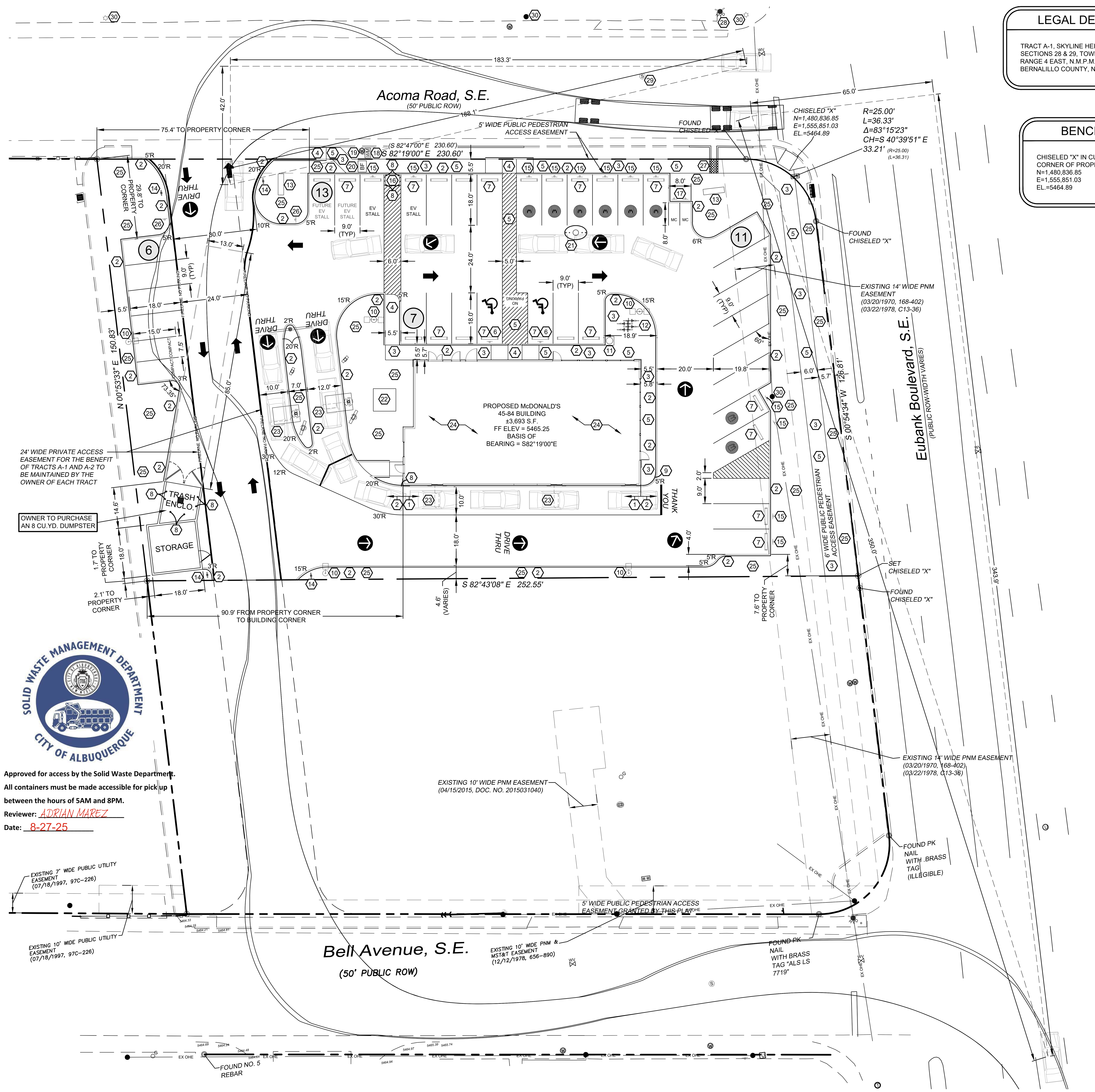


Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: ADRIAN MAREZ
Date: 8-27-25

