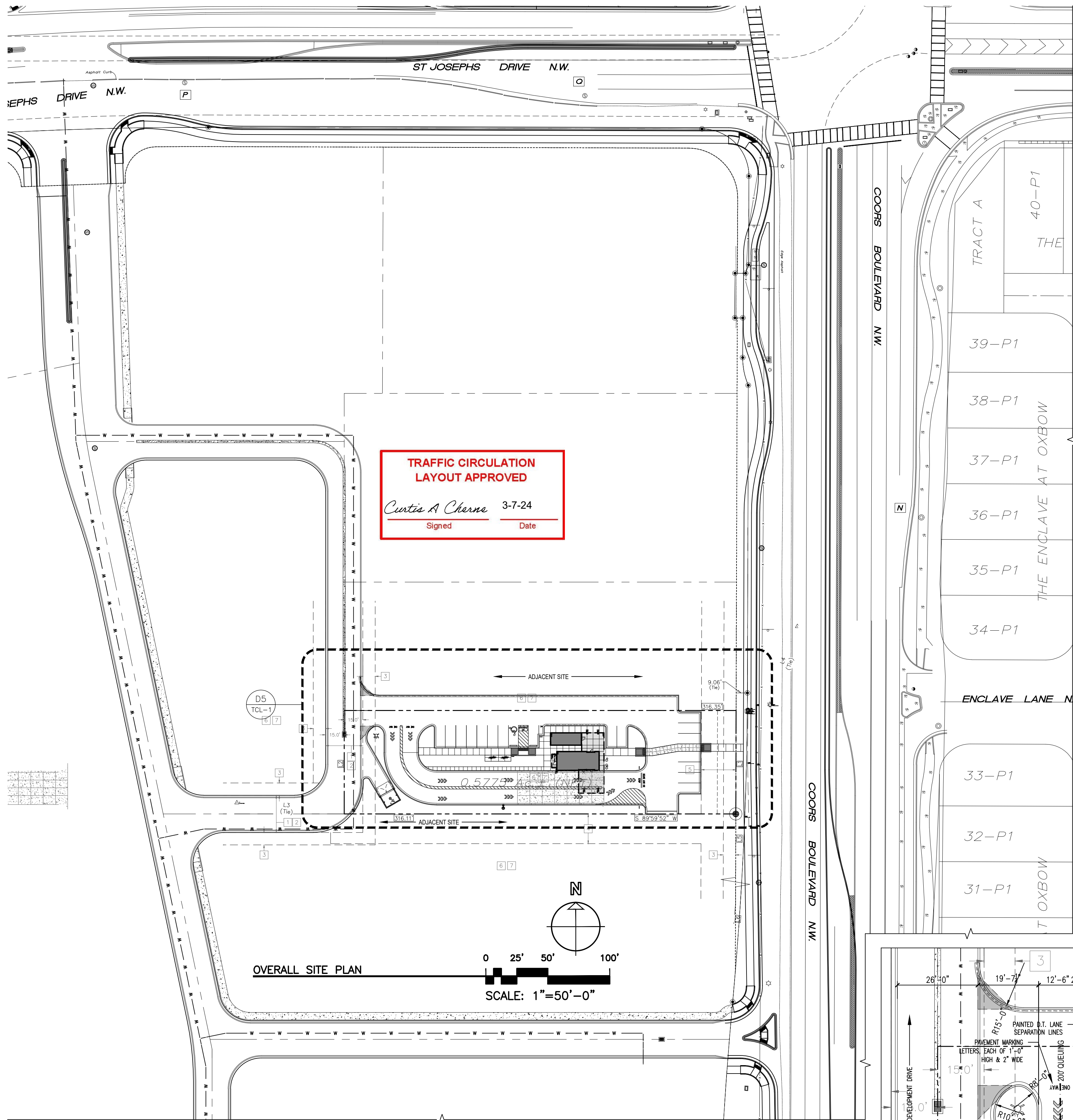
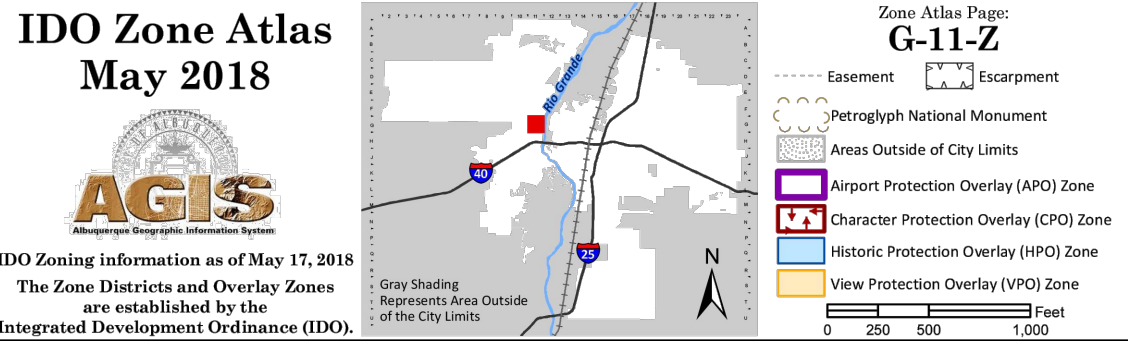
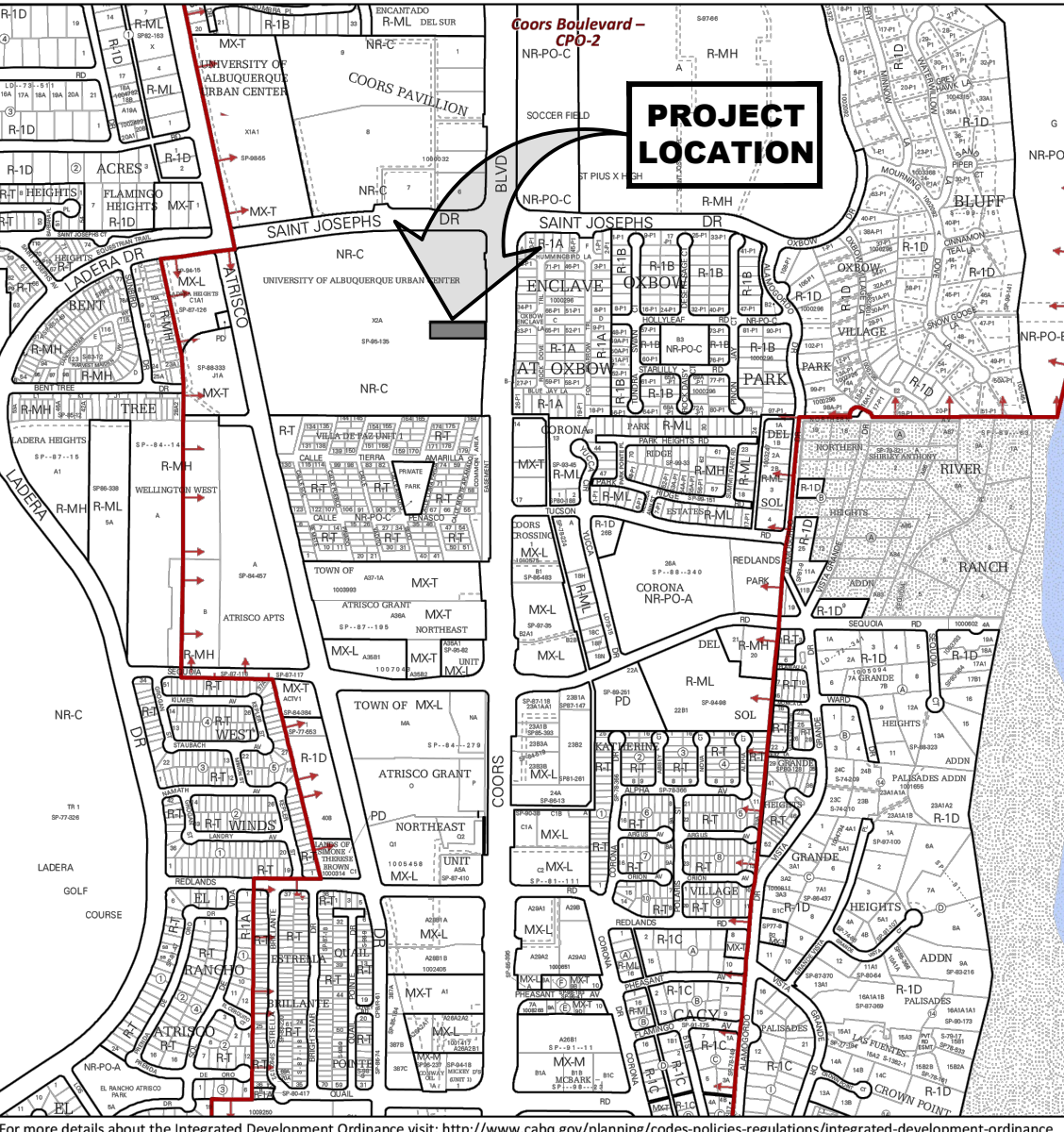




