



Los Alamos County
Community Development Department
PLANNING & ZONING COMMISSION

Public Hearing Date: May 22, 2019
Subject: Case No. SIT-2019-0034
Property Owner: Shannon Corp, LLC / JEA Restaurant Group
Applicant: Agent Craig Calvert; Modulus Architects, Inc
Case Manager: Anita C Barela, Associate Planner

Case No. SIT-2019-0034:

Craig Calvert, of Modulus Architects, Inc agent for the JEA Restaurant Group, LLC., requests Site Plan Approval to re-develop a commercial property, located at 1247 Trinity Drive. The subject site was developed as a McDonald's restaurant and is currently vacant. The proposed development will consist of demolition of the existing structure, and construction of a new 2,163 Ft² drive-through fast food restaurant, with associated on-site parking and traffic circulation. The property contains 44,383 Ft² (1.02± acres), and is zoned DT-NCO (Downtown District, Neighborhood Center Overlay).

Motion Option 1:

I move to **approve** Case No. SIT-2019-0034, a request for Site Plan Approval to re-develop a property with a fast food restaurant and drive-through, with associated on-site landscaping, parking and traffic circulation, located at 1247 Trinity Drive, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following conditions of approval:

1. A revised Site Plan shall be prepared and submitted prior to filing an application for a Building Permit, incorporating all items identified during at the public hearing.
2. Signage and landscaping shall be placed so as not to impede sight distance at driveways. Provide sight triangles to demonstrate compliance with engineering and County standards at the time of Building Permit submittal. A signage detail shall be submitted for review and approval. All signage will be reviewed separately and requires approval of a separate sign permit.
3. All exterior lighting shall comply with County Code §16-276 (Outdoor Lighting) and with the New Mexico Dark Sky Protection Act (Article 74-12 NMSA 1978).
4. Approval of Building Permits is required prior to commencing construction. However, application for a Demolition Permit for removal of the existing structure and canopy may be made at any time.

I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

Motion Option 2:

I move to **deny** Case No. SIT-2019-0034, a request for Site Plan Approval to re-develop a property with a fast food restaurant, with associated on-site landscaping, parking and traffic circulation, located at 1247 Trinity Drive, due the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 – Development Code review criteria specified in §16-152A, for the following reasons:

1. ...

SUMMARY

Craig Calvert requests a Site Plan Approval (SIT) to construct a new Wendy's drive-through fast food restaurant, addressed as 1247 Trinity Drive, Los Alamos, NM. The subject property contains a total of 45,463 Ft² (1.0437± acres) of land area. The legal description of the subject property states that it is located in the Eastern Area 2 subdivision.

In accordance with the provisions of the Los Alamos County Development Code, this Site Plan is required to meet each of the required criteria as found in §16-152A of the Los Alamos County Development Code. In addition, since the subject property is located in the Downtown District, it must also be in compliance with §16-578, Downtown District Development Standards, in order to be approved.

The site to be re-developed contains a vacant building that was formerly a fast food restaurant. That business ceased operation approximately 2 years ago. The existing vacant building will be demolished and replaced with a freestanding 2,163 Ft² Wendy's Fast Food restaurant with a drive-through.

The subject property is located on the south side of Trinity Drive just west of Knecht St. and is bordered by a self storage rental business (J & L SELF STORAGE & VANS LLC) to the south and west, a gas station (Smith's Fuel Center) to the east, and also on the east a car wash (LA Quick Wash) and the Los Alamos National Bank to the north. There are no fences or walls currently located on either the east or west property boundaries.

The proposed structure will measure 50-feet, 8-inches in length by 36-feet, 7-inches in depth for the indoor seating. A covered outdoor seating area will measure 24-feet in length by 36-feet, 7-inches in depth. The greatest height of a parapet on the roof of the building is 21-feet, 8-inches above grade. The maximum allowable structure height within this District is 45 feet.

The total structural footprint area of the proposed development is 2,163 Ft². This footprint yields a lot coverage factor of 4.7%. There is no maximum lot coverage requirement within this District.

Parking: Twenty-eight (28) parking spaces, including two (2) ADA-accessible parking spaces, will be provided. Sec. 16-370 Off-Street parking Requirements for drive through restaurants: 1 Space per 100 Square foot of net usable floor space plus stacking for 10 cars. The square footage of the interior of the building is broken down as follows:

- Customer (Retail) Space: 1,730 Ft²
- Office, Storage, and Restroom: 432 Ft²

The total net usable floor area is 1,730 Ft². Based on this calculation, a total of 18 parking spaces are required.

The applicant's site plan shows that it designates 26 spaces plus +2 handicap parking spaces. They also show space for the stacking of 10 cars.

Landscaping: The Landscape Plan submitted in support of this development illustrates that existing trees will be preserved, to the extent possible. The Plan illustrates that an additional 14 trees and 50+ shrubs and groundcover will be planted. Each tree planted will be at least six-feet tall at planting. Ground cover will be bearberry, Boxwood, Reed Rrass, Butterfly Bush, Buffalo Juniper and some landscape boulders and gravel. The landscape design emphasizes native plants that are sufficiently hardy for the Los Alamos area.

Landscape performance standards include: New trees proposed shall have a minimum trunk caliper of 2-inches, measured at 4½-feet above grade. A minimum of 15% of the site shall be landscaped. All landscaping shall be completed prior to the issuance of final Certificate of Occupancy, and no later than three months after construction of all structures, unless approved by the Community Development Director [§16-574(a)(11)].

The Landscape Plan submitted in support of this Site Development Plan meets the Landscape Performance Standards contained in §16-574 of the Los Alamos County Development Code.

Trash pickup and disposal will be via a dumpster, sited at the southeastern corner of the subject property.

All proposed construction is located outside the Special Flood Hazard Area Zone, according to the Flood Insurance Rate Map (Panel No. 35028C0045C).

The subject property is located within the Downtown District. Section 16-582 – Downtown District Architectural Standards, of the Los Alamos Development Code, beginning at paragraph (e), states:

(e) *Exterior building materials. The exterior walls of buildings and structures shall consist of a mixture of two or more predominant exterior building materials from the list of allowable predominant building materials shown below. For the purposes of this section, "predominant exterior building materials" shall mean those exterior building materials whose total area when taken together constitute 60 percent or more of a building's total exterior wall surfaces visible to public view, excluding windows and doors. Furthermore, except for portions of exterior walls not open to public view, the exterior walls of buildings and structures shall not contain materials from the list of non-permitted exterior building materials also shown below. A variety of other exterior, non-predominant wall materials including window glass, metal panels, and decorative concrete block may be utilized constituting the remaining 40 percent or less of exterior walls. Figure 16-582-2 at the end of this section illustrates materials from each of the three categories of materials listed below.*

(1) *List of allowable predominant exterior building materials.*

- a. *Stucco or artificial stucco;*
- b. *Natural stone;*
- c. *Clay brick and pre-assembled clay brick panels;*
- d. *Exposed timbers, logs, or wood trim;*
- e. *Any other materials that convincingly match the appearance of these materials.*

(2) *List of non-permitted exterior building materials.*

- a. *Exposed poured-in-place concrete except that decorative pre-cast units resembling stone shall be allowed;*
- b. *Plain concrete block whether painted or unpainted;*

