

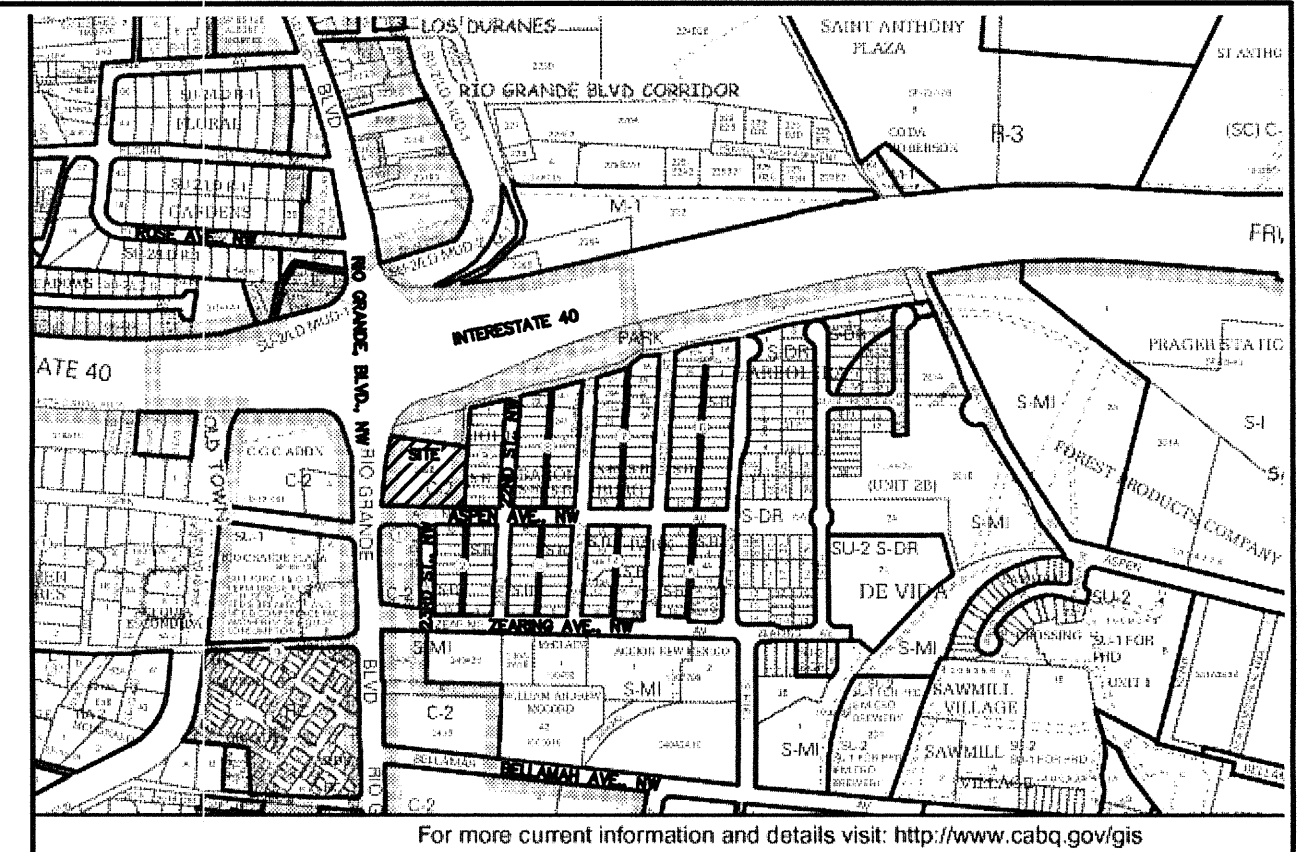
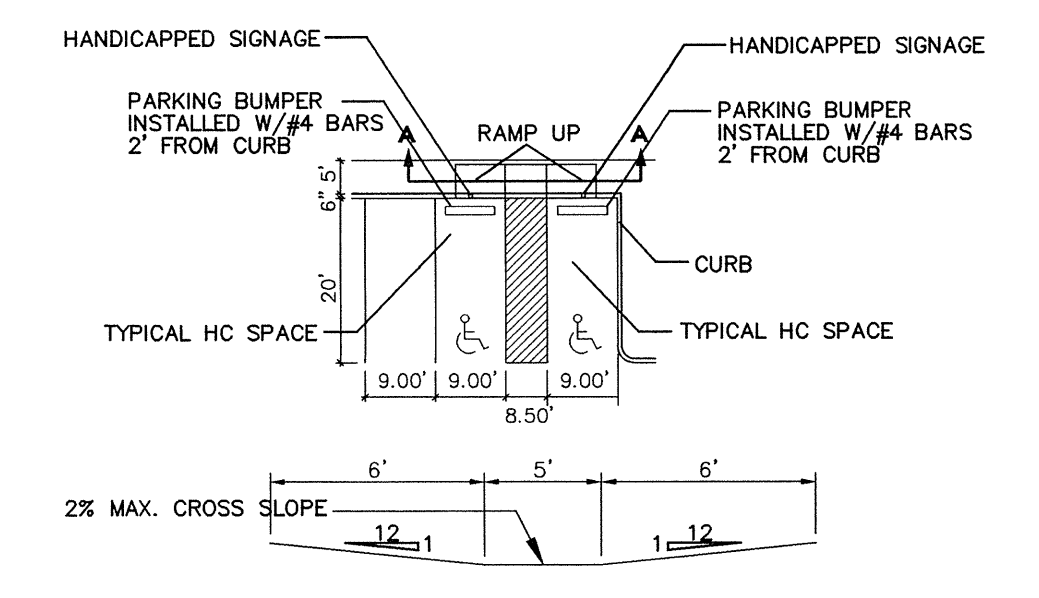
KEYED NOTES:

- ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
- LANDSCAPING AREA, TYP.
- NEW 6" SIDEWALK, 6" ABOVE ASPHALT
- 9.00' WIDE X 20' DEEP PARKING SPACES, TYP.
- 9' WIDE X 18' DEEP PARKING SPACES, TYP.
- NEW DRIVEWAY PER COA STD DWG.#2426
- REMOVE EXISTING DRIVEWAY, BUILD C & G AND SIDEWALK PER COA STD DWG. #2415A & 2430
- EXISTING 6" SIDEWALK, TO REMAIN UNDISTURBED
- EXISTING STANDARD CURB & GUTTER
- 6' STRIPPED HC ACCESS WAY, ADA COMPLIANT
- CONCRETE BUMPER INSTALLS, TYP.
- 6" PEDESTRIAN ACCESS WAY WITH SMOOTH TIE-IN INTO EXISTING SIDEWALK
- EXISTING 6" PUBLIC UTILITY EASEMENT
- 6' WIDE HATCHED PEDESTRIAN CROSSING
- NEW TRASH ENCLOSURE PER COA STANDARDS, SEE DETAIL
- HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
- NEW MOTORCYCLE PARKINGS (4'X8' MIN.)
- DIRECTIONAL SIGN
- CLEARANCE SIGN/BAR
- PROPOSED STOP SIGN
- WC RAMP PER COA STANDARD & ADA COMPLIANT
- BICYCLE RACK (2 BICYCLES)
- PROPOSED MEDIAN CURB AND GUTTER TYP., STD DWG # 2415B
- PROPOSED MOUNTABLE CURB, ROLL TYPE, STD. DWG # 2415A
- PROPOSED ACCESS TO CELL TOWER
- MOTORCYCLE PARKING SIGN PER COA STANDARDS
- PROPOSED 6' WIDE PEDESTRIAN WALKWAY
- PROPOSED BOLLARDS
- PROPOSED ATM MACHINE
- EXISTING CMP IRRIGATION PIPE (MRGCD)
- NEW CMP IRRIGATION PIPE (MRGCD)
- EXISTING CATCH BASIN (IRRIGATION) TO BE RELOCATED (MRGCD)
- PROPOSED NEW CATCH BASIN FOR IRRIGATION
- ORDER BOARD AND CANOPY
- PREVIEW BOARD
- EXISTING WOOD FENCE
- EXIST. WROUGHT IRON FENCE
- EXIST. CHAIN LINK FENCE
- EXIST. POWER POLE, TYP.
- UNI-DIRECTIONAL RAMP PER COA STD DWG #2440 WITH DETECTABLE WARNING
- NEW DRIVEWAY PER COA STD DWG.#2425
- "NO PARKING" WORDS IN CAPITAL LETTERS, EACH MIN. 1 FOOT HIGH AND MIN. 2" WIDE
- PROPOSED PONDING AREA
- RACING STRIPE
- MINI CLEAR SITE TRIANGLE, PLEASE SEE GENERAL NOTE REGARDING CLEAR SITE TRIANGLE
- TURNDOWN SIDEWALK TYP.
- EXISTING CURB RAMP TO REMAIN UNDISTURBED
- CLEAR SITE TRIANGLE, PLEASE SEE GENERAL NOTE REGARDING CLEAR SITE TRIANGLE
- EXISTING MRGCD CATCH BASIN TO REMAIN UNDISTURBED
- STARBUCKS DELIVERY ROUTE
- BURGER KING DELIVERY ROUTE