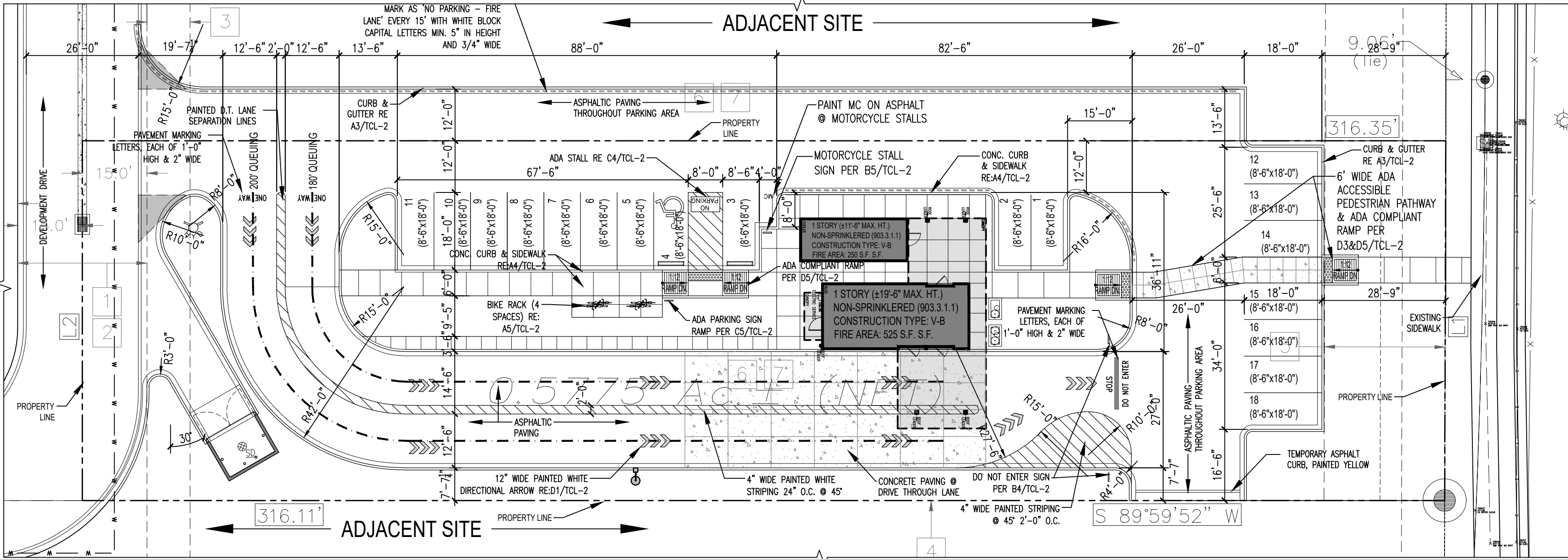
SITE LEGEND	
	SIGN
	FIRE HYDRANT
	WATER VALVE
	S&S MANHOLE
	TELEPHONE MANHOLE
	WATER METER
	POWER POLE
	LIGHT POLE (2" DIA. BASE)
	BOLLARD
	WATER LINE
	UNDERGROUND POWER LINE
	GAS LINE
	SAS LINE
	OVERHEAD POWER LINE

