

GENERAL NOTES

- PERMANENT ACCESS DRIVE EASEMENT. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 202138116 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.2 THAT THE OWNER OF TRACT B-1-A-1 HEREBY GRANTS TO THE OUTPARCEL OWNER (TRACT B-1-A-2), AS GRANTEE, FOR THE BENEFIT OF THE OUTPARCEL OWNER AND ITS RESPECTIVE PERMITTEES VEHICULAR AND PEDESTRIAN TRAFFIC UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA LOCATED ON THE HOME DEPOT PARCEL (TRACT B-1-A-1) SHOWN ON EXHIBIT "B" AS THE PERMANENT ACCESS DRIVE.
- RECIPROCAL STORM DRAINAGE EASEMENT. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 202138116 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.3 THAT THE OWNER OF TRACT B-1-A-1 AND THE OWNER OF TRACT B-1-A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON-EXCLUSIVE EASEMENT OVER AND UNDER ITS PARCEL FOR SURFACE WATER DRAINAGE OVER AND THROUGH THE DRAINAGE PATTERNS AND STORM WATER DRAINAGE SYSTEMS THAT ARE ESTABLISHED FROM TIME TO TIME AMONG THE PARCELS."
- GRANT OF UTILITY EASEMENTS. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 202138116 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.1(a) THAT THE OWNER OF TRACT B-1-A-1 AND OWNER OF TRACT B-1-A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON-EXCLUSIVE AND PERPETUAL EASEMENT UNDER, THROUGH AND ACROSS THE COMMON AREA OF THE HOME DEPOT PARCEL (TRACT B-1-A-1) OR THE OUTPARCEL (TRACT B-1-A-2), AS APPLICABLE (EXCLUSIVE OF ANY PORTION WITHIN A BUILDING AREA), FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES."
- THE "DRIVEWAY EASEMENT AGREEMENT" DATED JUNE 6, 2006 RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AS DOCUMENT NO. 2000055083 (BOOK A-6, PAGE 4862) PROVIDES VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT BETWEEN LOT B-1A-1 AND LOT B-1-A-2 AND THE "COSTCO PARCEL" LEGALLY DESCRIBED AS "TRACT A AND TRACT C-1 OF FLAT OF MANZANO MESA".
- ON ADJOINING TRACT A-1 OF THE COSTCO DEVELOPMENT PLAT THERE IS AN EXISTING 10'x105' PRIVATE ACCESS EASEMENT FOR THE BENEFIT AND USE OF TRACT B-1, VIDEO ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 9, 1994 IN VOLUME 94C, FOLIO 263 FILED: FEBRUARY 20, 2001 (2001C-56).
- AS SHOWN ON THE PLAT FILED IN PLAT BOOK 34C, PAGE 263 THERE IS A RECIPROCAL ACCESS EASEMENT BY THE OWNER OF TRACT B1 AND THE OWNER OF TRACT D. EACH GRANTED TO THE OTHER RECIPROCAL EASEMENT FOR CROSS ACCESS AND VEHICULAR PARKING ON AND OVER TRACT B1 FOR THE BENEFIT OF TRACTS D AND ON AND OVER TRACT D FOR THE BENEFIT OF TRACT B1. THE OWNER OF TRACT B1 AND THE OWNER OF TRACT D GRANTED TO THE OWNER OF TRACT C VEHICULAR ACCESS ACROSS TRACTS B1 AND D RESPECTIVELY FOR PURPOSES OF INGRESS AND EGRESS.
- DESIGN GROUND-MOUNTED EQUIPMENT SCREENING TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE PMN ELECTRIC SERVICE GUIDE AT WWW.PMN.COM FOR SPECIFICATIONS.
- LOT NUMBERS TBD UPON RECORDATION OF PENDING SUBDIVISION PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN AS MAY BE REQUIRED BY THE DEVELOPMENT REVIEW BOARD (DRB).
- SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL AND CURRENT ADA CRITERIA.
- APPLICANT SHALL BE RESPONSIBLE TO ABIDE BY ANY CONDITIONS OR TERMS OF UTILITY EASEMENTS. AN EXISTING OVERHEAD ELECTRIC DISTRIBUTION IS LOCATED ALONG THE EAST SIDE OF EUBANK BOULEVARD NE AT THE PROJECT.

