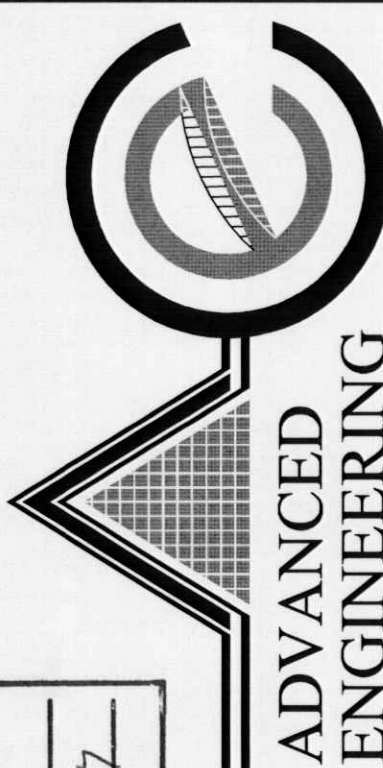
Added ponds, revised

Paving lot layout

Approved by

8/24/07

DATE



ADVANCED
ENGINEERING
and CONSULTING, LLC

SHAHAB BIAZAR
P.E. #13479

4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5570

HONG KONG CHINESE BUFFET
AMENDED TO SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

DRAWING: 200631-SITE DEV.DWG

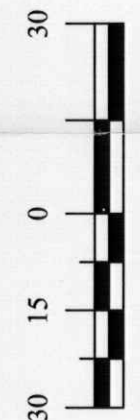
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DATE: 06-20-07

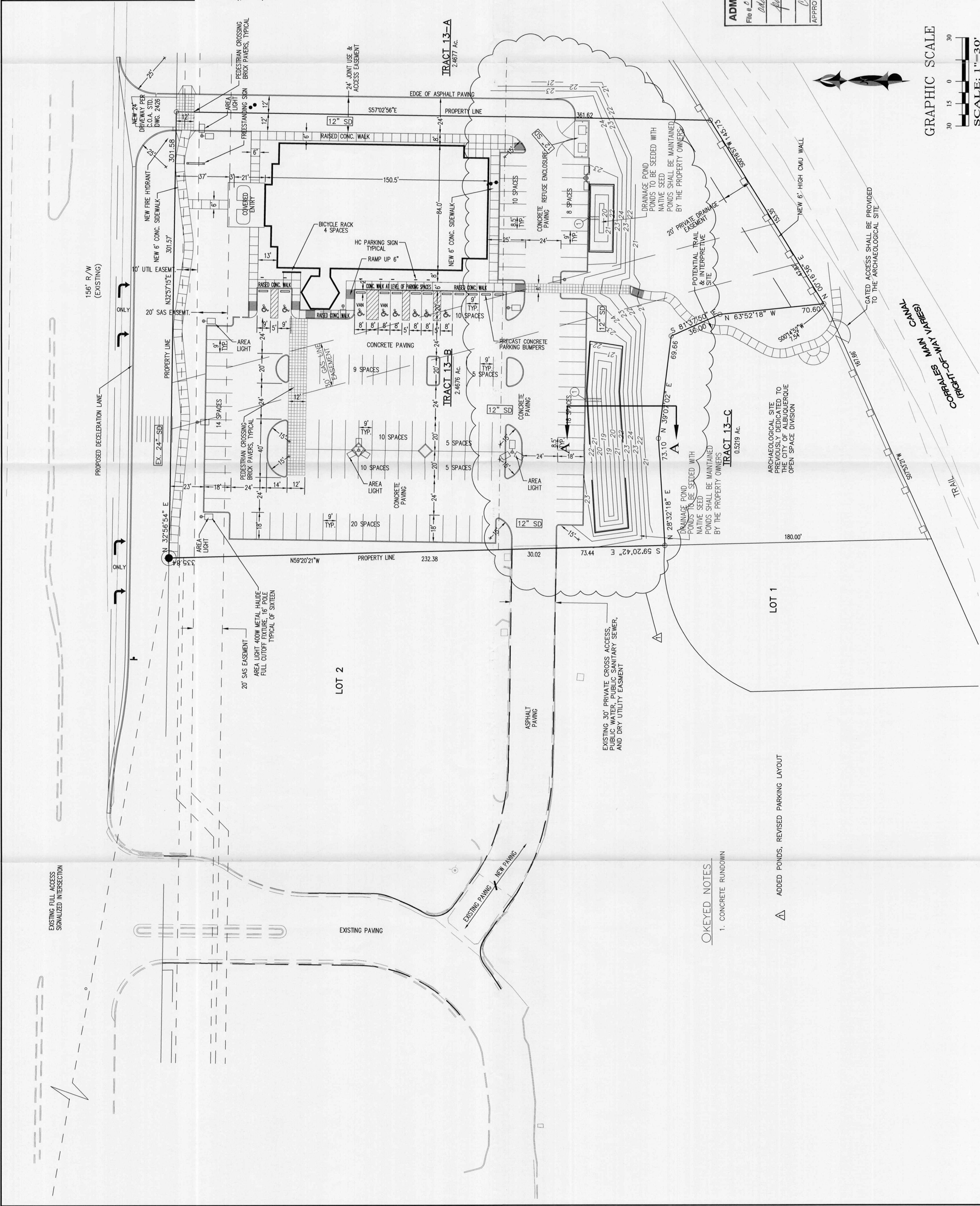
SHEET #

1 OF 1

GRAPHIC SCALE



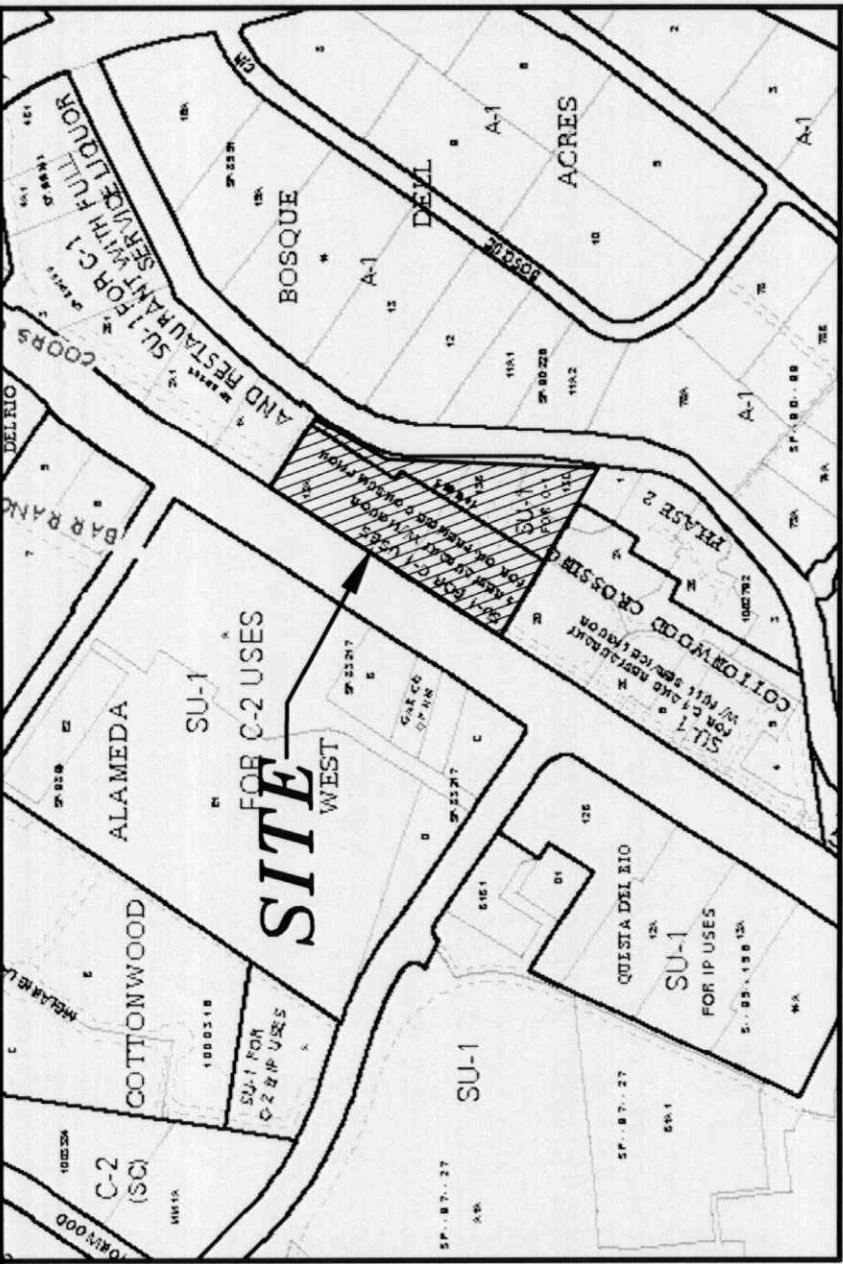
LAST REVISION: 06-12-07



KEYED NOTES

1. CONCRETE RUNDOWN

△ ADDED PONDS, REVISED PARKING LAYOUT



VICINITY MAP:

B-14-Z

LEGAL DESCRIPTION:

TRACT 13-B BLACK RANCH ALBUQUERQUE, N.M.

