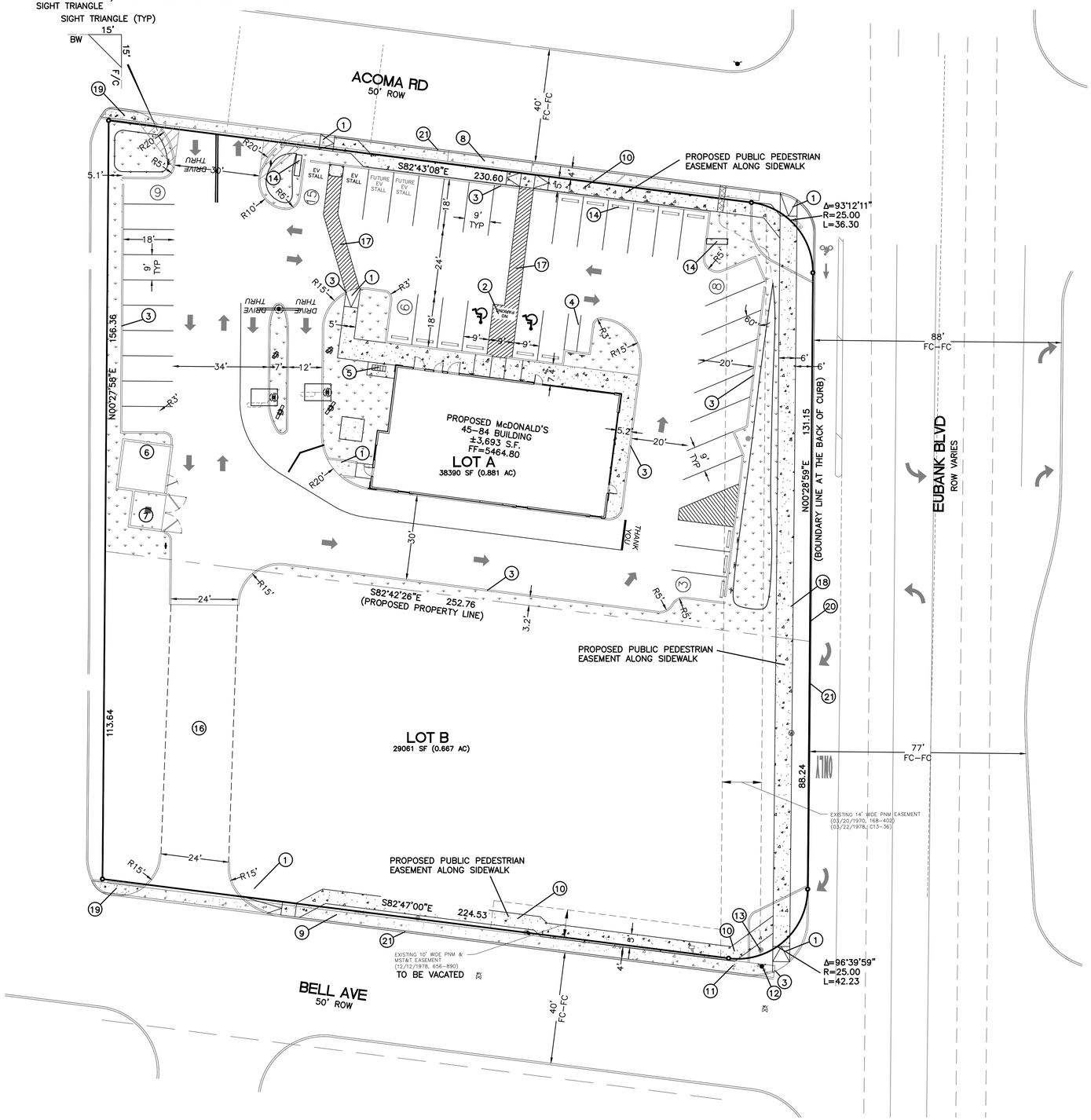
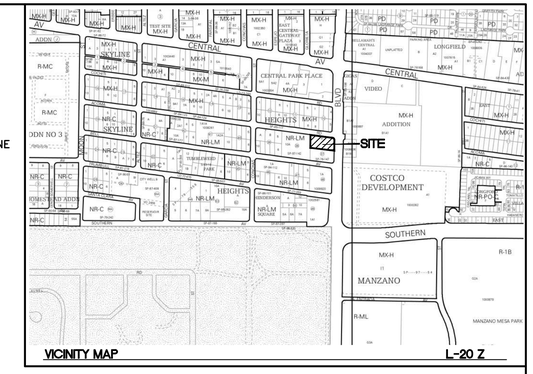
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



