

**DEVELOPER**  
 WHATABRANDS REAL ESTATE  
 CONTACT: CINDY ESPINOZA  
 300 CONCORD PLAZA DRIVE  
 SAN ANTONIO, TX 78216  
 PHONE: 210-476-6180  
 EMAIL: CESPINOZA@WBHQ.COM

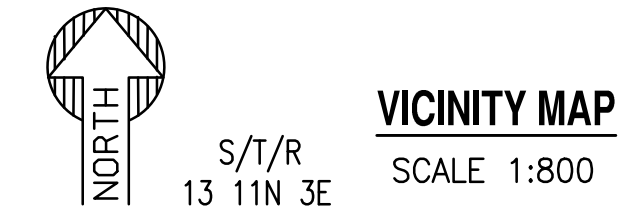
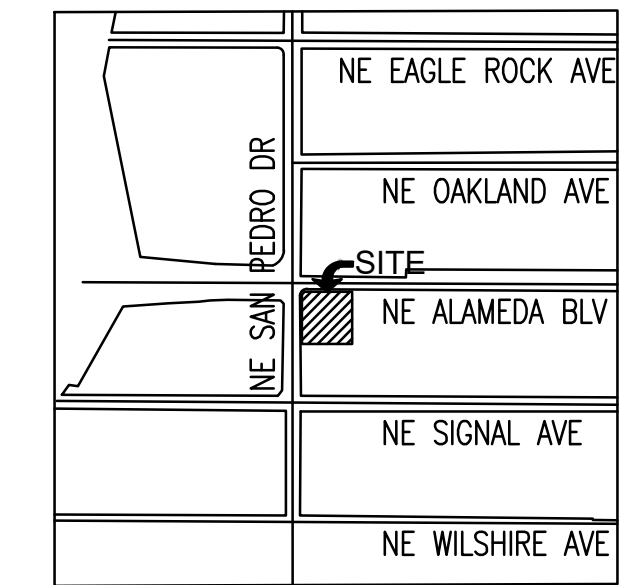
**CIVIL ENGINEER**  
 SUSTAINABILITY ENGINEERING GROUP  
 8280 E. GELDING DR, SUITE 101  
 SCOTTSDALE, ARIZONA 85260  
 PHONE: 480-237-2507  
 ATTN: ALI FAKIH

**OWNER**  
 GREEN JEANS WEST, LLC  
 2929 MONTE VISTA BLVD NE  
 ALBUQUERQUE, NM 87106

# WHATABURGER

## PRELIMINARY SITE PLAN

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



NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



CALL NM ONE-CALL  
SYSTEM SEVEN (7) DAYS  
PRIOR TO ANY EXCAVATION

PROJECT LOCATION  
 WHATABURGER NM  
 SEC ALAMEDA BLVD NE  
 & SAN PEDRO AVE NE  
 6100 ALAMEDA BLVD NE  
 ALBUQUERQUE, NM

DATE: 01/21/2022

ISSUED FOR: DRB

REVISION NO.: DATE:

