

# WHATABURGER

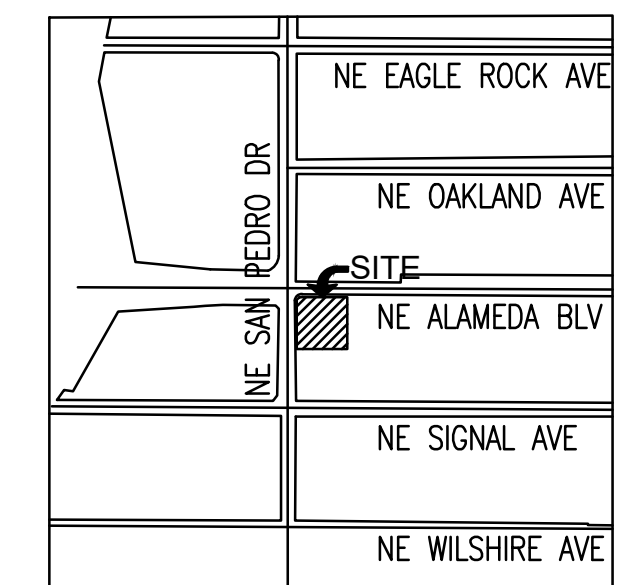
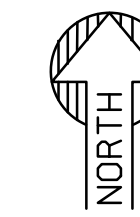
## SITE PLAN

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 CONSTRUCT 6" VERTICAL CURB PER GRADING PLANS.
- 1B CONSTRUCT 6" CURB AND GUTTER PER GRADING PLANS.
- 1C CONSTRUCT TURNDOWN SIDEWALK PER GRADING PLANS.
- 2 CONSTRUCT ACCESSIBLE RAMP PER DET. 8/C2.11.
- 2A CONSTRUCT ACCESSIBLE RAMP PER DET. 9/C2.11.
- 2B CONSTRUCT ACCESSIBLE RAMP PER DET. 10/C2.11.
- 2C CONSTRUCT LOADING ZONE PER GRADING PLANS.
- 3 CONSTRUCT CONCRETE SIDEWALK, 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 YELLOW PAINT, AT 45° 2 FEET O.C.
- 9 INSTALL 6" STEEL BOLLARDS PER DET. 3/C2.10.
- 9A INSTALL 6" LIT 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 DET. 6/C2.10.
- 14 PROVIDE 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. REFER TO LANDSCAPE PLANS FOR DETAIL.
- 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 PER ARCHITECTURAL PLAN A6.8.
- 29 PROVIDE SAWCUT PER CIVIL PLANS.
- 30 SVT 13'x110'.
- 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.
- 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.
- 39 PROPOSED "DO NOT ENTER" 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 DOME, 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

