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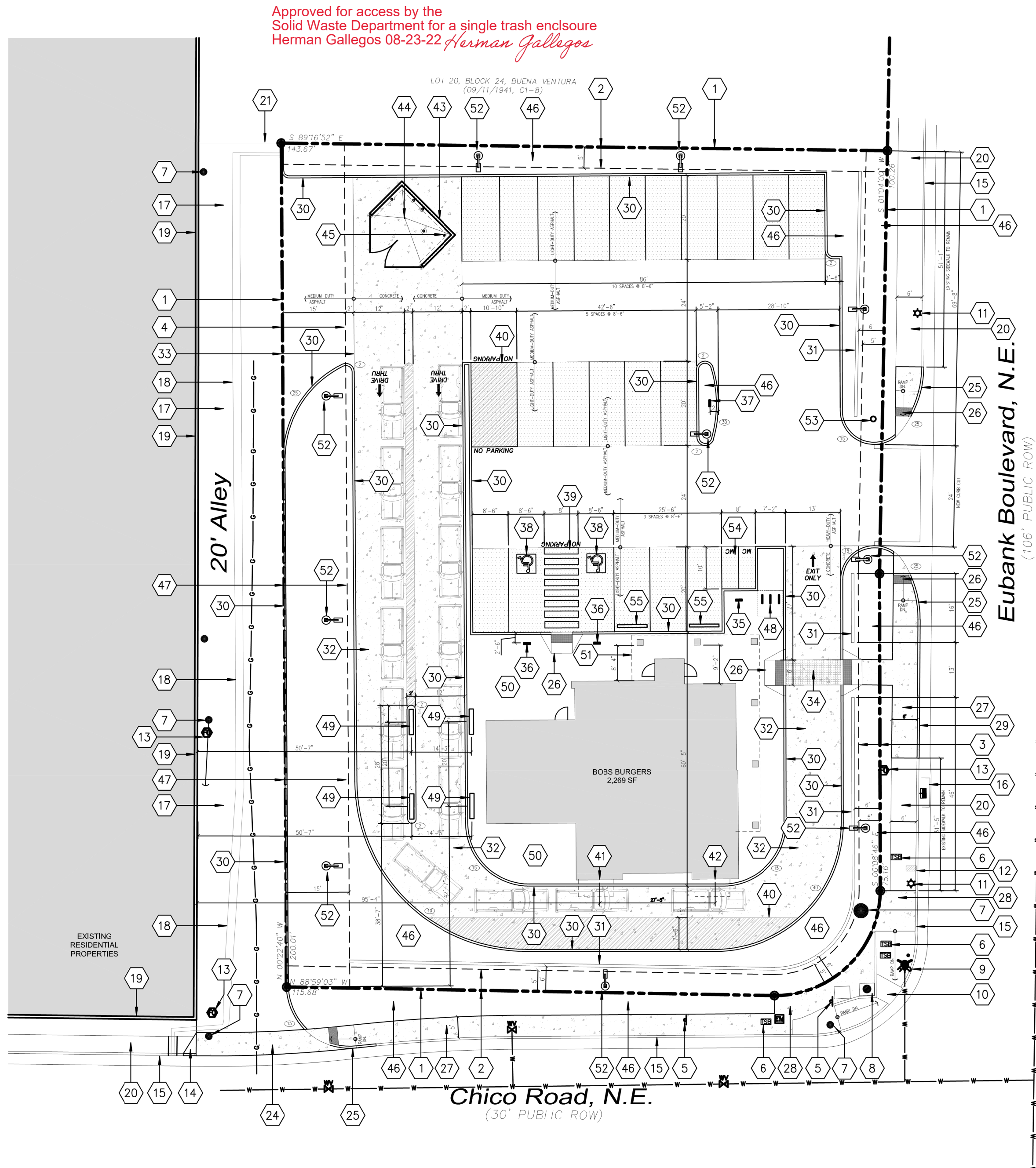
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3/30/2022 1:10:20 PM