- c. *Plywood panels whether plain or decorative;*
 - d. *Vinyl and aluminum siding and all horizontal lap siding regardless of material.*
- (3) *List of allowed non-predominant exterior building materials.*
 - a. *Decorative precast concrete block;*
 - b. *Metal panels and trim;*
 - c. *Glass;*
 - d. *Any other exterior material except those on the non-permitted list in subsection (e)(2) above.*
- (f) *Exterior building wall colors. To avoid visual monotony, all downtown buildings shall feature at least a three-color scheme on exterior walls, consisting of two predominant colors and at least one accent color. The term "exterior color" may either mean the natural color of allowed materials such as stone, or applied colors drawn from a palette of natural earth tones and vegetation tones such as those found in the county natural environment and illustrated in figure 16-582-3 at the end of this section. Such earth tones include shades of buff, reddish brown, cream, and ochre. Such vegetation tones include shades of olive, green, tan, and light brown and gray-brown. For the purposes of this section, "predominant exterior colors" shall mean two exterior building colors whose total area when taken together constitute 60 percent or more of a building's total exterior wall surfaces open to public view excluding windows and doors. The requirement for a three-color scheme may be met through the use of two predominant exterior colors plus the use of an accent color. There are no limitations on the choice of accent colors but such colors should be carefully chosen to complement the predominant color scheme and character of the building's architectural design.*
- (g) *Roof forms, materials, and colors. A variety of building roof shapes is permitted and the mixture of both flat and sloped roofs on a single building is encouraged to promote visual interest and complex massing as described in subsection (h) below. A variety of building roof materials is permitted with the exception that sloped roofs visible to public view shall be sheathed with shingles, architectural metal panels, decorative clay tiles, or similar decorative materials. Rubber or asphalt roll roofing or tar and gravel roof systems shall not be used except on flat roofs behind parapet walls or on other roof areas not generally visible to public view. A variety of roof colors may be used except that strong primary colors and highly reflective colors and highly reflective metal surfaces are strongly discouraged.*
- (h) *Requirement for complex architectural massing. Architectural massing refers to the way a building is shaped. Building designs featuring a single geometric shape such as a simple rectangle shall not be allowed. The requirement for complex massing may be met by building designs featuring a variety of parapet heights, varying building wall setbacks or balconies, a variety of roof forms, and an irregular building footprint. Figure 16-582-4 illustrates examples of complex massing found in existing county buildings as well as examples of buildings that would not meet this requirement.*
- (i) *Requirement for four-sided design. All sides of a building open to public view shall employ architectural features such as windows, a variety of colors, patterns, and complex massing to achieve visual interest especially at the pedestrian level. Flat, blank walls along public rights-of-way shall not be allowed. Figure 582-5 illustrates examples of existing building that would and would not meet this requirement.*

- (j) *Screening of roof-top mechanical equipment. Roof-top mechanical equipment 12 inches or more in diameter shall be screened by a parapet wall or other devices at least as high as the equipment to be screened. Where such equipment presents a uniform rectangular profile against the sky, the sides of the equipment may function as the screen if such sides are painted to blend with the adjacent parts of the building. The requirement to screen roof-top mechanical equipment shall not apply to electronic communication equipment such as satellite dishes and antennae that rely on a clear line of sight to function, but wherever possible such communication devices should be placed in such a manner as to minimize their impact on public views from surrounding streets. Other provisions notwithstanding, this section requirements shall not be interpreted to mean that roof-top mechanical equipment will never be in view from the ground. Figure 16-582-6 shows existing situations that would and would not meet these screening requirements.*
- (k) *Architectural styles. A variety of architectural styles and design themes are permitted, but to the maximum extent practicable, the design of new buildings in the downtown should reflect or interpret design themes of existing key downtown Los Alamos buildings as illustrated in figure 16-582-1.*

Elevations Submitted: To comply with these standards, the proposed construction materials include Exterior Insulation and Finish System (EIFS) in red, grey, and tan, accented by various metals (used for the banding feature), and natural colors, including “dark bronze” as a main color, and powder coat paint in black and dark grey ; Anodized metal accents will also provide architectural relief to the proposed structure. The total window surface area does not exceed 40% of the total exterior wall surfaces.

To meet Architectural Massing requirements, the proposed structure features a variety of roof parapet styles and heights, an irregular footprint accented with a well-balanced series of rectangular architectural features that avoids long stretches of flat walls, and the use of multiple types of building materials and colors.

No waivers, per §16-572 and §16-157, are requested for development of this project.

One (1) public comment has been received by the Community Development Department as of Friday, May 17, 2019.

LOS ALAMOS COUNTY DEVELOPMENT CODE REQUIREMENTS – SITE PLAN APPROVAL REQUIREMENTS

Sec. 16-152. – Site plan required.

- (a) An approved or conditionally approved site plan shall be required for all development(s) of property or alteration or addition to existing structures.***

SITE PLAN REVIEW CRITERIA

Sec. 16-152A. – Site plan review criteria.

During the course of their review of any site plan, the IDRC shall utilize the following criteria in formulating a recommendation to the community development director or the planning and zoning commission; and the community development director or the planning and zoning commission shall utilize the following criteria in making its determination of approval, conditional approval or denial:

(a) The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.

Applicant Response: Development - Land Use Policy 2: Generally keep development contained within current development boundaries (prevent sprawl). The subject site is a previously developed, and now vacant, downtown property which is within the current development boundary.

Redevelopment - Land Use Policy 1: Address abandoned or blighted properties. The proposed project is a redevelopment of a vacant commercial development. Exhibit 35 –Downtown Redevelopment Opportunities identifies this site as "Aged Storefront" in the comprehensive plan. Redeveloping the subject site into a new restaurant will eliminate the current vacancy and address this policy.

Downtown - Goal 1: Create a vibrant, pedestrian friendly downtown that includes a central gathering place, nighttime entertainment and more retail stores and restaurants. This redevelopment will bring a new restaurant to the downtown Los Alamos neighborhood which is pedestrian friendly. The massing, materials and exterior finishes of the new building are attractive and inviting. The new covered front patio creates a comfortable transition from the outdoor environment to the indoor dining space. The subject site will have a new sidewalk connecting the existing public sidewalk, on the south side of Trinity Drive, to the new outdoor patio and main entrance to the building. The sidewalk will be surrounded by new landscaping which will provide a visually pleasing experience for the pedestrian visiting the development.

Staff Comment: The proposed Site Plan supports several goals and policies in the Comprehensive Plan that support the Comprehensive Plan Goals and Policies 3.2 Development, redevelopment and Downtown:

Economic Development – Vitality: *"Promote a strong and diverse economic base by encouraging new business growth."* [Page 34]

Economic Development – Financial Stability: *"Significantly improve the quantity and quality of retail business."* [Page 34]

Development, Redevelopment & Downtown: Economic Vitality Policies: *"(3) Actively solicit new development opportunities."* [Page 76].

Development, Redevelopment & Downtown: Land Use Policies: *"(2) Generally keep development contained within current development boundaries (prevent sprawl)."* [Page 77]

The proposed commercial development is in conformance with the core themes, goals, policies and strategies of the 2016 Comprehensive Plan.

(b) Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.

Applicant Response: This redevelopment will maintain/reuse the existing driveways along Trinity Drive. Vehicles will enter the site from the existing two-way west driveway and exit at the existing east driveway. There is also an exit lane at the west driveway. The internal vehicular circulation is one-way with 60 degree angled parking, on the outer edge of the property, and the drive through lane on the inside against the building. The oneway circulation, along with the angled parking, ensures that all the vehicles are moving in the same direction and significantly minimizes the possibility of vehicles driving in the wrong direction. There are also directional signs and pavement markings that aid the driver. The drive through lane has a

10 car stacking que, as required by the Downtown Standards Ordinance, which will limit vehicular congestion. The pedestrian access to the building is from a private sidewalk between, and separated from, the two existing driveway entrances. Pedestrians only have to cross one lane of traffic, on the north side of the building, which is the least congested due to the one-way vehicular circulation..

Staff Comment:

Based on the ratio of required parking per net square feet of usable floor area, specified at one (1) parking space per 100 square feet of floor area in Section 16-370, the number of parking spaces illustrated (28) meets this Code requirement. [Planning].

The applicant shall make ADA ramp improvements to the frontage sidewalk along Trinity Drive. ADA ramps should be shown at the handicap parking spaces.

Provide additional storage and queuing capacity for the drive-up service window to mitigate traffic overflow onto Trinity Drive (NM 502) during the noon peak hour—the western and southern portions of the lot may be utilized in similar fashion as the previous use.

Provide delivery truck turning templates to demonstrate adequate truck ingress/egress—provide site plan adjustments to accommodate delivery trucks as necessary. [Engineering]

The Los Alamos Environmental Services division's double dumpster enclosure specs require Bollards must be 18" from the back and side walls of the 10' x 21' enclosure. [Public Works, Environmental Services]

18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

(There is no reduction available for this requirement for commercial structures.)

18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

18.5.4.2 The aggregate fire flow capacity of all fire hydrants within 1000 ft (305 m) of the building, measured in accordance with 18.5.1.4 and 18.5.1.5, shall be not less than the required fire flow determined in accordance with Section 18.4.

The minimum fire flow for this building is 1500. [Fire]

(c) The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.

