

DESCRIPTION
 LOTS NUMBERED 5-A PLAT OF UNSER AND MCMAHON CENTER, WITHIN
 THE TOWN OF ALAMEDA GRANT,
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.,
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE
 SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION,
 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
 NEW MEXICO, ON OCTOBER 21, 2021, IN PLAT BOOK 2021C, FOLIO 117,
 AS DOCUMENT NO. 2021125120.

PROPOSED THREE TENANT WITH TWO RETAIL UNITS AND ONE DRIVE-THRU AND A STANDALONE DRIVE-THRU BUILDING. THE PROJECT INCLUDES PARKING FACILITIES, DRIVE-THRU LANES, ACCESS DRIVES CONNECTING TO EXISTING DRIVES, UTILITIES, LANDSCAPING, SIGNAGE AND OTHER IMPROVEMENTS NECESSARY TO SERVICE THE SITE.

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADIi ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
5. SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
6. CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
7. ALL CURB AND GUTTER SHALL BE 8" BARRIER CURB UNLESS OTHERWISE NOTED ON PLANS
8. THREE (3) DRILLED AND GROUTED NO. 5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 58" IN DIAMETER, SHALL BE USED TO TIE THE NEW CURB AND GUTTER TO THE EXISTING CURB AND GUTTER ON EACH SIDE.
9. MOTORCYCLE SPACES SHALL BE DESIGNATED WITH A POSTED UPRIGHT SIGN, EITHER FREE STANDING OR WALL MOUNTED. EACH SIGN SHALL BE NO SMALLER THAN 12"X18" AND SHALL HAVE ITS LOWER EDGE NO LESS THAN 4' ABOVE GRADE.
10. ADA ACCESSIBLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4 NMSA 1978. (SEE ATTACHMENT SUBJECT TO A FINE AND/OR TOWING)
11. ADA ACCESSIBLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED, (66-1-4.1.B NMSA 1978)
12. ALL BICYCLE RACKS SHALL BE DESIGNED ACCORDING TO THE FOLLOWING GUIDELINES: A. THE RACK SHALL BE A MINIMUM 30 INCHES TALL AND 18 INCHES WIDE. B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMBTOAST RACKS ARE NOT ALLOWED, C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION. D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
13. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK. E. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO CONCRETE PAD.
13. 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.
14. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. i. BUILD NOTE MUST BE PROVIDED REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING.
15. THE ADA ACCESSIBLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4 NMSA 1978. (SEE ATTACHMENT SUBJECT TO A FINE AND/OR TOWING)
16. ADA ACCESSIBLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED, (66-1-4.1.B NMSA 1978)

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE CITY OF ALBUQUERQUE. MY LICENSE EXPIRATION: 12/31/2025

Arthur T. E.

10631 Unser Blvd NW, Albuquerque, NM

Proposed Use:	Drive-Through Restaurant, Retail
Existing Zoning:	MX-L - Mixed-Use Low Intensity Zone
Required Zoning:	MX-L - Mixed-Use Low Intensity Zone

Parcel Area: 52,266 sq ft
+ 1.20 acres

Building Area (Future Drive-Thru):	2,500 sf
Building Area (Dunkin):	1,935 sf
Building Area (Retail):	2,225 sf

Drive-Thru Restaurant	
Quantity Req'd:	14 Spaces (Restaurant: 5.6 spaces / 1,000 sf)
Quantity Provided:	14 Spaces = 13 Regular + 1 ADA
Dunkin	

Quantity Req'd: 8 Spaces (General Retail: 3.5 spaces / 1,000 sf)
Quantity Provided: 8 Spaces = 7 Regular + 1 ADA

Motorcycle Spaces Req'd:	3 Spaces
Motorcycle Spaces Provided:	3 Spaces

Bicycle Spaces Req'd:	3 Spaces
Bicycle Spaces Provided:	3 Spaces

Stall Size Req'd: 4' x 18' (Motorcycle), 8.5' x 18' (Standard), 8.5' x 18' (ADA)
Stall Size Provided: 4' x 18' (Motorcycle), 8.5' x 18' (Standard), 8.5' x 18' (ADA)

Driveway Width Req'd: 24' (2-Way 90°), 14' (Drive-Thru), 12' (1-way)
 Driveway Width Provided: 24' (2-Way 90°), 14' (Drive-Thru)

Stacking Spaces Req'd:	24 Spaces (12 / Each Drive-Thru)
Stacking Spaces Provided (Dunkin Donuts):	10 Spaces
Stacking Spaces Provided (Drive-Thru):	10 Spaces

	FRONT YARD	REAR YARD	SIDE YARD	SIDE YARD
BLDG. SETBACK				
<u>Required:</u>	5'	15'	0'	0'
Dunkin Donuts - Provided:	79'	102.1'	65.8'	112.7'
<u>Drive-Thru - Provided:</u>	78.9'	106'	122.5'	22.7'
<u>Retail - Provided:</u>	78.9'	106'	122.5'	22.7'

PROPOSED CURB & GUTTER	=====
EXISTING CURB & GUTTER	=====
PROPERTY LINE	-----
SETBACK LINE	-----
EASEMENT	-----

CONCRETE

LIGHT POLE

KORU
Koru Group, PLLC
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Naperville, IL. 60563

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CLIENT:

DUNKIN'

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:

Proposed Retail

10631 Unser Boulevard NW
Albuquerque, NM

NOT FOR CONSTRUCTION

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"