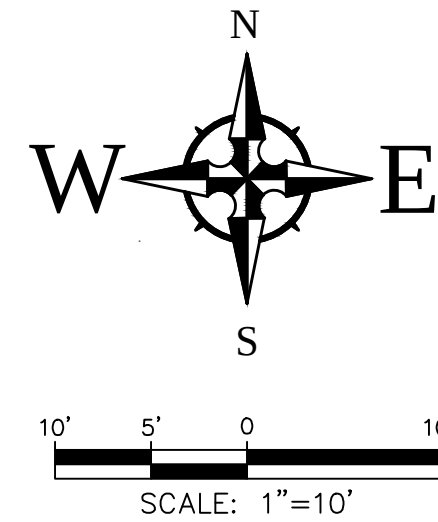


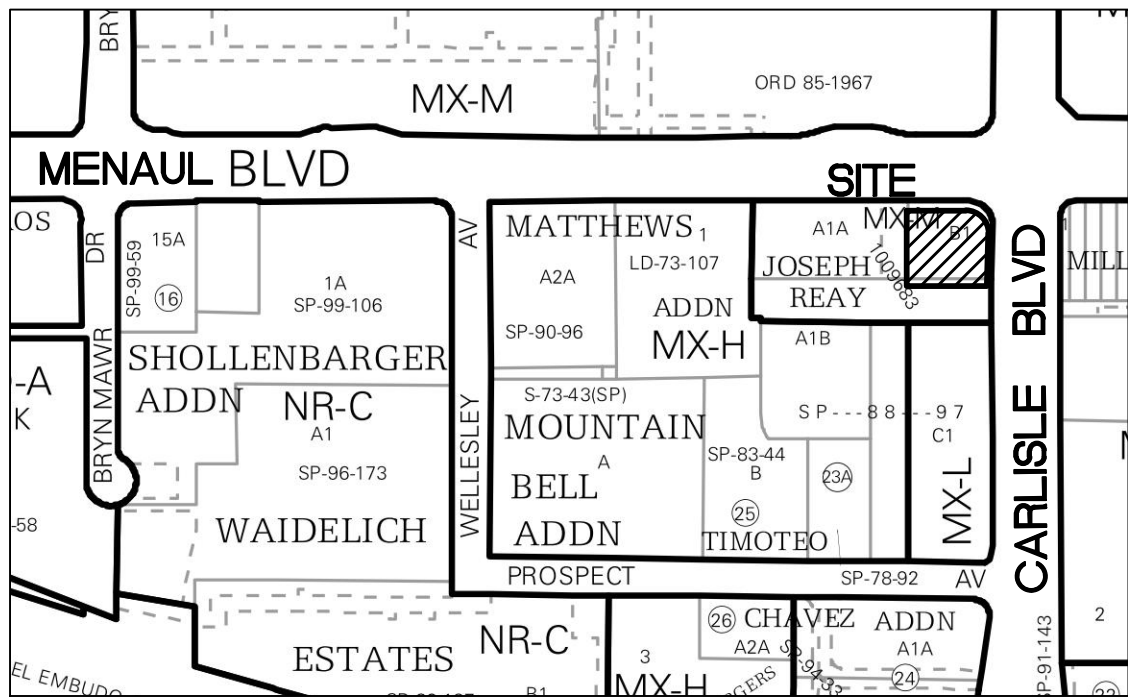


CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430. REMOVAL SHALL BE TO THE NEAREST EXISTING JOINT.