CURRENT ZONING:

SU-1 FOR C-1 USES AND RESTAURANT WITH LIQUOR FOR ON-PREMISE CONSUMPTION AND SU-1 FOR D-1 USES

SITE DATA

ADDRESS: 10100 COORS BLVD. NW
SITE AREA: 2.4676 ACRES
BUILDING AREA: 12,474 SQ. FT.
TYPE OF CONSTRUCTION: II-B
FIRE SPRINKLER: YES
PROPOSED USE: SIT DOWN RESTAURANT
INDOOR SEATING: 330 SEATS
OUTDOOR SEATING: NONE
OFF-STREET PARKING REQUIRED: 330/4 = 83 SPACES
OFF-STREET PARKING PROVIDED: 124 SPACES (INCLUDES 8 HC DESIGNATED SPACES)
BICYCLE PARKING PROVIDED: 83/20 = 4 SPACES
PUBLIC TRANSPORTATION: 4 SPACES
THERE ARE NO SUNTRAM BUS STOPS WITHIN 300 FEET OF THE SITE

LEGEND

- BOUNDARY LINE
- BUILDING
- PROPOSED CURB ON SITE
- EASEMENT
- EXISTING CURB & GUTTER
- EXISTING WATER LINE
- EX. 8" WL
- EX. 8" SAS

ADMINISTRATIVE AMENDMENT

File # 07-10039 Project # 1001445

Added ponds, revised

parking lot layout

Approved by

8/24/07

DATE

APPROVED BY

8/24/07

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PLANT LEGEND

Qty	Symbol	Scientific Name Common Name	Size	Remarks	Water Use
TREES					
5		Chilopsis linearis Desert Willow	15-Gal	8' ht. x 4' spr.	Medium
13		Gleditsia triacanthos Skyline Honeylocust	2" B&B	14' ht. x 4' spr.	Medium
6		Populus fremontii Rio Grande Cottonwood	2" B&B	14' ht. x 4' spr.	High
4		Vitex agnus-castus Chaste Tree	2" B&B	8' ht. x 4' spr.	High
3		Prunus 'Afterglow' Flowering Cherry	2" B&B	8' ht. x 4' spr.	Medium
14		Fraxinus velutina Modesto Ash	2" B&B	8' ht. x 4' spr.	Medium
1		Pinus nigra Austrian Pine	B&B	8' min. ht.	Medium
SHRUBS					
60		Artemisia 'Pom's Castle' Pom's Castle Sage	1-Gal	3' o.c. 3' ht. x 3' spr.	Medium
54		Caryopteris clandonensis Blue Mist	5-Gal	3' o.c. 3' ht. x 3' spr.	Medium
31		Chrysanthemum nauseosus Chamisa	1-Gal	5' o.c. 4' ht. x 4' spr.	Low
43		Fallugia paradoxa Apache Plume	1-Gal	5' o.c. 4' ht. x 4' spr.	Low
46		Hesperaloe parviflora Red Yucca	1-Gal	3' o.c. 3' ht. x 3' spr.	Medium
70		Baccharis 'Stam's' Thompson Baccharis	5-Gal	4' o.c. 2' ht. x 4' spr.	Low +
32		Rosmarinus officinalis Tuscan Blue	5-Gal	3' o.c. 3' ht. x 3' spr.	Medium
GRASSES					
121		Muhlenbergia cap. Regal Mist Regal Mist	1-Gal	3' o.c. 3' ht. x 3' spr.	Medium
28		Moss Rock Boulders, 3' X 3' (min.)			

GENERAL LANDSCAPE NOTES

- Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
- If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work.
- All planting areas are to have weeds and competitive vegetation removed prior to preparation for planting.
- All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense.
- Plant quantities are provided for Contractor's convenience only. Plans shall take precedence. The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable.
- The Owner's Representative is to approve any and all substitutions.
- It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
- Planting areas shall be top dressed with 3" layer of Santa Fe Brown Crusher Fines over Miraflores need control fabric, unless noted otherwise.

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate turf, and all plant materials.

LANDSCAPE REQUIREMENT

The plant material illustrated on this plan, when mature, will cover 75% of the landscape area as required by the Zoning Code.

MAINTENANCE

Maintenance for all landscape areas, including those within the public R.O.M., shall be the responsibility of the Owner.

REVISED TO MATCH AMENDED SITE PLAN

LANDSCAPE REQUIREMENTS

Hong Kong Chinese Buffet
Site Area: 122 acres
Building Footprint:

Total Area:
Required Landscape :
Landscapes Area Required:
Landscapes Area Provided:

130,668 SF

12,500 SF

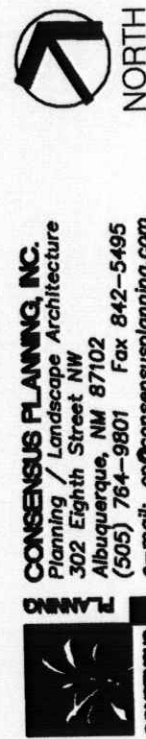
118,168 SF

15%

17,125 SF

(30%) 36,029 SF

Scale: 1" = 30'



CONSERVUS PLANNING, INC.
Conservation Planning & Architecture
302 Eighth Street, NW
Atlanta, Georgia 30308
(404) 794-2001
e-mail: cplanning@conservusplanning.com



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PROJECT NUMBER: 00D1445

Application Number: OSEPC-00765 OSEPCC-00756 06DRB-00318

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

I am an Infrastructure Lead required? () Yes () No If yes, then a set of approved DRG 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:

<i>[Signature]</i> Traffic Engineering, Transportation Division	Date <i>6-24-06</i>
<i>[Signature]</i> Utilities Department	Date <i>3-22-06</i>
<i>Christina Sundoral</i> Parks and Recreation Department	Date <i>3/22/06</i>
<i>Brendley L. Dwyhan</i> City Engineer	Date <i>3/22/06</i>
<i>Amy Oliver (DRAIN)</i> Solid Waste Management	Date <i>8/24/06</i>
<i>Cynthia Amice</i> DRB Chairperson, Planning Department	Date <i>9-1-06</i>