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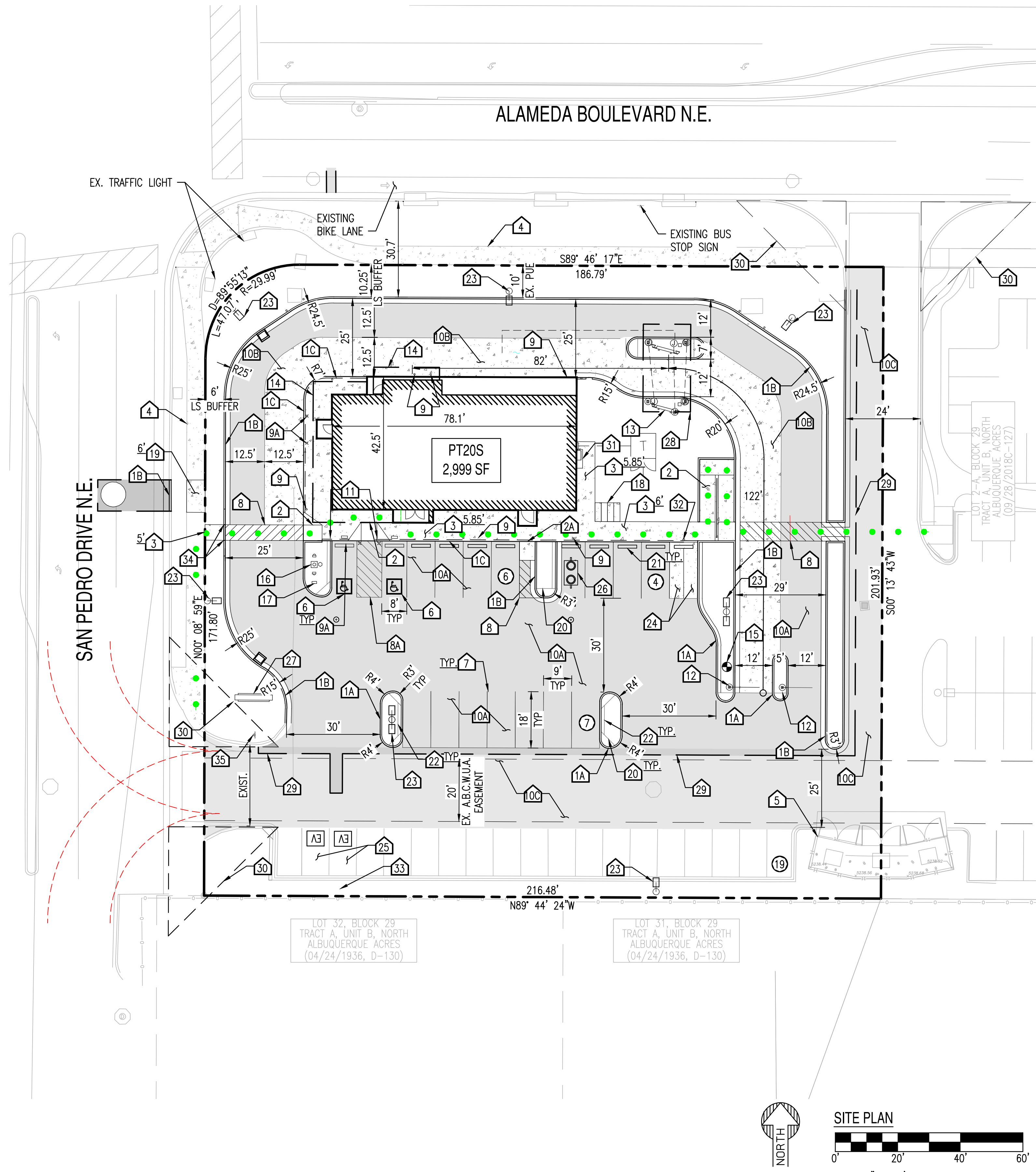
JOB NO.: 210907

SHEET TITLE:

**PRELIMINARY  
SITE PLAN**

PAGE NO.: 1 of 2  
 SHEET NO.: C2.00

LOCATION: Z:\SHARED\PROJECTS\WHATABURGER\ALBUQUERQUE, NM - SVC ALAMEDA BLVD & SAN PEDRO AVE - 210907\11 CAD (SEG)\11.4 CD\S\CD210907-C2.00.DWG SAVED BY: ESAUL REYES DATE: 1/21/2022