Applicant Response: The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.

The design of the subject site will reduce the amount of impervious area from that of the existing development. The current drainage on this site does not include on-site storm water ponding areas. Therefore, the quantity of storm water runoff discharge for the redevelopment will be less than the postdevelopment flows in its current condition. For this reason, no on-site ponding is currently proposed. Please refer to the "Proposed Conditions" narrative in the Drainage Summary on sheet C2.1 for additional information

Staff Comment: Provide on-site storm water detention to mitigate drainage impacts to adjacent lots—above ground first flush Low Impact Development (LID) ponding methods in combination with landscaping, or underground detention options may be utilized. [Engineering]

(d) The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.

Applicant Response: The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easements shall be terminated without provision of alternate service, and all new services shall be provided. There are currently three existing easements on the subject site. There is a utility easement of varying width along the north and west property lines that will be maintained for this development. There is a 30' ingress and egress easement along the west propem line that will be maintained and there is a 15' no-build easement along the south property line that will also be maintained.

Staff Comment: All necessary easements exist for serving the site with public utilities. [Public Utilities Department]

(e) The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.

Applicant Response: The site plan shall include conceptual landscape plans that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575. A conceptual landscape plan has been prepared for the subject site in accordance with sections 16-574 and 16-575 of the Development Code. The proposed landscape area exceeds the required 5% of the overall site.

Staff Comment: The Landscape Plan submitted in support of the revised Site Plan exceeds the minimum five percent requirement for landscaping material, as required by Section 16-574 and Section 16-575 of the Los Alamos County Development Code. It is strongly recommended that all existing trees be protected during construction. A detail note shall be placed on the revised landscape and construction plans. [Planning]

(f) Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.

Applicant Response: Parking lots, outside storage areas, outside mechanical equipment and outside lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way. The parking areas are screened by landscape areas on all property edges. The north parking area, along Trinity Drive, has a 20 foot deep landscape area to buffer it

from the public right-of-way. The outside mechanical equipment is rooftop mounted and is screened by the building's parapet walls.

Staff Comment: All exterior lighting shall be compliant with §16-276 of the Los Alamos County (Development) Code as well as the tenets of the New Mexico Night Sky Protection Act (Chapter 74 Article 12 NMSA 1978, Night Sky Protection). [Planning]

The site plan should show the proposed site lighting pole locations. A photometric plan will be required with the building permit submittal. [Engineering]

(g) Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.

Applicant Response: The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, street, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the County's construction standards. At the conceptual site planning phase, it is believed that the existing public services and facilities are adequate to serve this redevelopment because the new use is identical to the previous use. However, if public services or facilities need to be improved/upsized, they will be designed to conform to the requirements of the County's construction standards.

Staff Comment: Staff requests a preliminary grading plan be submitted as part of the review package. The drainage calculations and lighting photometrics will be required with the building permit submittal. [Engineering]

Applicant is coordinating with the Department of Public Utilities, but will need to provide information regarding gas and electric load requirements, as well as any other needs for water service, such as fire-suppression systems, etc. [Public Utilities Department]

(h) The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.

Applicant Response: Structures, site grading, and all other aspects of the development shall meet with all applicable design standards or guidelines, as may be adopted and made part of this code, and shall preserve, in the extent practical, outstanding topographic features and natural amenities on the site.

Staff Comment: The gas and electric utility services & meter sizes must be coordinated with Los Alamos County Department of Public Utilities regarding load requirements for both electric and gas (mechanical) appliances. If the building is to be sprinkled (for fire suppression), then a new fire line will need to be installed (i.e. 4" tap w/ DI pipe) to the fire riser. [Utilities]

(i) Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.

Applicant Response: N/A.

Staff Comment: Since the proposed development is commercial in nature, this Criteria is not applicable [Planning].

STAFF AND INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) RECOMMENDATION

Staff review has determined that the application meets the criteria for approval of a Site Plan. IDRC review of the SIT application occurred on April 25, 2019. There were a number of issues that were discussed at the IDRC meeting, including the fire department's concern that, "A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building." Also, if the building is going to have a sprinkler system, requirements will change. The City Engineer also expressed concern over the submitted on site storm water detention, provide ADA ramps within the parking lot and along the sidewalk fronting Trinity Drive. By recommending the incorporation of a number of improvements, the IDRC supports approval of the project, and has forwarded a favorable recommendation to the Planning and Zoning Commission, subject to the conditions outlined within the body of this report and subject to testimony entered at the public hearing.

FINDINGS OF FACT

- The petition is for review and approval of a Site Plan Application for a proposed commercial project, consisting of a drive-through fast food restaurant with associated landscaping, parking and traffic circulation, to be located at 1247 Trinity Drive.
- Public notification for this case has been completed in accordance with §16-192 of the Los Alamos County Development Code. Notice of the public hearing was published pursuant to the Los Alamos County Development Code, and notice was mailed to all property owners within one hundred (100) yards/three hundred (300') feet of the subject property boundaries, notifying the public of the place, date, and time of the public hearing.
- The subject property currently houses a vacant, drive-through restaurant building.
- The subject property contains approximately 44,383 Ft² of land area (1.02 ± acres).
- The subject property is zoned DT-NCO (Downtown District, Neighborhood Center Overlay), as described in §16-533 and §16-582 of the Los Alamos County Development Code.
- Commercial land uses are permitted uses in the DT-NCO zoning district, per the Use Index Table contained in §16-287 of the Los Alamos County Development Code.
- Issues brought forward at the IDRC meeting conducted on April 25, 2019 have been or will be adequately addressed by the applicant via the submission of a revised Site Plan that incorporates all IDRC comments.
- Issues presented during the Planning & Zoning Commission review of the initial Site Plan Application petition will be addressed in a revised Site Plan Application submittal.

EXHIBITS

Exhibit A: Application/Vicinity Map/Aerial Photo

Exhibit B: Site Plan; Elevations; Landscape Plan; Civil Set Plans

Exhibit C: Map and List of Property Owners within 100 Yards (300 Feet)

SITE PLAN APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Address and Use of Property to which the application applies:

Current Use: ☐ Vacant Other: _____

Zoning District: _____ Acreage: _____ Lot Coverage: _____ Related Applications (if any): _____

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: _____ Phone: _____ Cell #: _____
Please Print

Company Name: _____

Address: _____ Email: _____

SIGNATURE

DATE

PROPERTY OWNER

☐ Check here if same as above

Name: C. Shannon Cde Baca, Shannon Corp Phone: 505-662-6000 Cell #: 402-981-4664
Please Print

Address: 1247 Central Suite E, Los Alamos Email: Scdebaca32@msn.com
Owner's Address

My signature below indicates that I authorize the Applicant to make this Amendment application on my behalf.

C. Shannon Cde Baca

3/18/2019

SIGNATURE

DATE

Pre-Application Meeting Date(s): _____

IDRC Date: _____

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Date of Submittal: _____

Staff Initial: _____

CDD Application Number: _____

Fees Paid: _____

SITE PLAN REVIEW CRITERIA

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-152A establishes the following criteria for recommendation by IDRC, or for determination by the CDD Director or P&Z, of approval, conditional approval or denial of the application. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) *The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.*

Refer to attached narrative letter.

- (b) *Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.*

Refer to attached narrative letter.

- (c) *The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.*

Refer to attached narrative letter.

- (d) *The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.*

Refer to attached narrative letter.

- (e) *The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections [16-574](#) and [16-575](#).*

Refer to attached narrative letter.

- (f) *Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.*

Refer to attached narrative letter.

- (g) *The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.*

Refer to attached narrative letter.

- (h) *Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.*

Refer to attached narrative letter.

- (i) *Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.*

SUBMITTALS:

Provide all information necessary for a complete review of the Site Plan request. Check each of the boxes to indicate which information you have provided. Provide two hard copies of all plans and also provide one complete copy of all materials on disk:

- ☐ Agent Authorization, if applicable.
- ☐ Proof of property ownership (Warranty deed, recorded Plat, etc.).
- ☐ Scaleable copies of Site Plan drawings including:
 - ☐ Footprint and square footage of all buildings and structures on the site.
 - ☐ Building/structure elevations.
 - ☐ Existing and proposed lot coverage.
 - ☐ All existing and proposed easements.
 - ☐ All existing and proposed setbacks.
 - ☐ Existing and proposed trails.
- ☐ Preliminary Landscape Plan.
- ☐ Preliminary Grading and Drainage Plan.
- ☐ Preliminary Utilities Plan.