AFD PLANS CHECKING OFFICE
924-3611
~~APPROVED~~ DISAPPROVED
HYDRANT(S) ONLY
FAC 9/10
SIGNATURE & DATE

Tract 13-B
Black Ranch

Scale $1'' = 30'$

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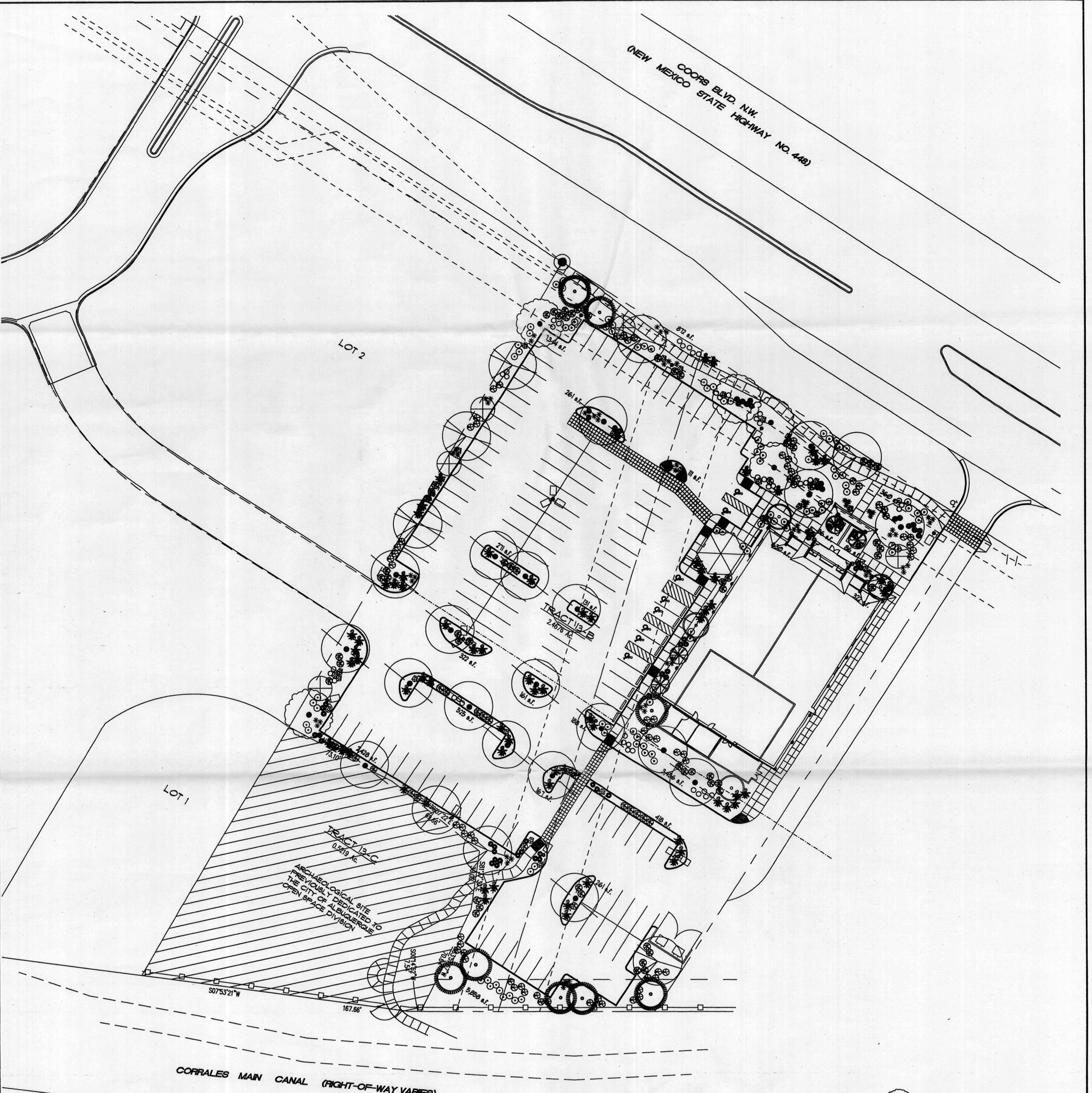
north

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PLANT LEGEND

Symbol	Scientific Name	Common Name	Size	Remarks	Water Use
--------	-----------------	-------------	------	---------	-----------

TREES

	<i>Chilopsis linearis</i>	Desert Willow	15'-6d1	8' ht. x 4' spr.	Medium
	<i>Gladiolus trianthos hemis Stylis</i>		2' B4B	14' ht. x 4' spr.	Medium
	<i>Sylline Homoclasts</i>		2' B4B	14' ht. x 4' spr.	High
	<i>Populus fremontii Mielezenii</i>	Rio Grande Cottonwood	2' B4B	8' ht. x 4' spr.	High
	<i>Vilex agnus-castus</i>	Chaste Tree	2' B4B	8' ht. x 4' spr.	Medium
	<i>Prunus 'Atterglow'</i>	Flowering Cherry	2' B4B	8' ht. x 4' spr.	Medium
	<i>Fraxinus velutina Modesto</i>	Modesto Ash	2' B4B	8' ht. x 4' spr.	Medium
	<i>Pinus nigra</i>	Austrian Pine	B4B	8' min. ht.	Medium

SHRUBS

	<i>Artemisia 'Fomis Castle'</i>		1'-6d1	3' o.c.	Medium
	<i>Fomis Castle Sage</i>		5'-6d1	3' ht. x 3' spr.	Medium
	<i>Caryopteris clandonensis</i>	Blue Mist	1'-6d1	3' ht. x 3' spr.	Low
	<i>Chrysothamnus nauseosus</i>		1'-6d1	4' ht. x 4' spr.	Low
	<i>Fallugia paradoxa</i>	Apache Plume	1'-6d1	4' ht. x 4' spr.	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	1'-6d1	3' ht. x 3' spr.	Medium
	<i>Baccharis 'Starns'</i>		5'-6d1	4' o.c.	Low +
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>		5'-6d1	2' ht. x 4' spr.	Medium
	<i>Yucca Blue Rosemary</i>		5'-6d1	3' ht. x 3' spr.	Medium

GRASSES

	<i>Muhlenbergia cap. Regal Mist</i>		1'-6d1	3' o.c.	Medium
	<i>Picea Rock Boulders, 3' X 3' (min.)</i>		3' ht. x 3' spr.		

GENERAL LANDSCAPE NOTES

1. Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
2. If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work.
3. All planting areas are to have weeds and competitive vegetation removed prior to preparation.
4. All planting materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense.
5. Plant quantities are provided for Contractor's convenience only. Plans shall show procedures. The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable.
6. The Owner's Representative is to approve any and all substitutions.
7. It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
8. Irrigation shall be installed with 3" layer of Sand for Brown Center Fine over that.

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Use Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate turf, and all plant materials.

LANDSCAPE REQUIREMENTS

The plant material illustrated on this plan, when mature, will cover 75% of the landscape area as required by the Zoning Code.

MAINTENANCE

Maintenance for all landscape areas, including those within the public ROW, shall be the responsibility of the Owner.

LANDSCAPE REQUIREMENTS

Line Chinese Restaurant	150,000 SF
Site Area: 122 acres	12,500 SF
Building Footprint:	10,000 SF
Total Area:	15 SF
Required Landscape %:	1775 SF
Landscape Area Required:	(21%) 24,238 SF
Landscape Area Provided:	



CONSISTENT PLANNING
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consistentsplanning.com

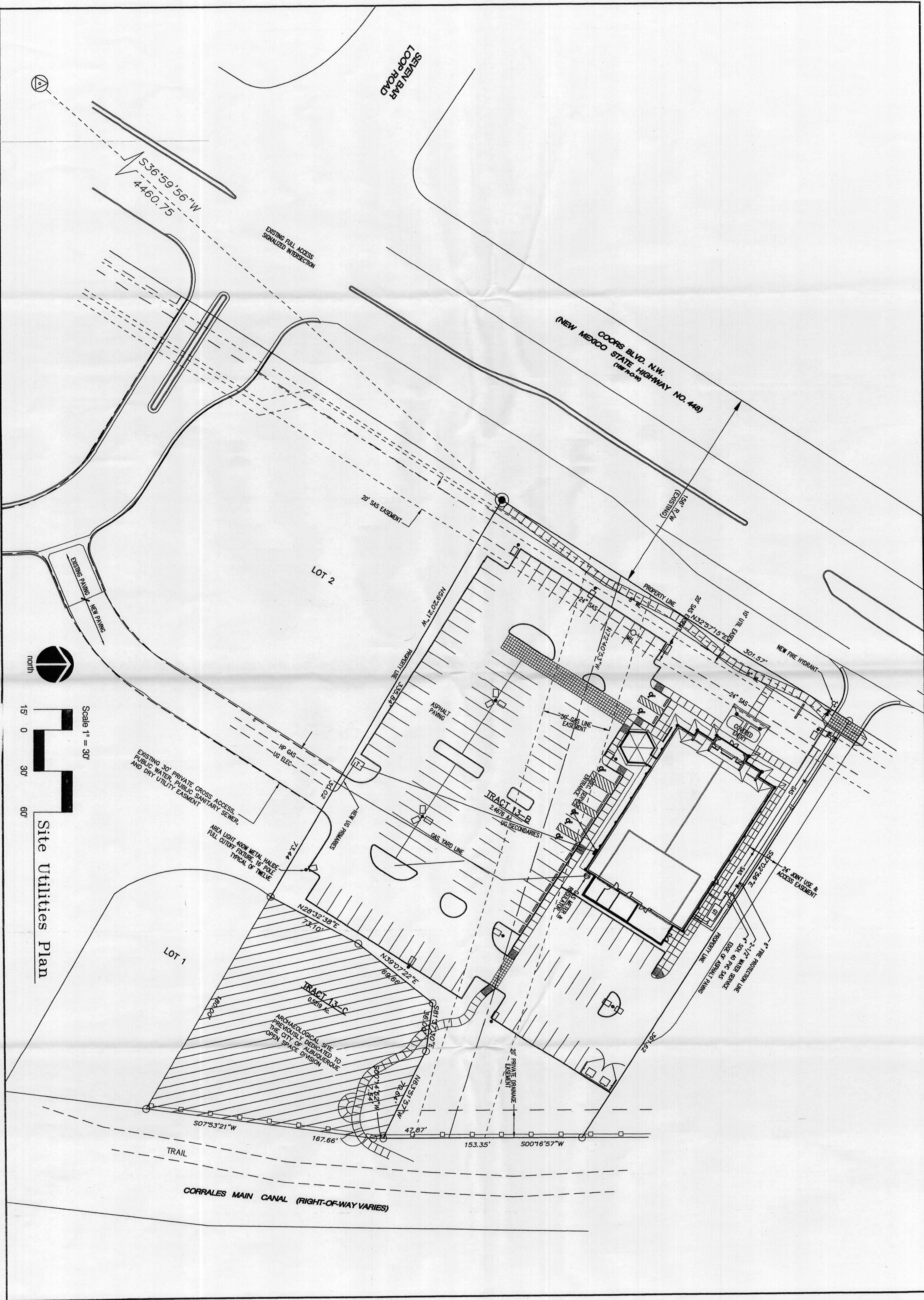
KEN HOVEY, ARCHITECT
(505) 259-8458 * 3808 Simms Avenue SE * Albuquerque, NM * 87108