**PRELIMINARY 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 GRADING PLANS.
- 2A ACCESSIBLE RAMP PER GRADING PLANS.
- 3 CONCRETE SIDEWALK, WIDTH PER PLAN.
- 4 EXISTING SIDEWALK TO REMAIN.
- 5 EXISTING TRASH ENCLOSURE.
- 6 PAINTED ADA SYMBOL PER DET. 1/C2.10.
- 7 4" WIDE WHITE PAINTED STRIPING, TYP.
- 8 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 8A 8' WIDE PEDESTRIAN PATHWAY AT ACCESSIBLE PARKING WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 9 6" STEEL BOLLARDS PER DET. 3/C2.10.
- 9A 6" LIT STEEL BOLLARDS PER DET. 3/C2.10.
- 10A HEAVY DUTY ASPHALT PAVEMENT PER CIVIL PLANS.
- 10B HEAVY DUTY CONCRETE PAVEMENT PER GRADING PLANS.
- 10C EXISTING ASPHALT.
- 11 ACCESSIBLE PARKING SIGN PER DET. 2/C2.10.
- 12 DRIVE-THRU CLEARANCE BAR PER ARCHITECTURAL PLANS.
- 13 INSTALL DRIVE-THRU MENU BOARD. PER DETAIL 6/C2.10.
- 14 PROVIDE 4' RESTAURANT CANOPY PER ARCHITECTURAL PLANS.
- 15 RELOCATED FIRE HYDRANT LOCATION.
- 16 INSTALL 28" HIGH FLAG POLE.
- 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.
- 20 CONSTRUCT CONCRETE ISLANDS NOSE, TYPICAL AT ISLANDS.
- 21 WHEEL STOP PER DET. 4/C2.10.
- 22 PROVIDE GRANITE STRIPS.
- 23 INSTALL LIGHT POLE PER PHOTOMETRIC PLAN.
- 24 MOTORCYCLE PARKING (2 SPACES).
- 25 ELECTRIC VEHICLE PARKING (2 SPACES).
- 26 INSTALL GREASE INTERCEPTOR PER UTILITY PLANS.
- 27 PROPOSED MONUMENT SIGN LOCATION.
- 28 INSTALL MENU BOARD CANOPY
- 29 PROVIDE SAWCUT PER CIVIL PLANS.
- 30 SVT 35'X35'.
- 31 ELECTRICAL CABINET.
- 32 MOTORCYCLE PARKING ONLY SIGN.
- 33 FUTURE CHARGING STATION LOCATION.
- 34 CURB TRANSITION FROM TO 0" PER CIVIL PLANS.
- 35 PROPOSED STOP SIGN AT DRIVEWAY.

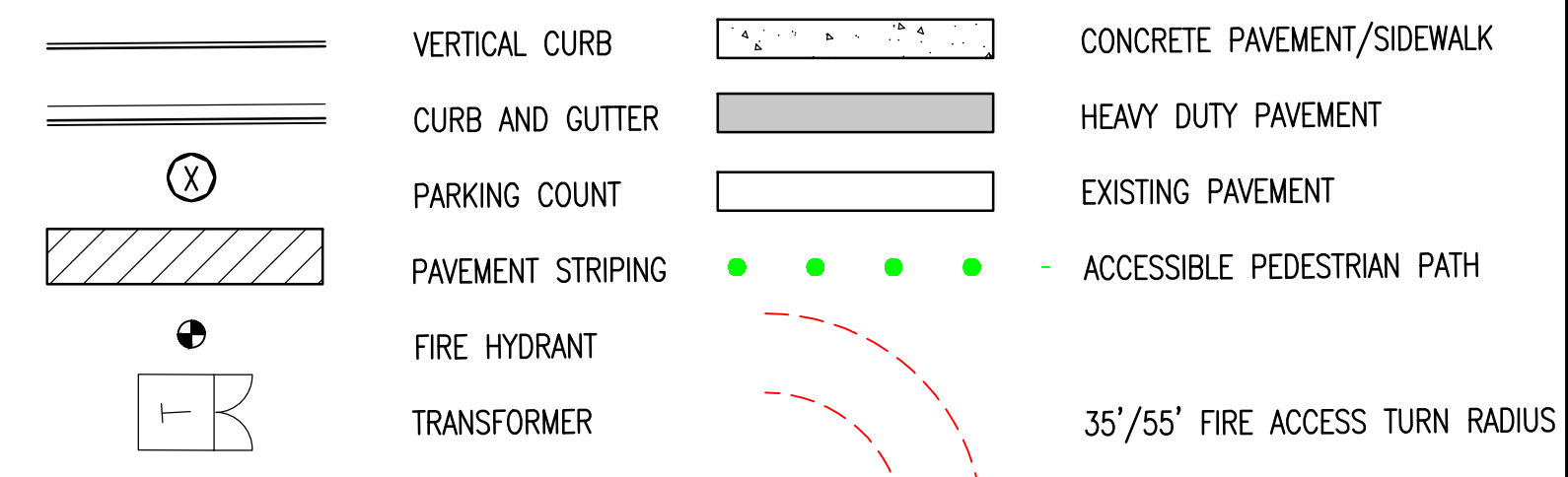
**SITE PLAN NOTES**

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.