Note: Final construction plan set will be required at Building Permit.

Additionally, per Sec. 16-571, at or before the first IDRC meeting, the County Engineer may require the following Impact Studies:

- ☐ Traffic impact analysis (TIA).
- ☐ Stormwater drainage report.
- ☐ Utility capacity analysis.
- ☐ Soils report.
- ☐ Other. Describe: _____

You are advised to meet with the County Engineer early in the planning process to determine which studies will be required.

Please provide any other information that you believe is relevant to or supports this application.



Los Alamos County
Planning & Zoning Commission
Mr. Terry Priestley, Chair
1000 Central Avenue
Los Alamos, New Mexico 87544

April 16, 2019

RE: SITE PLAN FOR 1247 TRINITY DRIVE, LOS ALAMOS, NM 87544 (TRACT 'A' BROWN SUBDIVISION – 1.0437 ACRES)

Mr. Priestley and members of the Planning & Zoning Commission,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents JAE Restaurant Group, LLC, hereafter referred to as “Applicant”. We, “Agent” are requesting approval of a Site Plan for Tract ‘A’ BROWN SUBDIVISIONS, A CONT 1.0437 AC. The parcel (the “subject site”) is 1.04 acres in size, zoned DT-NCO and is located on the south side of Trinity Drive just west of Knecht St. The subject site is currently developed as a McDonald’s restaurant and is currently vacant.

The purpose of the Site Plan Application is to allow for the redevelopment of this site. The Applicant is proposing to construct a new Wendy’s restaurant with a Drive Through. Our team is very dedicated to ensuring this project is developed with the highest regard for its customers, neighbors and its community.

The subject site is governed by the Los Alamos Comprehensive Plan, the Los Alamos County Development Code and the Downtown Los Alamos Architectural Standards Ordinance. The site is zoned DT-NCO (Downtown – Neighborhood Center Overlay) in which a restaurant, with a drive through, is a permissive use. Our request is to redevelop this vacant parcel into a 2,163 square foot commercial restaurant with associated site development to include parking, storm drainage, landscaping and necessary utility services. This development will be in keeping with the goals/policies of the Comprehensive Plan and the requirements of the Development Code and the Downtown Los Alamos Architectural Standards Ordinance.

CONFORMANCE TO THE CRITERIA LISTED IN THE DEVELOPMENT CODE, SEC. 16-152A:

(a) The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the County.

Development – Land Use Policy 2: Generally keep development contained within current development boundaries (prevent sprawl).

The subject site is a previously developed, and now vacant, downtown property which is within the current development boundary.

Redevelopment – Land Use Policy 1: Address abandoned or blighted properties.

The proposed project is a redevelopment of a vacant commercial development. *Exhibit 35 – Downtown Redevelopment Opportunities* identifies this site as “Aged Storefront” in the comprehensive plan. Redeveloping the subject site into a new restaurant will eliminate the current vacancy and address this policy.

Downtown – Goal 1: Create a vibrant, pedestrian friendly downtown that includes a central gathering place, nighttime entertainment and more retail stores and restaurants.

This redevelopment will bring a new restaurant to the downtown Los Alamos neighborhood which is pedestrian friendly. The massing, materials and exterior finishes of the new building are attractive and inviting. The new covered front patio creates a comfortable transition from the outdoor environment to the indoor dining space. The subject site will have a new sidewalk connecting the existing public sidewalk, on the south side of Trinity Drive, to the new outdoor patio and main entrance to the building. The sidewalk will be surrounded by new landscaping which will provide a visually pleasing experience for the pedestrian visiting the development.

(b) Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.

This redevelopment will maintain/reuse the existing driveways along Trinity Drive. Vehicles will enter the site from the existing two-way west driveway and exit at the existing east driveway. There is also an exit lane at the west driveway. The internal vehicular circulation is one-way with 60 degree angled parking, on the outer edge of the property, and the drive through lane on the inside against the building. The one-way circulation, along with the angled parking, ensures that all the vehicles are moving in the same direction and significantly minimizes the possibility of vehicles driving in the wrong direction. There are also directional signs and pavement markings that aid the driver. The drive through lane has a 10 car stacking queue, as required by the Downtown Standards Ordinance, which will limit vehicular congestion. The pedestrian access to the building is from a private sidewalk between, and separated from, the two existing driveway entrances. Pedestrians only have to cross one lane of traffic, on the north side of the building, which is the least congested due to the one-way vehicular circulation.

(c) The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county’s storm drainage construction standards or such other ordinances or storm water management plans as may exist.

The design of the subject site will reduce the amount of impervious area from that of the existing development. The current drainage on this site does not include on-site storm water ponding areas. Therefore, the quantity of storm water runoff discharge for the redevelopment will be less than the post-development flows in its current condition. For this reason, no on-site ponding is currently proposed. Please refer to the “Proposed Conditions” narrative in the Drainage Summary on sheet C2.1 for additional information.

(d) The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easements shall be terminated without provision of alternate service, and all new services shall be provided.

There are currently three existing easements on the subject site. There is a utility easement of varying width along the north and west property lines that will be maintained for this development. There is a 30’ ingress and egress easement along the west property line that will be maintained and there is a 15’ no-build easement along the south property line that will also be maintained.

- (e) The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.*

A conceptual landscape plan has been prepared for the subject site in accordance with sections 16-574 and 16-575 of the Development Code. The proposed landscape area exceeds the required 5% of the overall site.

- (f) Parking lots, outside storage areas, outside mechanical equipment and outside lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.*

The parking areas are screened by landscape areas on all property edges. The north parking area, along Trinity Drive, has a 20 foot deep landscape area to buffer it from the public right-of-way. The outside mechanical equipment is rooftop mounted and is screened by the building's parapet walls.

- (g) The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the County's construction standards.*

At the conceptual/site planning phase, it is believed that the existing public services and facilities are adequate to serve this redevelopment because the new use is identical to the previous use. However, if public services or facilities need to be improved/upsized, they will be designed to conform to the requirements of the County's construction standards.

- (h) Structures, site grading, and all other aspects of the development shall meet with all applicable design standards or guidelines, as may be adopted and made part of this code, and shall preserve, in the extent practical, outstanding topographic features and natural amenities on the site.*

This redevelopment has been, and will continue to be, designed to be in compliance with the Los Alamos County Comprehensive Plan, the Los Alamos County Development Code and the Downtown Los Alamos Architectural Standards Ordinance. Any aspect of the project that is deemed non-compliant will be corrected prior to submitting for building permit review.

Commissioners, we have shown through our documentation and design, our intention to redevelop this property with thoughtful intent. We respectfully request that the Los Alamos County Planning & Zoning Commission support this important project and recommend it for approval.

Sincerely,



Craig Calvert, Senior Project Manager (Agent)

Modulus Architects, Inc.

100 Sun Ave NW, Suite 305

Albuquerque, New Mexico 87109

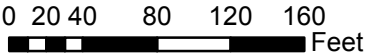
Main: (505) 348-1499

ccalvert@modulusarchitects.com

Vicinity Aerial Photo



All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors
associated with these data.