LEGEND

- CURB & GUTTER
- PROPOSED TRACT 18-A BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- SIDEWALK
- LANDSCAPE



LEGAL DESCRIPTION:

TRACT LETTERED "A" IN BLOCK NUMBERED THIRTY-SEVEN (37) OF SKYLINE HEIGHTS SUBDIVISION

SITE DATA

PROPOSED USAGE	REASTAURANT
LOT AREA	37545 SF (0.86 ACRES)
ZONING	NR-LM
BUILDING AREA	3280 SF
BUILDING COVERAGE	11.44%

BUILDING SETBACK

FRONT	5' MINIMUM
REAR	0'
SIDE	0'

PARKING REQUIRED	18 SPACES (5.6 SPACES PER 1000 GFA)
PARKING PROVIDED	36 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES (1 VAN)
ACCESSIBLE SPACES PROVIDED	2 SPACES (1 VAN)
TOTAL	37 SPACES
BICYCLE SPACES REQUIRED	3
BICYCLE SPACES PROVIDED	5
MOTORCYCLE SPACES REQUIRED	2
MOTORCYCLE SPACES PROVIDED	2
LANDSCAPE REQUIRED	4265 SF (15% NET AREA 34265)
LANDSCAPE PROVIDED	6130 SF

KEYED NOTES

1. UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
2. ACCESSIBLE PARKING PER ADA REQUIREMENTS SIGN ON BUILDING, SEE DETAIL SHEET DET-1
3. STANDARD CURB AND GUTTER (TYP) PER COA DWG 2415A SEE DETAIL SHEET DET-1
4. MOTORCYCLE PARKING W/SIGN SEE DETAIL SHEET DET-1
5. BICYCLE RACK SEE DETAIL SHEET DET-1
6. DUMPSTER SEE DETAIL SHEET DET-2
7. STORAGE AREA
8. REMOVE AND DISPOSE 245 LF EXISTING SIDEWALK AND CURB AND GUTTER PER COA DWG 2415A, 2430
9. REMOVE AND DISPOSE 245 LF EXISTING CURB AND SIDEWALK
10. NEW 5' SIDEWALK PER COA DWG 2430
11. REMOVE AND DISPOSE 30 LF OF EXISTING CURB AND SIDEWALK
12. EXISTING HYDRANT TO REMAIN
13. EXISTING POWER POLE TO REMAIN
14. WHEEL STOP (TYP), SEE DETAIL SHEET DET-1
15. MONUMENT SIGN
16. TEMPORARY ALL WEATHER EMERGENCY ACCESS
17. 5' PEDESTRIAN CROSSWALK
18. 6' SIDEWALK PER COA DWG 2430
19. CONCRETE FLUSH WITH ASPHALT
20. REMOVE AND DISPOSE 255 LF EXISTING CURB (ALONG EUBANK)
21. 8" CURB AND GUTTER PER COA DWG 2415A

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 3-24-25 RONALD R. BOHANNAN P.E. #7868	McDONALD'S ALBUQUERQUE, NM TRAFFIC CIRCULATION PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm DATE 3-24-25 DRAWING 2024052-SP SHEET # TC-1 JOB # 2024052