A1 TRAFFIC CONTROL LAYOUT



GENERAL NOTES

- EXISTING "PRIVATE DRIVE" CURB CUT OFF EUBANK WILL BE DEMOLISHED AND RELOCATED APPROXIMATELY 44' NORTH AWAY FROM INTERSECTION.
- ALL EXISTING STRUCTURES, WALLS, UTILITIES, PAVING, LANDSCAPING, ETC. SHALL BE REMOVED COMPLETELY AND RE-DESIGNED AS NEW.
- EXISTING SIDEWALK ALONG CHICO ROAD WILL BE REMOVED COMPLETELY AND RECONSTRUCTED PER COA STANDARDS AT 5' WIDE.
- DUE TO EXISTING STREET TRAFFIC SIGNAL LOCATED AT SOUTHEAST CORNER OF PROPERTY, THE EXISTING HC RAMP SYSTEM WILL REMAIN IN PLACE AS EXISTING. ADDITIONAL CONCRETE SIDEWALK SHALL BE INFILLED AT CORNER UP TO PROPERTY LINE AS SHOWN TO ALLOW FOR 4' OF CIRCULATION AROUND EXISTING OBSTACLES. NEW HC RAMP PER COA STANDARDS CANNOT BE CONSTRUCTED WITHOUT RELOCATION OF TRAFFIC SIGNAL MAST ARM, EXISTING FIRE HYDRANT, AND EXISTING COMMUNICATION VAULT. THESE ITEMS SHALL REMAIN IN PLACE AS EXISTING. NEW HC RAMP SHALL BE INSTALLED PER COA STANDARDS AT NEW PROPERTY ENTRANCE LOCATED OFF EUBANK.
- EXISTING ENTRANCE TO ALLEY ON THE WEST SIDE OF PROPERTY SHALL REMAIN PARTIALLY. WEST SIDE OF ENTRANCE CANNOT BE ALTERED. EXISTING POWER POLE, EXISTING COMMUNICATIONS VAULT ALONG WITH THE EXISTING ALLEY WALL CONSTRUCTED ON THE PRIVATE PROPERTY LINE TO THE WEST OF THE ALLEY, PREVENT A RADIOUS ENTRY AND CLEAR SIGHT TRIANGLE. EAST SIDE OF ALLEY ENTRANCE HAS BEEN REDESIGNED TO MEET COA STANDARDS FOR RADIOUS ENTRY AND ACCEPTABLE CLEAR SIGHT TRIANGLE.
- PER COA STANDARDS DRIVE-THRU FACILITIES REQUIRE STACKING FOR 12 CARS MINIMUM. THIS PROJECT INCORPORATES 16 SPACES.
- DRIVE-THRU ORDER AND MENU BOARDS EXCEED THE MINIMUM 50' DISTANCE FROM RESIDENTIAL PROPERTY AS SHOWN.
- LANDSCAPE PLAN SHALL MEET THE IDO STANDARDS. REQUIREMENTS FOR STREET TREES SHALL BE MET.
- LANDSCAPE EDGE BUFFER LANDSCAPING BETWEEN MX-L/R1-B OF 15' IS EXCEEDED AS SHOWN.
- EXISTING R1-B PROPERTY LOCATED TO THE WEST OF THE EXISTING ALLEY HAS AN EXISTING 6' CMU SCREEN WALL IN PLACE. WALL TO REMAIN.
- PER COA STANDARDS. HANDICAP PARKING AREAS SHALL NOT EXCEED 2% SLOPE.
- PER COA STANDARDS. STANDARD PARKING AREAS SHALL NOT EXCEED 6% SLOPE.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. CITY OF ALBUQUERQUE STANDARDS SHALL BE MET.