Hong Kong Chinese Buffet
10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

088 NC	0518
DATE:	18 MAY 2005
REVISIONS	
	16 AUGUST 2006

SHEET NO.

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SHEET NO.

JOB NO.	0518
DATE	18 MAY 2005
REVISIONS	
5 DECEMBER 2005	

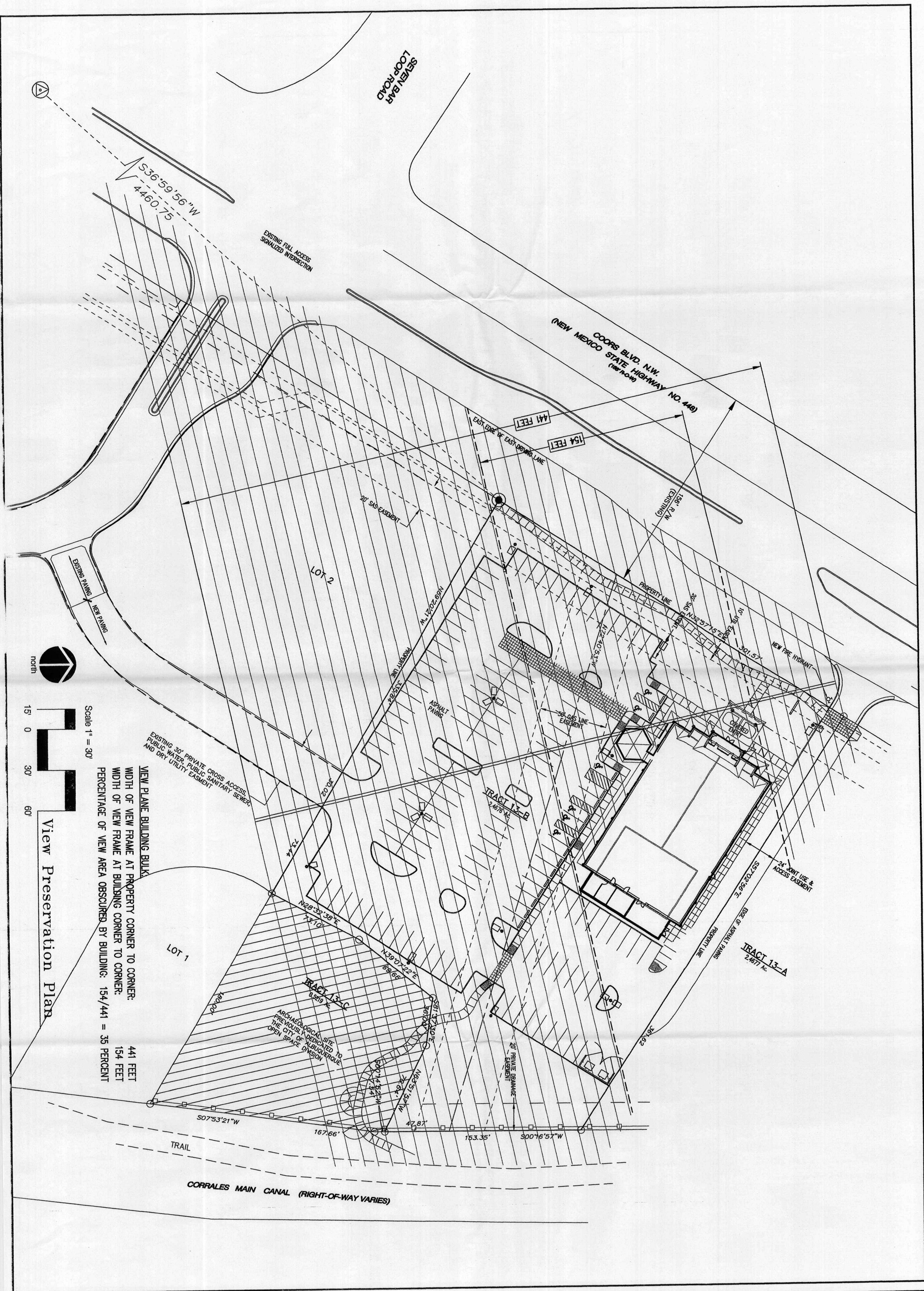
KEN HOVEY, ARCHITECT

(505) 259-8458 * 3808 Simms Avenue SE * Albuquerque, NM * 87108

Hong Kong Chinese Buffet

10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO







Hong Kong Chinese Buffet

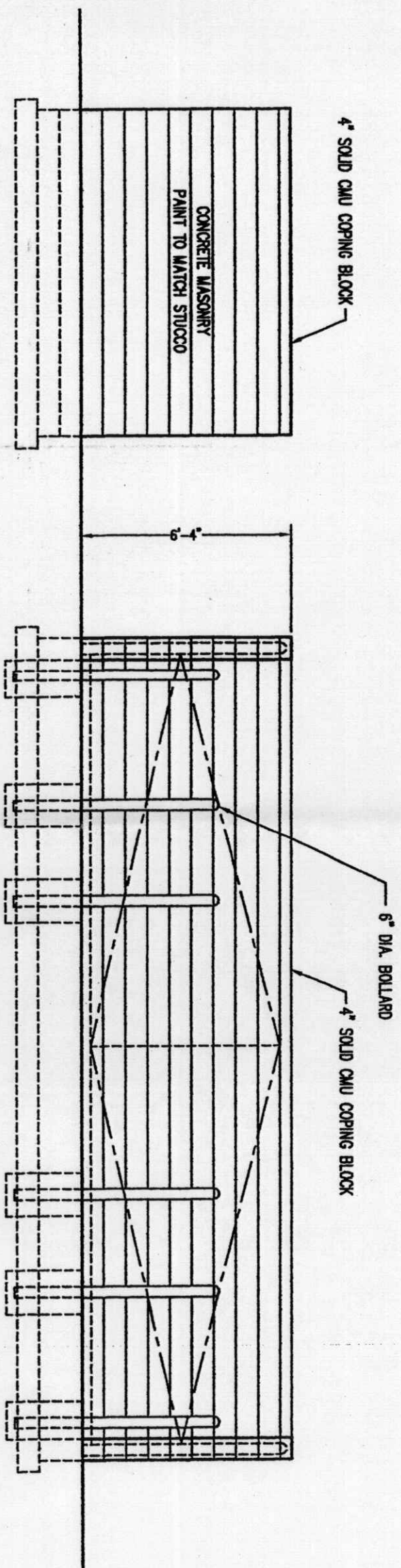
10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

