

September 19, 2024
 C-2.0 - SITE PLAN
 File Path: \\010014 - Chick-fil-A\010014-01-217 - CFA 02793 Montgomery San Mateo Albuquerque\Engineering\Plans\Sheet Set\010014-01-217 - C-2.0 SITE PLAN.dwg
 This document contains the proposed and existing site plan information. It is intended for use by the City of Albuquerque and is not to be used for any other purpose. The user of this document is responsible for verifying the accuracy of the information contained herein. The user of this document is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this document is responsible for obtaining all necessary insurance and bonding. The user of this document is responsible for obtaining all necessary professional liability insurance. The user of this document is responsible for obtaining all necessary professional liability insurance.

VICINITY MAP



LEGEND	
PROP. ASPHALT DRIVE	PROPERTY LINE
PROP. CONC. PAVEMENT	EX. CONCRETE
PROP. CURB	EX. CONCRETE CURB
PROP. PARKING STRIPE	EX. SIGN
PROP. SITE SIGNAGE	EX. LIGHT POLE
PROP. DIRECTIONAL ARROW	EX. TREE
PROP. PARKING COUNT	EX. ACCESSIBLE MARKING
PROP. ORDER POINT	EX. BOLLARD
	EX. DIRECTIONAL ARROW

TRACT D-1-A
MONTGOMERY PLAZA
BK 2011C PG 135
ZONE: MX-M
LAND USE: RETAIL

PROJECT NUMBER: PR-2024-004218
Application Number: SI-2024-00923

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

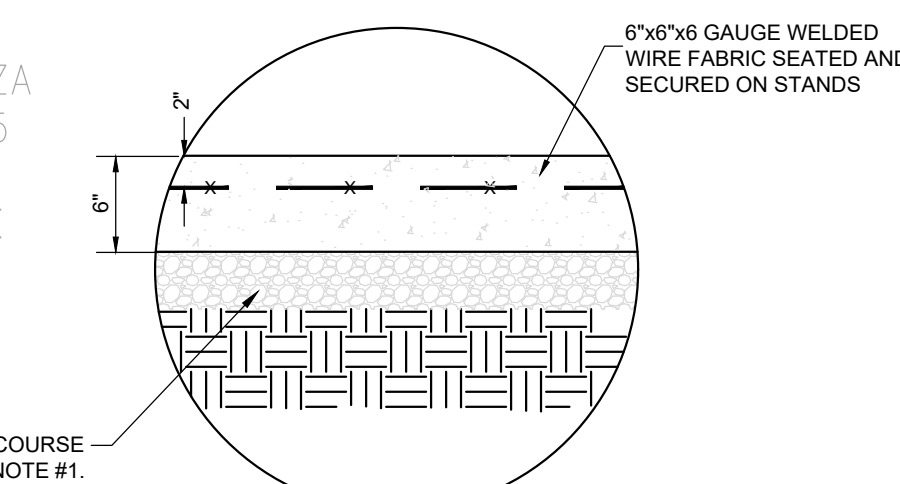
PARKING CALCULATIONS			
USE	QTY	RATIO	REQUIRED
BUILDING AREA	4,425	5.6 SPACE PER 1,000 SF	25
OUTDOOR DINING	416	3 SPACE PER 1,000 SF	1
CFA STANDARD PARKING PROVIDED 32			
CFA ACCESSIBLE PARKING REQUIRED 2			
MOTORCYCLE PARKING REQUIRED 2			
BICYCLE PARKING REQUIRED 3			
BICYCLE PARKING PROVIDED 3			
PROPOSED TOTAL PARKING 34			
EXISTING TOTAL PARKING 41			
DRIVE-THROUGH STACKING REQUIRED 12			
DRIVE-THROUGH STACKING PROVIDED 16			

SITE SUMMARY	
JURISDICTION	CITY OF ALBUQUERQUE
ZONING	MX-M (MIXED USE MEDIUM INTENSITY ZONE DISTRICT)
USE	FAST FOOD RESTAURANT WITH DRIVE THRU
PARCEL ID	ABQ213744(CITY), 101706148301640115(COUNTY)
LOT	
SIZE	44,304.52 SF (1.02 AC)
BUILDING	
SIZE	4,425 SF
PARKING	
SIZE	9' X 19' (60'); 9' X 22' (PARALLEL)
BUILDING SETBACKS	
SETBACKS	REQUIRED PROVIDED
FRONT (SOUTH)	5' 28.79'
REAR (NORTH)	15' 58.94'
SIDE (WEST)	0' 166.33'
SIDE (EAST)	0' 19.04'