GENERAL NOTE:

"LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA." PLEASE SEE SIGHT DISTANCE EXHIBIT AT STREET INTERSECTIONS FOR CLARIFICATION (THE DEVELOPMENT PROCESS MANUAL, CHAPTER 23, PART B, SECTION 5. A.

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



VICINITY MAP: H-13-Z

LEGAL DESCRIPTION:
TRACT 338-B, M.R.G.C.D. MAP 35
CONTAINING 60,306.32 S.F. (1.3844 ACRE)
ZONING: C-2

SITE DATA
PROPOSED USAGE: FAST FOOD/COFFEE SHOP (BURGER KING/STARBUCKS)
LOT AREA: 60,306.32 S.F. (1.3844 ACRE)

TOTAL BUILDING AREA: 5,200.00 S.F.

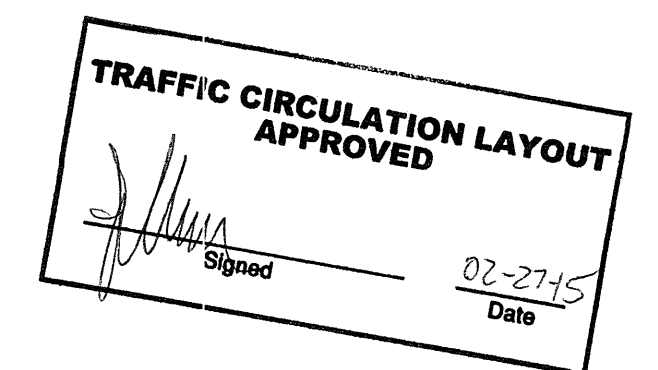
PARKING CALCULATIONS:

PARKING REQUIRED:	
BURGER KING # OF SEATS 45	45/4 SEATS PER PARKING SPACE = 12 SPACES
STARBUCKS # OF SEATS 62	72/4 SEATS PER PARKING SPACE = 18 SPACES
TOTAL	30 SPACES

