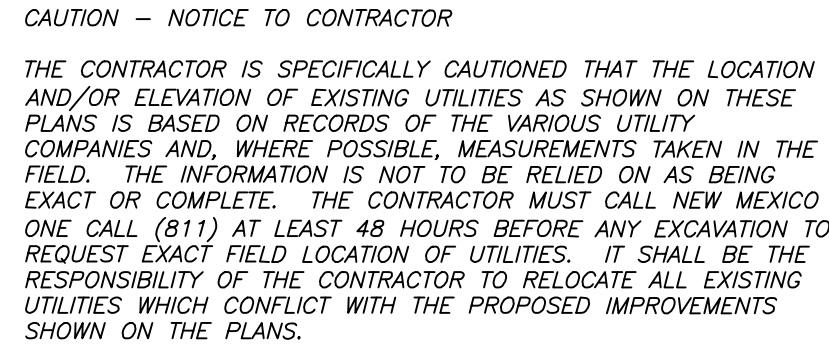




NMR-1600 RE LLC, as owner of the property located at 1608 Eubank NE, shall grant a perpetual non-exclusive easement in favor of NMR-1600 RE LLC, or any future owner of 1608 Eubank NE for the joint use, access and shared maintenance of the trash enclosure located at 1608 Eubank NE. Said easement agreement shall be recorded in the county records shall run with the land, and is binding upon and inures to the benefit of all subsequent owners of these properties or portions thereof, and may only be terminated if the parties to the easement obtain written approval from the City of Albuquerque's Solid Waste Department for alternate solid waste access and refuse collection.

PARKING CALCULATIONS		
BUILDING AREA:		AREA (SQUARE FEET)
RESTAURANT		+/- 1,868 SF
OUTDOOR DINING		+/- 500 SF
PARKING REQUIREMENTS:		
RESTAURANT (4/1,000 SF)	REQUIRED	PROVIDED
	8 spaces	10 spaces
OUTDOOR DINING (3/1,000 SF)	2 spaces	2 spaces
TOTAL	10 spaces	12 spaces
	REQUIRED	PROVIDED
HANDICAP PARKING	1 spaces	2 spaces
MOTORCYCLE PARKING	1 spaces	1 spaces
BICYCLE PARKING	2 spaces	2 spaces
DRIVE-THRU QUEUEING	12 spaces	16 spaces



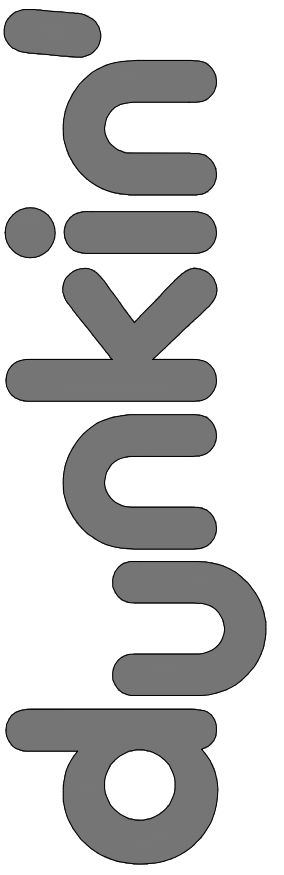
VICINITY MAP - Zone Atlas J-21-Z

LEGAL DESCRIPTION:
Parcel 1, Lot B-1 of Lot B, Lands of Audio Clinic, Inc. & International Development. Parcel 2, Lot B-2-A of Lot B-2, Lands of Audio Clinic, Inc. & International Development. In Section 16, Township 10&11 North, Range 4 East, Bernalillo County, NM.

KEYED NOTES

1. EXISTING DUMPMSTER TO REMAIN AND BE UTILIZED FOR TRASH PICKUP.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
3. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
4. INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
5. INSTALL HEAVY DUTY CONCRETE PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES OR DRIVEWAY, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
8. INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHEN NOTED. 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 C102.
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
10. PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
11. INSTALL BIKE RACK(S) PER DETAIL, SHEET C-102.
12. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102.
13. INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440 & 2443. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
14. LANDSCAPE AREA. REF. LANDSCAPE PLANS.
15. MOTORCYCLE PARKING; 1 SPACE. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C102.
16. INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C102.
17. INSTALL DUNKIN' DONUTS BRAND 'DO NOT ENTER / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
18. INSTALL DUNKIN' DONUTS DRIVE THRU EQUIPMENT AND DIRECTIONAL SIGNAGE/STRIPING. REF. ARCHITECTURAL PLANS FOR DETAILS.
19. 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. MINIMUM TWO COATS.
20. INSTALL CONCRETE BOLLARDS PER DETAIL, SHEET C102.
21. INSTALL STOP SIGN (R-1-1-30). SIGN POST DETAIL ON SHEET C102.
22. INSTALL PRIVATE ENTRANCE PER PLAN AND PER COA STD DWG 2426.
23. INSTALL CURB/GUTTER TO MATCH EXISTING PER COA STD DWG 2415A.
24. 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.
25. PAINT DUNKIN DIRECTIONAL ARROWS AND SYMBOLS PER DUNKIN STANDARDS.
26. 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.

THESE PLANS ARE CONFIDENTIAL PROPERTY OF INSPIRE BRANDS, UNDER RESTRICTED ACCESS.



STUDIO CONSULTANTS, INC
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Albuquerque, NM 87104
niel@ariascinc.com (505) 506-2



SET REVISIONS		DATE	09/05/2023
NO	DESCRIPTION	DATE	
			as noted
			DRAWN RMG
			CKD JTW
			APPD JTW

Dunkin' Restaurant with Drive-Thru 1600 Eubank Blvd NE, Albuquerque, NM 87112	SITE PLAN	PC NUMBER
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C100

09092022

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"