

Unser Boulevard N.W.  
(156' PUBLIC ROW)

R=1477.53'  
L=218.01'  
Δ=87°27'14"  
CH=L=217.81'  
CH=N 09°34'01" W  
(R=1478.00')  
(L=217.51')  
(Δ=86°25'56")  
(CH=L=217.32)  
(CH=N 09°34'01" W)

10' PNM AND MOUNTAIN  
BELL EASEMENT  
(2/12/1987 VOL C32,  
FOLIO 184)

SET CHISELED "X"  
ON CONCRETE

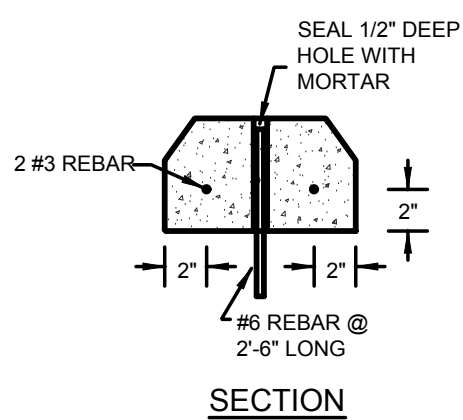
R=25.00'  
L=37.61'  
Δ=86°11'42"  
CH=L=34.16'  
CH=N 48°54'25" W  
(R=25.00') (L=37.85')  
(Δ=86°45'17")  
(CH=L=34.34') (CH=N  
48°43'41" W)

FOUND CHISELED "X"  
ON CONCRETE

5' PNM AND MOUNTAIN  
BELL EASEMENT  
(2/12/1987 VOL C32,  
FOLIO 184)

5' PNM AND MOUNTAIN  
BELL EASEMENT  
(11/20/1986 MISC. 420A948)

Ladera Drive N.W.  
(102' PUBLIC ROW)



CONCRETE WHEEL STOP  
N.T.S.

#### BICYCLE REQUIREMENT

- NUMBER OF BICYCLE SPACES REQUIRED BY THE IDO IS 3 SPACES OR 10% OF VEHICLE PARKING SPACES, WHICH EVER IS GREATER. SPACES REQUIRES IS 4.

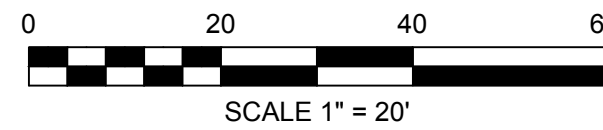
#### NOTICE TO CONTRACTOR

- CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

Approved for access by the Solid Waste Department  
for a single trash enclosure. \*\*The owner must purchase an  
8-cubic yard dumpster for this site. Solid Waste must have access  
to the dumpster from 5AM-8PM on service day\*\* Herman Gallegos



Know what's below.  
Call before you dig.



#### BENCHMARK

RE: SANITARY SEWER MANHOLE RIM -  
SOUTHEAST OF THE EXIST. LADERA DRIVEWAY  
X = 1497364.10 Y = 1493702.01 Z = 5184.66

#### LEGAL DESCRIPTION

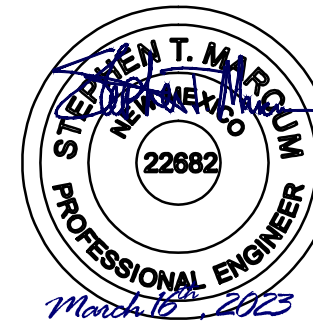
TRACT 5-A-1C-2 OF PLAT OF TRACT 5-A-1C-2,  
EL RANCHO ATRISCO, PHASE III, (BEING A  
REPLAT OF TRACT 5-A-1C, EL RANCHO  
ATRISCO PHASE III), CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO

#### CONSTRUCTION SCHEDULE

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU
2	CURB AND GUTTER @ NON DRIVE THRU AREAS
3	REINFORCED CONCRETE SIDEWALK
4	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C11.1 STANDARD DETAILS)
5	HANDICAP ACCESSIBLE ROUTE
6	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED), MUST READ "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
7	CONCRETE WHEEL STOP (TYP)
8	BOLLARD
9	HANDRAIL @ INGRESS/EGRESS DOOR
10	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
11	FLAG POLE (35' MAX HEIGHT) (COORDINATE LOCATION WITH OWNER / McDONALD'S ACM PRIOR TO CONSTRUCTION)
12	BIKE RACK (TYP) (RE: C11.0 STANDARD DETAILS)
13	MONUMENT ROAD SIGN
14	McDONALD'S DIRECTIONAL SIGN
15	OOSP SIGN
16	DOMESTIC WATER METER (RE: UTILITY PLAN)
17	IRRIGATION WATER METER (RE: UTILITY PLAN)
18	BACK FLOW PREVENTION DEVICE (RE: UTILITY PLAN)
19	REMOTE FIRE DEPARTMENT CONNECTION (FDC) (RE: UTILITY PLAN)
20	POST INDICATOR VALVE (PIV) (RE: UTILITY PLAN)
21	GREASE INTERCEPTOR (RE: UTILITY PLAN)
22	8"x8" PAD MOUNT TRANSFORMER (RE: UTILITY PLAN)
23	DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S)
24	PRE-TREAT FOR TERMITE CONTROL
25	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
26	30" TALL CMU SCREEN WALL. COLOR TO MATCH BLDG LADERA CROSSING PALETTE. (RE: PAVING PLAN FOR HEADLIGHT SCREENING ELEV.)
27	EXISTING FIRE HYDRANT
28	EXISTING SANITARY SEWER MANHOLE
29	MOTORCYCLE PARKING SIGNAGE, 12"x18" POLE MOUNTED SIGN, READING "MOTORCYCLE PARKING ONLY"
30	"STOP" SIGN AND "DO NOT ENTER" SIGN

#### SITE INFORMATION

TOTAL LAND AREA:	70,347.57 S.F. (1.61 A.C.) MX-L
CURRENT ZONING:	
BUILDING AREA (APPROXIMATE):	±4,298 S.F.
BUILDING LOT COVERAGE:	6.1% (4,298 S.F. / 70,347 S.F.)
REQUIRED PARKING:	9 SPACES PER 1,000 G.F.A. (4,298 S.F. / 1,000'8" = 35 SPACES)
PARKING PROVIDED:	38 SPACES (INCLUDING HC) 3 MOTORCYCLE PARKS
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
IMPERVIOUS AREA:	50,488 S.F.
PERCENTAGE LANDSCAPED:	19,860 S.F. (28.23%)
# OF ACCESS DRIVEWAYS:	2



Skyline  
CIVIL GROUP

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• Firm No. # AZ - 72662-0, KS - E3126, IA - E000692, OK - 4542, TX - 17171  
• U: (817) 465-1224 • www.skylinegroup.com

#### C4.0 SITE PLAN

OFFICE: LONG BEACH FIELD OFFICE  
ADDRESS: 1555 LAMARQUE ROAD, STE. 450, IRVINE, CA 92612  
PREPARED FOR: ©

McDonald's USA, LLC

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1901 Ladera Drive NW  
Albuquerque, NM

PLAN APPROVALS		DATE	
SIGNATURE (2 REQUIRED)			
REGIONAL MGR.			
CONST. MGR.			
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
CO-SIGN SIGNATURES		DATE	
CONTRACTOR			
OWNER			
DRAWN BY	C.L.C.	CHECKED BY	S.T.M.
DATE	NOV. 2022	SHEET NO.	06 OF 27
FILE NO.	SKY2020.1044		