VICINITY MAP:

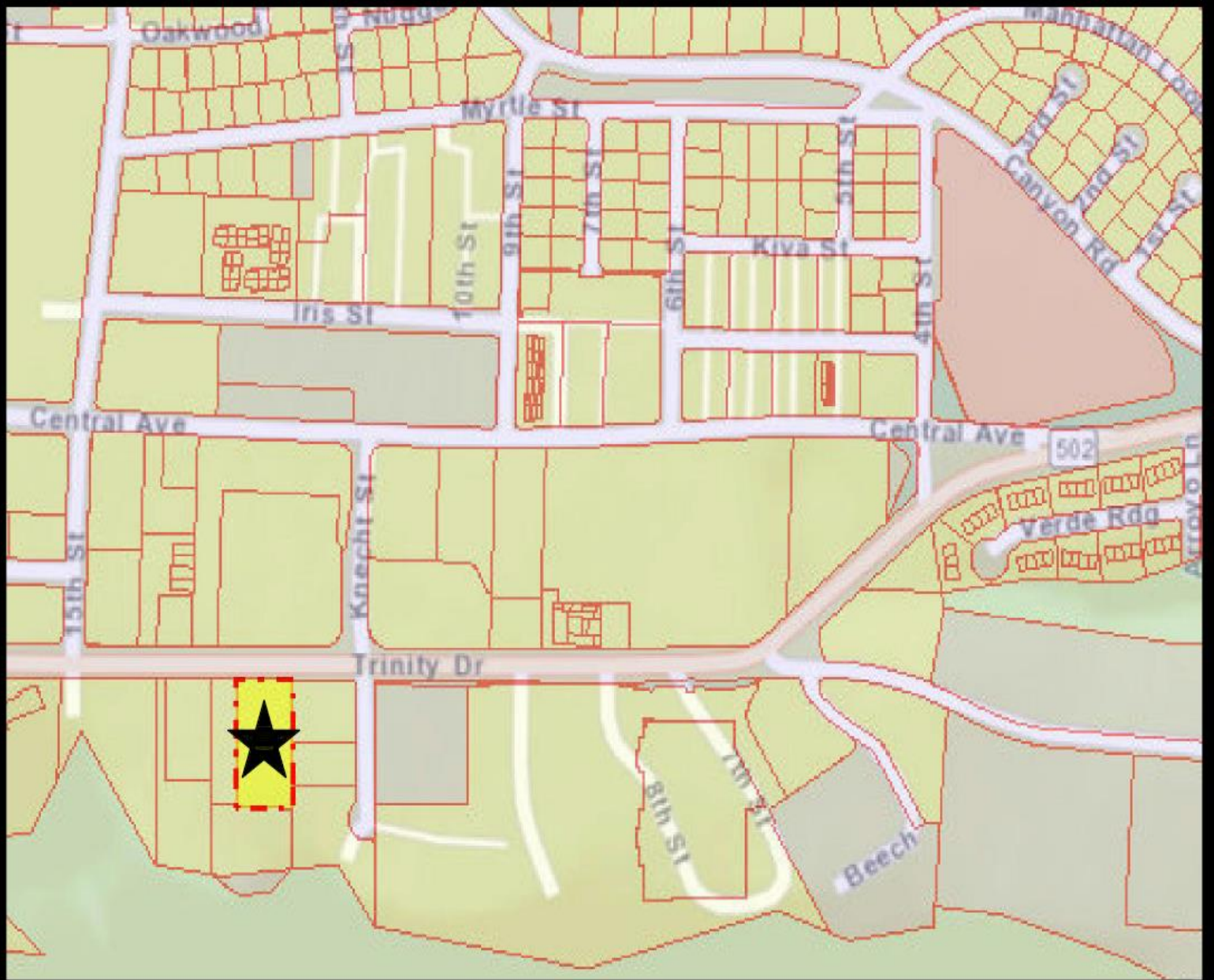


EXHIBIT B



SITE NUMBER	0000
BASE MODEL	SMART 30
ASSET TYPE	FRANCHISE
CLASSIFICATION	NEW
OWNER	JAE RESTAURANT GROUP
BASE VERSION	2018
UPGRADE CLASSIFICATION	
NEW BUILD	
PROJECT YEAR	2018
FURNITURE PACKAGE	XXX
DRAWING RELEASE	FALL 2018



MODULUS ARCHITECTS
 100 San Antonio Ave., Suite 305
 Albuquerque, N.M. 87109
 Phone: (505) 335-1499
 Fax: (505) 335-1498

PROJECT TYPE: NEW
 SMART 30



1247 TRINITY DRIVE
 LOS ALAMOS, NM 87544

DATE	10/10/2018
BY	WENDY'S
FOR	WENDY'S
PROJECT NUMBER	0000
DATE	10/10/2018
BY	WENDY'S
FOR	WENDY'S

PRELIMINARY
 NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

AS1.1



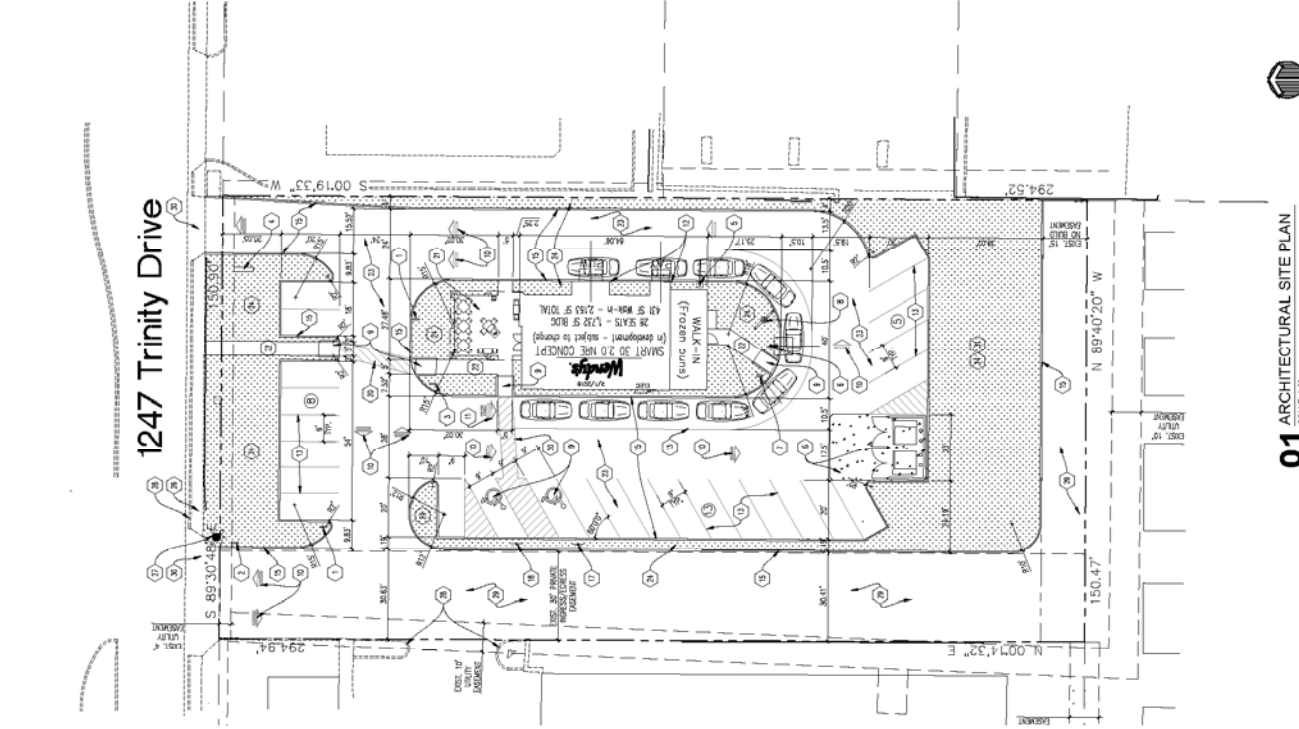
- CODED NOTES**
1. WALKWAY LIMITED TO 10' WIDE. SEE DETAIL 10/10/18.
 2. WALKWAY LIMITED TO 10' WIDE. SEE DETAIL 10/10/18.
 3. WALKWAY LIMITED TO 10' WIDE. SEE DETAIL 10/10/18.
 4. WALKWAY LIMITED TO 10' WIDE. SEE DETAIL 10/10/18.
 5. WALKWAY LIMITED TO 10' WIDE. SEE DETAIL 10/10/18.
 6. WALKWAY LIMITED TO 10' WIDE. SEE DETAIL 10/10/18.
 7. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 8. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 9. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 10. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 11. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 12. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 13. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 14. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 15. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 16. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 17. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 18. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 19. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 20. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 21. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 22. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 23. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 24. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 25. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 26. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 27. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 28. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 29. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 30. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 31. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 32. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 33. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 34. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 35. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 36. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 37. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 38. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 39. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 40. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 41. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 42. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 43. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 44. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 45. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 46. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 47. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 48. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 49. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 50. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 51. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 52. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 53. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 54. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 55. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 56. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 57. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 58. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 59. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 60. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 61. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 62. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 63. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 64. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 65. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 66. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 67. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 68. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 69. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 70. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 71. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 72. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 73. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 74. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 75. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 76. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 77. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 78. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 79. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 80. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 81. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 82. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 83. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 84. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 85. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 86. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 87. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 88. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 89. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 90. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 91. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 92. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 93. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 94. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 95. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 96. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 97. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 98. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 99. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.
 100. PRE-CAST CONCRETE DRIVE - SEE DETAIL 10/10/18.

