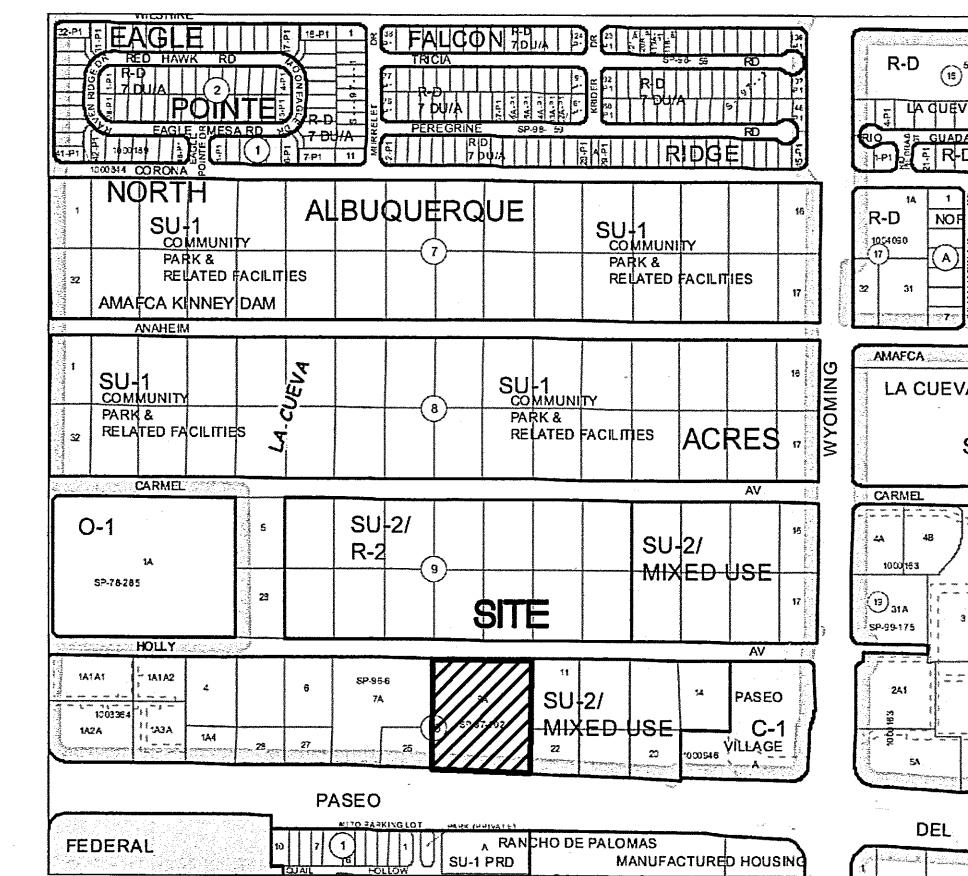
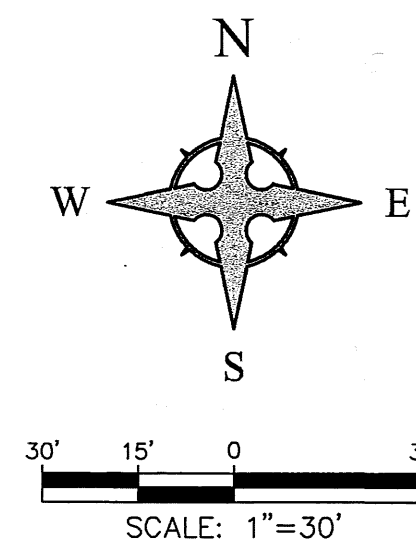


| PARKING CALCULATIONS | | | |
|-----------------------|-----------|--------------------|-----------|
| BUILDING AREA: | # SEATS | AREA (SQUARE FEET) | |
| RESTAURANT | 160 | 4,864 SF | |
| PARKING REQUIREMENTS: | RATIO | REQUIRED | PROVIDED |
| | 1/4 Seats | 40 spaces | 40 spaces |
| TOTAL | | 40 spaces | 40 spaces |
| HANDICAP PARKING | | 2 spaces | 2 spaces |
| MOTORCYCLE PARKING | | 2 spaces | 2 spaces |
| BICYCLE PARKING | | 2 spaces | 3 spaces |

ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

GENERAL NOTES (REQUIRED INFORMATION)

Site: 0.348 Acres (32,010 SF)
 Zoning: SU-2 (MIXED USE)
 Proposed Use: Sit-Down Restaurant
 Building Height: Maximum Allowed = 36'; Proposed 22'-4"
 Building Setback: Per C-1 Zone
 Actual:
 West: 23.9'
 North: 171.4'
 East: 15'
 South: 20'
 Floor Area Ratio: Lot Area 32,010 SF
 Building Area = 4,864 SF
 Proposed FAR = 0.152
 Maximum Allowed FAR = N/A



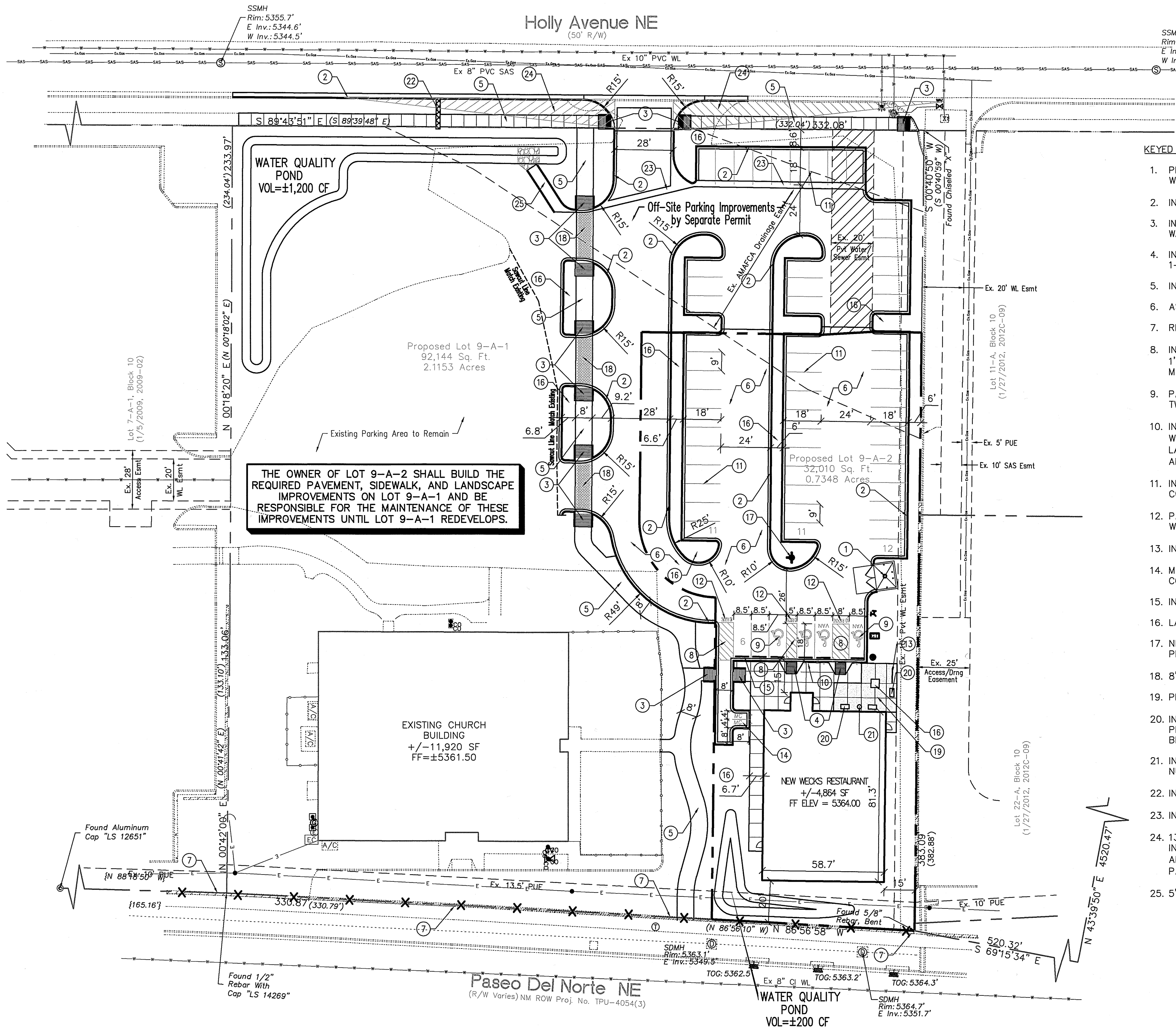
VICINITY MAP - Zone Map C-19-Z
 Legal Description: Lot 9-A-2, Block 10, NORTH ALBUQUERQUE ACRES, TR 2, UNIT 3

SITE INFORMATION

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING FOR THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.