**DEVELOPMENT SUMMARY TABLE:**

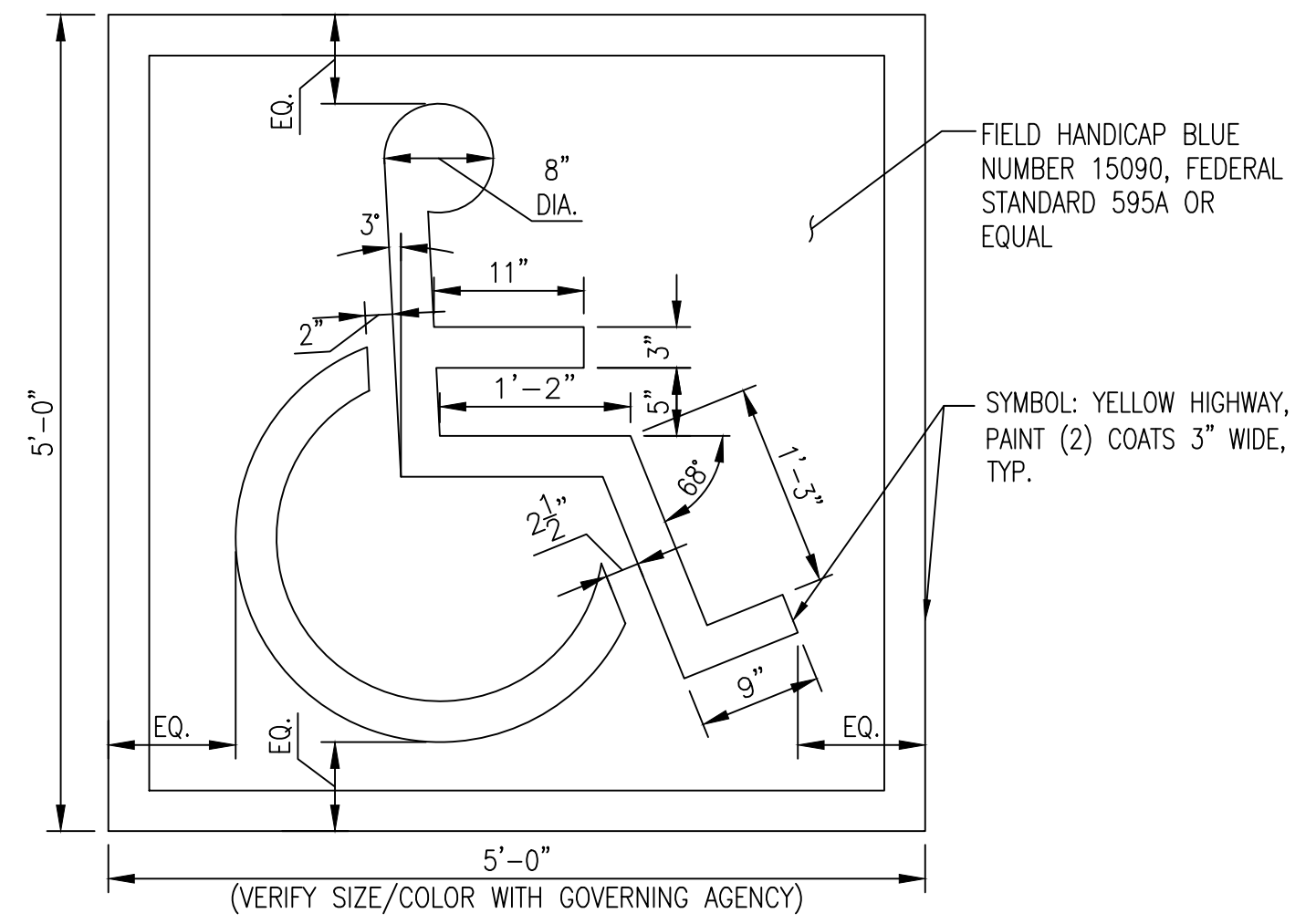
PROJECT ADDRESS:	6100 ALAMEDA BLVD NE, ALBUQUERQUE, NM		
PROJECT DESCRIPTION:	PROPOSED WHATABURGER W/ DRIVE THRU		
UPC:	101806 428134 810229		
ZONING:	NR-BP		
LOT SIZE:	43,565 SF	1.00 AC	
PROPOSED USE:	RESTAURANT W/ DRIVE THROUGH		
BUILDING AREA:	2,999 SF		
MAX BUILDING HEIGHT:	ALLOWED	PROPOSED	
RESTAURANT 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):	24		
ADA SPACES:	2	36	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.	

