

SITE NARRATIVE
PALO ALTO INC. / ALVARADO CONCEPTS LLC, GLVM ARCHITECTURE AND HCI ENGINEERING ARE PLEASED TO SUBMIT THE PROPOSED AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. THE ENCLOSED SITE PLAN ILLUSTRATES OUR INTENDED SITE CONFIGURATION REGARDING PARKING, BUILDING ORIENTATION, AND ARCHITECTURE. THE PROPOSED USE IS IDENTIFIED AS FOOD SERVICE / RETAIL. FOR FURTHER CLARIFICATION WE OFFER THE FOLLOWING:

THE PRIMARY USE FOR THIS SITE WILL BE A 1944 SF TACO BELL FAST FOOD DRIVE THRU.

THE PRIMARY SITE ACCESS IS OFF OF AN EXISTING PRIVATE DRIVE ON THE SOUTH OF THE SITE LOCATED WHICH CONNECTS TO UNSER BLVD. NW.

UTILITIES ARE CURRENTLY PRESENT TO THE SITE.

THE PROPOSED BUILDING CONSTRUCTION TYPE WILL BE VB, A2. BUILDING FINISHES WILL INCLUDE MASONRY AND STUCCO WHICH WILL BE HIGHLIGHTED BY THE TOWER ELEMENT AND TRIM ELEMENTS. THIS WILL ALSO INCLUDE A COVERED OUTDOOR SEATING AREA WITH CANOPY THAT WILL TIE INTO THE OVERALL ARCHITECTURE OF THE BUILDING WHILE PROVIDING RELIEF OF THE BUILDING ELEVATIONS.

THE PROPOSED SITE WILL BE FULLY LANDSCAPED MATCHING THE OVERALL DEVELOPMENT, THE SPECIES AND SPACING WILL REMAIN THE SAME MATCHING THE CURRENTLY APPROVED SITE PLAN.

DRIVE THRU WILL BE SCREENED USING A MIXTURE OF LANDSCAPING AND SITE GRADING.

KEY NOTES - EASEMENTS:

- E1. EXISTING 10' WIDE UNDERGROUND PUBLIC UTILITY EASEMENT (12/09/2015, 2015-106404)
- E2. EXISTING 41' PRIVATE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT (02/19/2015, 2015C-14)
- E3. EXISTING 10' PUBLIC SIDEWALK AND TRAIL EASEMENT (04/17/2015, 2015C-35)
- E4. EXISTING 10' PUBLIC UTILITY EASEMENT (05/13/1996, 96C-195) AND (05/28/1992, BCR 92-12, 3974)

SITE DATA

SITE ADDRESS
SE CORNER OF UNSER BLVD. NW & LADER DR. NW

LEGAL DESCRIPTION
TRACT 'C-2', HERITAGE MARKETPLACE, (BEING A REPLAT OF TRACTS A AND C, HERITAGE MARKETPLACE AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 19, 2015, IN PLAT BOOK 2015C, PAGE 14, AS DOC. NO. 2015013421), AS THE SAME IS SHOWN ON AS AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 7, 205, IN PLAT BOOK 2015C, PAGE 35, AS DOC. NO. 2015028498.

AREA
1.0797 ACRES MORE OR LESS / 47,030 S.F.

BUILDING AREA
1,944 S.F.

ZONING
SU-1 C-1 USES INCLUDE GROCERY STORE W/ PKG LIQUOR SALES INCIDENTAL TO THAT USE, RESTAURANT WITH FULL-SERVICE LIQUOR FOR ON-PREMISE CONSUMPTION

CONSTRUCTION TYPE
VB - UNPROTECTED

FAR
0.041

BUILDING SET BACKS (FT)
WEST - 22.93
NORTH - 71.28
EAST - 145.64
SOUTH - 65.31

BUILDING HEIGHT
24.0 - FT

SITE ACCESS
EXISTING DRIVE WAY CUT TO PRIVATE ROAD

PARKING INFORMATION

ONE (1) SPACE FOR EACH FOUR (4) SEATS FOR ESTABLISHMENTS

TOTAL SEATS (INCLUDING COVERED OUT DOOR AREA) = 50
13 PARKING REQUIRED,

MOTORCYCLE PARKING, REQUIRED 1 PER 25, PROVIDED 2

ADA PARKING, REQUIRED 1 PER 25, PROVIDED 2

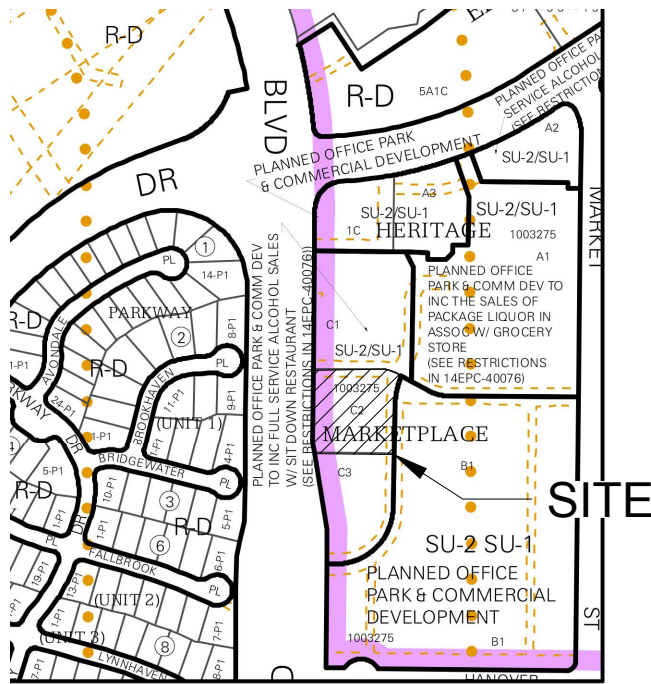
BICYCLES PARKING, 1 PER 20 AUTOMOBILE SPACES, 2 REQUIRED, 2 PROVIDED