SITE DATA:

PROJECT ADDRESS:	1247 TRINITY DRIVE
CROSS STREET:	TRINITY DR. & MYRTLE ST
LEGAL DESCRIPTION:	TRACT N, BROWN SUBDIVISION
PROPERTY SIZE:	1.044 ACRES
CURRENT ZONING:	DT-ACO
PROPOSED USE:	QUICK SERVICE RESTAURANT WITH DRIVE-THRU
BUILDING SIZE:	2,113 GROSS SQUARE FEET
BUILDING HEIGHT:	PARKING: 18'-3" AND 14'-10"
NUMBER OF STORES:	BLADE ELEMENT: 21'-0"
	1 STORY

PARKING DATA:

BUILDING DATA:	1,163 SF
TOTAL BUILDING AREA:	1,163 SF
PARKING REQUIREMENTS:	RATIO REQUIRED PROVIDED
OFF-STREET PARKING SPACES:	1/100 SF (MAX) 23 28
ACCESSIBLE PARKING SPACES:	28-35 SPACES 2
BIKE PARKING SPACES:	N/A - 2



01 ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"

SITE NUMBER	0000
BASE MODEL	SMART 30
ASSET TYPE	FRANCHISE
CLASSIFICATION	NEW
OWNER	JAE RESTAURANT GROUP
BASE VERSION	2018
UPGRADE CLASSIFICATION	
NEW BUILD	
PROJECT YEAR	2019
FURNITURE PACKAGE	500
DRAWING RELEASE	FALL 2019



MODULUS ARCHITECTS
 100 Sun Ave NE, Suite 305
 Albuquerque, NM 87109
 Phone: (505) 335-1499
 Fax: (505) 335-1496

PROJECT TYPE	NEW
	SMART 30



Wendy's
 1247 TRINITY DRIVE
 LOS ALAMOS, NM 87544

DATE	10/20/2019
BY	JAE
FOR	Wendy's
PROJECT NUMBER	000
REVISION	000
CREATED BY	JAE

PRELIMINARY
 NOT FOR CONSTRUCTION

LANDSCAPE PLAN

LS1.1

April 8, 2019

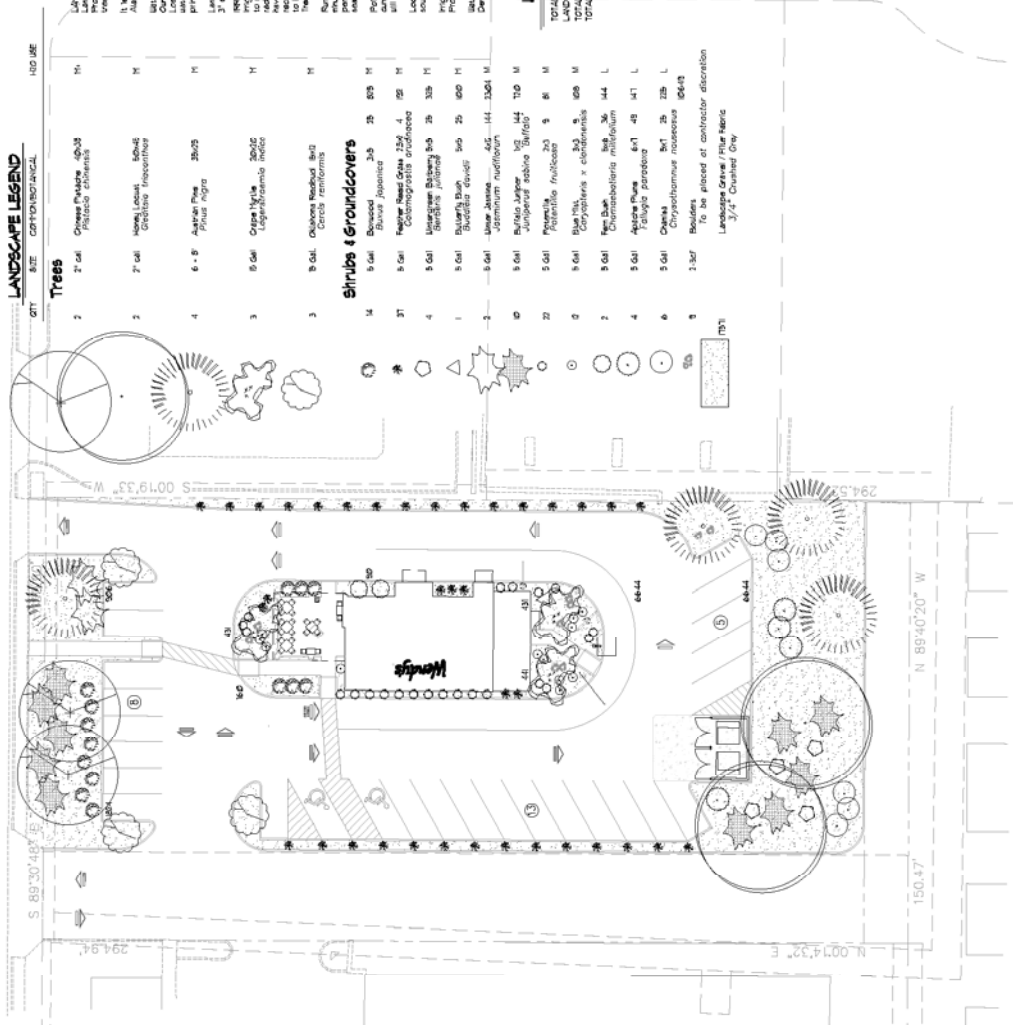


The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

The Hilltop
 10000 Highway 100
 Albuquerque, NM 87113
 Cell: 505.833.5500
 Fax: 505.833.5500
 Email: info@thehilltop.com

LANDSCAPE PLAN

1247 Trinity Drive



LANDSCAPE LEGEND

QTY	SIZE	COMMON NAME	HT
2	2" cal	Grass Peashrub 40-35	14
2	2" cal	Grass Peashrub 40-35	14
4	6" x 8"	Aspen Pine 35-25	14
3	10 cal	Grass Peashrub 40-35	14
3	10 cal	Grass Peashrub 40-35	14

Shrubs & Groundcovers

14	5 cal	Grass Peashrub 40-35	25	800	14
37	5 cal	Grass Peashrub 40-35	4	100	14
4	5 cal	Grass Peashrub 40-35	25	335	14
1	5 cal	Grass Peashrub 40-35	25	600	14
2	5 cal	Grass Peashrub 40-35	14	1300	14
22	5 cal	Grass Peashrub 40-35	9	81	14
2	5 cal	Grass Peashrub 40-35	9	600	14
4	5 cal	Grass Peashrub 40-35	14	14	14
6	5 cal	Grass Peashrub 40-35	14	14	14
3	5 cal	Grass Peashrub 40-35	14	14	14

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sq ft)	43,000
LANDSCAPE REQUIREMENT	3
TOTAL PLANTING REQUIRED (sq ft)	129
TOTAL PLANTING PROVIDED	129

EXHIBIT B

 **MODULUS**
ARCHITECTS

100 Sun Ave N.E., Suite 305
Albuquerque, N.M. 87109
Phone: (505) 338-4499
Fax: (505) 338-1498

PROJECT TYPE:	NEW SMART 30
---------------	-----------------

Wendy's
1247 TRINITY DRIVE
LOS ALAMOS, NM 87544

姓名	学号	实验日期

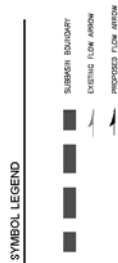
PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPTUAL DRAINAGE PLAN

C2.1



FEMA FIRM: 35028C0045C



DRAINAGE SUMMARY

Background The Tied A. Brown Subdivision, Lot 2, Unit W Eastern Ave. No. 2, contains approximately 1 acre. The site is located at 1207 Tied A. Brown Drive, Los Alamos, New Mexico 87544. The site does not receive any other runoff from developed areas and surface runoff from the south. The "existing conditions" for additional information. The existing site is a lot food restaurant and it is proposed to demolish the existing building and install a new fast food restaurant. The drainage intent for the proposed conditions is to match current existing conditions for the site.