**PROPOSED LEGEND:**



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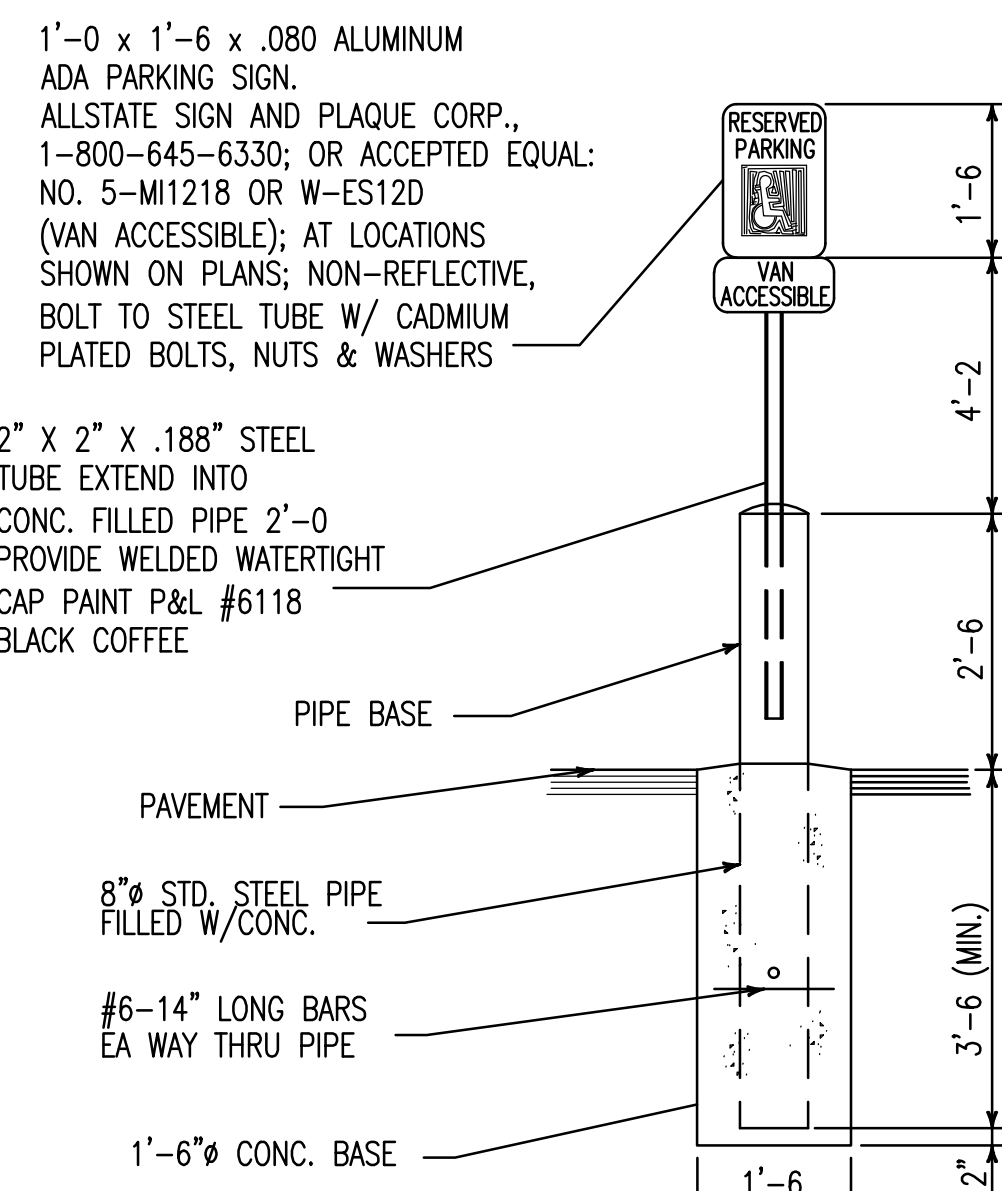
LOCATION: Z:\SHARED\PROJECTS\WHATABURGER\ALBUQUERQUE, NM - SVC ALAMEDA BLVD & SAN PEDRO AVE - 210907\11 CAD (SEG)\11.4 CD\CD210907-C2.00.DWG  
 SAVED BY: ESAUL REYES DATE: 1/21/2022



