

SITE DATA

SITE ADDRESS

10600 UNSER BOULEVARD N. W

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) PLAT OF MCMAHON MARKETPLACE, (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. ON SEPTEMBER 24, 2010, IN PLAT BOOK 2010C, PAGE 112, AS DOC. NO. 2010096126.

1.1356 ACRES MORE OR LESS / 49,465 S.F.

BUILDING AREA

ZONING

1,944 S.F.

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

CONSTRUCTION TYPE VB - UNPROTECTED

FAR 0.039

BUILDING SET BACKS (FT) WEST - 104.09

NORTH - 22.08 EAST - 84.33

SOUTH - 134.75

BUILDING HEIGHT

SITE ACCESS

24.0 - FT

EXISTING DRIVE WAY CUT TO UNSER BLVD. N.W.

EPC PLANS

APPROVED EPC 12-10002 - DATED 2007, REVISED 2009 & 2016 PARKING INFORMATION ONE (1) SPACE FOR EACH FOUR (4) SEATS FOR ESTABLISHMENTS

TOTAL SEATS (INCLUDING COVERED OUT DOOR AREA) = 50

12.5 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

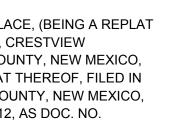
TOTAL SPACES: 26

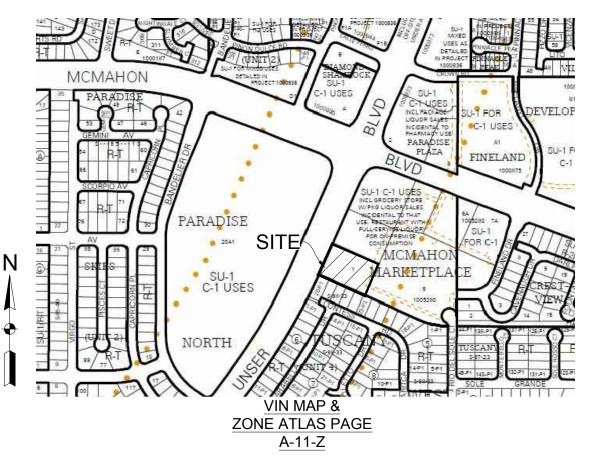
NOTE: PER THE ORIGINAL EPC (12-10002) PARKING FOR LOT-1 WAS TO BE 24 STANDARD SPACES, 2 MOTORCYCLE SPACES AND 5 BIKE SPACES. PER THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WE ARE PROVIDING 2 MORE STANDARD SPACES AND 3 LESS BIKE SPACES. THIS CHANGE IS DUE TO ENSURE ADEQUATE PARKING FOR BOTH EMPLOYEES AND CUSTOMERS.

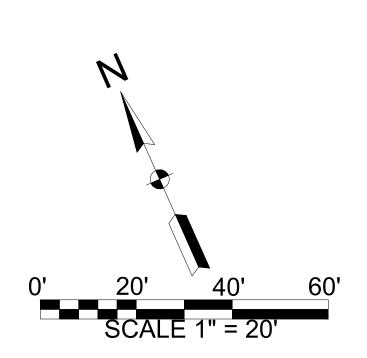
KE<u>Y NOTES:</u> (nn)

1. PROPOSED MONUMENT SIGNAGE LOCATION

- 2. EXISTING INGRESS/EGRESS (TO REMAIN)
- 3. EXISTING STOP SIGN
- 4. EXISTING CURB ISLAND
- 5. EXISTING TURN LANE
- 6. 265 L.F. SCREEN WALL HEIGHT VARIES FROM 36" APPROVED EPC 12-10002
- 7. 8' TEXTURED/COLORED CONCRETE APPROVED EPC 12-10002 8. SITE LIGHT (16.0' HEIGHT)
- 9. MENU BOARD
- 10. SPEAKER AND CANOPY
- 11. CLEARANCE BAR
- 12. TRASH ENCLOSURE
- 13. EXISTING SITE LIGHT
- 14. 794 S.F. PATIO, 315 S.F. COVERED AREA. 15. SIGNAGE VIEW CORRIDOR
- 16. EXISTING BUILDING
- 17. FUTURE SITE INGRESS/EGRESS
- 18. PROPOSED TACO BELL RESTAURANT WITH DRIVE THRU (1,944 S.F.)
- 19. SET BACK LINE
- 20. STOP & DO NOT ENTER SIGN
- 21. PROPERTY LINE
- 23. NEW RETAINING WALL MATCH EX.
- 24. SIDEWALK 25. EX. SCREEN WALL
- 26. CONTINUE ROW LANDSCAPING, MATCH EXISTING TREATMENTS
- 27. BICYCLE RACKS
- 28. ADA PATH FROM ROW
- 29. ADA RAMPS
- 30. HANDICAP PARKING SIGN
- 31. PED CROSSING SIGN
- 32. FIRST FLUSH PONDING AREAS (TYP.) HATCHED AREAS 33. EXISTING DRIVE
- 34. CONTRACTOR SHALL RAISE SCREEN WALL TO 6' AS REQUIRED
- 35. BOLLARD
- 36. BACKED BENCH
- 37. PEDESTRIAN LIGHT
- 38. EXISTING HYDRANT
- 39. EXISTING ROLL OVER CURB 40. FIRE LANE SIGN TYPE 'A' PER IFC D103.6
- 41. FIRE LANE SIGN TYPE 'C' PER IFC D103.6
- 42. FIRE LANE SIGN TYPE 'D' PER IFC D103.6







ROJECT NUMBER:	
PPLICATION NUMBER:	
IS PLAN IN 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 DRC 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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12134.230

\EPC 1ST SUB 03.30.16 △EPC 2ND SUB 05.02.16 \DRB 1ST SUB 10.03.16

CONTRACT DATE: APRIL 24, 2016 BUILDING TYPE: EXPLORER MED54 PLAN VERSION: ARRIL 2015 (N) SITE NUMBER: STORE NUMBER:

TACO BELL

UNSER BLVD ALBUQUERQUE, NM 87114