THE OWNER OF LOT 9-A-2 SHALL BUILD THE REQUIRED PAVEMENT, SIDEWALK, AND LANDSCAPE IMPROVEMENTS ON LOT 9-A-1 AND BE RESPONSIBLE FOR THE MAINTENANCE OF THESE IMPROVEMENTS UNTIL LOT 9-A-1 REDEVELOPS.

KEYED NOTES

- PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. REF. UTILITY PLAN FOR DRAIN.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
- INSTALL PERPENDICULAR CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
- REMOVE EXISTING CMU GARDEN WALL IN ITS ENTIRETY.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C401. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER DETAIL ON SHEET C401. TWO (2) SPACES MINIMUM.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C401.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- NEW PRIVATE FIRE HYDRANT PAINTED SAFETY ORANGE. REF. SHEET C301, UTILITY PLAN.
- 8' WIDE SIDEWALK CROSSING PER DETAIL ON SHEET C401.
- PLAZA AREA AS REQUIRED BY THE LCSDP. TOTAL AREA = 577.13 SF.
- INSTALL EVEREST SERIES 6" BENCH WITH BACK (PERFORATED IN GROUND MOUNT) PER DETAIL ON SHEET C401. MODEL NUMBER 398-6001. COLOR: POWDER COATED BEIGE. WWW.THEPARKCATALOG.COM
- INSTALL PLAZA SERIES 36 GALLON TRASH RECEPTACLE WITH ASH URN TOP. MODEL NUMBER 398-8002. COLOR: POWER COATED BEIGE. WWW.THEPARKCATALOG.COM
- INSTALL 24" SIDEWALK CULVERT.
- INSTALL 3' WIDE VALLEY GUTTER. REF. SHEET C401 FOR DETAIL.
- 13'X130' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, AND SIGNAGE 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.
- 5' CONCRETE FLUME. REF. SHEET C401 FOR DETAIL.

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| PROJECT NUMBER: | 101184 |
| APPLICATION NUMBER: | 91-2019-00007 |
| This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on <u>March 2, 2018</u> , and the findings and conditions in the Official Notification of Decision are satisfied. | |
| Is an Infrastructure List required? (X) YES () NO If yes, then a set of approved DRP 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 | |
| <i>Roguel M...</i> | 6/6/18 |
| Traffic Engineering, Transportation Division | Date |
| <i>Jan Lutzgaard</i> | 6/6/18 |
| Water Utility Department | Date |
| <i>...</i> | 6/6/18 |
| Parks and Recreation Department | Date |
| <i>Ronnie Brant</i> | 6/6/18 |
| City Engineer | Date |
| NA | Date |
| Environmental Health Department | Date |
| <i>...</i> | 6-6-18 |
| Solid Waste Management | Date |
| <i>...</i> | 7-20-18 |
| DRB Chairperson, Planning Department | Date |

* Environmental Health, if necessary
 CODE ENFORCEMENT DATE 6/6/18

| REV | DATE | BY | REVISION |
|-----|------|----|----------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

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 1005 21st St SE, Suite A5
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560

JEFFREY TODD WOOTEN
 NEW MEXICO
 16892
 PROFESSIONAL ENGINEER
 6/4/2018

PROJECT TITLE: WEEKS RESTAURANT
 7301 PASEO DEL NORTE NE
 ALBUQUERQUE, NEW MEXICO 87113

PROJECT MANAGER: JEFF WOOTEN
 DRAWN BY: JEFF WOOTEN
 JOB NO.: 2016032

DATE: 06.04.2018
 SCALE: C101
 PER PLAN: 6

Sheet: 1 of 6
 Title: Site Plan (Traffic Circulation Layout)