**SYMBOL OF ACCESSIBILITY**



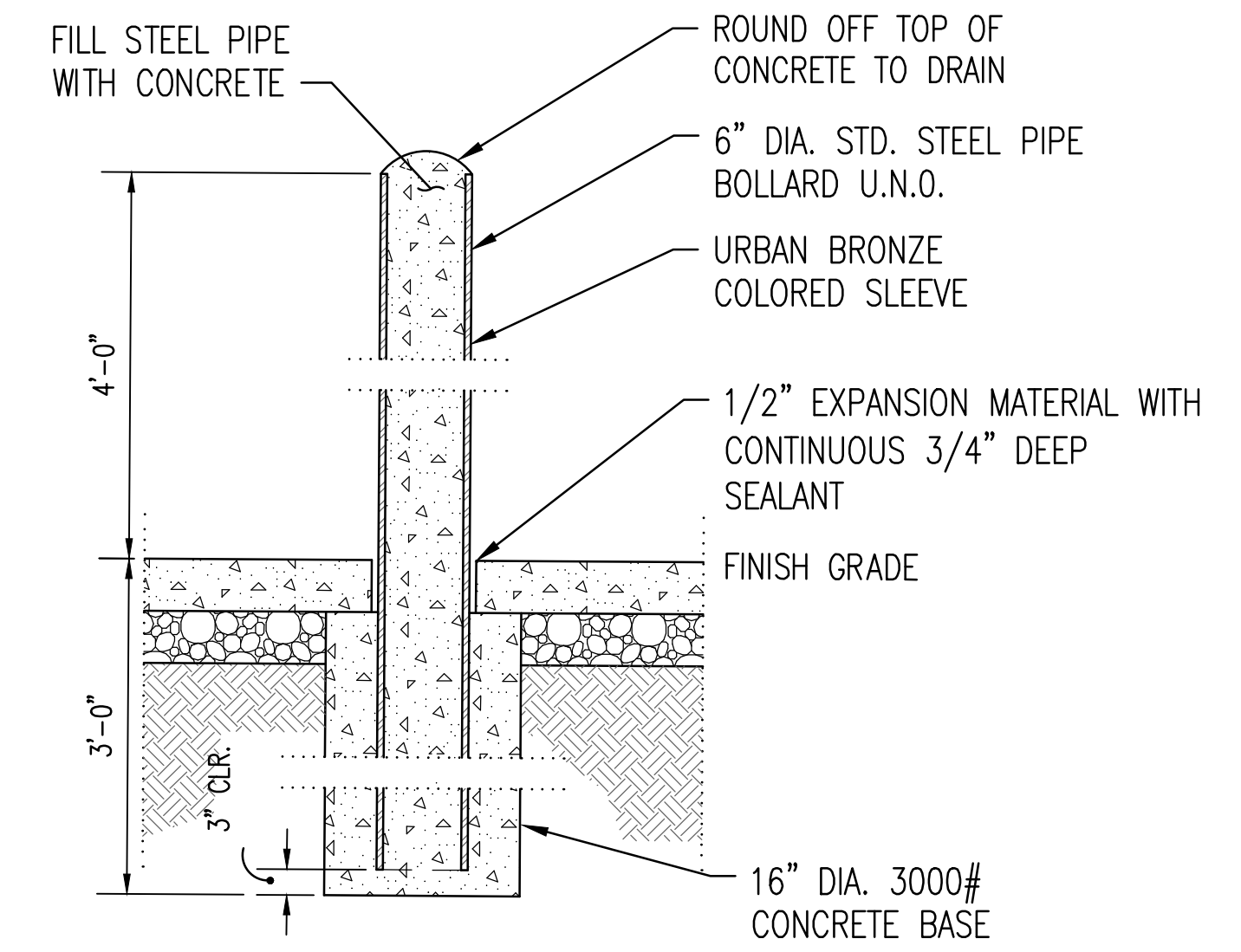
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**ACCESSIBLE PARKING SIGN**