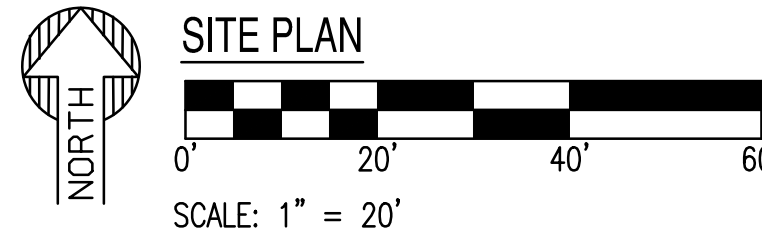
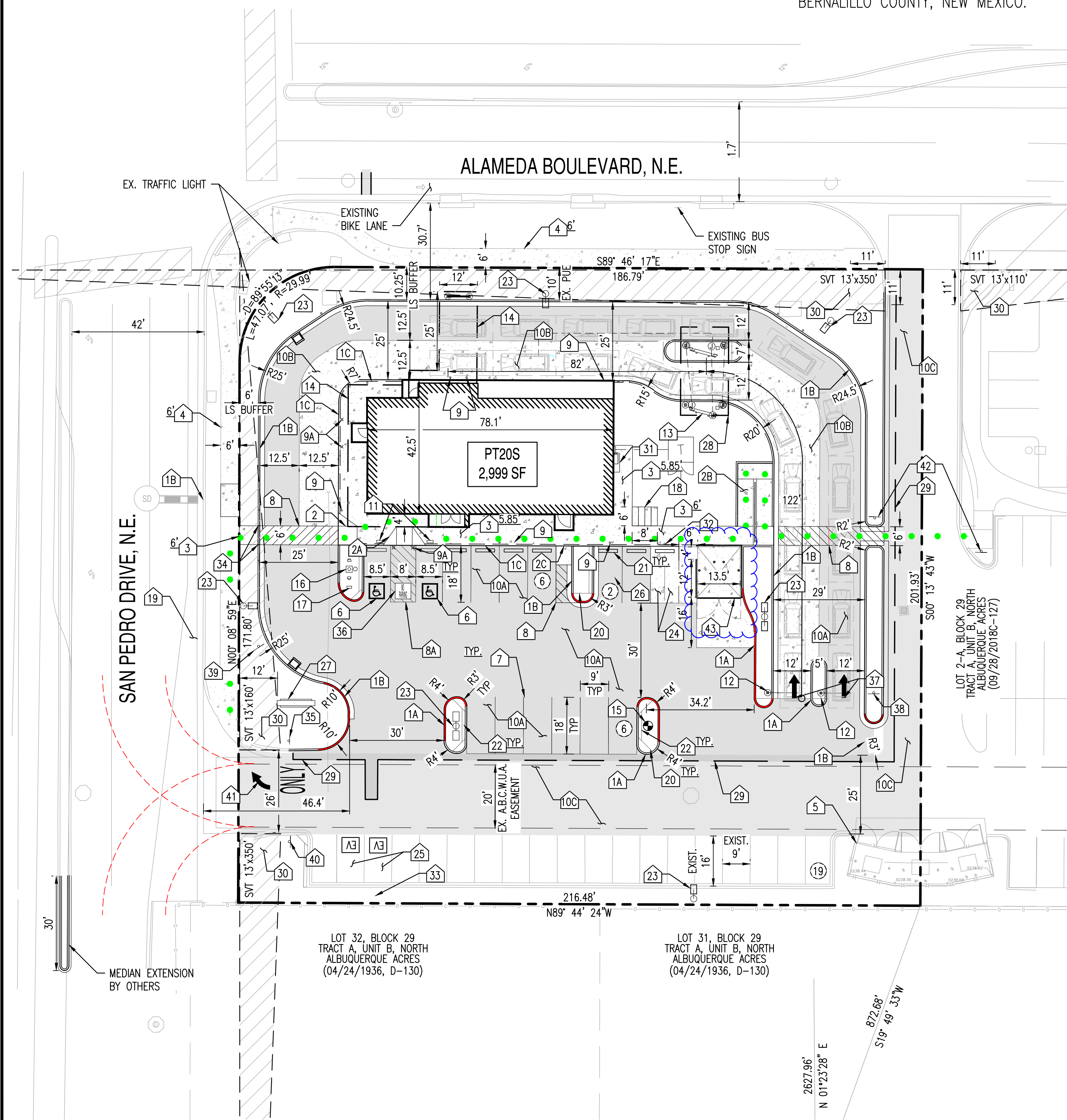
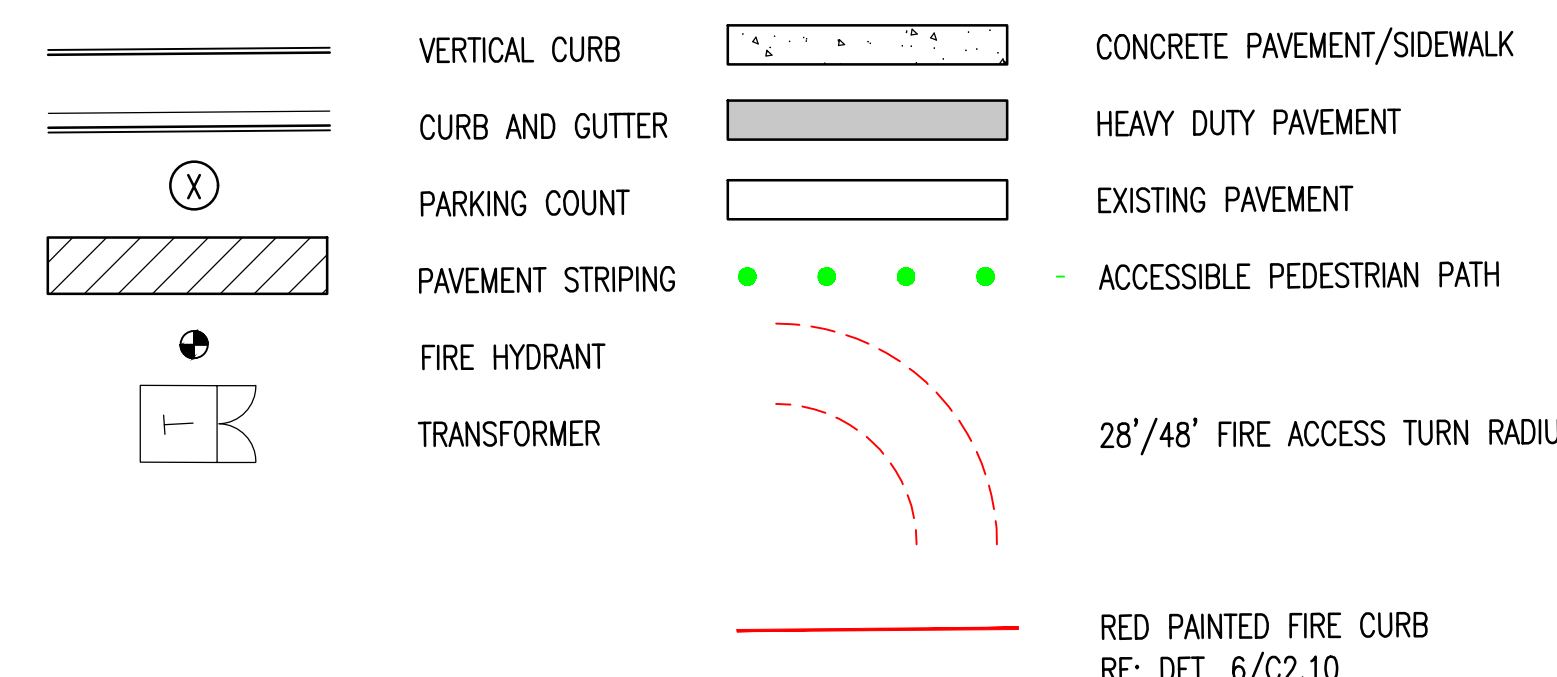
LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

