

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 GREASE INTERCEPTOR
- 2 EXISTING SANITARY MANHOLE
- 3 42" PATIO ALUMINUM GUARDRAIL RE: DETAIL THIS SHEET
- 4 BIKE RACK
- 5 MOTORCYCLE PARKING STALLS.
- 6 HEIGHT CLEARANCE ARM
- 7 FIRE HYDRANT (PRIVATE)
- 8 TRASH ENCLOSURE
- 9 CONCRETE APRON
- 10 ELECTRIC TRANSFORMER
- 11 CONCRETE DRIVE THROUGH
- 12 1" CURB OPENING
- 13 ORDER POINT CANOPY AND MENU BOARDS
- 14 ACCESSIBLE PARKING STALL
- 15 25' LIGHT POLE (TYP)
- 16 SIGHT DISTANCE TRIANGLE (35' X 35'). SEE NOTE 5
- 17 MONUMENT SIGN
- 18 2' CONCRETE PAN
- 19 PICK UP WINDOW CANOPY
- 20 AT GRADE WALK
- 21 ACCESSIBLE RAMP
- 22 ACCESSIBLE PARKING SIGN
- 23 PUBLIC OUTDOOR SEATING AREA
- 24 MOTORCYCLE PARKING SIGN
- 25 THANK YOU / DO NOT ENTER SIGN
- 26 ROLL OVER CURB

GENERAL NOTES

1. DESIGN GROUND-MOUNTED EQUIPMENT SCREENING TO ALLOW FOR ACCESS TO UTILITY FACILITIES ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES. REFER TO THE PNM ELECTRIC SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.
2. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL AND CURRENT ADA CRITERIA.
3. APPLICANT SHALL BE RESPONSIBLE TO ABIDE BY ANY CONDITIONS OR TERMS OF UTILITY EASEMENTS.
4. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
5. 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.
6. ALL THE BUILDINGS CONSTRUCTED WITHIN THE COORS PAVILION PROPERTY SHALL HAVE EXTERIOR SECURITY CAMERAS.



LEGEND

LIMITS OF CONSTRUCTION	
PROPERTY LINE	
BUILDING LINE	
NEW CURB AND GUTTER	
NEW SIDEWALK	
EASMENT LINE	
VEHICLE (20'-0" LENGTH TYPE)	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
EXISTING ASPHALT PAVEMENT	

SITE DATA CHART

LEGAL DESCRIPTION OF LEASE AREA: LOT 6 COORS PAVILION WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

ZONE DISTRICT: SU-3 WITH C-2 USES ALLOWED
 PROPOSED USE: QUICK SERVICE RESTAURANT

	SQ FT	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	50,690	1.16	100%
LANDSCAPE AREA:	13,858	0.32	27%
HARDSCAPE AREA:	2,720	0.06	5%
TOTAL PARKING AND DRIVE AREA:	29,091	0.66	58%
TOTAL BUILDING AREA:	5,021	0.12	10%

REQUIRED PARKING CALCULATION - RESTAURANT WITH DRIVE-THRU AT LEAST 1 PARKING SPACE PER 4 SEATS IN BUILDING = 33 SPACES

REQUIRED HANDICAP ACCESSIBLE PARKING SPACES = 3

	SPACES
STANDARD PARKING SPACES:	47
ACCESSIBLE PARKING SPACES:	3
TOTAL AUTO PARKING SPACES PROVIDED:	50
MOTORCYCLE PARKING SPACES:	2

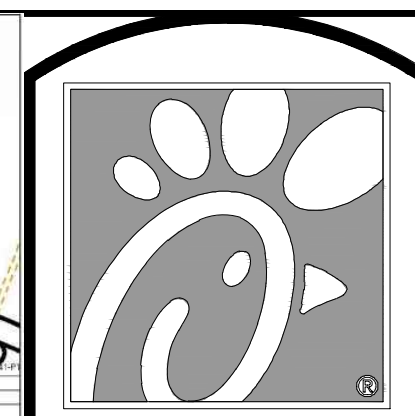
	SQ FT	ACRES	PERCENTAGE
TOTAL PARKING AREA :	39,232	0.90	100%
LANDSCAPE AREA:	10,352	0.24	26%
HARDSCAPE AREA:	28,880	0.66	74%

FORMER PROJECT NUMBER: _____
 PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

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.

SITE DEVELOPMENT PLAN APPROVAL

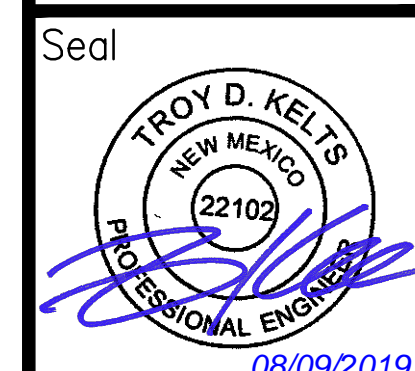
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



MERRICK
 5970 GREENWOOD PLAZA BLVD
 GREENWOOD VILLAGE, CO 80111
 303-751-0741

STORE
 CHICK-FIL-A
 FSU #04107
 COORS BLVD.

4001 COORS BLVD NW
 ALBUQUERQUE, NM
 87120

SHEET TITLE
SITE PLAN

DWG EDITION ---

Job No. : 65119594
 Store : 04107
 Date : 8/1/19
 Drawn By : LV
 Checked By : KW

Sheet
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