Methodology
The National Method was used to develop point estimates for the 150-year 24-hour design storm. The land-throwing types were estimated to add to a representative weighted runoff coefficient, C . The rainfall intensity was derived from NOAA map 14, Part Precipitation Frequency Estimates for New Mexico, Mixing Volume 1, Version 5. The intensity duration was 15 minutes to obtain an intensity consistent with the SSC-A, DPM, Chapter 22 section 5, Subsection D. The resulting intensity (i_{15}) was consistent with intensities for the City of El Paso and City of Albuquerque. The Los Alamos intensity was approximately 0.1 ft/h greater than the aforementioned cities.

Existing Conditions
The existing site has mild to steep slopes from north to south ranging from 4% to 9%. Approximately 64% of the site is impervious and an only 6% of the site being forested. The site appears to have drainage via surface sheet flows to surface property line and adjacent property to the south.

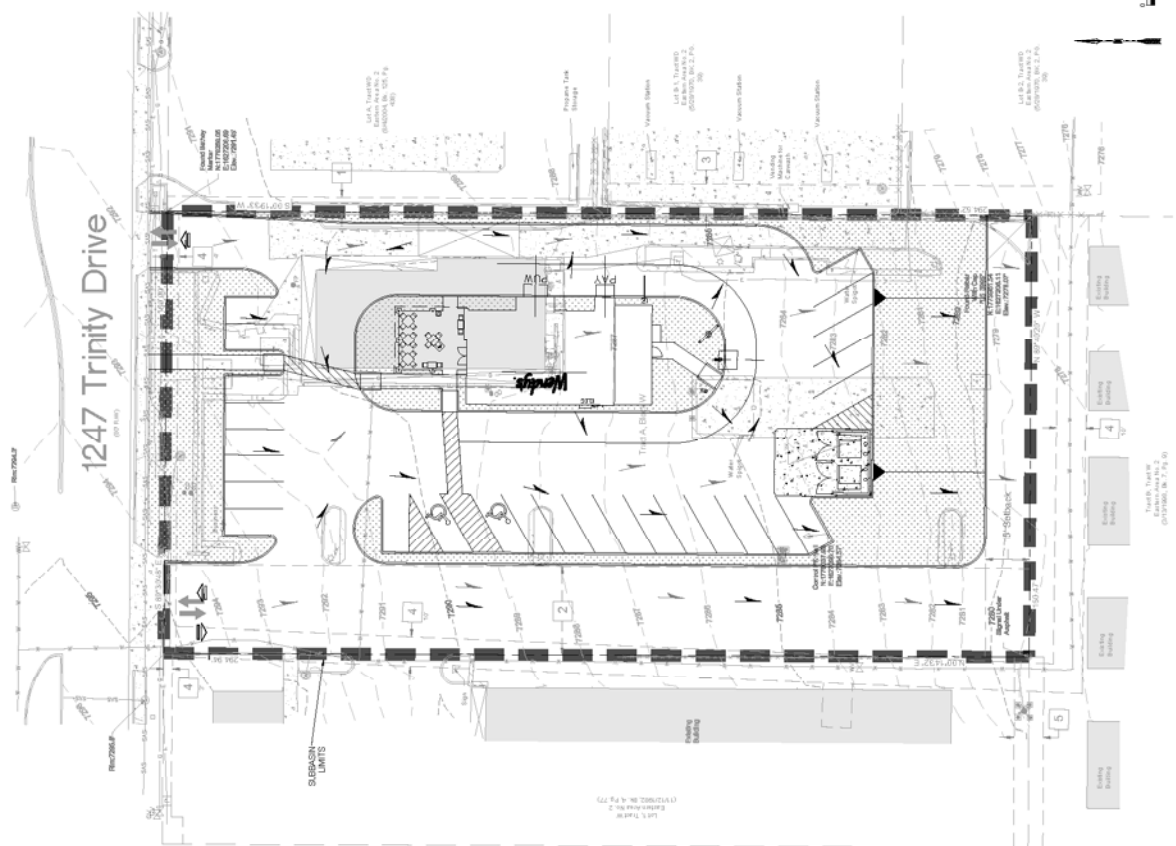
[illegible]

Subsoil	Area (ac)	Landscaping		Impervious	
		Area (ac)	(%)	Area (ac)	(%)
Existing	1.02	0.08	8.0%	0.94	94.0%
Proposed	1.02	0.26	25.0%	0.75	75.0%

Q = CIA		Coefficient, C, Values (100-year)
Q	Runoff (cfs)	
A	Runoff Coefficient	0.27
B	Runoff Coefficient	0.43
C	Runoff Coefficient	0.61
D	Rainfall Intensity (in/hr)	0.93

intensity, is 5.10

Substratum	Area (ac)	Treatment Type Area (ac)				Composite C	Q ₉ (cfs)
		A	B	C	D		
Coating	1.00	0.03	0.03	0	0.04	0.00	4.6
Proposed	1.00	0.125	0.125	0	0.75	0.79	4.1



Tract 66, Tract 68
Eastern Area No. 2
Cartilage, Dr. 7, Pg. 9)

EXHIBIT B



**MODULUS
ARCHITECTS**

100 Sun Ave N.E., Suite 305
Albuquerque, N.M. 87109
Phone: (505) 338-4499
Fax: (505) 338-1498

Wendy's
1247 TRINITY DRIVE
LOS ALAMOS, NM 87544

PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPTUAL UTILITY PLAN

3.0

1. LACS MONUMENT *LACS-10" HAVING AN ELEVATION OF 7327.87'. (LAND 88)

1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
2. RELOCATION OF EXISTING UTILITIES MAY BE REQUIRED FOR THE CONSTRUCTION OF PROPOSED CONDUITS AND VENT PIPES. CONSULT WITH THE CITY ENGINEERS AND VENT ENGINEER PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.
3. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION, WHEN NECESSARY.
4. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
5. DO NOT CONNECT ROOF DRAINS, TOILET/ROOM DRAINS, AND OTHER CLEAN WATER SURFACES TO THE SEWAGE SINKER.
6. ADJUST ALL CATCHES TO FRESH GRADES.

1. SLOPE SANITARY SEWER AT 1/8" MIN. SLOPE TO PUBLIC SERVICE COLLECTION LINE.
2. INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE.
3. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER AT

1. FILL WATER MAIN WITH A MINIMUM OF 3' FEET OF COVER.
2. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
3. IF THE PROPOSED BUILDING IS TO BE SPRINKLED, AN APPROVED FIRE DEPARTMENT CONNECTION AND FLOW INDICATOR VALVE WILL BE REQUIRED. SUCH DESIGN WILL BE COORDINATED WITH THE LOCAL FIRE DEPARTMENT. THE FIRE DEPARTMENT CONNECTION WILL BE INCLUDED IN THE UTILITY PLAN.

W — WATER SERVICE LINE
S — SANITARY SEWER SERVICE LINE
C — CREEK INTERCEPTION
— STANDARD SEWER CLEWOUT



EXHIBIT B

SITE NUMBER	0000
BASE MODEL	SMART 30
ASSET TYPE	FRANCHISE
CLASSIFICATION	NEW
OWNER	JAE RESTAURANT GROUP
BASE VERSION	2018
UPGRADE CLASSIFICATION	
NEW BUILD	
PROJECT YEAR	2018
FURNITURE PACKAGE	XXX
DRAWING RELEASE	FALL 2018

MODULUS ARCHITECTS
 100 San Antonio Ave., Suite 305
 Albuquerque, NM 87109
 Phone: (505) 335-1499
 Fax: (505) 335-1498

PROJECT TYPE: NEW
 SMART 30

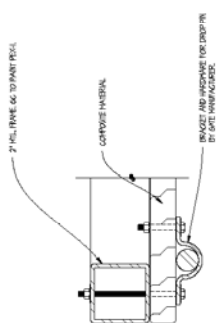
Wendy's
 1247 TRINITY DRIVE
 LOS ALAMOS, NM 87544

