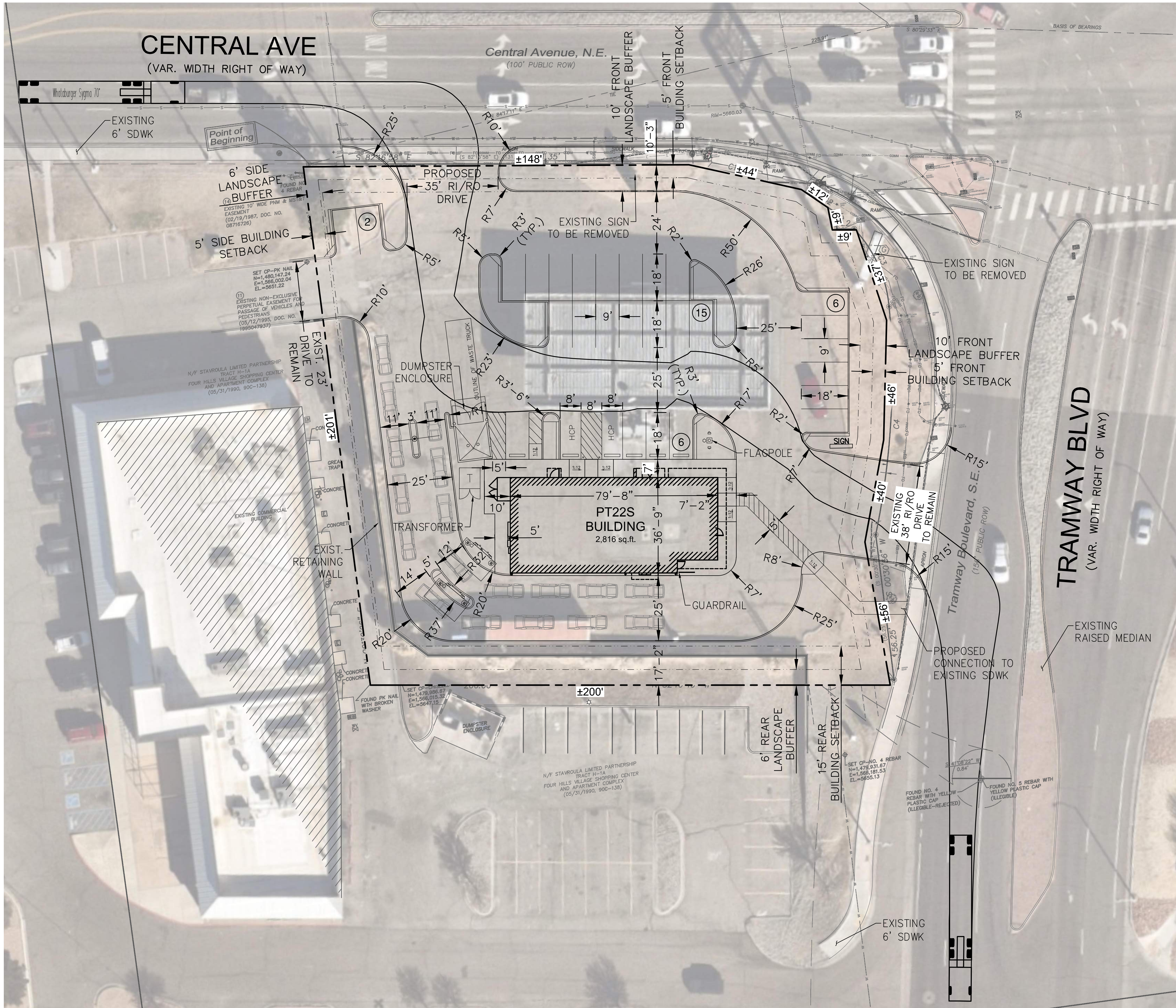
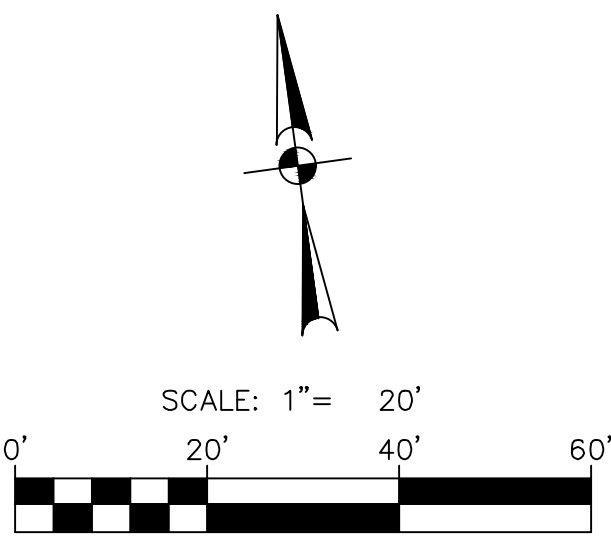




LOCATION MAP
N.T.S.