### 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:	2,999 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	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.	

- 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 PROPOSED "PEDESTRIAN WARNING + 15MPH SPEED" SIGN PER C.O.A. STD. DET.
- 43 PROPOSED "TRASH ENCLOSURE" WITH 6-CUBIC YARD VIP COMPACTOR, DRAIN TO GREASE INTERCEPTOR

### PROPOSED LEGEND:



### DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date	Code Enforcement	Date
ABCWUA	Date	Herman Gallegos Solid Waste Management	05-03-22 Date
Parks and Recreation Department	Date	DRB Chairperson, Planning Department	Date
City Engineer/Hydrology	Date		

Approved for access by the Solid Waste Department for 1 VIP Compactor and the recycle will be disposed of in the existing recycle dumpster  
Herman Gallegos 05-03-22 *Herman Gallegos*

SUSTAINABILITY  
ENGINEERING  
GROUP



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

DRAWN: GA 01/27/2022  
DESIGNED: LP 01/27/2022  
QC: \_\_\_\_\_  
FINAL QC: \_\_\_\_\_  
PROJ. MGR: AF 04/27/2022  
DATE: 04/29/2022  
ISSUED FOR: PERMITS  
PR-2018-001346

REVISION NO.: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOB NO.: 210907  
SHEET TITLE: SITE PLAN

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