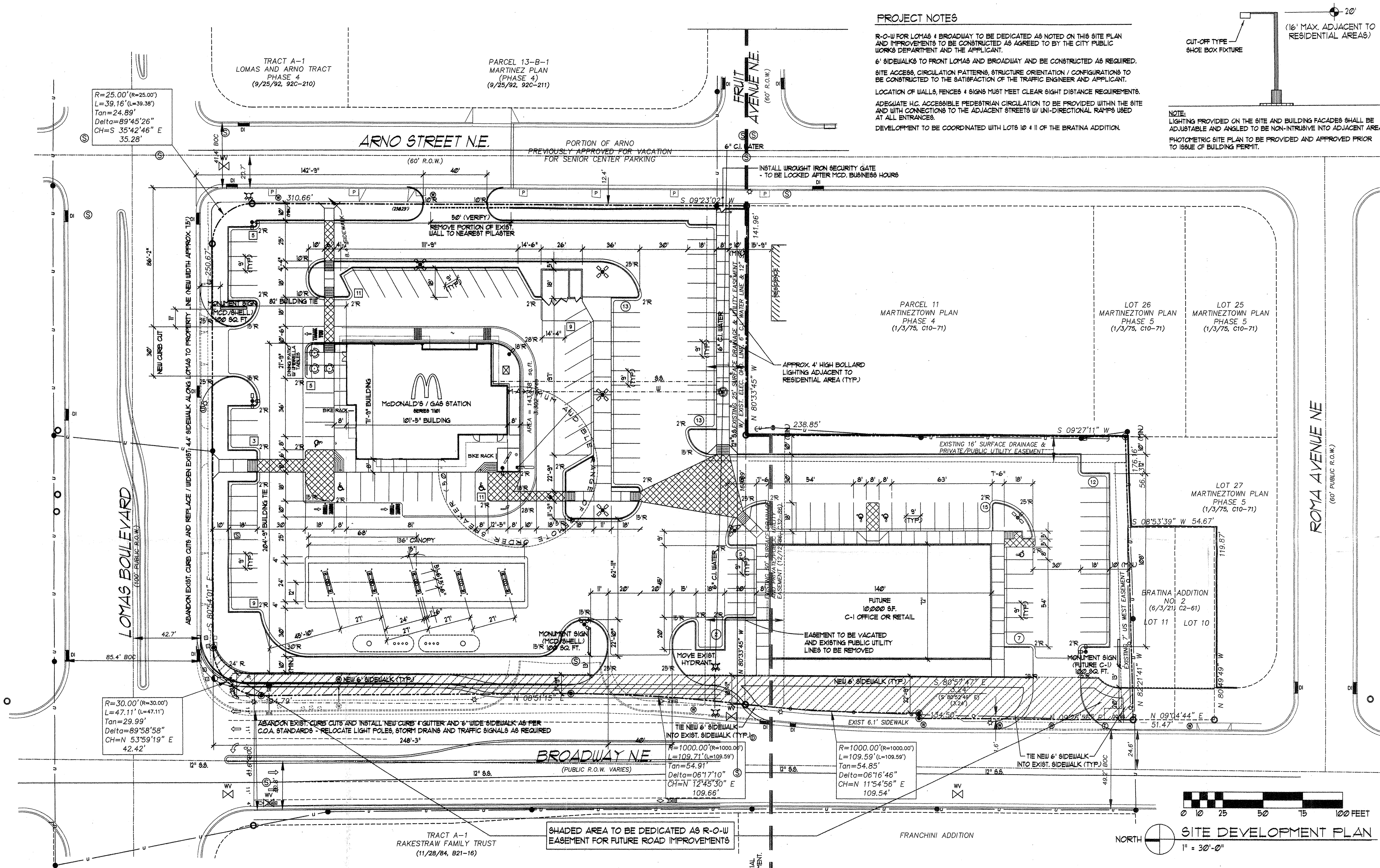




PROJECT NOTES

R-O-W FOR LOMAS & BROADWAY TO BE DEDICATED AS NOTED ON THIS SITE PLAN AND IMPROVEMENTS TO BE CONSTRUCTED AS AGREED TO BY THE CITY PUBLIC WORKS DEPARTMENT AND THE APPLICANT.