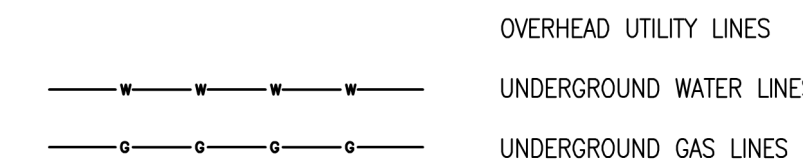
KEYED NOTES

- PROPERTY LINE AS DEFINED IN SKETCH PLAT PS-2022-00012.
- 5' SIDE PROPERTY SETBACK FOR MX-L ZONE. IDO 2-4(B).
- 5' FRONT PROPERTY SETBACK FOR MX-L ZONE. IDO 2-4(B).
- 15' REAR PROPERTY SETBACK FOR MX-L. IDO 2-4(B).
- EXISTING COA STREET SIGN TO REMAIN.
- EXISTING COA TRAFFIC SIGNAL BOX TO REMAIN.
- EXISTING FMN POWER POLE TO REMAIN.
- EXISTING COA TRAFFIC SIGNAL MAST ARM TO REMAIN.
- EXISTING COA FIRE HYDRANT TO REMAIN.
- EXISTING COA HC RAMP TO REMAIN.
- EXISTING STREET LIGHT TO REMAIN.
- EXISTING STREET LIGHT BOX TO REMAIN.
- EXISTING COMMUNICATIONS VAULT TO REMAIN.
- EXISTING DRIVE PAD ENTRANCE CONSTRUCTION TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING DROP INLET TO REMAIN.
- EXISTING PAVED ALLEY TO REMAIN.
- EXISTING CONCRETE ALLEY GUTTER TO REMAIN.
- EXISTING 6' HIGH CMU RESIDENTIAL SCREEN WALL TO REMAIN.
- EXISTING COA SIDEWALK TO REMAIN.
- EXISTING LIMITS OF ALLEY PAVING.
- NOT USED.
- NOT USED.
- NEW DRIVEPAD ENTRY. REFER TO DETAIL D3/AS-502.
- NEW RADIUS DRIVE ENTRY PER COA STANDARD DETAIL 2426.
- NEW HC RAMP PER COA STANDARD DETAIL 2426. SEE B2/AS-502.
- NEW CURB TYPE SIDEWALK PER COA STANDARD DETAIL 2430.
- NEW CONCRETE FLATWORK PER COA STANDARDS INFILLED TO PROPERTY LINE TO PROVIDE PEDESTRIAN ACCESS AND CLEARANCE AROUND EXISTING COA UTILITIES.
- NEW STANDARD CURB AND GUTTER TO MATCH EXISTING PER COA DETAIL 2415A.
- NEW CONCRETE HEADER CURB. REFER TO CIVIL FOR LOCATION OF GUTTER. SEE D3/AS-501.
- NEW 30" HIGH MIN. CMU HEADLIGHT SCREEN WALL. STUCCO TO MATCH BUILDING. SEE C2/AS-502.
- NEW CONCRETE PAVING FOR DRIVE-THRU LANE.
- NEW HEAVY DUTY ASPHALT PATCH IN TO EXISTING ALLEY.
- NEW 6' WIDE STAMPED AND COLORED CONCRETE PEDESTRIAN CROSSING.
- NEW POLE MOUNTED MOTORCYCLE PARKING SIGNAGE. SEE C5/AS-501.
- NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SHALL INCORPORATE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA 1978. SEE C4/AS-501.
- NEW POLE MOUNTED DRIVE-THRU DIRECTIONAL SIGNAGE. SEE A1/AS-501.
- NEW PAVEMENT HANDICAP SIGN. SEE A1/AS-502.
- NEW HANDICAP ACCESS AISLE STRIPING. SEE A4/AS-501.
- NEW ESCAPE DRIVE AISLE STRIPING. SEE B3/AS-501.
- NEW DRIVE-UP PAY WINDOW.
- NEW DRIVE-UP PICK-UP WINDOW.
- NEW 6' HIGH CMU DUMPSTER ENCLOSURE. SEE B4/AS-502.
- NEW AREA DRAIN FOR DUMPSTER ENCLOSURE.
- NEW YARD HYDRANT.
- NEW LANDSCAPE AREA PER IDO STANDARDS FOR MX-L.
- NEW LANDSCAPE EDGE BUFFER ZONE PER IDO 5-6(E).
- NEW BICYCLE RACK. SEE A5/AS-501.
- NEW DRIVE-UP ORDER MENU.
- NEW CONCRETE FLATWORK.
- NEW LINE OF CANOPY ABOVE.
- NEW 14' SHIELDED SITE LIGHT FIXTURE. SEE B3/AS-502.
- NEW PROPERTY MONUMENT SIGN BY OWNER. SEPARATE SIGNAGE PERMIT REQUIRED.
- NEW MOTORCYCLE PAVEMENT MARKING. SEE A2/AS-501.
- NEW PARKING BUMPER LOCATED 12' FROM FACE OF CURB.

