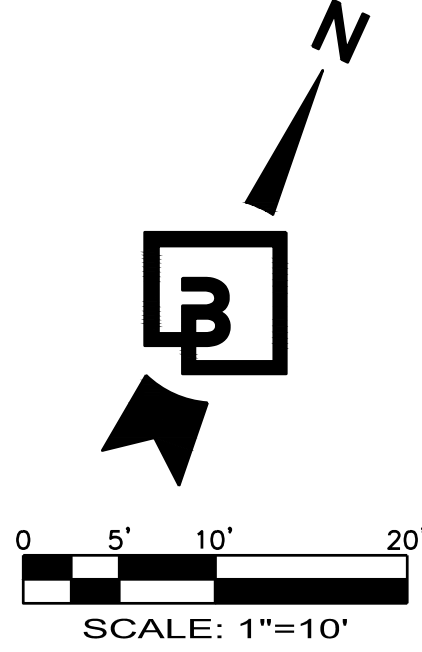


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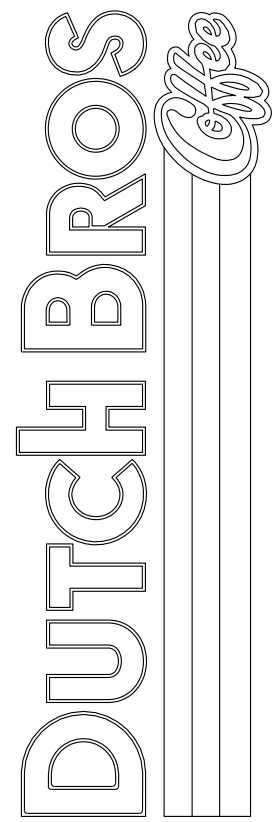
# DUTCH BROS. COFFEE - NM0203, ALBUQUERQUE, NM

## SITE PLAN

SITE LOCATION



**SITE PLAN**  
**NEO OF 98TH STREET NW AND VOLCANO ROAD**  
**ALBUQUERQUE, NM 87121**

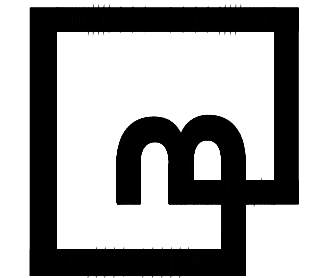


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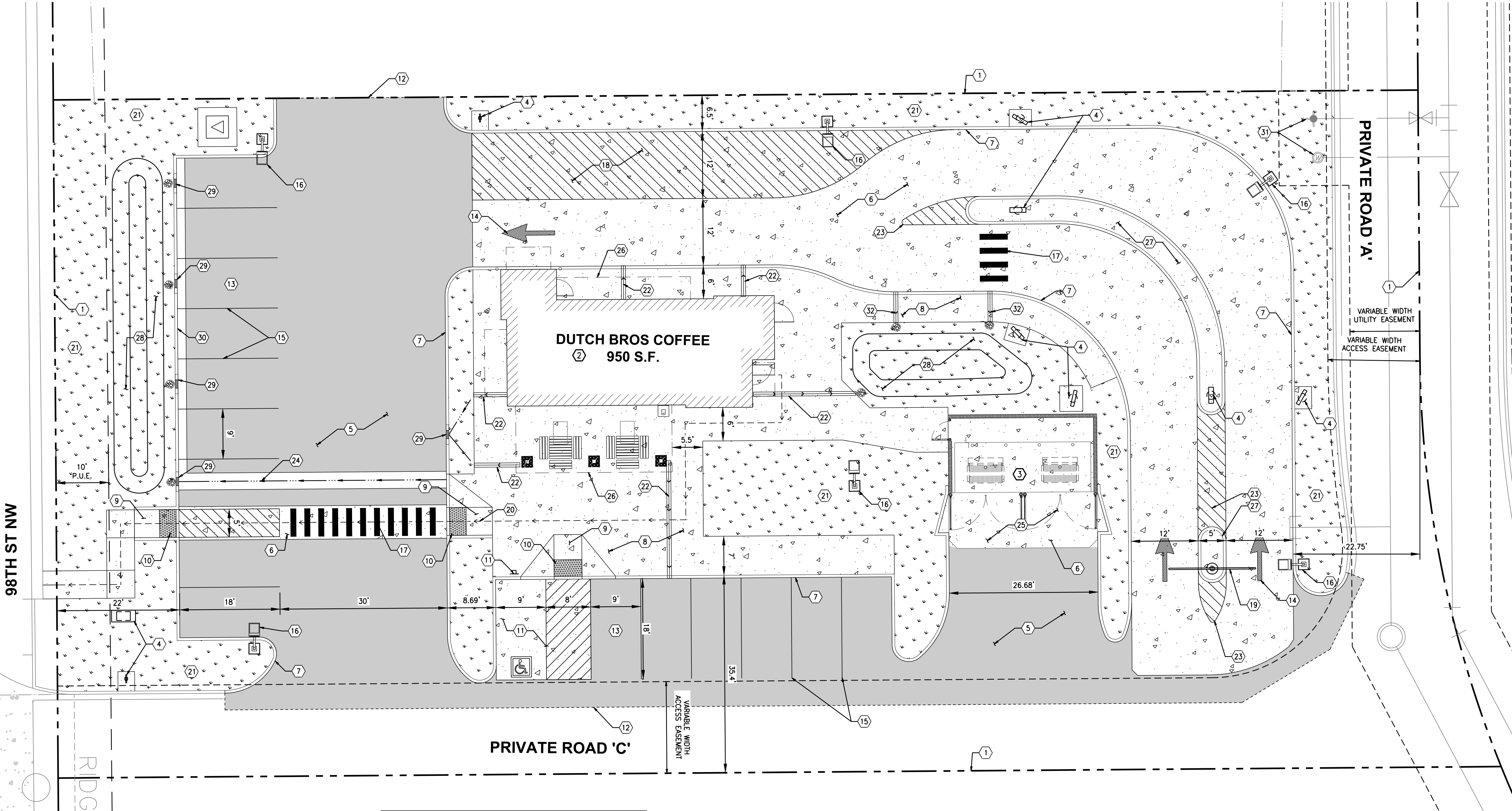