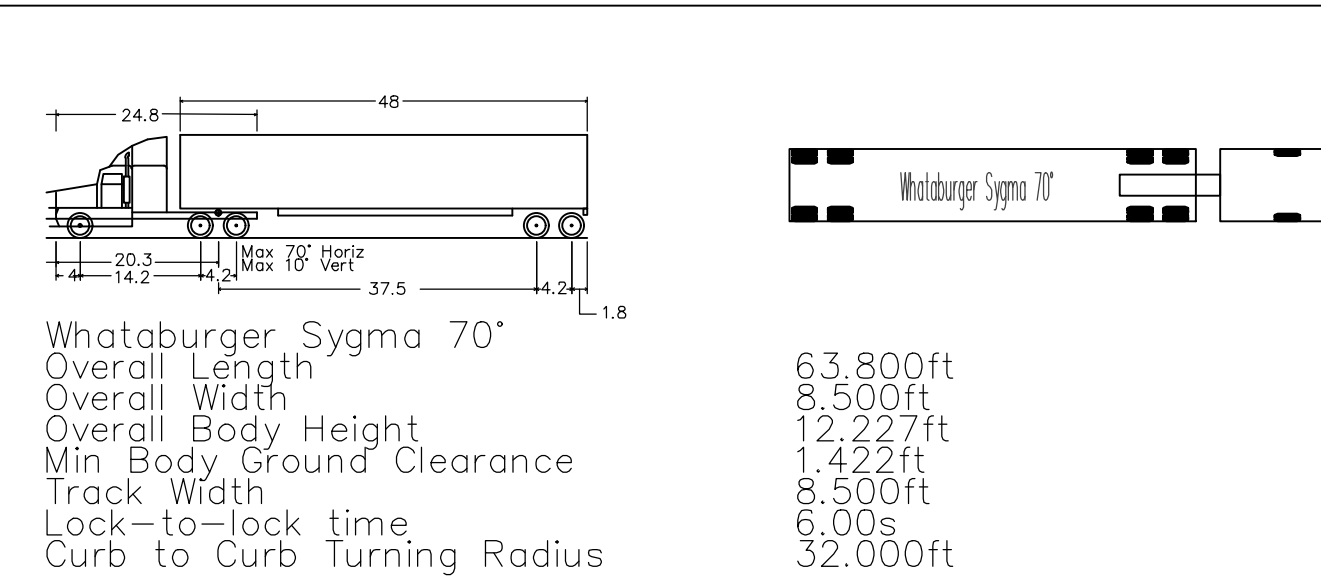
COMMENTS:

1. ZONING: MIXED-USE - MODERATE INTENSITY (MX-M). THE PURPOSE OF THE MX-M ZONE DISTRICT IS TO PROVIDE FOR A WIDE ARRAY OF MODERATE-INTENSITY RETAIL, COMMERCIAL, INSTITUTIONAL, AND MODERATE-DENSITY RESIDENTIAL USES, WITH TALLER, MULTI-STORY BUILDINGS ENCOURAGED IN CENTERS AND CORRIDORS. RESTAURANTS WITH A DRIVE-THRU ARE ALLOWED IN THE CURRENT ZONING.
2. BUILDING SETBACKS
 - 2.1. FRONT: 5'
 - 2.2. SIDE (INTERIOR): 0'. SIDE (STREET): 5'
 - 2.3. REAR: 15'
3. LANDSCAPE: 1 TREE IS REQUIRED WITHIN A LANDSCAPE ISLAND PER EVERY 10 PARKING SPACES. BUFFER REQUIREMENTS: FRONT = 10', SIDE = 6', REAR = 0'
4. THE NORTH ACCESS DRIVE SHALL BE RELOCATED FURTHER WEST TO ALLOW FOR A BETTER ALIGNMENT OF DRIVE AISLES AS WELL AS A SUFFICIENT ROUTE FOR THE DELIVERY TRUCK.
5. THE EXISTING DEVELOPMENT IS A FORMER GAS STATION SITE. THE EXISTING IMPROVEMENTS WITHIN THE PROPERTY SHALL BE DEMOLISHED BEFORE ANY CONSTRUCTION ON THE PROPOSED WHATABURGER UNIT CAN BEGIN.
6. ADJACENT LINE WORK SHOWN IS TAKEN FROM THE SURVEY PDF THAT WAS PROVIDED. THE PROPOSED PROPERTY BOUNDARY LINE IS DRAWN ACCORDING TO THE SURVEY CAD FILE PROVIDED.

SITE DATA

LOT AREA	=	40,776 SF	0.94 AC.
PARKS	=	29 (29 REQ'D @ 1:100)	
CAR STACK	=	LINE A: 8	LINE B: 10

TRUCK INFORMATION:



REVIEWED
By Miles D Stanley at 2:34 pm, Apr 12, 2024

REVISIONS:	SYN. DATE	DESCRIPTION	BY

PROJECT:
PT22S BUILDING TYPE
SWC TRAMWAY BLVD
& CENTRAL AVE
ALBUQUERQUE, NM

PAPE-DAWSON
ENGINEERS
201 MAIN ST. STE. 101 FT. WORTH, TX 76102 | 817.253.3666
TEXAS ENGINEERING FIRM REGISTRATION #779

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216
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TEXAS AND MAY NOT BE USED OR
REPRODUCED IN WHOLE OR IN PART
WITHOUT THE EXPRESSED WRITTEN
CONSENT OF WHATABURGER.

SHEET TITLE:
CONCEPTUAL
SITE
PLAN

UNIT NO. ---
DATE: 3/28/2024
SCALE: 1" = 20'
DRAWN BY: DDD
CHECKED BY: MLM

SHEET NO:
CSP

