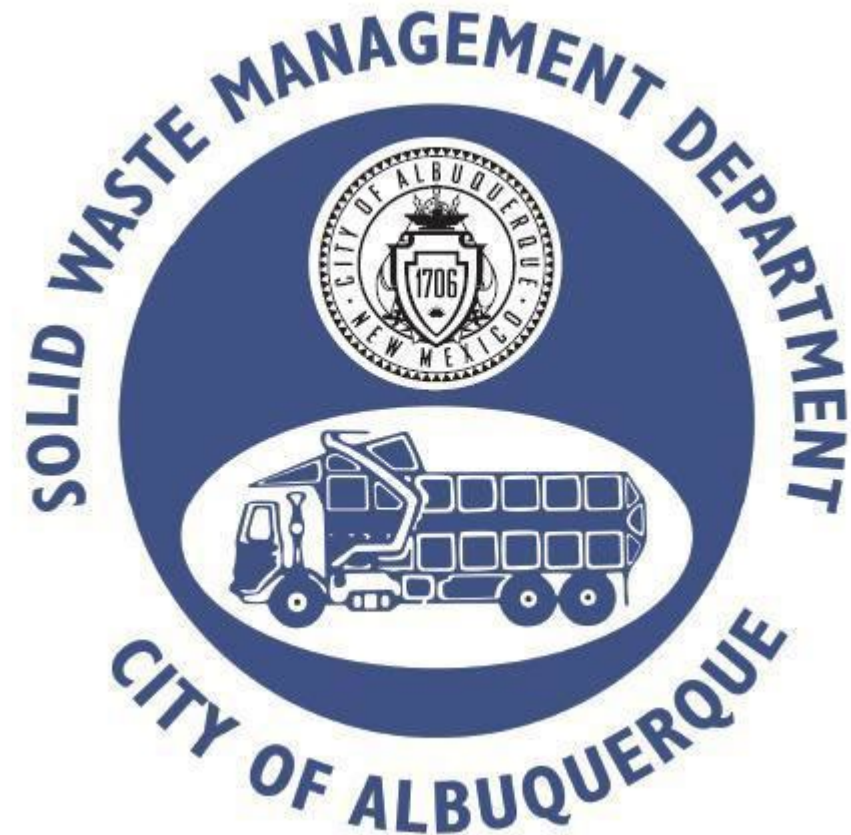
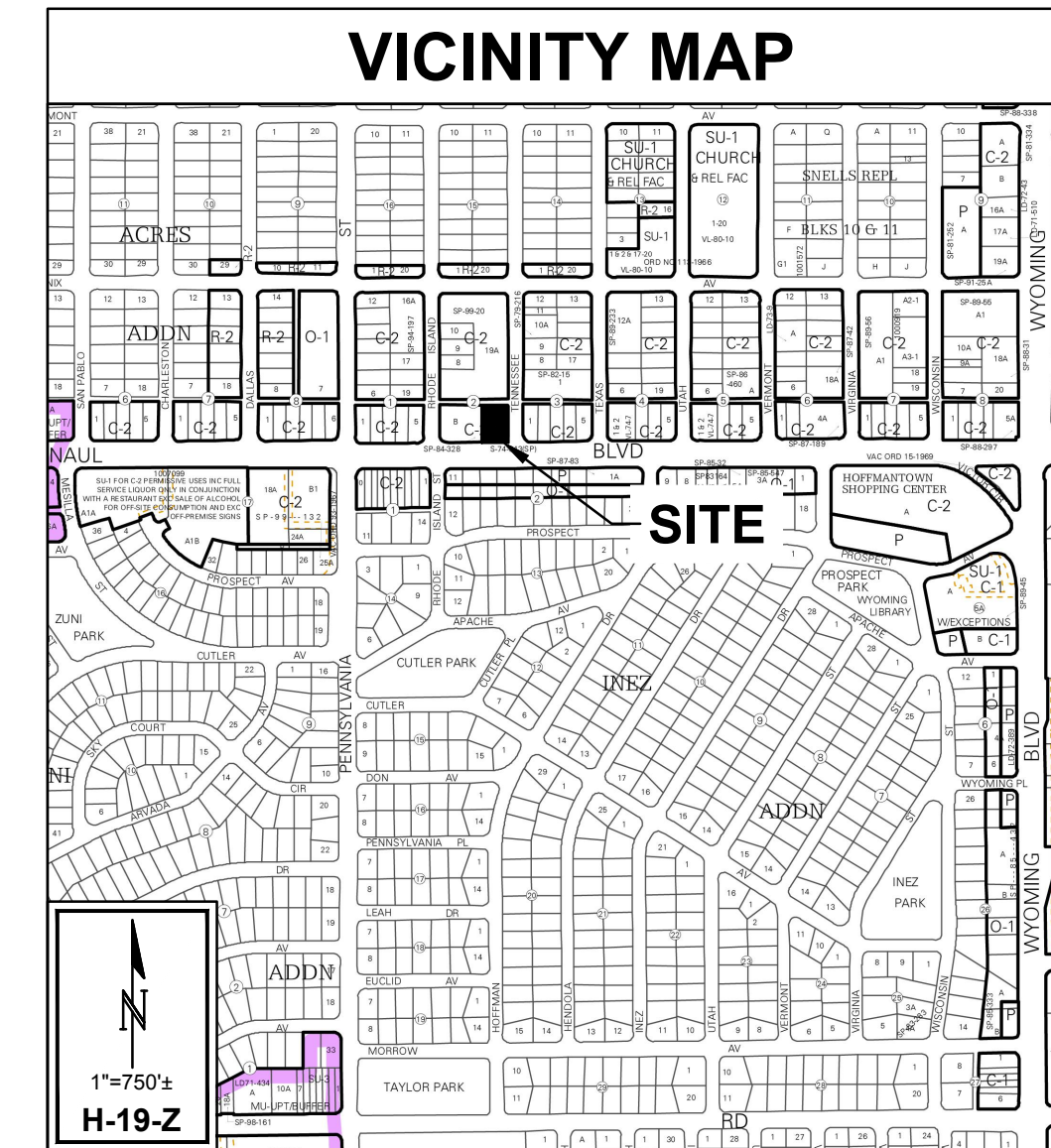