LEGEND

PROPERTY LINE	---
BUILDING LINE	---
NEW CURBS	---
NEW SIDEWALK	---
EXISTING CURBS AND SIDEWALKS	---
COLORED AND TEXTURED CONCRETE AT PEDESTRIAN CROSSING	---
PARKING LIGHT FIXTURE	□
EASEMENT	---

Deviations Requested- Staff Summary Tables

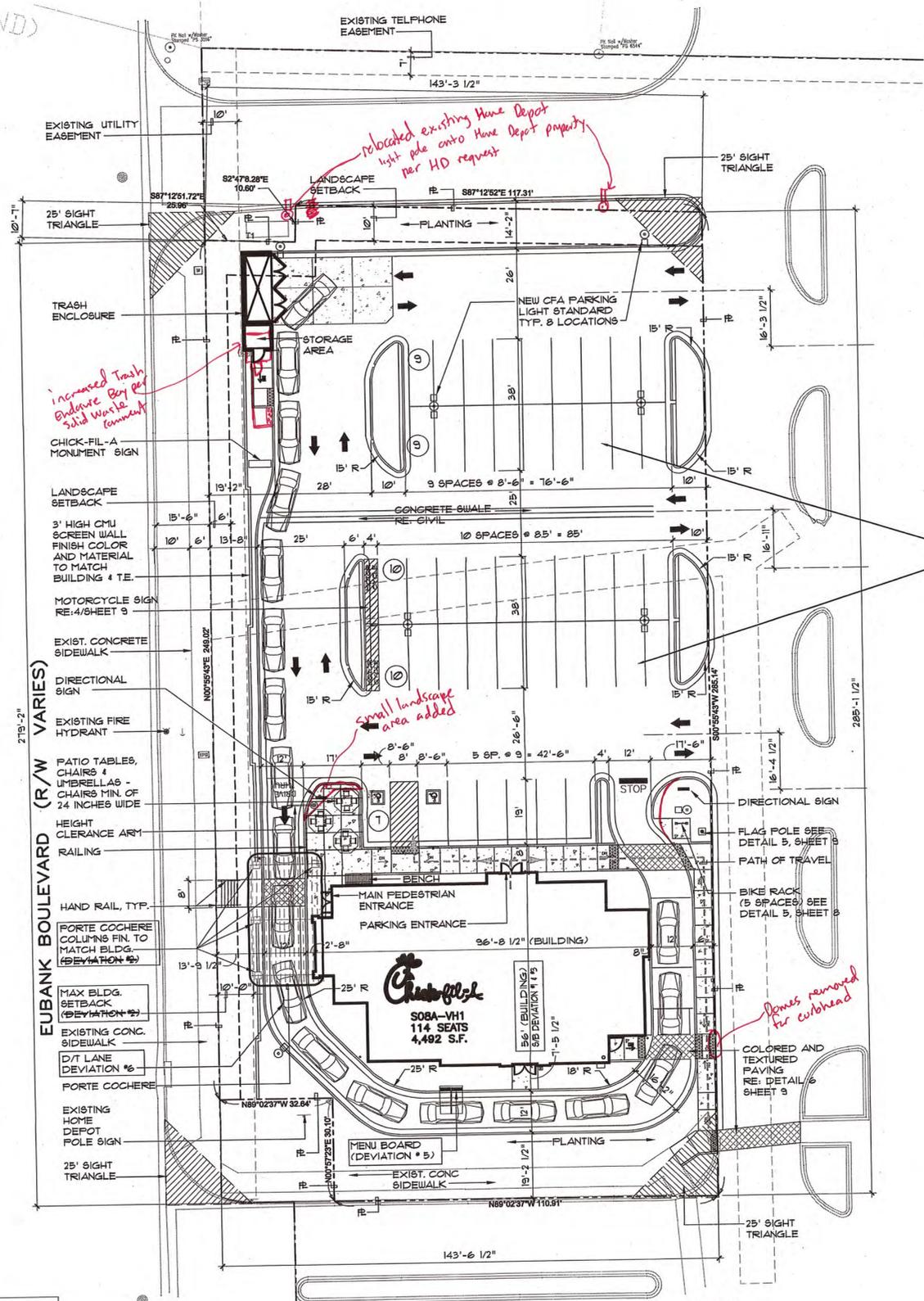
- Table 1: Commercial Building & Lot Standards -

#	Page	Requirement Name	Amount	Proposed	Difference between Required & Proposed	Deviation & Classification
1	5-36	Building Front Façade Lot Width Coverage	50% minimum	142.5 feet is 50%. 56 feet is proposed and is 20%	Lot is 285 feet wide. 142.5-56=86.5 feet difference, or 30%	30%- Major
2	5-36	Front Yard Setback	10 feet maximum	24.75 feet from building	14.75 feet, 147.5% of the standard.	50% deviation is 15 feet. The EPC cannot grant deviations >50%*

