

VICINITY MAP

SITE INFORMATION

SITE ADDRESS: 7201 MENAUL NE ALBUQUERQUE NM 87110

LEGAL DESCRIPTION: TRA REPLAT OF LOTS 1 THRU 5 BLK 5 BROAD ACRES SUBD

PROJECT AREA: 0.92 ACRES

ZONING: MX-M

SETBACKS:
FRONT: 5 FT
SIDE: 5 FT
REAR: 15 FT

BUILDING HEIGHT: 45 FT MAX

PARKING:	REQUIRED	PROVIDED
CONVENTIONAL	17	22
ADA	1	2
MOTORCYCLE	1	2
BICYCLE	3	6

TRAFFIC CIRCULATION LAYOUT
APPROVED
1/20/2021

SITE KEYED NOTES

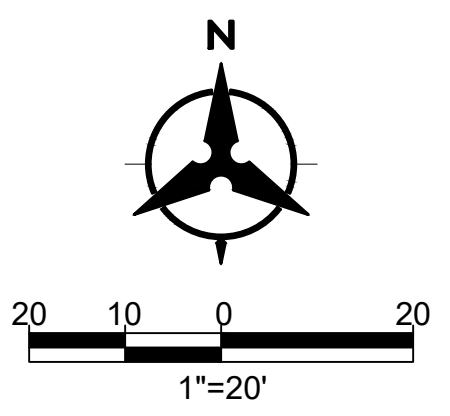
- 6" CONCRETE CURB & GUTTER PER DETAIL 4, SHEET C-101.
- NEW CONCRETE SIDEWALK, WIDTH PER PLAN. INSTALL PER DETAIL 2, SHEET C-101.
- INSTALL ADA RAMP PER DETAIL 9, SHEET C-101.
- INSTALL CONCRETE WHEEL STOPS PER DETAIL 1, SHEET C-102.
- INSTALL DRIVE UP KIOSK. SEE ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL VIEW SCREEN PER ARCHITECTURE PLANS.
- INSTALL PERMANENT BOLLARD PER DETAIL 6, SHEET C-101. PAINT BOLLARDS YELLOW.
- INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 11, SHEET C-101.
- INSTALL WHITE REFLECTORIZED THERMOPLASTIC PAVEMENT MARKINGS PER PLAN AS SHOWN ON THIS SHEET.
- INSTALL BIKE RACKS PER DETAIL 6, SHEET C-102.
- CLOSE EXISTING DRIVEWAY ACCESS.
- SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND GATE DETAILS.
- INSTALL ADA PARKING STALLS PER DETAIL 10, SHEET C-101.
- INSTALL MOTORCYCLE ONLY SIGN. INSTALL BASE PER DETAIL 8, SHEET C-101.
- EXISTING MONUMENT SIGN TO REMAIN.
- TRANSITION FROM 6" CURB AT GUTTER TO FLUSH.
- INSTALL STOP SIGN PER DETAIL 8, SHEET C-101.
- INSTALL DO NOT ENTER SIGN PER DETAIL 7, SHEET C-101.
- INSTALL FLUSH CURB AND GUTTER.
- INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415 WITHIN RIGHT OF WAY UNLESS OTHERWISE NOTED.
- SIGHT TRIANGLE.
- INSTALL CONCRETE RIBBON CHANNEL PER DETAIL 5, SHEET C-102.
- INSTALL THICKENED EDGE WHERE CONCRETE ABUTS ASPHALT PAVEMENT PER DETAIL 2, SHEET C-102.
- INSTALL CONTRACTION JOINT PER DETAIL 4, SHEET C-102.
- INSTALL NEW DRIVEWAY PER COA STD DWG 2425.
- INSTALL NEW SIDEWALK PER COA STD DWG 2430.

NOTE
ALL BROKEN OR CRACKED SIDEWALK OR CURB & GUTTER WITHIN THE ROW MUST BE REPLACED

NOTE
PARKING SPACE STRIPING SHALL BE 4" PAINTED WHITE.