PARKING CALCULATIONS		
BUILDING AREA:		AREA (SQUARE FEET)
DUNKIN DONUTS RESTAURANT DRIVE-THRU		+/- 1,200 SF
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
DUNKIN DONUTS RESTAURANT DRIVE-THRU: 8/1000 SF	9 spaces	10 spaces
TOTAL	9 spaces	10 spaces
	REQUIRED	PROVIDED
HANDICAP PARKING	1 spaces	1 spaces
MOTORCYCLE PARKING	1 spaces	1 spaces
BICYCLE PARKING	3 spaces	4 spaces

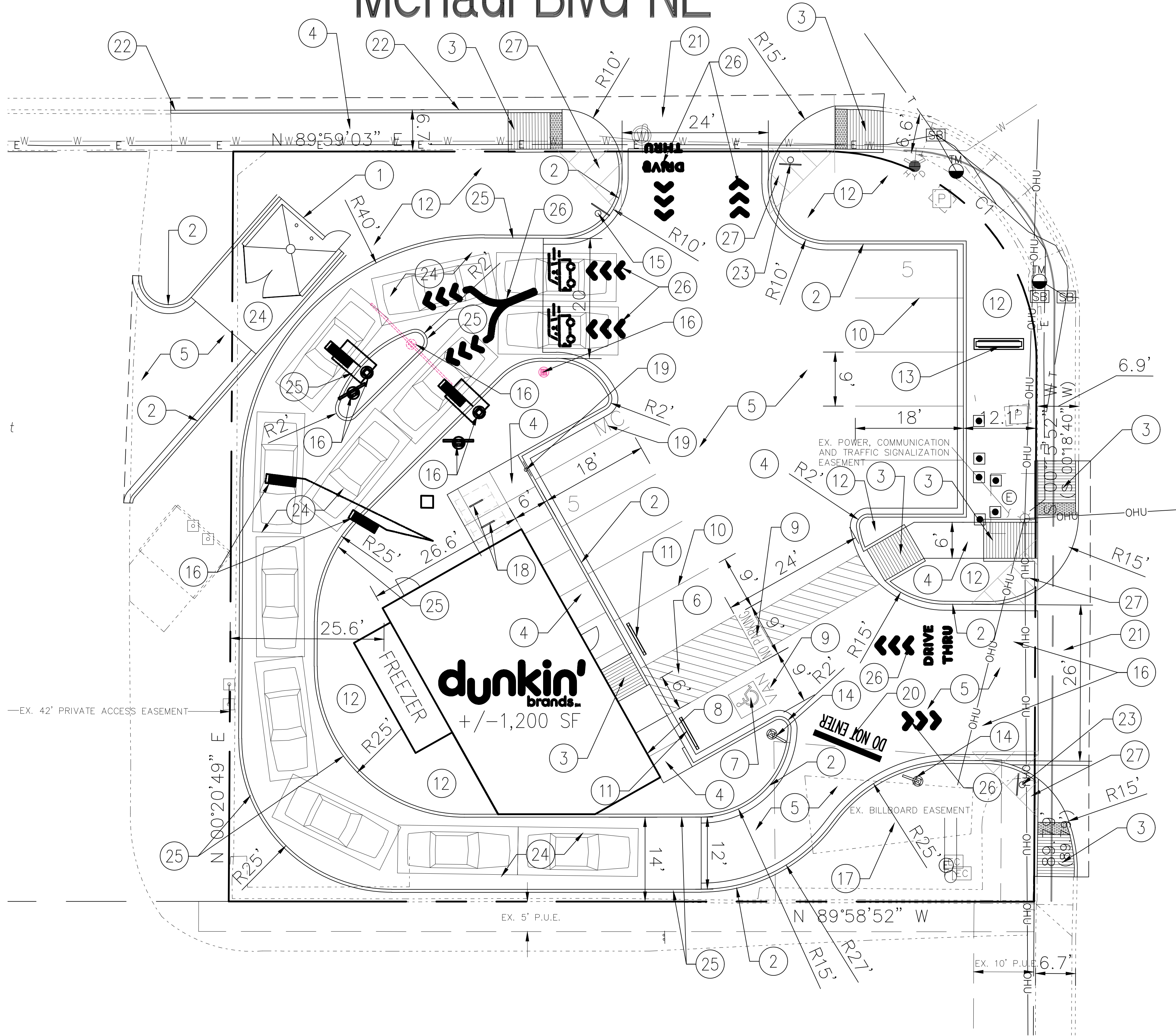


VICINITY MAP - Zone Atlas H-16-Z

LEGAL DESCRIPTION: PARCEL "B-1" OF JOSEPH REAY TRACT, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1988, IN VOLUME C37, FOLIO 16.