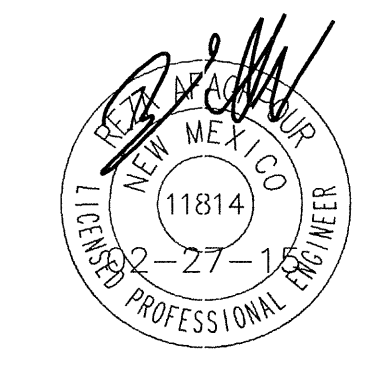
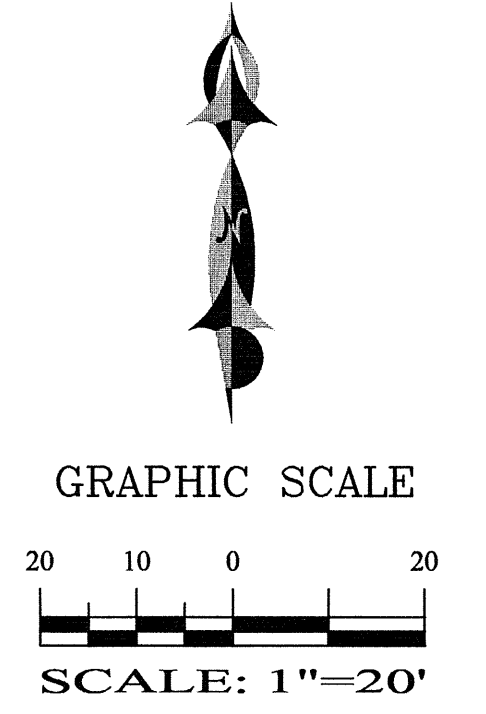
TOTAL PARKING REQUIRED:	30 SPACES
TOTAL PARKING PROVIDED:	50 SPACES
HC PARKING REQUIRED:	4 SPACES (1 VAN)
HC PARKING PROVIDED:	5 SPACES (2 VAN)
MOTORCYCLE SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES PROVIDED:	4 SPACES

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	EXISTING OVERHEAD UTILITY
	EXISTING CURB & GUTTER
	EXISTING CHAIN LINK FENCE
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING DROP INLET
	PROPOSED SIDEWALK