KEN HOVEY, ARCHITECT

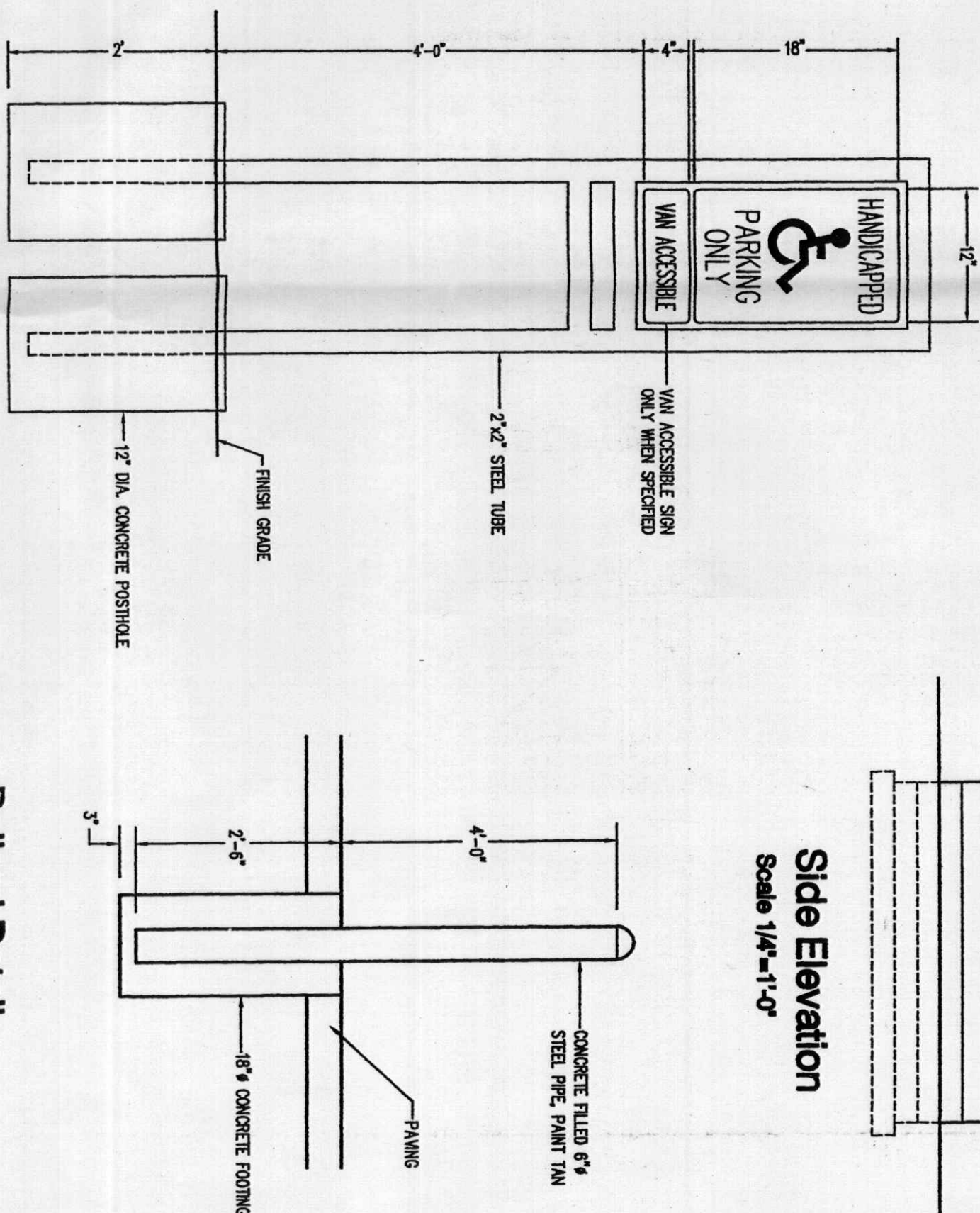
(505) 259-8458 * 3808 Simms Avenue SE * Albuquerque, NM * 87108

JOB NO.	0518
	DATE: 18 MAY 2005
REVISIONS	
	5 DECEMBER 2005

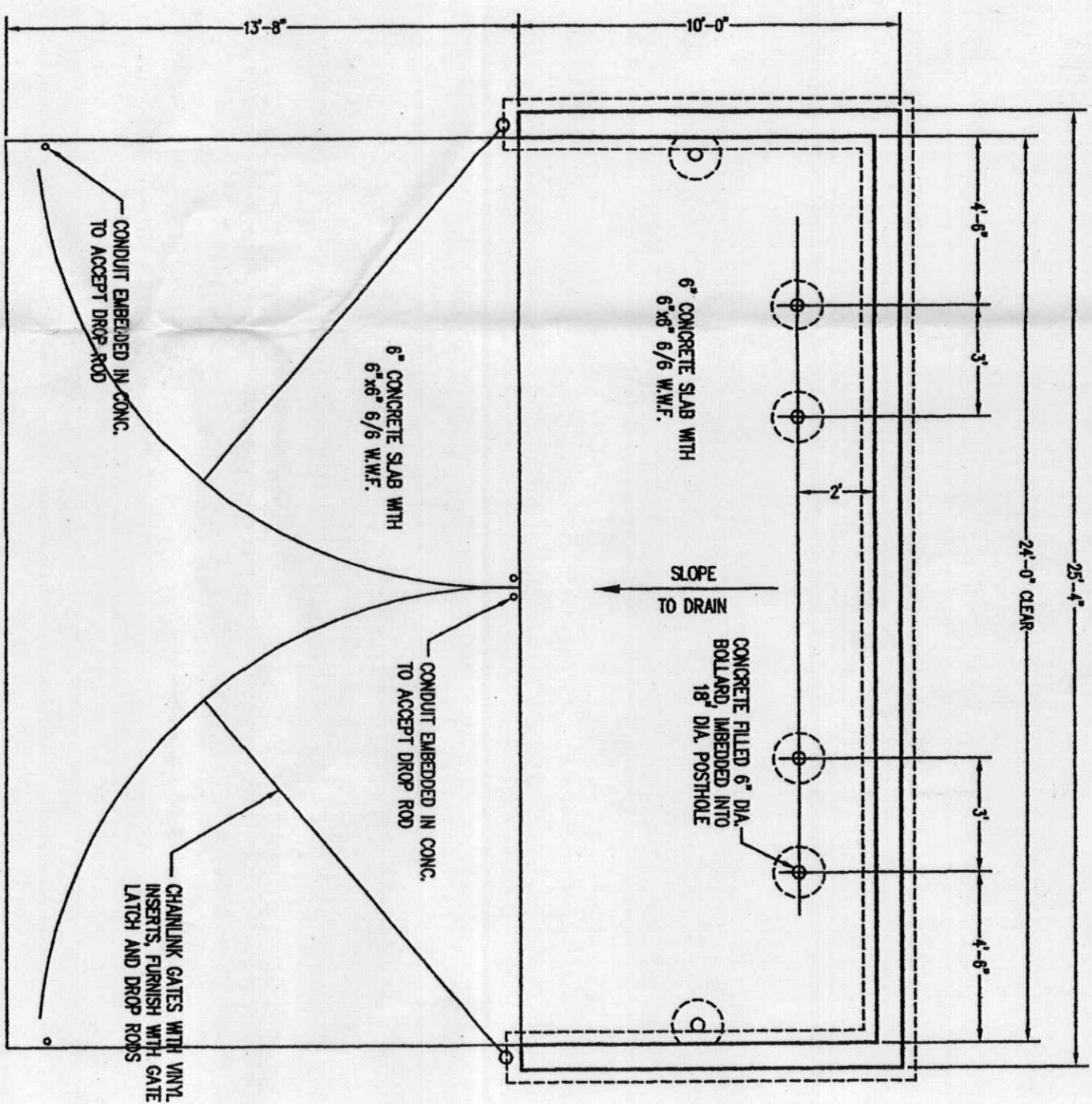
C.5



Front Elevation
Scale 1/4"=1'-0"

