

LEGEND

PROPERTY LINE

EASEMENT LINE

PROPOSED 4000 PSI CONCRETE PAVEMENT

PROPOSED LANDSCAPE AREA

PROPOSED ASPHALT PAVEMENT

A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 5% OR CROSS SLOPE GREATER THAN 2%.

A.D.A. AREAS - NOT TO EXCEED A SLOPE GREATER THAN 2% IN ANY DIRECTION.

5' x 5' ADA LANDING

FLOW LINE LOCATION POINTS (AT PC AND ADA AREAS)

SITE DATA

PROPOSED LAND USE:

FAST FOOD RESTAURANT

LOT AREA:

32,745.99 SF

BUILDING AREA:

2,550.37 SF

ASPHALT AREA:

21,237.51 SF

CONCRETE AREA:

4,057.93 SF

LANDSCAPED AREA:

4,900.18 SF

PARKING REQUIRED:

14 SPACES

PARKING PROVIDED:

14 PERPENDICULAR PARKING SPACES
18 DIAGONAL PARKING SPACES

HC PARKING REQUIRED:

2 SPACES

HC PARKING PROVIDED:

1 REGULAR ADA PARKING SPACE, 1 VAN ACCESSIBLE PARKING SPACE

BICYCLE PARKING REQUIRED:

3

BICYCLE PARKING PROVIDED:

3

MOTORCYCLE PARKING REQUIRED:

1

MOTORCYCLE PARKING PROVIDED:

2

LEGAL DESCRIPTION (PER TITLE DOCS.):

TRACT LETTERED "C-1" IN BLOCK NUMBERED ONE HUNDRED TWENTY-FIVE (125) OF PRINCESS JEANNE PARK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "A REPLAT OF TRACTS "A" & "B", BLOCK 125 OF PRINCESS JEANNE PARK ADDITION, NOW COMPRISING TRACTS "A-1", "B-1" & "C-1" WITHIN SEC. 22, T. 10 N., R. 4 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 25, 1985 IN PLAT BOOK C27, PAGE 182.

TOGETHER WITH NON-EXCLUSIVE RIGHTS OF EASEMENT FOR INGRESS AND EGRESS FROM THE LAND ACROSS THE THIRTY (30') FOOT ACCESS EASEMENT AND THE FORTY-THREE (43') FOOT ACCESS EASEMENT, AS SET FORTH ON THE PLAT RECORDED JULY 25, 1985 IN PLAT BOOK C27, PAGE 182, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

TOGETHER WITH RIGHTS FOR THE PRIVATE SEWER LINE AS SET FORTH IN THE GRANT OF SEWER EASEMENT, EASEMENT FOR SEWER SERVICE EXTENSION RECORDED JANUARY 17, 1986 IN BOOK MISC. 312-A, PAGE 869 AS DOCUMENT NO. 86-5119, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OR AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

KEYED NOTES

1

CURB AND GUTTER (TYP.)

2

CONCRETE WALKWAY

3

EXTERIOR DOOR

4

ADA RAMP W/ TRUNCATED DOMES SEE COA DETAIL 2446, SHEET C702

5

GAS METER

6

STACKING LANE OUTLINE

7

SPEAKERS AND MENU BOARDS (SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS)

8

CURB TRANSITION TO 0" CURB HEIGHT AT ALL LOCATIONS WHERE CURBS MEET WALKWAY

9

14.5' x 25' CONCRETE ACCESS PAD

10

SINGLE 6 YARD DUMPSTER ENCLOSURE PER CoABQ STANDARDS. SEE ARCHITECTURAL PLANS FOR DETAIL.