LEGAL DESCRIPTION

TRACT A-1, SKYLINE HEIGHTS SUBDIVISION, SECTIONS 28 & 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

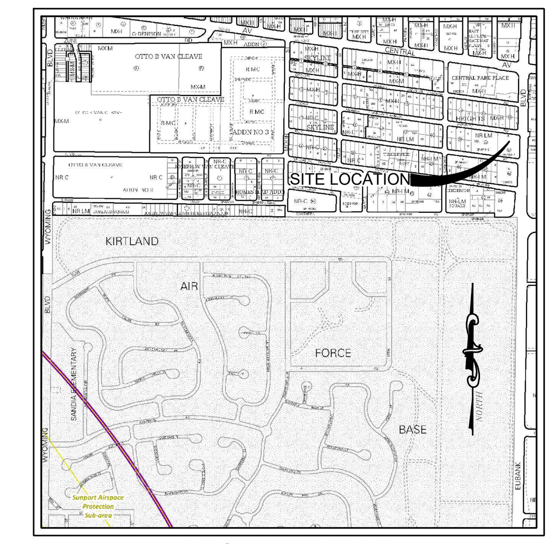
BENCHMARK

CHISELED "X" IN CURB AT NORTHWEST CORNER OF PROPERTY
N=1,480,836.85
E=1,555,851.03
EL.=5464.89

NORTH

811 Know what's below. Call before you dig.

0 20 40 60
SCALE 1" = 20'



VICINITY MAP
N.T.S.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

CONSTRUCTION SCHEDULE

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU
2	CURB AND GUTTER @ NON DRIVE THRU AREAS
3	REINFORCED CONCRETE SIDEWALK
4	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C11.1 STANDARD DETAILS)
5	HANDICAP ACCESSIBLE ROUTE
6	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED), MUST READ "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (RE: C11.1)
7	CONCRETE WHEEL STOP (TYP)
8	BOLLARD
9	HANDRAIL @ INGRESS/EGRESS DOOR
10	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
11	FLAG POLE (35' MAX HEIGHT) (COORDINATE LOCATION WITH OWNER / McDONALD'S ACM PRIOR TO CONSTRUCTION)
12	BIKE RACK (TYP) (RE: C11.0 STANDARD DETAILS)
13	MONUMENT ROAD SIGN
14	McDONALD'S DIRECTIONAL SIGN
15	E.V. / PULL FORWARD / CURBSIDE / McDELIVERY SIGNS
16	LEVEL 2, CHARGEPOINT DUAL 6000 SERIES-COMMERCIAL EVCS W/ 4'X5'X6", REINFORCED CONCRETE PAD W/ BOLLARDS
17	MOTORCYCLE PARKING SIGNAGE, 12"X18" POLE MOUNTED SIGN, READING "MOTORCYCLE PARKING ONLY"
18	DOMESTIC WATER METER (RE: UTILITY PLAN)
19	EXISTING WATER METER TO BE RE-USED FOR IRRIGATION WATER METER (RE: UTILITY PLAN)
20	BACK FLOW PREVENTION DEVICE (RE: UTILITY PLAN)
21	GREASE INTERCEPTOR (RE: UTILITY PLAN)
22	8'x8' PAD MOUNT TRANSFORMER (RE: UTILITY PLAN)
23	DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S)
24	PRE-TREAT FOR TERMITE CONTROL
25	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
26	"DO NOT BLOCK THRU TRAFFIC" SIGN - RE: C11.4
27	CONCRETE FLUME W/ STEEL PLATE COVER (RE: C10.3 STANDARD DETAILS)
28	EXISTING FIRE HYDRANT
29	EXISTING SANITARY SEWER MANHOLE
30	EXISTING POWER POLE / LIGHT POLE

NOTICE TO CONTRACTOR

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

SITE INFORMATION

TOTAL LAND AREA:	37,506.949 S.F. (0.861 A.C.)
CURRENT ZONING:	NR-LM, LIGHT MANUFACTURING ZONE DISTRICT
BUILDING AREA (APPROXIMATE):	±3,693 S.F.
BUILDING LOT COVERAGE:	9.84% (3,693 S.F./37,506 S.F.)
REQUIRED PARKING:	8 SPACE PER 1,000 G.F.A. (3,693 S.F./1,000)*8 = 30 SPACES
PARKING PROVIDED:	37 SPACES (INCLUDING HC) 2 MOTORCYCLE PARKS
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
IMPERVIOUS AREA:	31,397.722 S.F.
PERCENTAGE LANDSCAPED:	6,113.227 S.F. (16.30%)
# OF ACCESS DRIVEWAYS:	2

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

(A) ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

(C) ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES. ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.