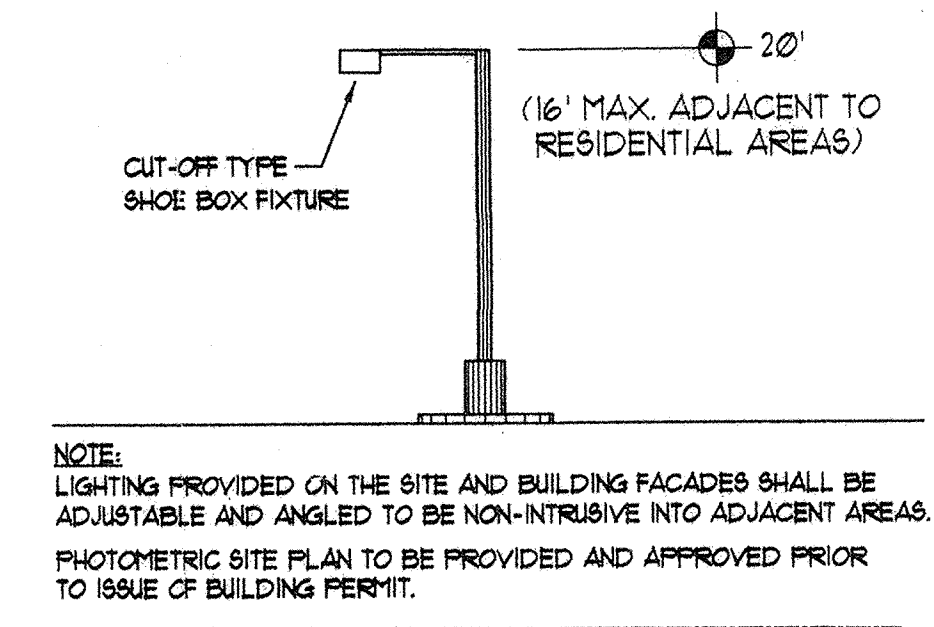
6' SIDEWALKS TO FRONT LOMAS AND BROADWAY AND BE CONSTRUCTED AS REQUIRED.

SITE ACCESS, CIRCULATION PATTERNS, STRUCTURE ORIENTATION / CONFIGURATIONS TO BE CONSTRUCTED TO THE SATISFACTION OF THE TRAFFIC ENGINEER AND APPLICANT.

LOCATION OF WALLS, FENCES & SIGNS MUST MEET CLEAR SIGHT DISTANCE REQUIREMENTS.

ADEQUATE H.C. ACCESSIBLE PEDESTRIAN CIRCULATION TO BE PROVIDED WITHIN THE SITE AND WITH CONNECTIONS TO THE ADJACENT STREETS W/ UNI-DIRECTIONAL RAMPS USED AT ALL ENTRANCES.

DEVELOPMENT TO BE COORDINATED WITH LOTS 10 & 11 OF THE BRATINA ADDITION.



JLS

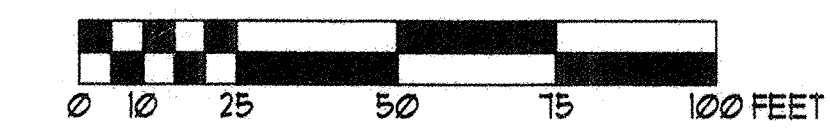
ARCHITECTS

1600 Rio Grande NW
Albuquerque, NM 87104
505-246-0870
Fax: 505-246-0437

McDonald's
MARTINEZTOWN
RESTAURANT &
SHELL GAS STATION

Site Development Plan

REVISED AS PER EPC
Z-99-108 COMMENTS



SITE DEVELOPMENT PLAN
1" = 30'-0"

