

AS-BUILT,  
REVIEWED BY  
STEPHEN T.  
MARCUM, PE  
12.21.23

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

R=1477.53'  
L=218.01'  
Δ=8°27'14"  
CH=L=217.81'  
CH=N 09°34'01" W  
(R=1478.00')  
(L=217.51')  
(Δ=08°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  
(11/20/1988 MISC. 420A948)

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

(R=1040.00')  
L=329.77'  
Δ=18°10'03"  
(CH=L=328.30')  
(CH=S 78°49'17" W)  
R=1039.67'  
L=329.70'  
Δ=18°10'10"  
CH=L=328.32'  
CH=S 78°49'56" W

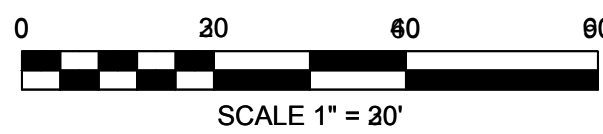
#### SITE INFORMATION

TOTAL LAND AREA: 70,347.57 S.F. (1.61 A.C.)  
CURRENT ZONING: MX-L  
BUILDING AREA (APPROXIMATE): 4,298 S.F.  
BUILDING LOT COVERAGE: 6.1% (4,298 S.F./70,347 S.F.)  
REQUIRED PARKING: 8 SPACE PER 1,000 G.F.A.  
(4,298 S.F./1,000) = 4.3 SPACES  
35 SPACES  
38 SPACES (INCLUDING HC)  
3 MOTORCYCLE PARKS  
PARKING PROVIDED:  
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

THIS SITE PLAN  
MEETS THE  
STANDARDS SET  
FORTH IN LADERA  
CROSSING - SITE  
FOR SUBDIVISION



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

#### BICYCLE REQUIREMENT

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

#### TRAFFIC CIRCULATION LAYOUT APPROVED

*Ernest Armijo* 4/20/2023  
Signed Date

#### 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	POLE MOUNTED 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, COORDINATE COLOR WITH ACM PRIOR TO CONSTRUCTION. WALL SHALL BE PERMITTED INDEPENDENTLY OF BUILDING PERMIT
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
31	INTERSECTION SIGHT TRIANGLE
32	MINI CLEAR SIGHT TRIANGLE
33	INSTALL TRUNCATED DOMES ON EXISTING RAMP (RE: C11.1)

#### NOTICE TO CONTRACTOR

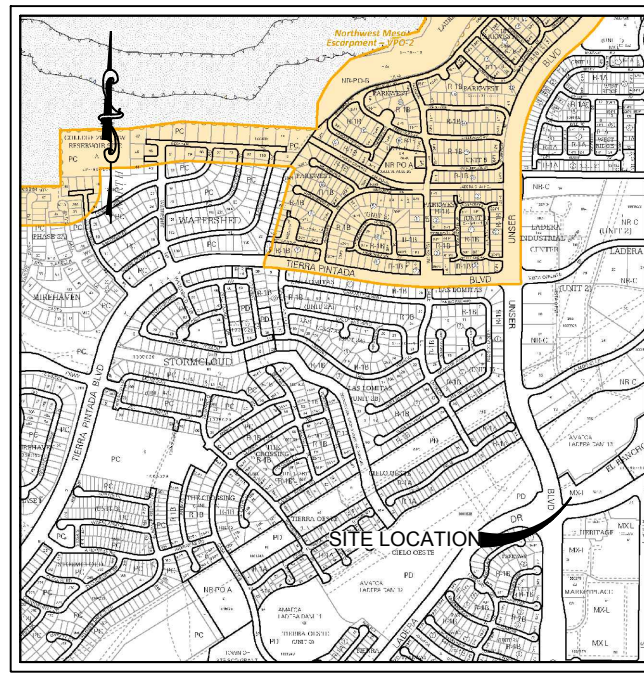
- CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS  
FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED  
OTHERWISE.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH  
SIDEWALK AND CURB & GUTTER

#### \*CLEAR SIGHT TRIANGLE NOTE\*

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

#### \*PAVEMENT MATERIALS\*

ALL DRIVE LANES AND PARKING AREAS WILL CONSIST OF 6" HEAVY  
DUTY CONCRETE, RE: PAVING PLAN FOR SECTION.



VICINITY MAP  
N.T.S.

THESE PLANS ARE SUBJECT TO REVIEW &  
APPROVAL BY JURISDICTIONAL ENTITIES

#### 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

#### C4.1 TRAFFIC CIRCULATION PLAN

ISSUE FOR PERMIT	C.L.C. S.T.M.	C.L.C. S.T.M.
1 04/19/2021	RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
2 11/23/2022	RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
3 02/02/2023	RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
4 02/16/2023	REVISED PER SOLID WASTE, GAD COA CMNTS.	C.L.C. S.T.M.
5 03/16/2023	REVISED PER SOLID WASTE, GAD COA CMNTS.	C.L.C. S.T.M.
REV	DATE	BY APPR

McDONALD'S, LLC  
30-0263

OFFICE LONG BEACH FIELD OFFICE

ADDRESS 1555 JAMBURGE ROAD, STE. 850, IRVINE, CA 92612

PREPARED FOR: ©

DATE

SIGNATURE (2 REQUIRED)

REGIONAL MGR.

CONSIST. MGR.

OPERATIONS DEPT.

REAL ESTATE DEPT.

CO-SIGN SIGNATURES

CONTRACTOR

OWNER

DRAWN BY

CHECKED BY

DATE

SHEET NO.

FILE NO.

NOV. 2022

26 OF 27

SKY2020.1044

SKY2020.1044

SKY2020.1044

SKY2020.1044

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