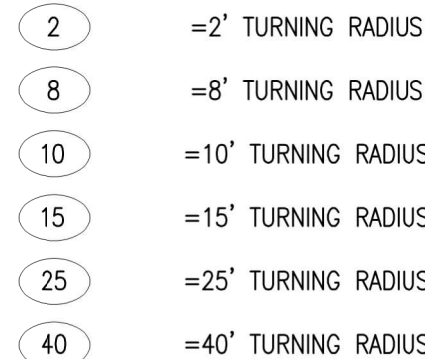
GENERAL INFORMATION

PROPERTY ADDRESS:	305 EUBANK BLVD. NE ALBUQUERQUE NM 87123
LEGAL DESCRIPTION:	LOT 24-A-1, BLOCK 24 BUENA VENTURA COMPRISED OF LOTS 21, 22 AND 24A, BLOCK 24 BUENA VENTURA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022
ZONING:	MX-L (MIXED USE - LOW INTENSITY ZONE DISTRICT) ADJOINING R1-B TO WEST EAST GATEWAY AREA ZONE ATLAS MAP K-21-Z DISTRICT 6 COALITION OF NEIGHBORHOOD ASSOCIATIONS
ACRES:	0.6498
PRE-APPLICATION REVIEW TEAM:	PA#21-036
ZONING:	VA-2021-00259 (CONDITIONAL USE FOR DRIVE-THRU) PROJECT#2021-005692
DESIGN REVIEW BOARD:	PS-2022-00012-SKETCH PLAT (LOT CONSOLIDATION)
ALLOWABLE USE:	RESTAURANT: 4-3(D)(8)
ACCESSORY USES:	DRIVE-THRU OR DRIVE-UP FACILITY: 4-3(F)(4)
PARKING REQUIREMENTS:	8 SPACES/1000 SF
REQUIRED PARKING SPACES:	2,269SF/1000 = 2.269 2.269 X 8 = 18 SPACES
PARKING SPACES PROVIDED:	19 SPACES PLUS 2 HC
REQUIRED MOTORCYCLE PARKING:	1 SPACE
MOTORCYCLE PARKING PROVIDED:	2 SPACES
REQUIRED BICYCLE PARKING:	3 SPACES
PROVIDED BICYCLE PARKING:	3 SPACES
REQUIRED VEHICLE STACKING:	12 SPACES
PROVIDED VEHICLE STACKING:	16 SPACES