PROJECT DATA

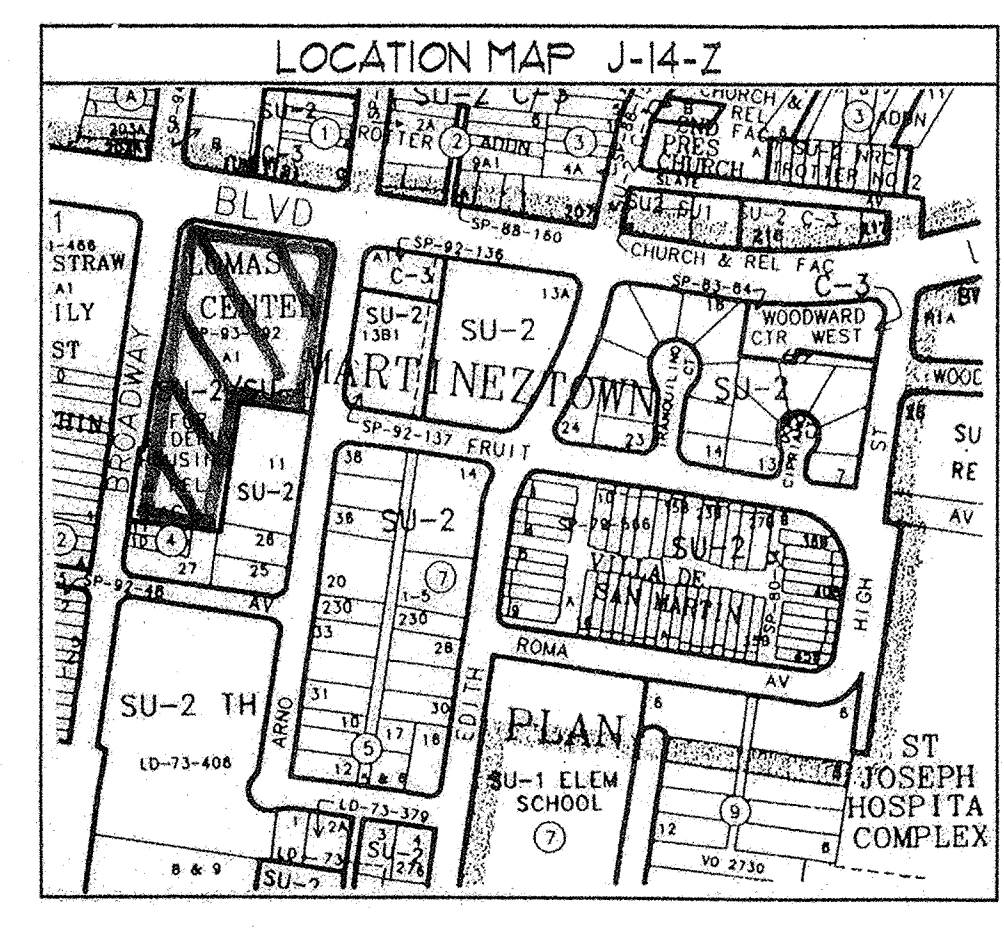
LOCATION:	SE CORNER OF LOMAS AND BROADWAY NE	CONSTRUCTION TYPE:	V-N	MCDONALD'S PARKING REQUIRED:	43 SPACES
OWNER:	McDONALD'S CORP. 5281 DTC PARKWAY, SUITE 300 ENGLEWOOD, CO 80111	PREVIOUS CASE NUMBER:	SP-93-192	140 MCD. RESTAURANT SEATS / 4 * 35	
ARCHITECTS:	JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104			1600 SF. WINNERS RETAIL / 200 * 8	
LEGAL DESCRIPTION:	TRACT X-1-A-1 FORMERLY PORTIONS OF NORTH ABQ. ACRES & LOMA DEL NORTE UNIT 9				
ZONING:	SM-BU-1 FOR PERMISSIVE USES WITH EXCLUSIONS AS PER Z-99-108				
PROPOSED ZONING:	SU-1 FOR C-1				
ZONE ATLAS PAGE:	J-14-Z				

	PHASE 1	PHASE 2	TOTAL		
LOT AREA:	104,486 SF.	39,352 SF.	143,838 SF.	MCDONALD'S PARKING PROVIDED:	53 SPACES
MCDONALD'S BUILDING AREA:	6,344 SF.	-	6,344 SF.	MCDONALD'S H.C. PARKING:	3 SPACES
FUTURE C-1 BUILDING AREA:	-	10,000 SF.	10,000 SF.	MCDONALD'S BICYCLE PARKING:	5 SPACES
BROADWAY EXPANSION AREA:	4,353 SF.	-	4,353 SF.		
NET LOT AREA:	93,189 SF.	29,352 SF.	123,541 SF.	FUTURE C-1 PARKING REQUIRED:	50 SPACES
LANDSCAPE AREA:	5,072 SF.	11,781 SF.	26,853 SF.	10,000 / 200 * 50	
LANDSCAPE / NET LOT AREA	16.1%	40.2%	21.8%	FUTURE C-1 PARKING PROVIDED:	61 SPACES
				FUTURE C-1 H.C. PARKING:	3 SPACES
				FUTURE C-1 BICYCLE PARKING:	5 SPACES

PHASE 1
McDONALD'S / SHELL GAS STATION

PHASE 2
FUTURE C-1 OFFICE OR RETAIL

SHADED AREA TO BE DEDICATED AS R-O-W
EASEMENT FOR FUTURE ROAD IMPROVEMENTS



SIGNATURE BLOCK

I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON _____

PLANNING DIRECTOR
APPROVED AS TO THE REQUIREMENTS

TRANSPORTATION DEVELOPMENT

CITY ENGINEER

DESIGN AND DEVELOPMENT, C.I.P.

UTILITY DEVELOPMENT

SOLID WASTE

ARCHITECT:

DATE:
SEPTEMBER 30, 1999

SHEET:
1 of 6