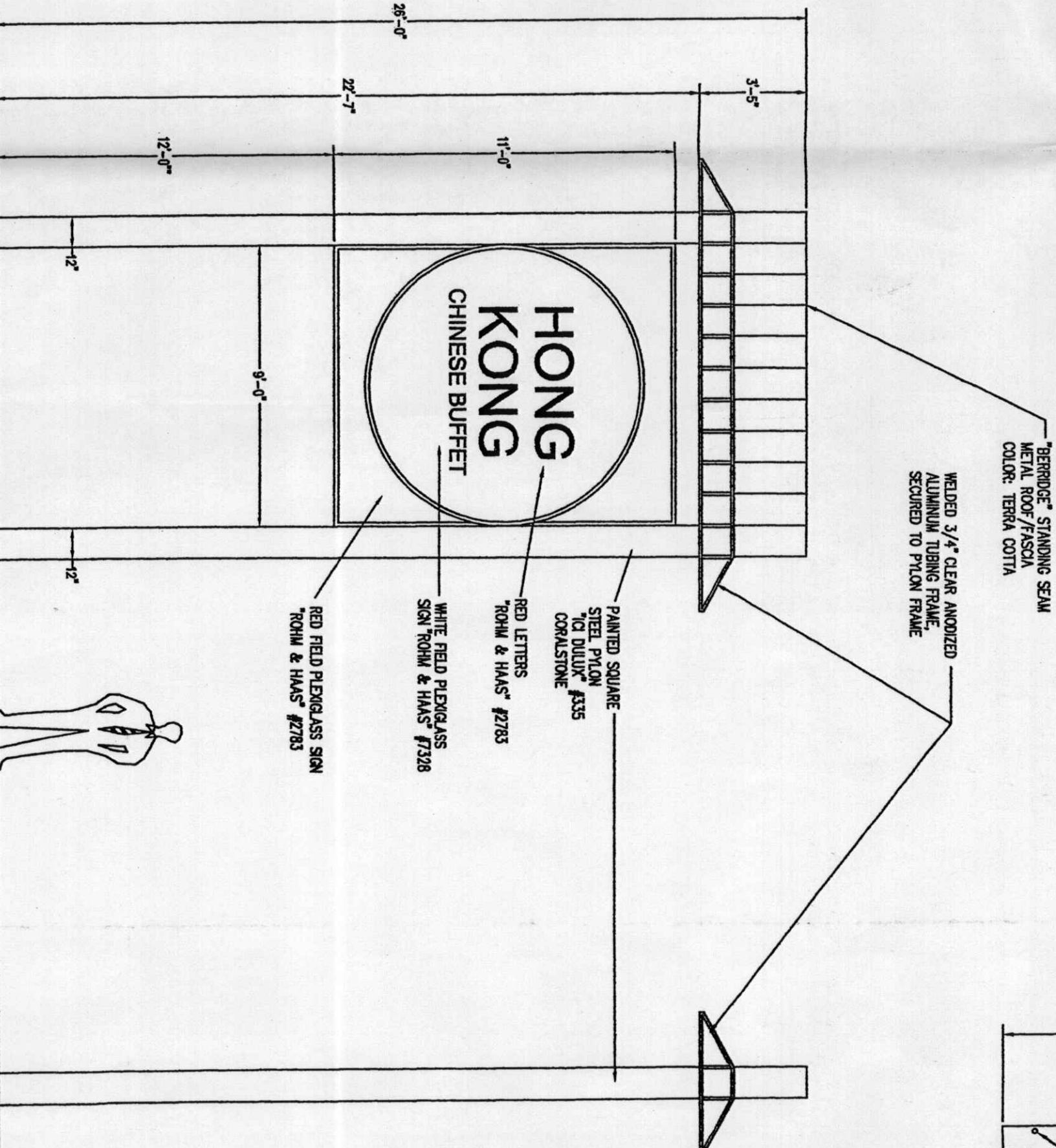


Side Elevation
Scale 1/4"=1'-0"

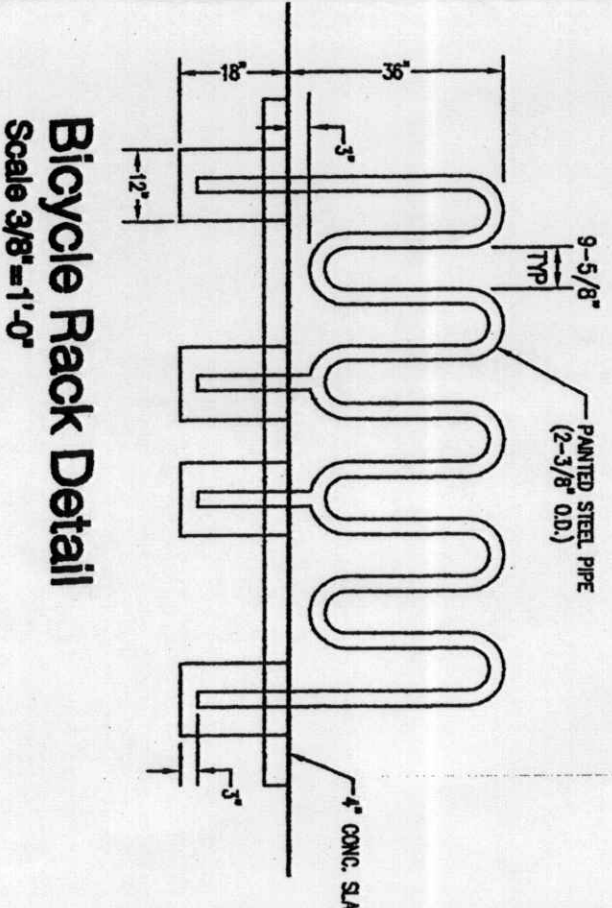


Plan
Scale 1/4"=1'-0"

Refuse Enclosure Detail

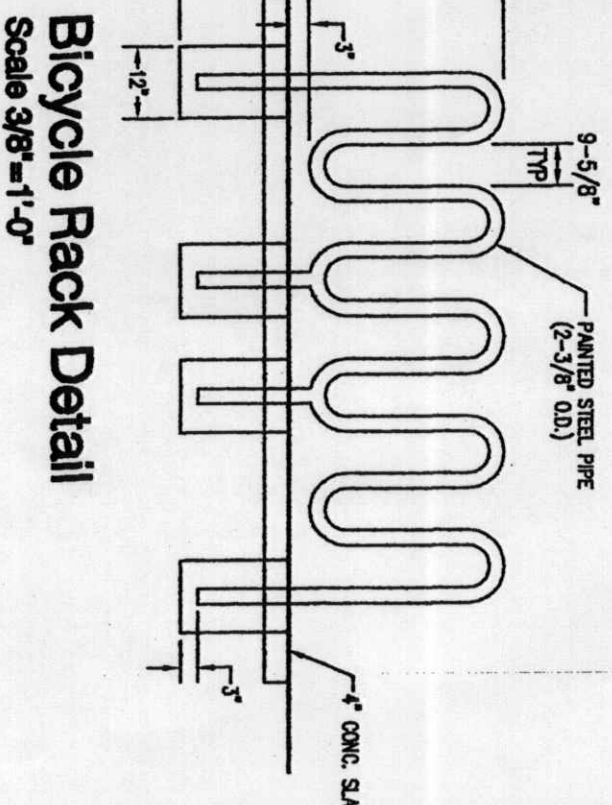


Front Elevation
Scale 1/4"=1'-0"

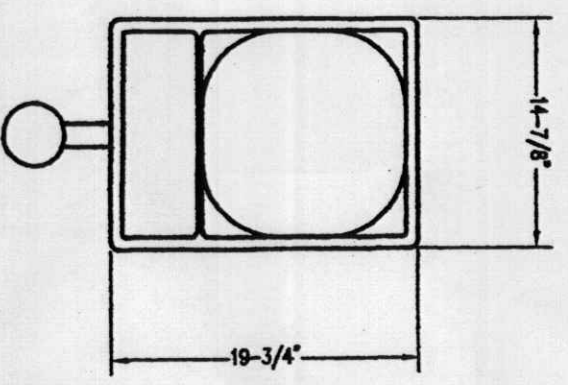


Side Elevation
Scale 1/4"=1'-0"