UTILITY LEGEND

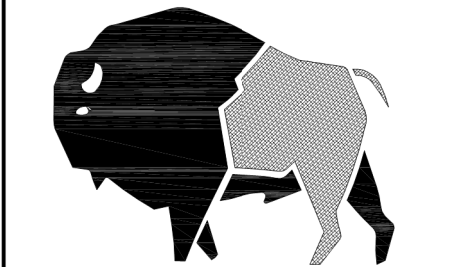
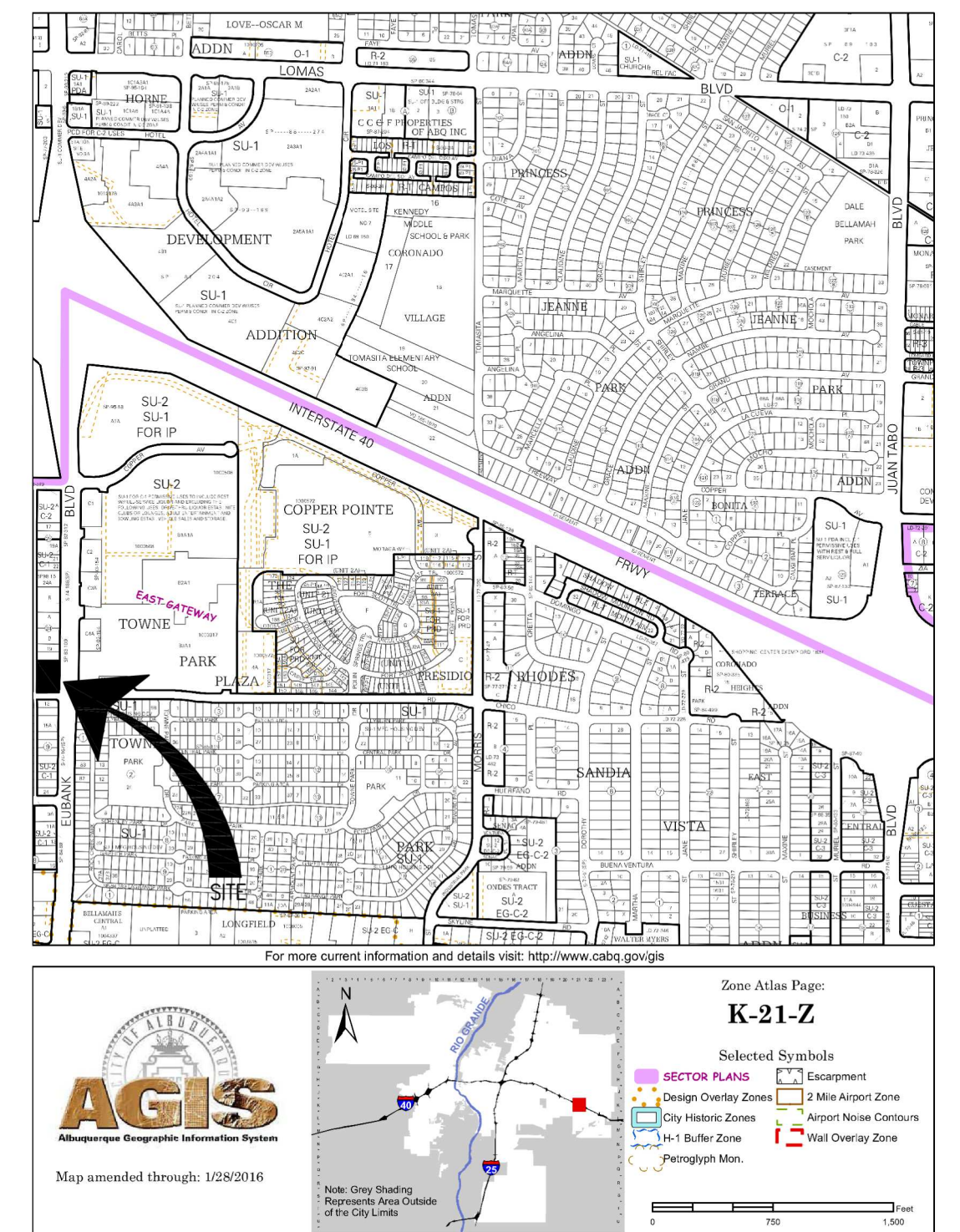


TURN RADIUS LEGEND



NOTE: NOT ALL SYMBOLS APPLY. REFER TO TCL PLAN

VICINITY MAP



buffalodesign  
architects

10899 montgomery blvd ne  
suite a  
albuquerque, nm 87111

SEAL



PROJECT

BOB'S BURGERS III  
DRIVE-THRU RESTAURANT  
305 EUBANK BLVD. NE  
ALBUQUERQUE, NM 87123

REVISIONS

CLIENT PROJ #:	
ARCHT PROJ #:	A21.03
DRAWN BY:	MAG
CHECKED BY:	MAG
DATE:	MAY 17, 2022

SHEET TITLE  
Traffic Control  
Layout

TCL