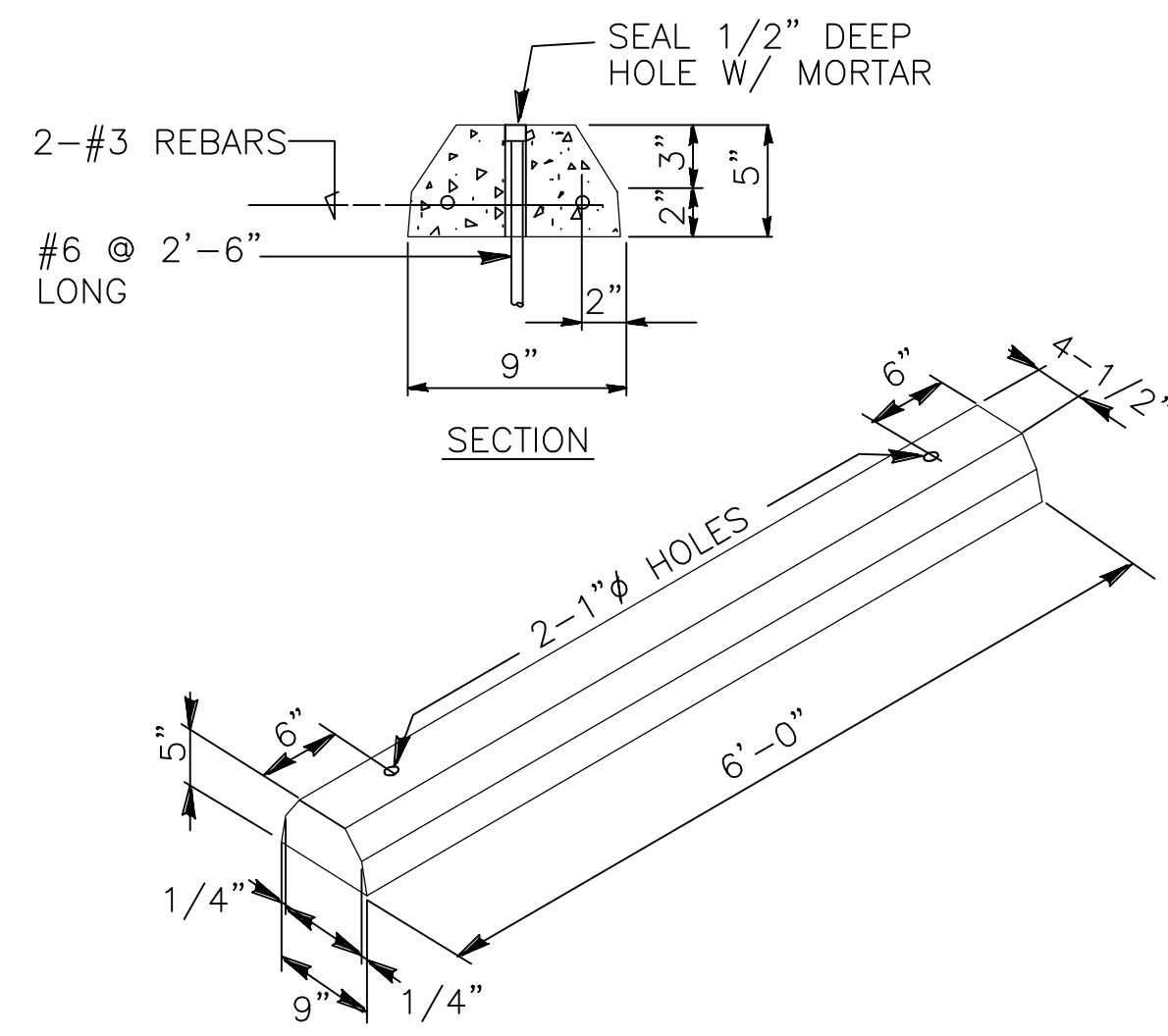
2



**STEEL PIPE BOLLARD IN CONCRETE**  
N.T.S.



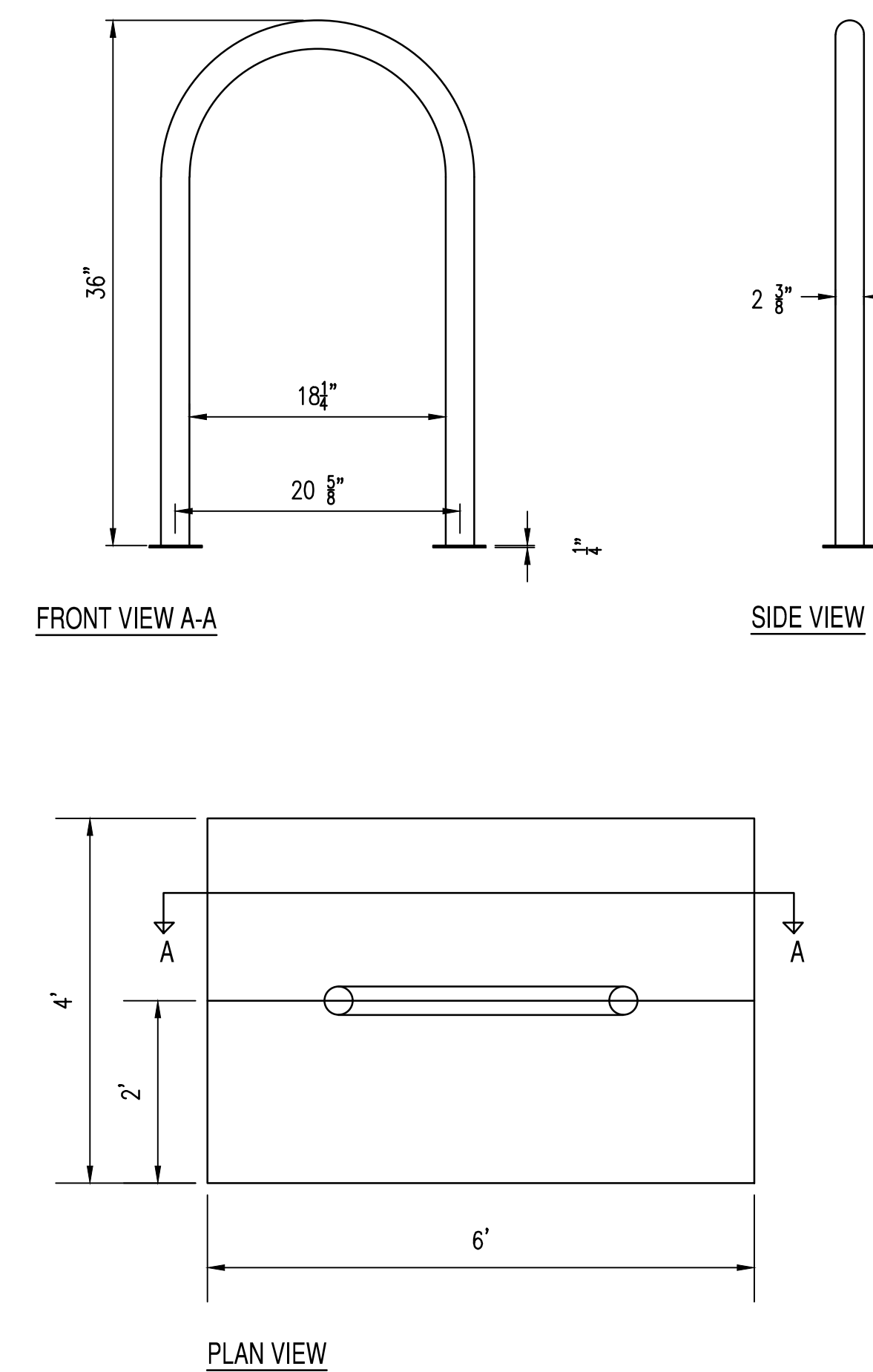
3



**PRECAST CONCRETE WHEEL STOP**  
N.T.S.



4



**BICYCLE RACK**



5

NOTE:  
REFER TO SITE PLAN FOR NUMBER OF SPACES

NOT FOR CONSTRUCTION

SUSTAINABILITY ENGINEERING GROUP

SEG



8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260  
 WWW.AZSEG.COM TEL. 480.988.7226 FAX. 480.959.3534



CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

PROJECT: WHATABURGER NM SEC ALAMEDA BLVD NE & SAN PEDRO AVE NE  
 LOCATION: 6100 ALAMEDA BLVD NE ALBUQUERQUE, NM

DRAWN: GA 12/08/2021  
 DESIGNED: LP 01/12/2022  
 QC: SC 01/18/2022  
 PROJ. MGR: AF 01/21/2022

DATE: 01/21/2022

ISSUED FOR: DRB

REVISION NO.: DATE:

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JOB NO.: 210907

SHEET TITLE:

**SITE PLAN DETAILS**

PAGE NO.: 2 of 2  
 SHEET NO.: C2.10

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