LEGEND

- ASPHALT PAVEMENT - DRIVELANE PER DETAIL 1, SHEET C-101
- ASPHALT PAVEMENT - AUTO PARKING AND MINOR DRIVE AISLES PER DETAIL 2, SHEET C-101
- CONCRETE PAVEMENT PER DETAIL 3, SHEET C-101
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EASEMENT
- LANDSCAPED AREAS
- CONCRETE SIDEWALK PER DETAIL 5, SHEET C-101
- LIGHT POLE SEE ARCHITECTURAL PLANS FOR DETAILS
- FIRE HYDRANT SEE SHEET C-300
- PARKING STALL COUNT



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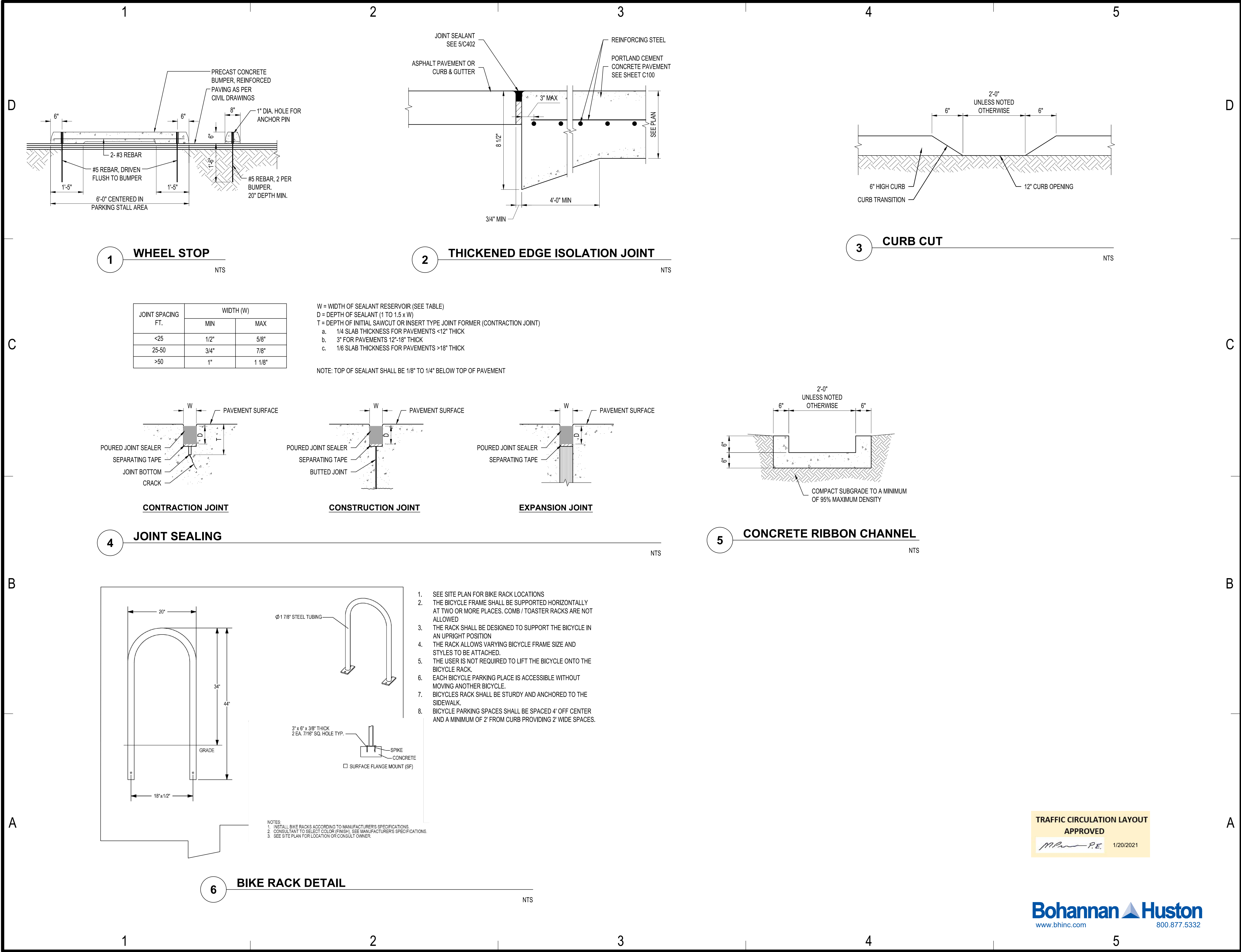
CONSULTANTS
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US Eagle FCU
Menaul Branch
Albuquerque, New Mexico

Revisions:
Addendum #1 - 1/20/2021

Issue Date: 1/20/2021
Architect: B. Bily
Drawn By: PS
Checked By: MS
Project Number: 29643-0000
Title: SITE PLAN
Sheet No. C-100



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TRAFFIC CIRCULATION LAYOUT
APPROVED
M. A. R. E. 1/20/2021