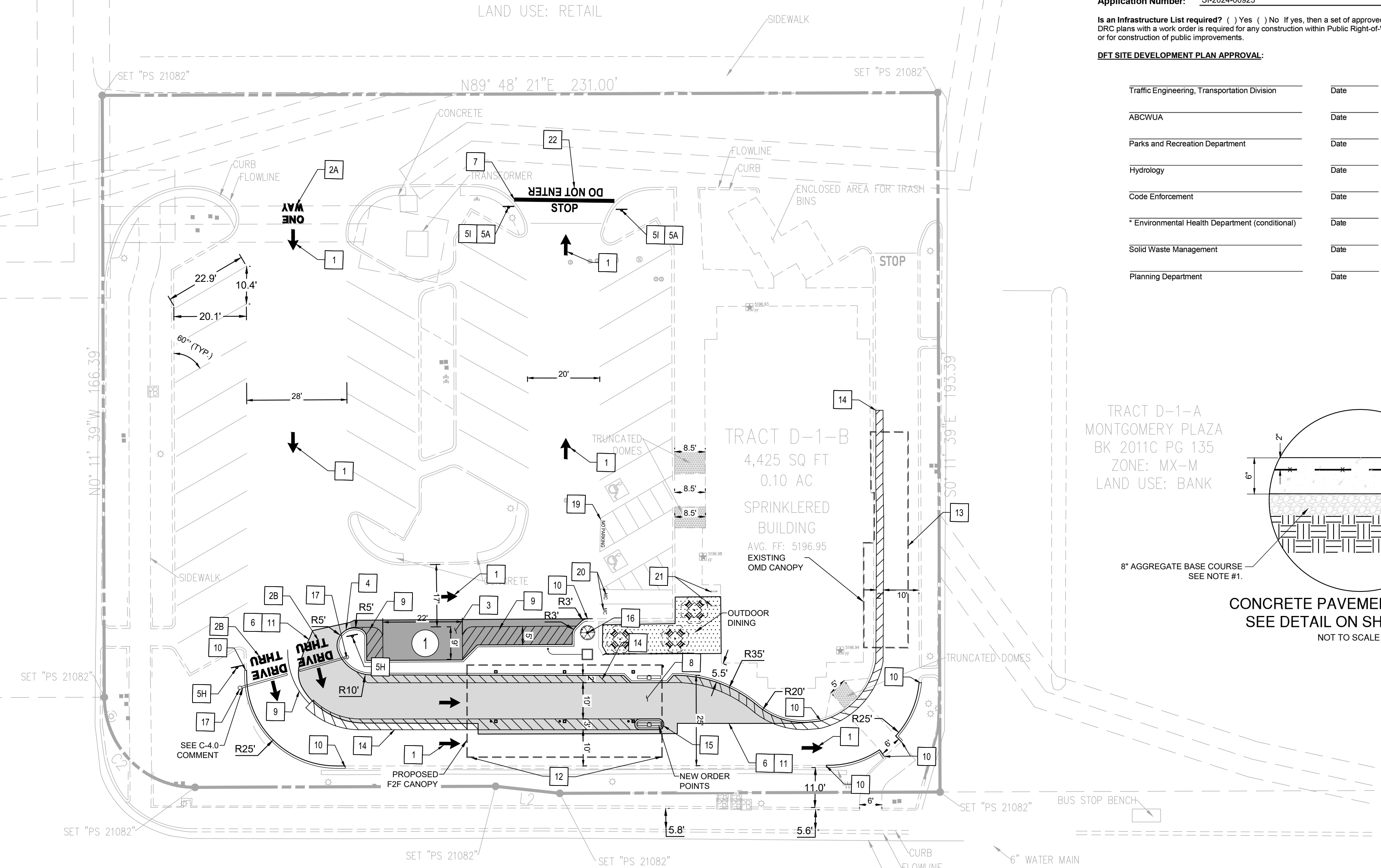
EXISTING SITE CALCULATIONS			
EXISTING AREA	SF	ACRES	%
TOTAL PARCEL AREA	44,304	1.02	100.00%
EXIST. OPEN SPACE AREA	7,135	0.16	16.10%
EXIST. PERVIOUS AREA	7,135	0.16	16.10%
EXIST. IMPERVIOUS AREA	37,169	0.85	83.90%
EXIST. BUILDING AREA	4,425	0.10	9.99%
EXIST. PAVEMENT AREA	32,744	0.75	73.91%
EXIST. VEHICULAR USE AREA	26,516	0.61	59.85%