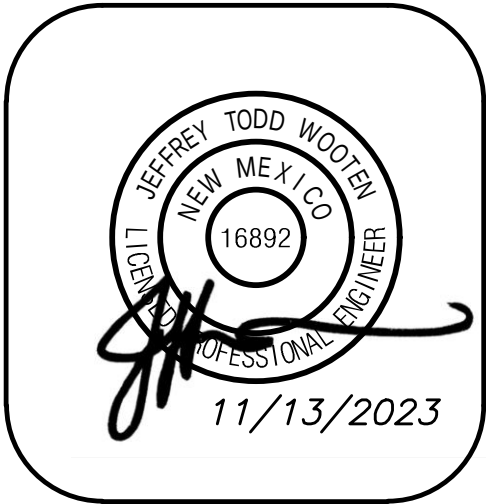
KEYED NOTES

- PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT. SECTION ON SHEETS C101.
- INSTALL PERPENDICULAR OR PARALLEL CURB RAMP PER PLAN USING COA STD DWGS 2440-2446.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
- INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. HEAVY DUTY PAVEMENT SHALL BE PLACED IN MAIN DRIVEWAYS. LIGHT DUTY PAVEMENT MAY BE USED IN PARKING SPACE AREAS ONLY.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C101.
- PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C101.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- APPROX. LOCATION OF DUNKIN' DONUTS PYLON SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS. SIGN BY SEPARATE PERMIT.
- INSTALL DUNKIN DONUTS BRAND 'DO NOT ENTER' / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL 'DO NOT BLOCK DRIVEWAY' SIGN. SIGN POST DETAIL ON SHEET C101.
- INSTALL DUNKIN' DONUTS DRIVE THRU EQUIPMENT. REF. ARCHITECTURAL PLANS FOR DETAILS.
- EXISTING BILLBOARD TO REMAIN.
- INSTALL BICYCLE RACKS (2) FOR A TOTAL OF FOUR SPACES PER DETAIL, SHEET C101.
- MOTORCYCLE PARKING; 1 SPACE. ADD PAINT LABEL 'MOTORCYCLE ONLY' (2 COATS) AND SIGNAGE. REF. SHEET C101. FOR DETAIL.
- INSTALL 12" WIDE STOP BAR AND PAINT WORDS 'DO NOT ENTER' WITH LETTERS AT LEAST 24 INCHES HIGH AND 3 INCHES WIDE. COLOR: REFLECTIVE YELLOW. MIN. TWO COATS.
- INSTALL PRIVATE ENTRANCE PER PLAN AND PER COA STD DWG 2426.
- INSTALL CURB/GUTTER TO MATCH EXISTING PER COA STD DWG 2415A
- INSTALL STOP SIGN (R-1-1-30). SIGN POST DETAIL ON SHEET C102.
- INSTALL 6" HEAVY DUTY CONCRETE PER THE GEOTECHNICAL REPORT. SECTION ON SHEET C101.
- INSTALL MONOLITHIC CURB ONTO CONCRETE PAVEMENT TO MATCH THE MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
- PAINT DUNKIN DIRECTIONAL ARROWS AND SYMBOLS PER DUNKIN STANDARDS.
- 11'x11' MINI CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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.



Carlisle Blvd NE

NO.	DATE	REMARKS	BY
DESIGN			
REVISIONS			
DATE: November 2023			
DATE: November 2023			
JOB NO.: 2023008			
CHECKED BY: JW			



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

dunkin'
brands™
3520 Menaul Blvd NE
Albuquerque, NM 87107

SITE PLAN

C100