- Table 2: General Design Regulations -

#	Page	Requirement Name	Amount	Proposed	Difference between Required & Proposed	Deviation Classification
3	5-46	Building Façade at Least 50% of Street Frontage	50% minimum	142.5 feet is 50%. 56 feet is proposed and is 20%	Lot is 285 feet wide. 142.5-56=86.5 feet difference, or 30%	30%- Major
4	5-48	Maximum Parking Allowed	ZC min plus 10% (33 spaces)	45 spaces.	12 extra spaces, a third of the standard	36%- Major
5	5-55	Drive-up windows and Ordering Panels at Rear of Building	--	1 window at rear, 1 window at side, ordering panel at side	The side window and ordering panel should be at the rear of the building	non-dimensional standard requiring review
6	5-56	No portion of queuing lane within 40 feet of street-facing façades	--	Queuing lane is within 25 feet of street facing façade	Relocate queuing lane to another location (many available)	non-dimensional standard requiring review

Revised application is for 5 deviations instead of 6 (#2 is addressed). Three deviations (#s 1, 3 & 4) are still major in scope. Two deviations are still to non-dimensional standards.



PRELIMINARY SITE PLAN
1" = 20'-0"

RECORD DOCUMENT 12/9/15
Troy Beets
Merrick & Company
AA approved on 11/6/15

Chick-fil-A SITE SPECIFIC PARKING CALCULATION

PATIO SEATING	12
REGULAR STALL SIZE	9'x19' & 8.5x19
COMPACT STALL SIZE	8'x15'
MOTORCYCLE PARKING	4'x8' MIN.
DRIVE AISLE	-
PARKING FORMULA	1/4 SEATS 119/4 = 30 STALL REQUIRED
PARKING REQUIRED	30
PARKING ALLOWED BY EGSDP 33 SPACES PLUS 50% (MAXIMUM)	48 SPACES (DEVIATION #4)
TOTAL PARKING PROVIDED	45 (DEVIATION #4)
MOTORCYCLE PARKING	2
HANDICAP PARKING	2
BICYCLE SPACES REQUIRED.	3
1 PER 20 PARKING SPACES 45/20 = 2.25	
TOTAL BICYCLE PARKING PROVIDED	5

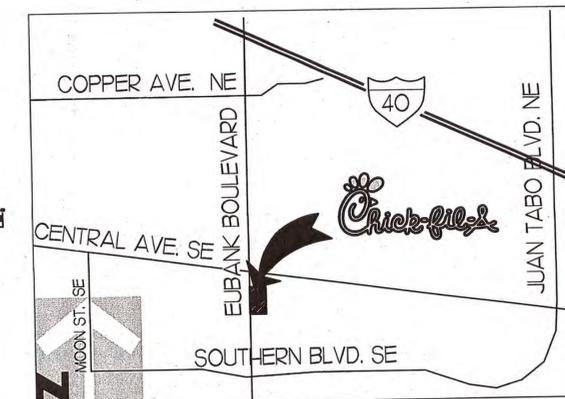
PARKING (DEVIATION #4)

PROJECT NUMBER: CHICK-FIL-A 1000897
Application Number: 14 EPC-40027 9-11-14
PLAT APPROVAL

City Approvals:

City Surveyor	NA	Date	
Real Property Division (conditional)	NA	Date	
Environmental Health Department (conditional)	NA	Date	
Traffic Engineering, Transportation Division	[Signature]	Date	10-15-14
ABCWR	[Signature]	Date	10/15/14
Parks and Recreation Department	[Signature]	Date	10/15/14
NMAPCA	NA	Date	
City Engineer	[Signature]	Date	10-15-14
Chairperson, Planning Department	[Signature]	Date	3-9-15

conditional (include signature line when applicable)
* - if there is a vacation involved with the plat
** - if the plat involves any known or existing landfill issues
revised 02/12/13



VICINITY MAP
NOT TO SCALE

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△	08/27/14	EF
△	09/16/14	EF
△	09/26/14	EF
△	10/24/14	EF
△	11/07/14	EF
△	11/21/14	EF
△	12/27/14	EF
△	01/05/15	EF
△	01/09/15	EF
△	02/09/15	EF
△	02/17/15	EF

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STORE
CHICK-FIL-A #03235
RESTAURANT
CENTRAL & EUBANK
210 Eubank Blvd SE
ALBUQUERQUE, NM
87123

SHEET TITLE
SITE PLAN

VERSION: HV1
ISSUE DATE: 07-2014

Job No. : 13-232
Store : 03235
Date : 3-26-14
Drawn By : AM
Checked By : RH
Sheet