EXECUTIVE SUMMARY	
PROJECT IS LOCATED IN ZONE GRID MAP LOCATION G-11-Z, ZONED NR-C PER THE INTEGRATED DEVELOPMENT ORDINANCE. THE PROJECT IS A 525 SQUARE FEET COFFEE SHOP WITH PICK-UP AREA WITH ACCESSORY STORAGE BLDG OF. 250 SQUARE FEET AND TOTAL AREA OF 775 SQUARE FEET.	
ZONING DATA	
DESIGNATION: NR-C LEGAL DESCRIPTION: LOT 3, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER TOTAL SITE ACRES: .6062 ACRES OCCUPANCY TYPE: RESTAURANT	
PARKING REQUIREMENTS:	
RESTAURANT REQUIRED:	(8 STALLS PER 1000 S.F.):
775 SF/125 =	6.2 PARKING STALLS
PARKING PROVIDED	18 STALLS PROVIDED
ADA STALLS REQUIRED:	1
ADA STALLS PROVIDED:	1 (VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED:	1
MOTORCYCLE SPACES PROVIDED:	1
BICYCLE SPACES REQUIRED:	9 x 10% = .9
BICYCLE SPACES PROVIDED:	4



TRAFFIC GENERAL NOTES	
• WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.	
• ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER	
• ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT	
• LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA	
• MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50)	
• ALL BROKEN OR CRACKED ASPHALT TRAIL MUST BE REPLACED WITH NEW ASPHALT PER COA DRAWING 2415C	
• ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER COA DRAWING 2430	

ADA SITE NOTES	
SIGNAGE (NMBC 1110.1 AND ANSI 502.7)	
• A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.	
• SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)	
• SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).	
• SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN	
• THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)	
• IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)	
• ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.	
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.	
PAVEMENT MARKINGS (NMBC 1110.3)	
• PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.	
• PARKING SPACE LINES BE PAINTED BLUE	
• ACCESS AISLE HAS BLUE, DIAGONAL STRIPING (45 DEGREES). (66-1-4.1.B NMSA 1978).	
• ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)	
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.	



SITE PLAN