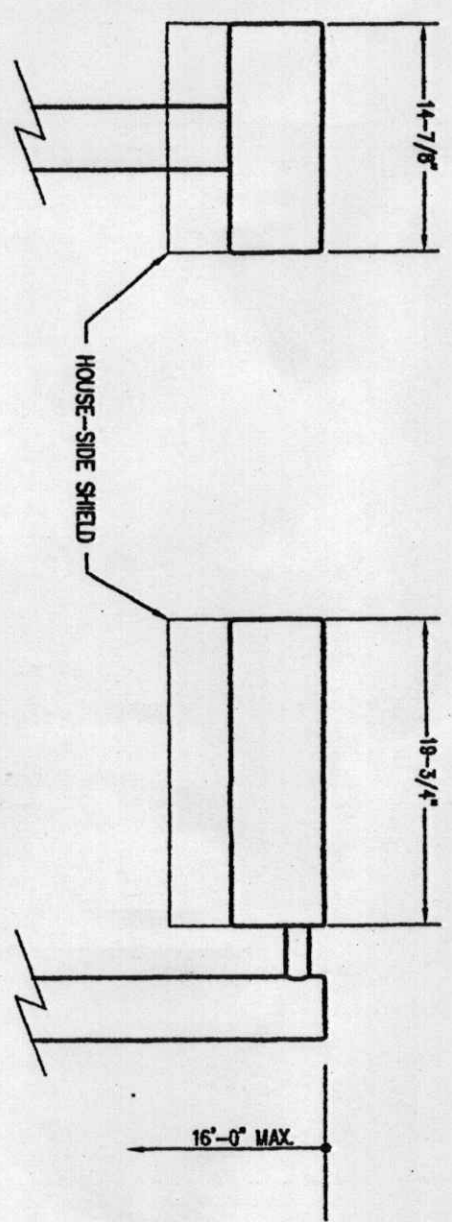
Bicycle Rack Detail



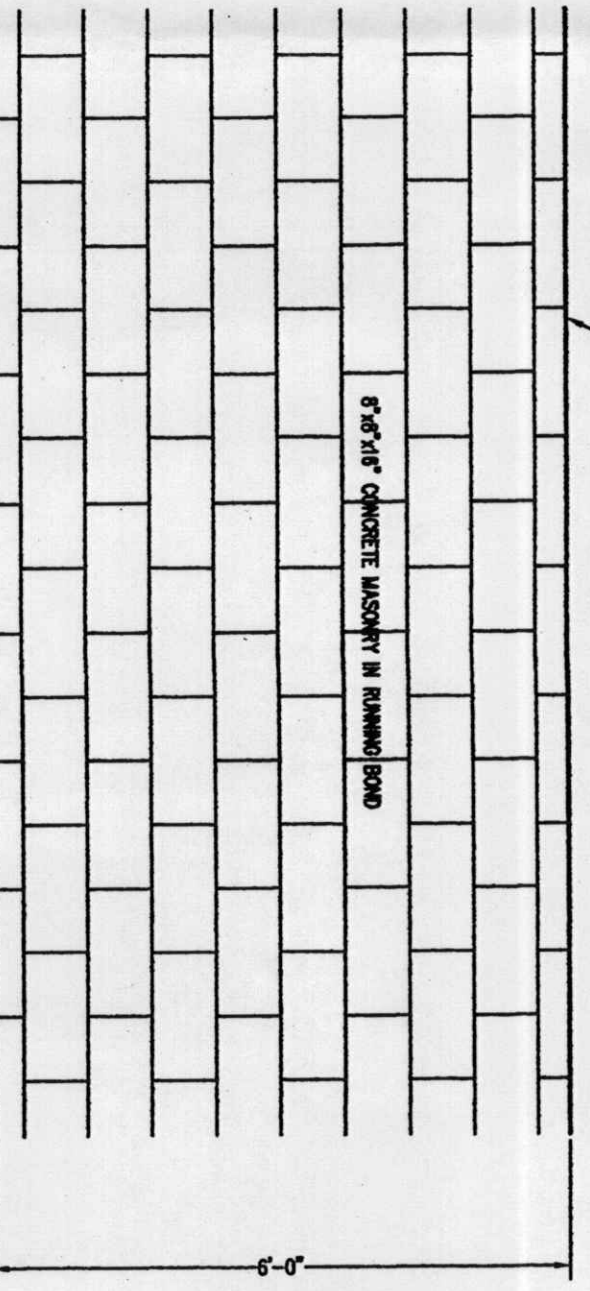
Bicycle Rack Detail
Scale 3/8"=1'-0"



UNDERNEATH



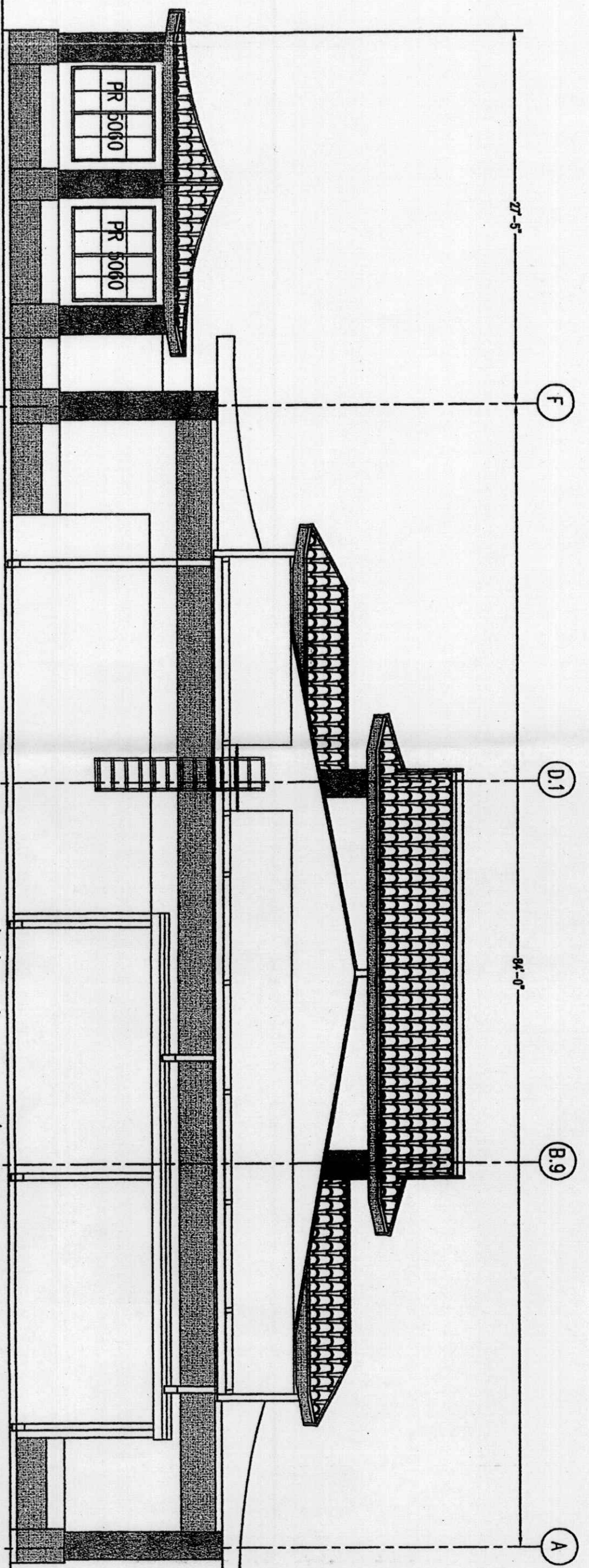
FRONT
NOTE: House-side shield will prevent light spillage onto adjacent residential properties.
Light fixture shall match the color and type of lighting used at Cottonwood Crossing I.
Area Light Detail
Not to Scale



NOTE: Wall shall match the color and materials of wall used at Cottonwood Crossing I.
Fence Detail
Scale 1/2"=1'-0"