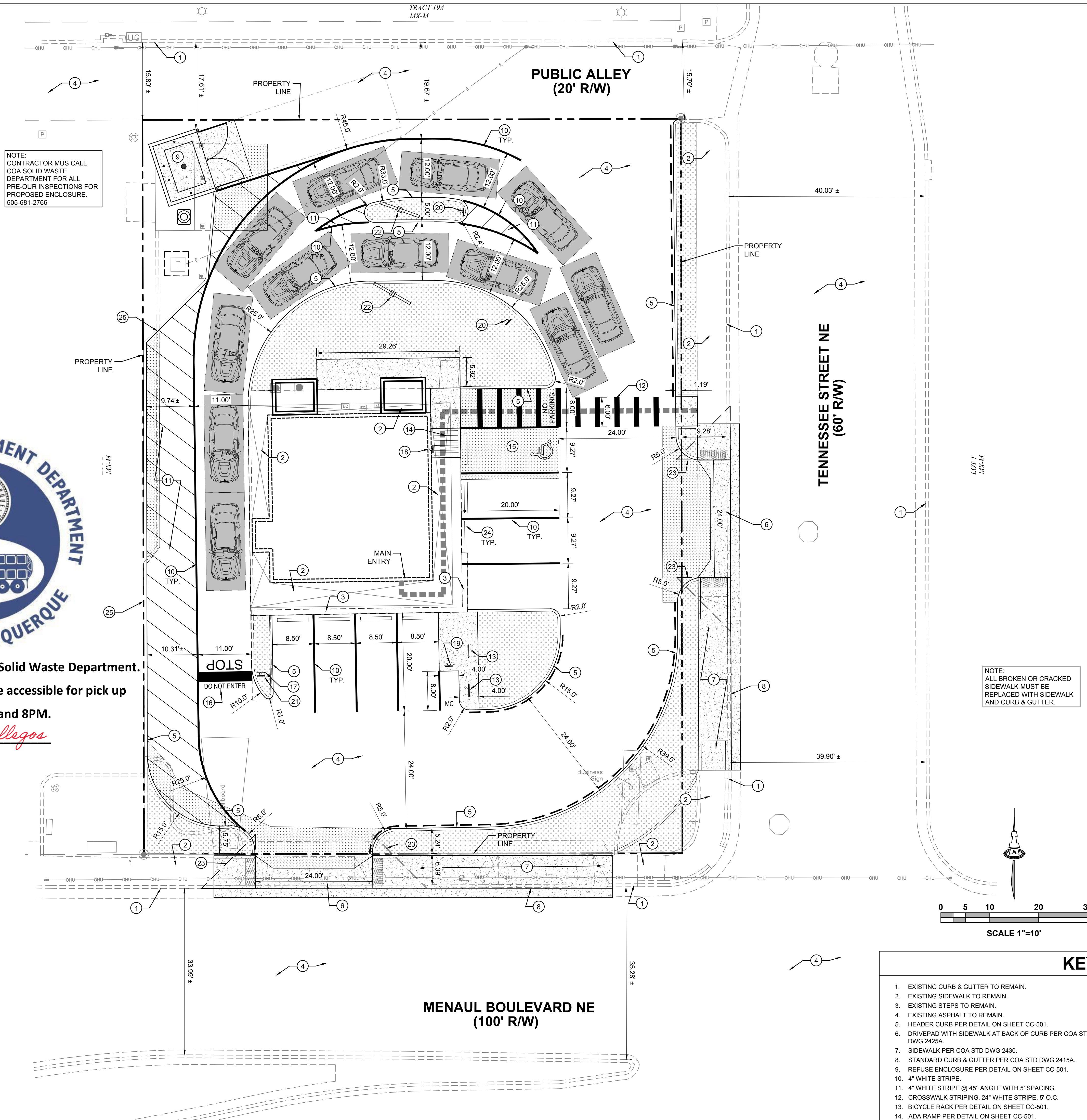