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



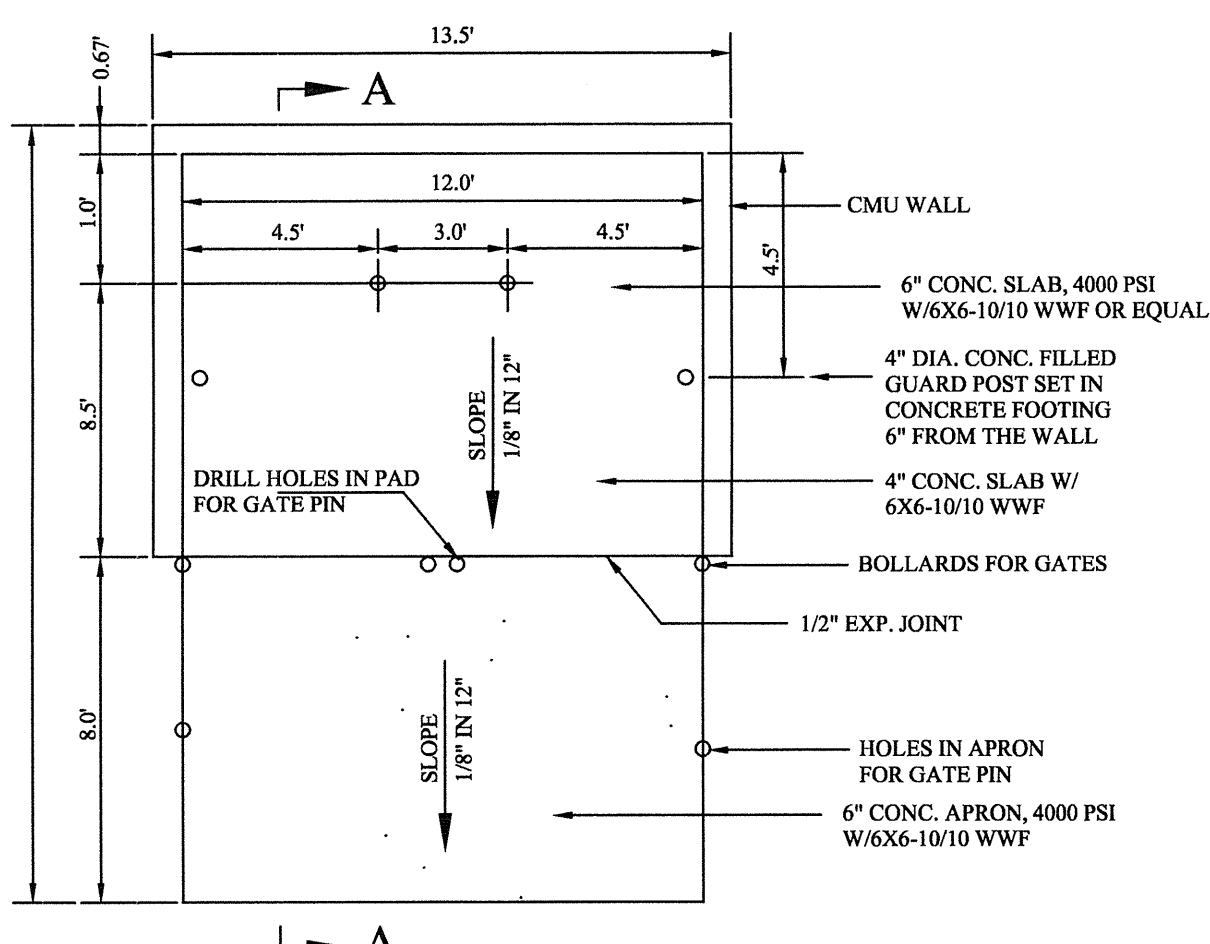
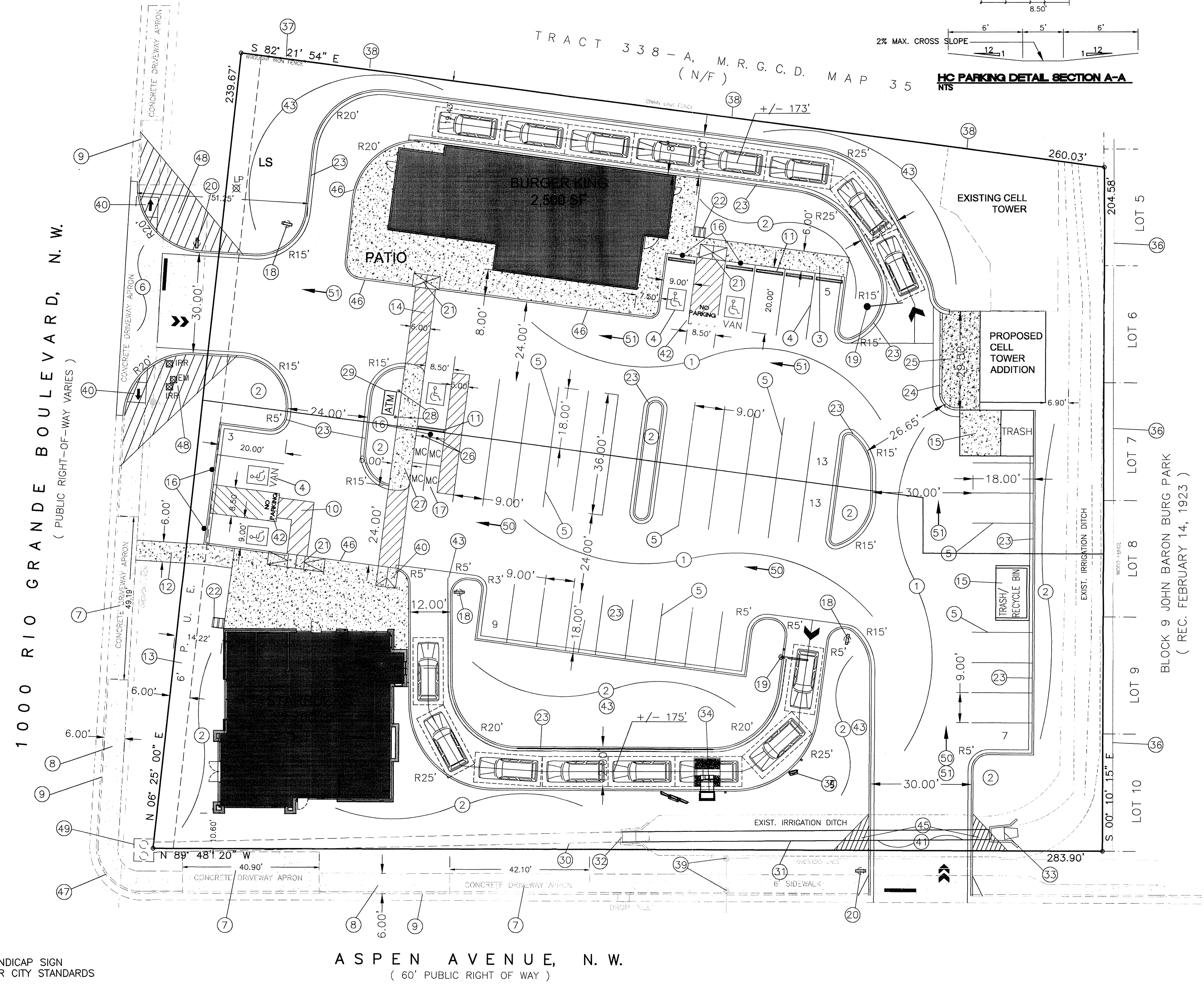
SBS CONSTRUCTION AND ENGINEERING, LLC