CURB RAMPS:

(D) RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

(E) RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)

(F) BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.

(G) RAMPS SHALL NOT EXCEED A 1:12 SLOPE

SIDEWALKS AND ACCESSIBLE ROUTES:

(H) SIDEWALKS MUST BE AT LEAST 60" WIDE
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

(I) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

BICYCLE REQUIREMENT

1. NUMBER OF BICYCLE SPACES REQUIRED BY THE IDO IS 3 SPACES OR 10% OF VEHICLE PARKING SPACES, WHICH EVER IS GREATER. SPACES REQUIRES IS 4.

NOTE

I. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
II. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
III. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
IV. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
V. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
VI. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

ELEC. VEHICLE SE NOTE

THE 2021 NEW MEXICO ENERGY CODE REQUIRES THAT PARKING FACILITIES SHALL BE PROVIDED WITH ELECTRIC VEHICLE POWER TRANSFER INFRASTRUCTURE IN ACCORDANCE WITH THE DESIGN REQUIREMENTS AND SECTIONS C405.13.1 THROUGH C405.13.6

PAVEMENT MATERIALS

ALL DRIVE LANES AND PARKING AREAS WILL CONSIST OF HEAVY DUTY PERMANENT PAVING, RE: PAVING PLAN FOR SECTION.

CLEAR SIGHT TRIANGLE NOTE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, 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

EASEMENTS/TITLE NOTE

ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED:AUGUST 13, 2024, CONDUCTED BYFIDELITY NAT. TITLE INS. CO.) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.

STEPHEN T. MARCUM, NEW MEXICO, 22682, PROFESSIONAL ENGINEER
AUGUST 22ND, 2025

Skyline CIVIL GROUP
Skyline Civil Group, LLC • Lubbock Address: 4414 82nd Street, STE 212-140; Lubbock, TX 79424
Midland Address: 3323 N. Midland Drive, STE 113-166; Midland, TX 79707
• Firm No. #: AZ - 22662-0, KS - E-3126, LA - EF.0006682, OK - 8542, TX - 17171
• O: (432) 685-1226 • www.skylinecivilgroup.com

C4.1 TRAFFIC CIRCULATION PLAN

REV	DATE	DESCRIPTION	BY	APPR
1	07/22/2025	ISSUE FOR LAYOUT REVIEW	C.L.C.	S.T.M.
2	07/31/2025	REVISED PER SURVEY	C.L.C.	S.T.M.
3	08/22/2025	UPDATED TRASH ENCLOSURE	C.L.C.	S.T.M.

OFFICE: LONG BEACH FIELD OFFICE
ADDRESS: 18565 JAMBOREE ROAD, STE. 850; IRVINE, CA 92612
McDONALD'S L/C: 30-0275

PREPARED FOR: ©
McDonald's USA, LLC

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301 Eubank BLVD SE.
Albuquerque, NM

PLAN APPROVALS

	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		

CO-SIGN SIGNATURES

CONTRACTOR		
OWNER		

DRAWN BY	C.L.C.
CHECKED BY	S.T.M.
DATE	JULY 2025
SHEET NO.	07 OF 24
FILE NO.	SKY2024.1020

C:\USERS\STEPHENMARCUM\DROPBOX\STEPHEN MARCUM\2024.1020 - MCDONALD'S USA, LC 30 0275 - NEW BUILD (301 EUBANK BLVD SE; ALBUQUERQUE, NM)\DRAWINGS\7 C4.1 TRAFFIC CIRCULATION PLAN.DWG