TRAFFIC CIRCULATION
LAYOUT APPROVED

Curtis A. Charne 3-20-24
Signed Date



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.
Reviewer: *Herman Gallegos*
Date: 03-12-24
Recycle Declined



PROJECT INFORMATION

LEGAL DESCRIPTION: TRACT A, BLOCK 2, SOMBRA DEL MONTE

SITE AREA: 0.3788 ACRES

ZONING: MX-M

BUILDING CALCULATIONS: 1,170 SF

PARKING CALCULATIONS:
(PER IDO TABLE 5-5-1: BAKERY GOODS OR CONFECTIONERY SHOP)

REQUIRED:

- VEHICLE: 4 SPACES (4 SPACES / 1,000 SF GFA) (1 ADA VAN SPACE)
- MOTORCYCLE: 1 SPACE
- BICYCLE: 3 SPACES

PROVIDED:

- VEHICLE: 8 SPACES (1 ADA VAN SPACE)
- MOTORCYCLE: 1 SPACE
- BICYCLE: 3 SPACES

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

B. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.

C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.

D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.

E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

F. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.

LEGEND	
	ADA SPACE
	PEDESTRIAN CROSS WALK
	ADA PATHWAY
	NEW PAVEMENT
	LANDSCAPE AREA
	BIKE RACK
	DRIVE THRU QUEUE SPACE
	PROPERTY LINE
	FIRELANE (RED) "NO PARKING"
	NEW CONCRETE

- KEYED NOTES**
- EXISTING CURB & GUTTER TO REMAIN.
 - EXISTING SIDEWALK TO REMAIN.
 - EXISTING STEPS TO REMAIN.
 - EXISTING ASPHALT TO REMAIN.
 - HEADER CURB PER DETAIL ON SHEET CC-501.
 - DRIVEPAD WITH SIDEWALK AT BACK OF CURB PER COA STD DWG 2425A.
 - SIDEWALK PER COA STD DWG 2430.
 - STANDARD CURB & GUTTER PER COA STD DWG 2415A.
 - REFUSE ENCLOSURE PER DETAIL ON SHEET CC-501.
 - 4" WHITE STRIPE.
 - 4" WHITE STRIPE @ 45° ANGLE WITH 5' SPACING.
 - CROSSWALK STRIPING, 24" WHITE STRIPE, 5' O.C.
 - BICYCLE RACK PER DETAIL ON SHEET CC-501.
 - ADA RAMP PER DETAIL ON SHEET CC-501.
 - ADA PARKING PER DETAIL ON SHEET CC-501.
 - 24" WIDE PAINTED STOP BAR, "STOP" PAINTED IN 24" LETTERS, AND "DO NOT ENTER" PAINTED IN 12" LETTERS.
 - SITE SIGNAGE: STOP SIGN PER DETAIL ON SHEET CC-501.
 - SITE SIGNAGE: VAN ADA PARKING PER DETAIL ON SHEET CC-501.
 - SITE SIGNAGE: MOTORCYCLE PARKING PER DETAIL ON SHEET CC-501.
 - SITE SIGNAGE: "DRIVE-THRU ENTRY" BY OTHERS.
 - SITE SIGNAGE: "DRIVE-THRU EXIT ONLY" BY OTHERS.
 - REFUSE ENCLOSURE PER DETAIL ON SHEET CC-501.
 - 4" WHITE STRIPE.
 - MINI CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE E.
 - WHEEL STOP PER DETAIL ON SHEET CC-501.
 - HEADER CURB-RETAINING PER DETAIL ON SHEET CC-501.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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FRED C. ARFMAN
NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
02/13/24

Engineer

MENAU DONUT SHOP

7717 MENAUL BLVD,
ALBUQUERQUE NM

DESIGN	ISSUE	PROJECT NUMBER	FILE	DRAWN BY	CHECKED BY	DATE
DEVELOPMENT		IA 2651				

SHEET TITLE

CIVIL SITE PLAN

SHEET NUMBER

CC-100