REZA AFAGHPOUR
P.E. #11814

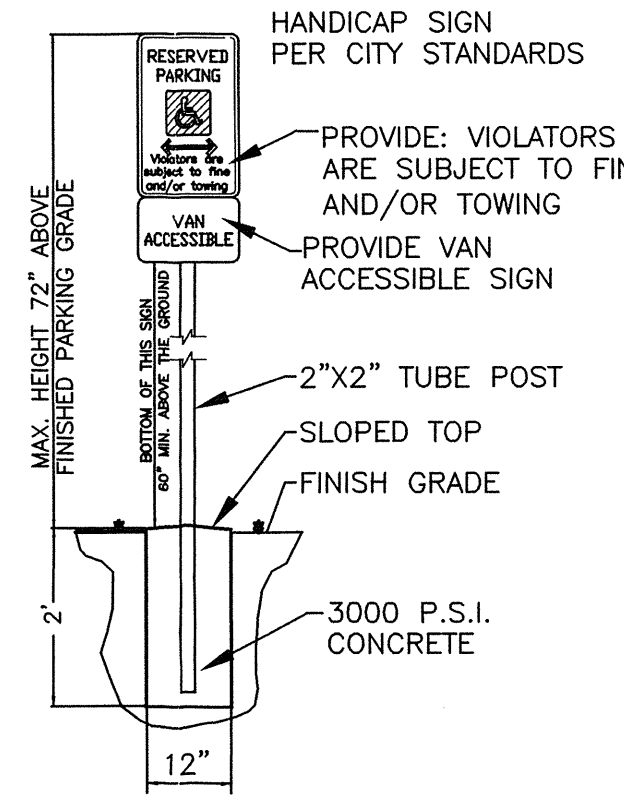
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