11

5' WIDE SIDEWALK

12

5' WIDE SIDEWALK TIED TO EXISTING SIDEWALK

13

5' WIDE PAINTED CROSSWALK. SEE SHEET C700

14

POTENTIAL STACKED CARS IN STACKING LANES

15

DOUBLE SIDED CURB AND GUTTER

16

2' WIDE CURB CUT

17

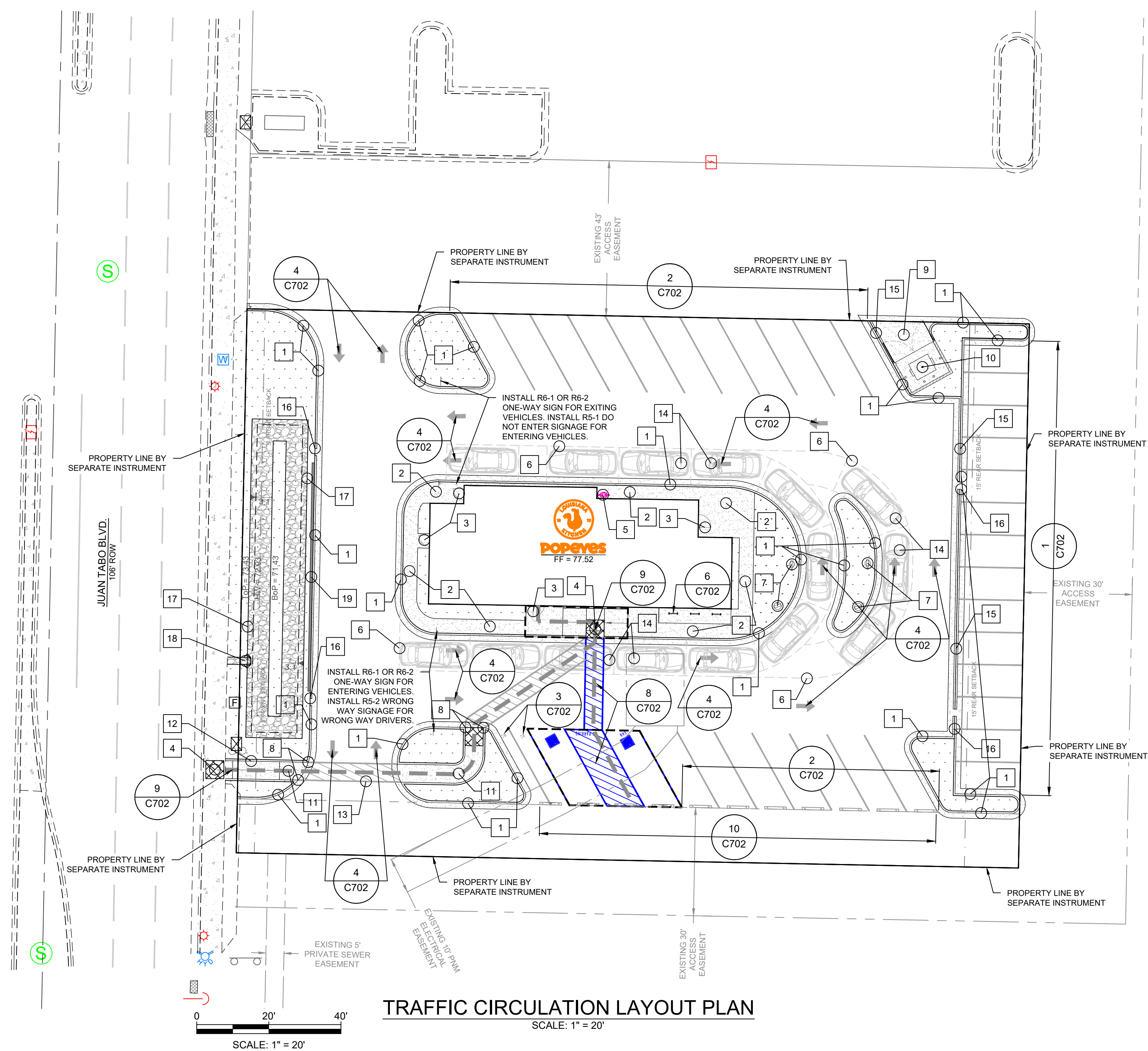
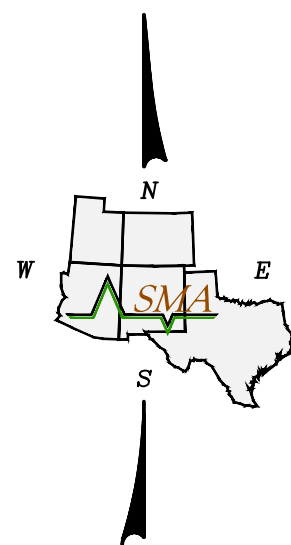
PROPOSED STORMWATER QUALITY POND

18

BROAD CRESTED WEIR

19

RETAINING WALL



TRAFFIC CIRCULATION LAYOUT PLAN
SCALE: 1" = 20'

NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNTIL APPLICABLE CONSTRUCTION PERMITS ARE ISSUED.



To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Rev #	Date	Description	By	CRK
0	2/15/24	SITE PLAN SUBMITTAL	DIF	NJ
1	3/8/24	CIVIL CHECK SET	DIF	NJ
2	3/25/24	CITY OF ALBUQUERQUE INITIAL SUBMITTAL	DIF	NJ
3	9/13/24	CITY OF ALBUQUERQUE 2ND SUBMITTAL	DIF	NJ

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POPEYES LOUISIANA KITCHEN

ALBUQUERQUE, NEW MEXICO

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION LAYOUT PLAN

NEW MEXICO

REGISTERED PROFESSIONAL ENGINEER

MICHEL D. JOHNSON

9/13/24

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		
Designed	Drawn	Checked
MJ	DIF	MJ
Date:	September 2024	
Scale:	Horiz: AS SHOWN Vert:	
Project No:	9432731	
Sheet:	C701	