

# WHATABURGER

## SITE PLAN

6100 ALAMEDA NE BLVD, ALBUQUERQUE, NM  
LOT 1-A, BLOCK 29, TRACT A, UNIT B OF NORTH  
BERNALILLO COUNTY, NEW MEXICO.

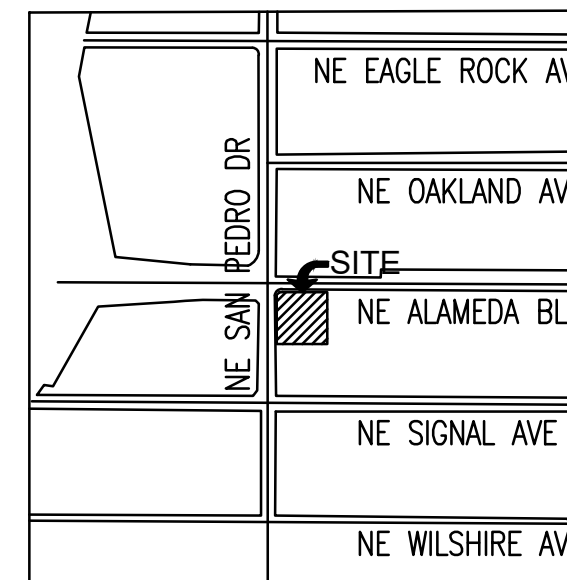
### SITE PLAN KEYNOTES:

- 1A 6" VERTICAL CURB PER GRADING PLANS.
- 1B 6" CURB AND GUTTER PER GRADING PLANS.
- 1C TURNDOWN SIDEWALK PER GRADING PLANS.
- 2 ACCESSIBLE RAMP PER DET. 8/C2.11.
- 2A ACCESSIBLE RAMP PER DET. 9/C2.11.
- 2B ACCESSIBLE RAMP PER DET. 10/C2.11.
- 2C LOADING ZONE PER GRADING PLANS.
- 3 CONCRETE SIDEWALK, PER C.O.A. STD. DET. DWG. 2430 WIDTH PER PLAN.
- 4 EXISTING SIDEWALK TO REMAIN.
- 5 EXISTING TRASH ENCLOSURE.
- 6 PROVIDE PAINTED ADA SYMBOL PER DET. 1/C2.10.
- 7 PROVIDE 4" WIDE WHITE PAINTED STRIPING, TYP.
- 8 PROVIDE 6' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C PER DET. 13/C2.11.
- 8A PROVIDE 8' WIDE PEDESTRIAN PATHWAY AT ACCESSIBLE PARKING WITH 4" WIDE BLUE PAINT, AT 45' 2 FEET O.C.
- 9 INSTALL 6" STEEL BOLLARDS PER DET. 3/C2.10.
- 10A PROVIDE HEAVY DUTY ASPHALT PAVEMENT PER CIVIL PLANS.
- 10B CONCRETE PAVEMENT PER GRADING PLANS.
- 10C EXISTING ASPHALT.
- 11 INSTALL ACCESSIBLE PARKING SIGN PER DET. 2/C2.10.
- 12 INSTALL DRIVE-THRU CLEARANCE BAR PER ARCHITECTURAL PLANS.
- 13 INSTALL DRIVE-THRU MENU BOARD. PER STRUCTURAL PLANS DET. D1/SS.1.
- 14 PROVIDE RESTAURANT CANOPY PER ARCHITECTURAL PLANS.
- 15 RELOCATED FIRE HYDRANT LOCATION.
- 16 INSTALL 28' HIGH FLAG POLE BY G.C.
- 17 INSTALL FREE STANDING MAILBOX BY G.C.
- 18 INSTALL BIKE RACK (4 SPACES). PER DET. 5/C2.10.
- 19 REMOVE AND REPLACE SIDEWALK. WIDTH PER PLAN.
- 21 FURNISH AND INSTALL WHEEL STOP PER DET. 4/C2.10.
- 22 PROPOSED "TRASH ENCLOSURE" WITH 6-CUBIC YARD VIP COMPACTOR, DRAIN TO GREASE INTERCEPTOR PER APPROVED SOLID WASTE PLANS.
- 23 INSTALL LIGHT POLE PER ELECTRICAL PLAN.
- 24 MOTORCYCLE PARKING (2 SPACES).
- 25 ELECTRIC VEHICLE PARKING (2 SPACES).
- 26 GREASE INTERCEPTOR PER UTILITY PLANS.
- 27 PROPOSED MONUMENT SIGN LOCATION.
- 28 INSTALL MENU BOARD CANOPY PER ARCHITECTURAL PLAN A6.8.
- 29 PROPOSED "PEDESTRIAN WARNING + 15MPH SPEED" SIGN PER C.O.A. STD. DET. 2600-401 & 2600-404
- 30 SIGHT LINE TRIANGLE.
- 31 ELECTRICAL CABINET.
- 32 MOTORCYCLE PARKING ONLY SIGN.
- 33 FUTURE CHARGING STATION LOCATION.
- 34 CURB TRANSITION FROM 6" TO 0" PER CIVIL PLANS.
- 35 PROPOSED 30" STOP SIGN AT DRIVEWAY. PER C.O.A. STD. DWG. 2600-601
- 36 PROVIDE PAINTED ADA ACCESS AISLE SYMBOL PER DET. 7/C2.11.
- 37 PROVIDE DIRECTIONAL LANE PAVEMENT MARKINGS PER DET. 11/C2.11.
- 38 PROPOSED "ONE WAY" SIGN, PER C.O.A. STD. DET. 2600-603.