PROPOSED SITE CALCULATIONS			
PROPOSED AREA	SF	ACRES	%
TOTAL PARCEL AREA	44,304	1.02	100.00%
PROP. PERVIOUS AREA	6,994	0.16	15.79%
PROP. IMPERVIOUS AREA	37,310	0.86	84.21%
PROP. BUILDING AREA	4,425	0.10	9.99%
PROP. PAVEMENT AREA	32,885	0.75	74.23%
PROP. VEHICULAR USE AREA	27,284	0.63	61.58%

TRACT D-1-A
MONTGOMERY PLAZA
BK 2011C PG 135
ZONE: MX-M
LAND USE: BANK



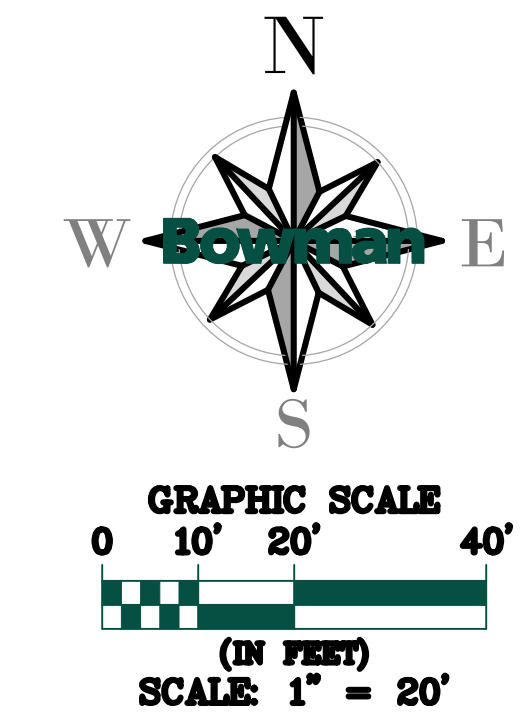
CONCRETE PAVEMENT SECTION
SEE DETAIL ON SHEET C-4.0
NOT TO SCALE



MONTGOMERY BOULEVARD
PRINCIPAL ARTERIAL; 100' ROW
DAILY TRAFFIC VOLUME: 22,538; V/C = 0.67

SITE NOTES

- 1 CONST. DIRECTIONAL ARROW (TYP.)
- 2 CONST. PAVEMENT MARKINGS GRAPHICS
- 2A ONE WAY GRAPHICS
- 2B DRIVE-THRU GRAPHICS
- 3 CONST. PARALLEL PARKING STALL (4' YELLOW STRIPING)
- 4 CONST. CURB
- 5 DIRECTIONAL SIGNAGE
- 5A STOP SIGN (NOT USED)
- 5B BOLLARD MOUNTED HANDICAP SIGN (NOT USED)
- 5C CURBSIDE DELIVERY DESIGNATED SPACE (REMOVABLE SIGN) (NOT USED)
- 5D NO LEFT TURN SIGN (NOT USED)
- 5E ONE WAY SIGN (NOT USED)
- 5F RIGHT TURN ONLY SIGN (NOT USED)
- 5G PEDESTRIANS CROSSING (NOT USED)
- 5H DRIVE-THRU SIGN
- 5I DO NOT ENTER SIGN
- 6 CONST. PAVEMENT EDGE
- 7 CONST. 24" STOP LINE GRAPHIC
- 8 CONST. CONCRETE PAVING DRIVE-THRU LANE
- 9 CONST. 4" WIDE YELLOW STRIPING
- 10 CONNECT TO EXISTING CURB
- 11 CONNECT TO EXISTING EDGE OF PAVEMENT
- 12 CONST. DOUBLE LANE F2F ORDER CANOPY
- 13 EXISTING SINGLE ORDER MEAL DELIVERY CANOPY TO REMAIN
- 14 CONST. SOLID 4" YELLOW STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3' O.C. YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- 15 NEW ORDER POINT
- 16 RELOCATED FLAG POLE AND BASE
- 17 CONST. CLEARANCE BAR
- 18 EXISTING BUILDING MOUNTED ACCESSIBLE PARKING SIGN TO REMAIN - INSTALL PENALTY SIGN IF NECESSARY
- 19 "NO PARKING" PAVEMENT MARKING
- 20 "MC" MOTORCYCLE PAVEMENT MARKING
- 21 EXISTING BICYCLE RACKS
- 22 "DO NOT ENTER" PAVEMENT MARKING



NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CITY OF ALBUQUERQUE PAVING SIDEWALK DETAIL.



Chick-fil-A

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FSU#02793

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 010014-01-217	
ISSUED FOR	PERMIT
DATE	September 19, 2024
DRAWN BY	BCG

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 SHEET
 SITE PLAN
 SHEET NUMBER
C-2.0