TOTAL SPACES REQUIRED BY ZONING CODE: 19

TOTAL SPACES: 38

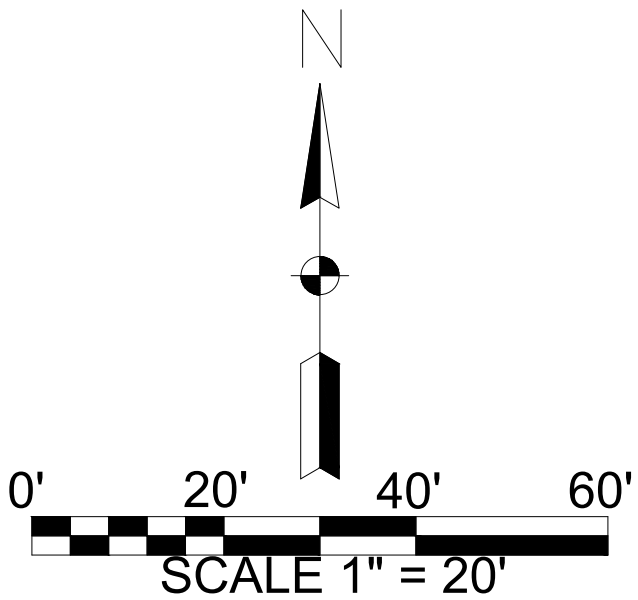
KEY NOTES:

- PROPOSED MONUMENT SIGNAGE LOCATION
- PROPOSED INGRESS/EGRESS
- EXISTING TURN LANE
- PROPOSED BOLLARD
- PROPOSED 8' CONCRETE CROSSWALK
- PROPOSED SITE LIGHT 16' HEIGHT
- PROPOSED MENU BOARD
- PROPOSED SPEAKER AND CANOPY
- PROPOSED CLEARANCE BAR
- PROPOSED TRASH ENCLOSURE
- PROPOSED 254 S.F. COVERED PATIO AREA
- PROPOSED SIGNAGE VIEW CORRIDOR
- PROPOSED TACO BELL RESTAURANT WITH DRIVE THRU (1,944 S.F.)
- PROPOSED PED CROSSING SIGN
- PROPOSED STOP SIGN
- PROPERTY LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BICYCLE RACKS
- ADA PATH FROM ROW
- PROPOSED ADA RAMPS
- PROPOSED HANDICAP PARKING SIGN (RE: DETAIL SHEET C4.0)
- PROPOSED 4' V-PAN
- PROPOSED 2' V-PAN
- PROPOSED 4' CROSS PAN
- PROPOSED 48" SCREEN WALL
- PROPOSED RETAINING WALL (RAILING DENOTED BY THICKENED LINE)
- NO PARKING LETTERING (66-1-4.1.B NMSA 1978)
- EXISTING HYDRANT TO BE RELOCATED BEHIND ADJACENT CURB
- FIRE LANE SIGN TYPE 'A' PER IFC D103.6
- FIRE LANE SIGN TYPE 'C' PER IFC D103.6
- FIRE LANE SIGN TYPE 'D' PER IFC D103.6



VIN MAP &
ZONE ATLAS PAGE
H-09-Z

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
C2.0	GRADING AND DRAINAGE PLAN
C2.1	GRADING DETAILS
C3.0	UTILITY PLAN
C4.0	DETAILS SHEET 1
C4.1	DETAILS SHEET 2
C4.2	DETAILS SHEET 3
L1.0	LANDSCAPE PLAN
A4.0	BUILDING ELEVATIONS
A4.1	BUILDING ELEVATIONS
A4.2	SIGNAGE CUT SHEETS



PROJECT NUMBER: _____

APPLICATION NUMBER: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRB PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

TRAFFIC ENGINEERING TRANSPORTATION DIVISION _____ DATE _____

WATER UTILITY DEPARTMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

SOLID WASTE MANAGEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEVELOPMENT _____ DATE _____

*ENVIRONMENTAL HEALTH, IF NECESSARY _____ DATE _____

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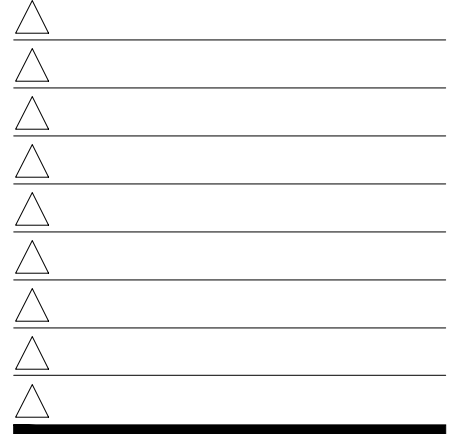


VERTEX

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CONTACT: LANCE VANDEMARK, P.E.

12134.240

- △ EPC 1ST SUB 09.28.16
△ EPC 2ND SUB 10.31.16
△ DRB 1ST SUB 03.02.17



CONTRACT DATE: JUNE 07, 2016
BUILDING TYPE: EXP. LITE MED40
PLAN VERSION: SEPTEMBER 2015
SITE NUMBER:
STORE NUMBER:

TACO BELL
UNSER BLVD NW & LADERA
ALBUQUERQUE, NM 87114



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

C1.0