**1000 RIO GRANDE BLVD., NW
SITE PLAN FOR BUILDING PERMIT**

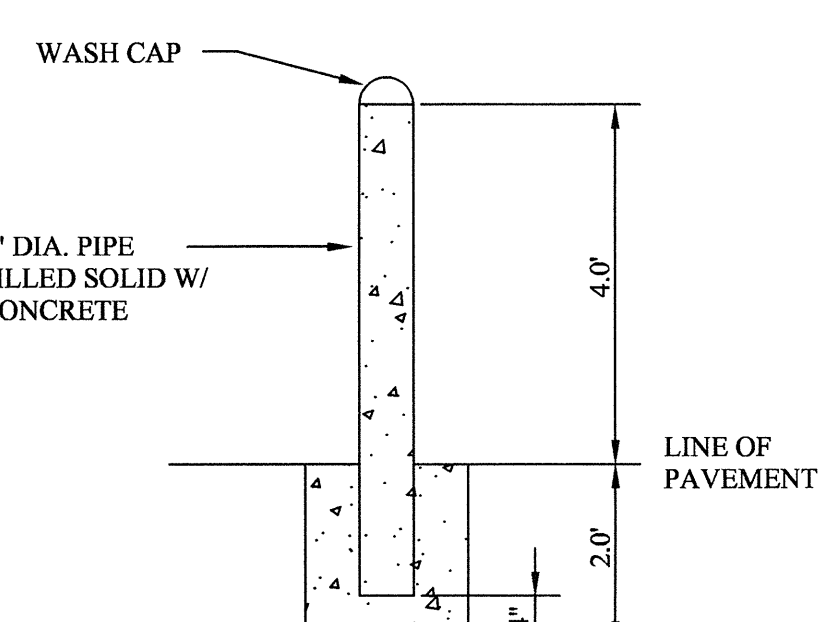
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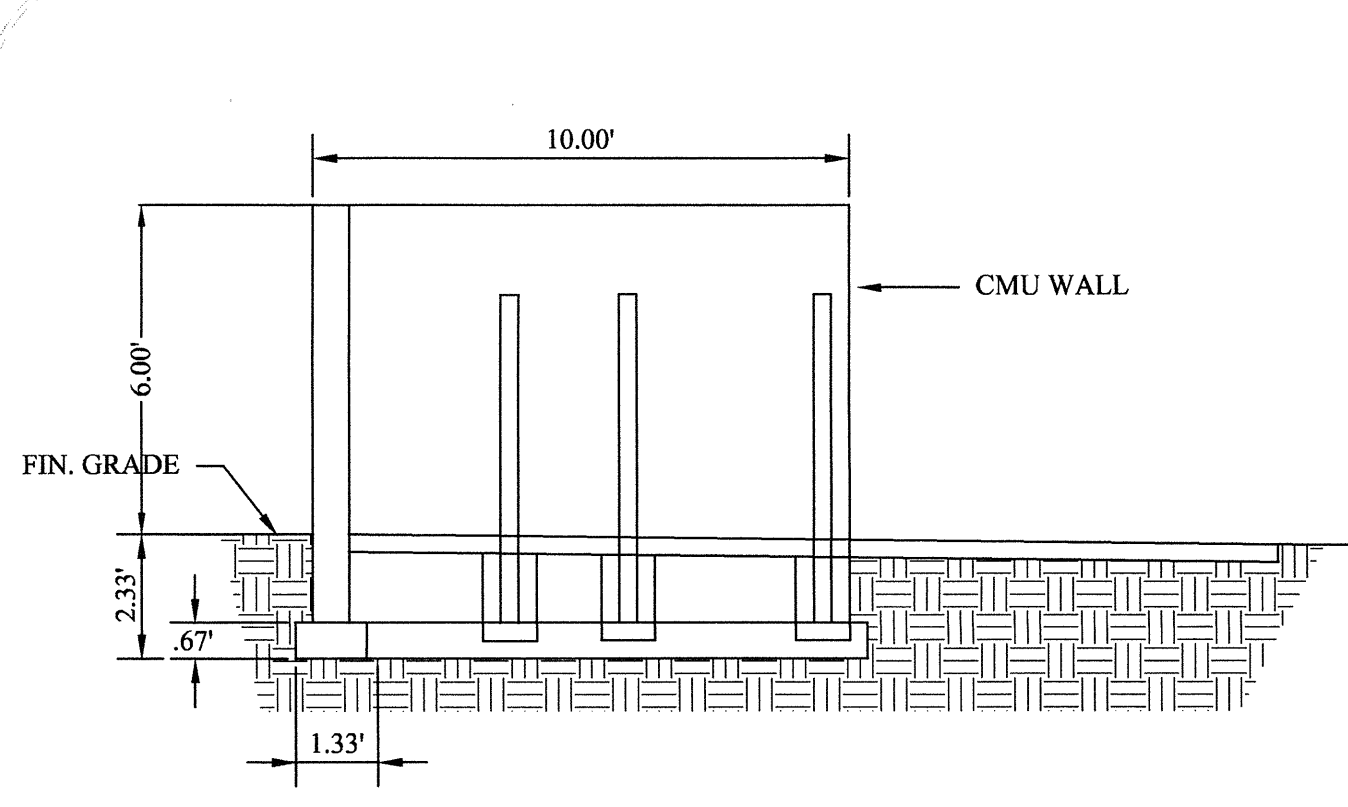
DUMPSTER ENCLOSURE DETAIL



HANDICAP SIGN DETAIL



PIPE POST DETAIL (NO SCALE)



SECTION "AA"