DATE	10/10/2018
BY	WENDY'S
FOR	WENDY'S
PROJECT NUMBER	000
DATE OF ISSUE	10/10/2018

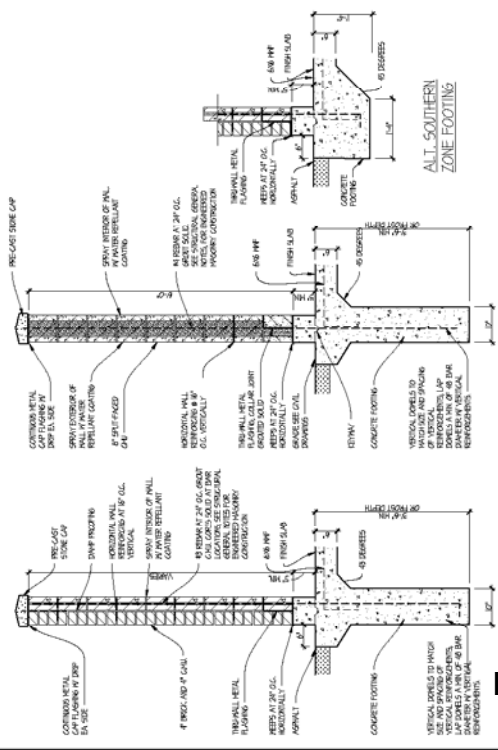
PRELIMINARY
 NOT FOR
 CONSTRUCTION

MASSARY
 TRASH ENCLOSURE DETAILS

AS3.2

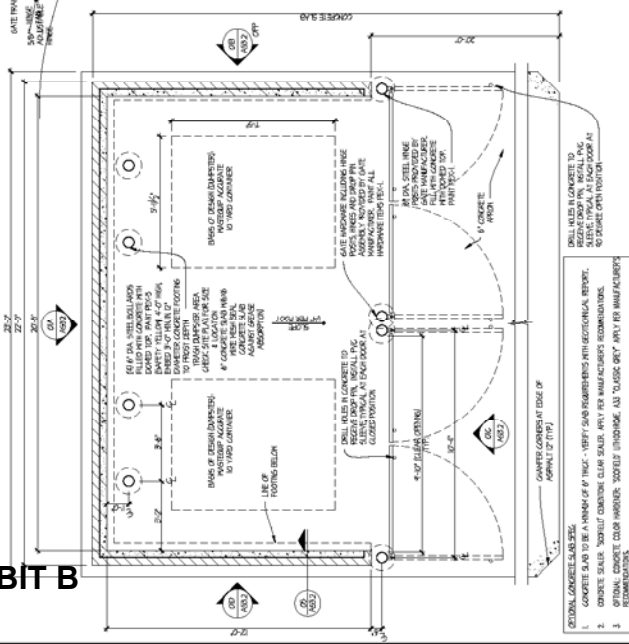


06 DROP-PIN DETAIL ALT. COMPOSITE GATE
 SCALE 1/4"=1'-0"

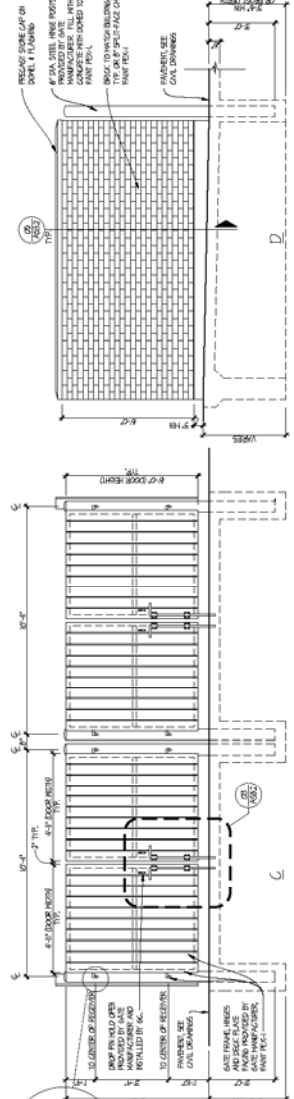


05B WALL SECTION-ALT. SPLIT FACE CMU
 SCALE 3/8"=1'-0"

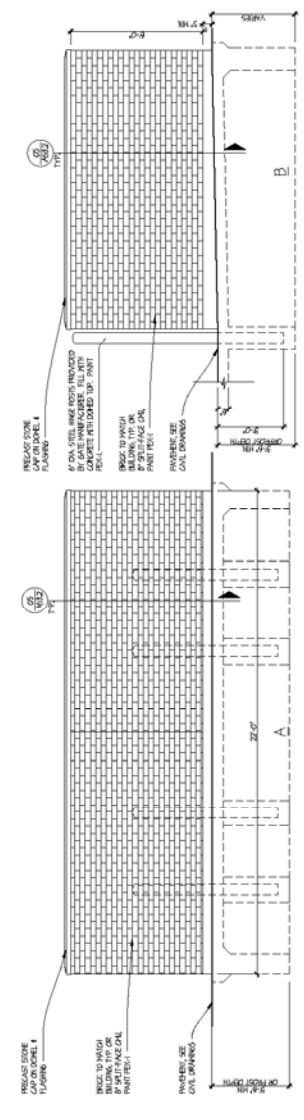
05A WALL SECTION
 SCALE 3/8"=1'-0"



02 TRASH ENCLOSURE PLAN
 SCALE 3/8"=1'-0"

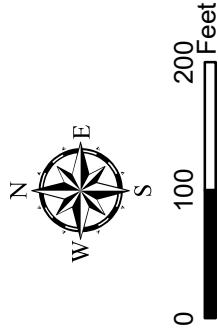


03 DROP PIN DETAIL
 SCALE 3/8"=1'-0"



01 TRASH ENCLOSURE ELEVATIONS
 SCALE 3/8"=1'-0"

EXHIBIT B



- PROJECT SITE
- 300' NOTIFICATION BUFFER
- PARCELS

1247 TRINITY DR | SIT-2019-0034
Mapping information is for reference only. Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors associated with the data.

OWNERNAME	ADDRESS	CAREOFNAME	OWNERADDRE	OWNERADD_2	OWNEOWNER^
LOS ALAMOS NATIONAL					
LABORATORY	4200 W JEMEZ RD		PO BOX 1663	LOS ALAMOS	NM 87547
J & L SELF STORAGE & VANS LLC	1265 TRINITY DR		2197 LOMA LINDA DR	LOS ALAMOS	NM 87544
SHANNON CORPORATION INC	1247 CENTRAL AVE		PO BOX 269	LOS ALAMOS	NM 87544
LOS ALAMOS NATIONAL BANK	1200 TRINITY DR	ATTN ROBERTA	PO BOX 60	LOS ALAMOS	NM 87544
LOS ALAMOS SCHOOL BOARD	751 TRINITY DR 201		2075 TRINITY DR	LOS ALAMOS	NM 87544
TRINITY MIDTOWN LLC	1460 TRINITY DR	PUEBLO	100 BERYL ST	LOS ALAMOS	NM 87547
LOS ALAMOS SHRINE CLUB	1459 TRINITY DR		PO BOX 111	LOS ALAMOS	NM 87544
SMITH'S FOOD & DRUG CENTERS		DIRECTOR OF			
INC	1239 TRINITY DR	REAL ESTATE	1550 SOUTH REDWOOD RD	SALT LAKE CITY	UT 84104
L A QUIK WASH LLC	305 KNECHT ST		1221 PASEO DE ONATE	ESPANOLA	NM 87532
CEM ENTERPRISES INC	201 KNECHT ST		201 KNECHT ST	LOS ALAMOS	NM 87544
O'SHEA ANNABELLE A CREDIT	1362 TRINITY DR A		484 RIDGECREST AVE	LOS ALAMOS	NM 87547
TRINITY WOOD LLC	1315 TRINITY DR		1326 RUFINA CIR	SANTA FE	NM 87507
AMERICAN LEGION (FRANIER F G)	1325 TRINITY DR		1325 TRINITY DR	LOS ALAMOS	NM 87544
DEL NORTE CREDIT UNION	1000 TRINITY DR		PO BOX 1180	LOS ALAMOS	NM 87544
J & L SELF STORAGE & VANS LLC	1285 TRINITY DR		2197 LOMA LINDA DR	LOS ALAMOS	NM 87544

EXHIBIT C