REAR (EAST) ELEVATION

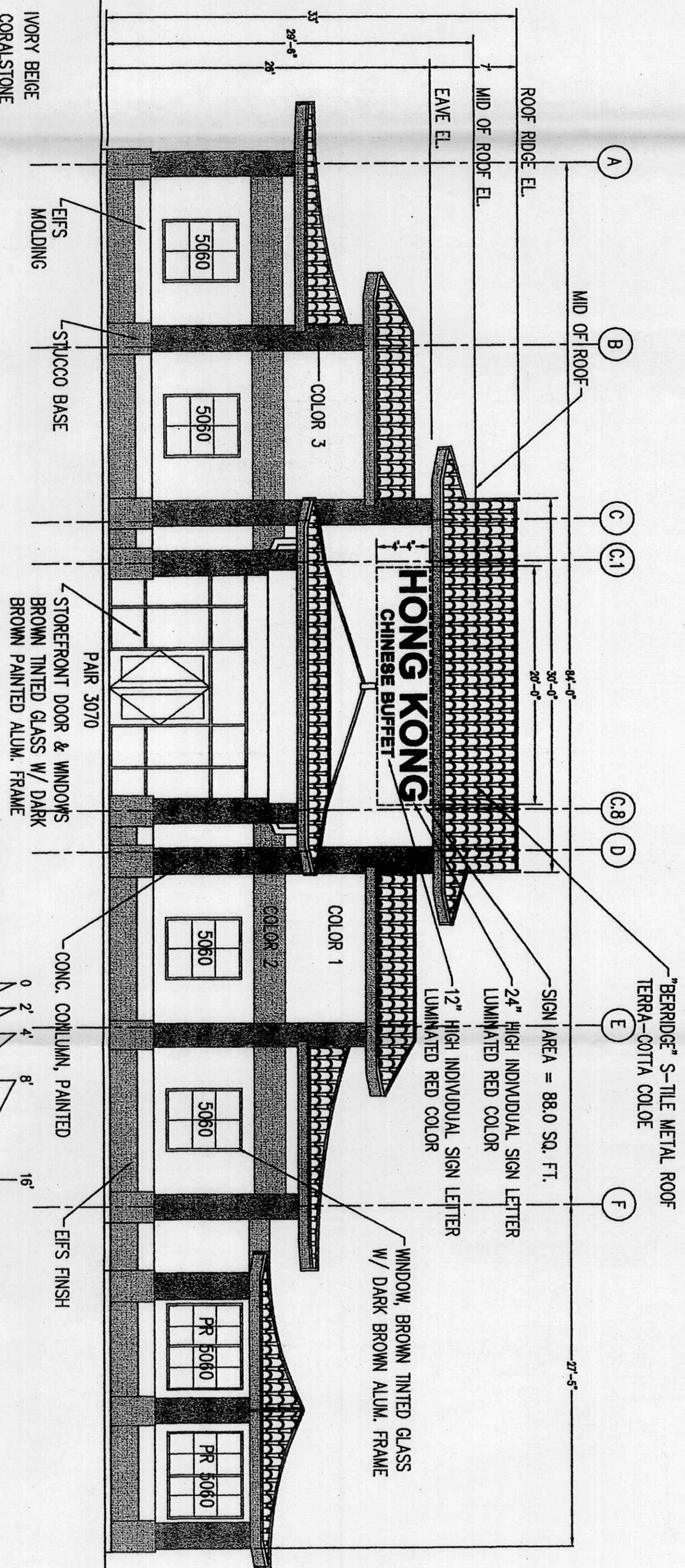
1/8" = 1'-0"



- COLORS
1. IC # 491 IVORY BEIGE
 2. IC # 335 CORALSTONE
 3. IC # 192 CRIMSON RED

FRONT (WEST) ELEVATION

1/8" = 1'-0"

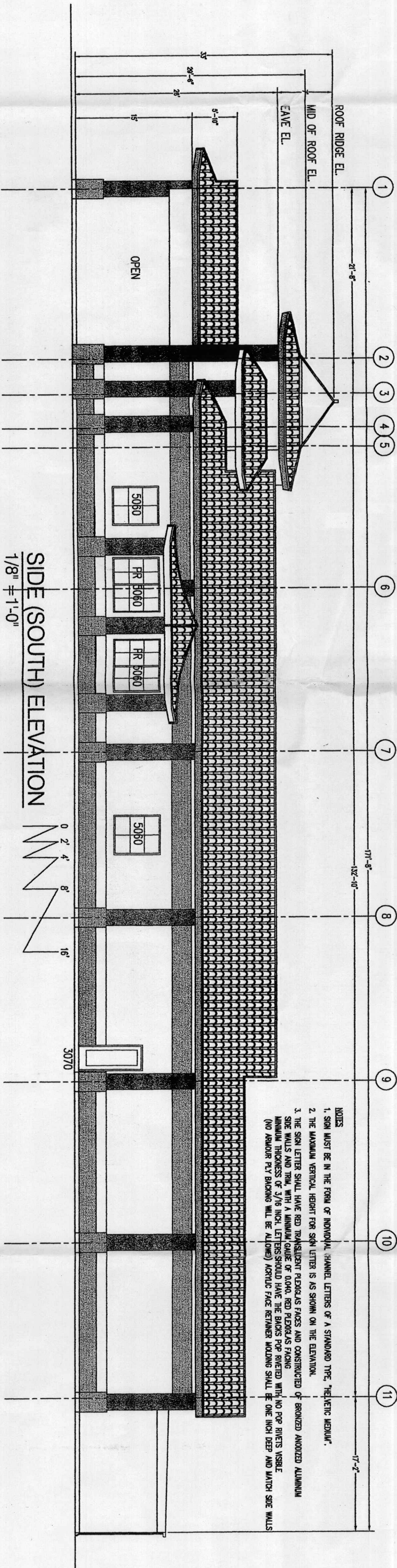


NOTES

1. SIGN MUST BE IN THE FORM OF INDIVIDUAL, UPPERCASE, LETTERS OF A STANDARD TYPE, "HEAVY KERNAL".
2. THE MAXIMUM VERTICAL HEIGHT FOR SIGN LETTER IS AS SHOWN ON THE ELEVATION.
3. THE SIGN LETTER SHALL HAVE RED TRANSLUCENT BACKLIT FACES AND CONSTRUCTED OF BRONZED ANODIZED ALUMINUM. SIGN LETTERS AND SIGN OF 3/4" MIN. THICKNESS TO BE USED. SIGN LETTERS SHALL BE 1/4" MIN. DEEP AND MATCH SIDE WALLS (NO ADVANCE TV BACKING WILL BE ALLOWED) VERTICAL FACE RETAINER MOLDS SHALL BE ONE INCH DEEP AND MATCH SIDE WALLS.

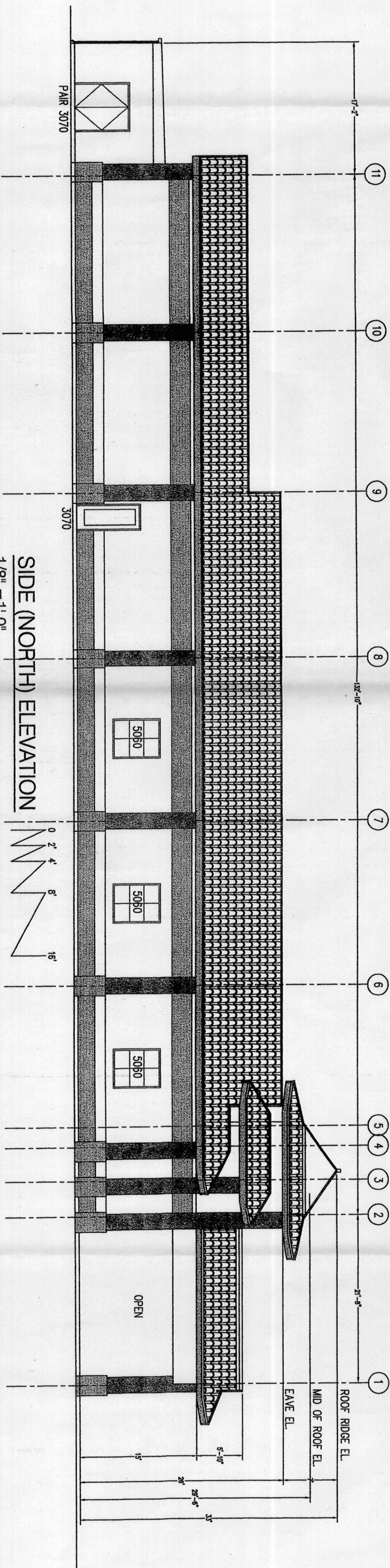
SIDE (SOUTH) ELEVATION

1/8" = 1'-0"



SIDE (NORTH) ELEVATION

1/8" = 1'-0"



Hong Kong Chinese Buffet

10100 COORS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

KEN HOVEY, ARCHITECT

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308 NO. 0518
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A.1