S/T/R  
13 11N 3E

VICINITY MAP

SCALE 1:800



### SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED, AS SHOWN IN PLANS, ON ALL SITE RAMPS AND WALKS THAT CROSS A VEHICULAR WAY PER ADAAG CHAPTER 7.
7. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
8. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
9. A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
10. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

### SIGHT DISTANCE NOTE

LANDSCAPING, FENCING 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 THE CLEAR SIGHT TRIANGLE.

### DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS:	6100 ALAMEDA BLVD NE, ALBUQUERQUE, NM			
PROJECT DESCRIPTION:	PROPOSED WHATABURGER W/ DRIVE THRU			
UPC:	101806 428134 810229			
ZONING:	NR-BP			
LOT SIZE:	43,565	SF	1.00	AC
PROPOSED USE:	RESTAURANT W/ DRIVE THROUGH			
BUILDING AREA:	2,816	SF		
MAX BUILDING HEIGHT:	ALLOWED	PROPOSED		
RESTAURANT BUILDING:	50 FT.	22 FT.		
LOT STANDARDS	REQUIRED	PROPOSED		
MIN LOT WIDTH:	100 FT.	± 186 FT.		
PARKING REQUIREMENT	REQUIRED	PROPOSED		
VEHICLE (2,965 SF/1,000 SF x 8):	23			
ADA SPACES:	2	33	INCL.	2 EV SPACES
EV SPACES:	2			2 ADA SPACES
MOTORCYCLE (1 PER 25 SPACES):	2	2		
BICYCLE SPACES:	3	4		
MINIMUM BUILDING SETBACKS	REQUIRED	PROPOSED		
FRONT (ALAMEDA BLVD NE):	10 FT.	± 36 FT.		
SIDE (SAN PEDRO ROAD NE):	10 FT.	± 31 FT.		
REAR (SOUTH SIDE):	10 FT.	± 119.5 FT.		
MINIMUM LANDSCAPE BUFFER	REQUIRED	PROPOSED		
FRONT (ALAMEDA BLVD NE):	10 FT.	± 10 FT.		
SIDE (SAN PEDRO ROAD NE):	6 FT.	± 22 FT.		WHERE PARKING LOTS ADJACENT TO LOT EDGE
REAR (SOUTH SIDE):	6 FT.	± 6 FT.		

- 39 PROPOSED "DO NOT ENTER" SIGN, PER C.O.A. STD. DET. 2600-603.
- 40 PROPOSED "NO LEFT EXIT" SIGN PER C.O.A. STD. DET. 2600-701.
- 41 PROVIDE "RIGHT TURN ONLY" PAVEMENT MARKING PER C.O.A. STD. DET. 2600-105.
- 42 PROVIDE STOP LINE WITH 12" WIDE WHITE PAINT.
- 43 PROVIDE DIVIDING LINE WITH 4" WIDE YELLOW PAINT.

### PROPOSED LEGEND:

	VERTICAL CURB		CONCRETE PAVEMENT/SIDEWALK
	CURB AND GUTTER		HEAVY DUTY PAVEMENT
	PARKING COUNT		EXISTING PAVEMENT
	PAVEMENT STRIPING		ACCESSIBLE PEDESTRIAN PATH
	FIRE HYDRANT		
	TRANSFORMER		28'/48' FIRE ACCESS TURN RADIUS
			RED PAINTED FIRE CURB RE: DET. 6/C2.10



EXPIRATION DATE: 12-31-2024  
SIGNATURE DATE: 06-30-2023

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



PROJECT  
WHATABURGER NM  
SEC ALAMEDA BLVD NE  
& SAN PEDRO AVE NE

LOCATION  
6100 ALAMEDA BLVD NE  
ALBUQUERQUE, NM

DRAWN: GA 06/30/2023  
DESIGNED: LP 06/30/2023  
QC:  
FINAL QC:  
PROJ. MGR.: AF 06/30/2023  
DATE: 06/30/2023

ISSUED FOR:

PERMITS

REVISION NO.: DATE:  
1 TRASH ENCLOSURE UPDATE 05/26/2023

JOB NO.: 210907

SHEET TITLE:

SITE PLAN

PAGE NO.: 5 OF 15  
SHEET NO.: C2.00

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