Scale:	Horizontal	Vertical
	1" = 10'	N/A
Designed	JAH	
Drawn	JAH	
Checked	JAH	
Approved	HFG	
Date	05/03/22	

**Barghausen Consulting Engineers, Inc.**  
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Job Number  
**22187**  
Sheet  
**C2.0**  
2019 DB  
Franchising USA, LLC



### LEGEND

BUILDING LINE	////
EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING	[Pattern]
EXISTING LANDSCAPING	[Pattern]
PROPOSED ASPHALT	[Pattern]
PROPOSED CONCRETE	[Pattern]

### PARKING NOTE

NO CONTRACTOR OR EMPLOYEE MAY STORE, OR PERMIT TO BE STORED, A COMMERCIAL OR CONSTRUCTION VEHICLE/TRUCK; OR PERSONAL VEHICLE, TRUCK, OR OTHER PERSONAL PROPERTY ON PUBLIC-RIGHT-OF-WAY OR OTHER PUBLIC PROPERTY WITHOUT PERMISSION OF THE CITY ENGINEER.

### TEMPORARY WORK EASEMENT NOTE:

CLIENT TO OBTAIN TEMPORARY WORK EASEMENT AGREEMENT; COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO CONSTRUCTION OF ANY OFF-SITE WORK.

### ACCESSIBLE SITE REQUIREMENTS:

WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 11B-405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). CURB RAMPS WHERE PROVIDED SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (SECTION 11B-406) AND BE PROVIDED WITH A CONTINUOUS 36" WIDE DETECTABLE WARNING STRIP MEETING ACCESSIBILITY REQUIREMENTS (SECTION 11B-705) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ACCESSIBILITY STANDARDS.

### CONSTRUCTION NOTES:

- EXISTING PROPERTY LINE, TYPICAL.
- LOCATION OF BUILDING, CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.
- LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD; REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- LOCATION OF SIGN; REFER TO ARCHITECTURAL SIGN PLANS FOR ADDITIONAL INFORMATION. CONSTRUCT CONCRETE PAD IF IN LANDSCAPED AREA.
- CONSTRUCT ASPHALT PAVEMENT, SECTION PER DETAIL 1/C4.1, TYPICAL.
- CONSTRUCT CONCRETE PAVEMENT, SECTION PER DETAIL 2/C4.1, TYPICAL.
- CONSTRUCT CONCRETE CURB, PER DETAIL 7/C4.1, TYPICAL.
- CONSTRUCT CONCRETE SIDEWALK, WIDTH VARIES. SECTION PER DETAIL 5 AND 6/C4.1, TYPICAL.
- CONSTRUCT ACCESSIBILITY-COMPLIANT PERPENDICULAR CURB RAMP PER DETAIL 2/C4.0.
- INSTALL DETECTABLE WARNING PER DETAIL 3/C4.0. CONTRACTOR TO FIELD VERIFY SLOPES DO NOT EXCEED 1.5% CROSS SLOPE.
- INSTALL VAN ACCESSIBLE PARKING STALL AND SIGNAGE PER DETAIL 1/C4.0. REFER TO DETAIL FOR 5/C4.0 FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAIL 6/C4.0 FOR SIGN FOOTINGS.
- APPROXIMATE SAWCUT LIMITS, TYPICAL.
- STANDARD PARKING SPACE, TYPICAL.
- PAINT DIRECTIONAL ARROWS WHERE SHOWN PER DETAIL 3/C4.1, TYPICAL.
- PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL; ALL STRIPING TO CONFORM WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- SITE LIGHTING. REFER TO STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION REQUIREMENTS, REFER TO PHOTOMETRIC DRAWING FOR POLE AND FIXTURE SPECIFICATIONS.
- PAINT CONTINENTAL STYLE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES AT 2 1/2' FEET ON CENTER.
- PAINT 4" WIDE STRIPED AREA AS SHOWN, 24" O.C. SAFETY WHITE, TYPICAL.
- INSTALL VERTICAL CLEARANCE BAR; REFER TO SIGN PLANS FOR EXACT PLACEMENT AND ADDITIONAL INFORMATION.
- ACCESSIBLE ROUTE. SEE ACCESSIBLE PATH NOTE THIS SHEET.
- LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- INSTALL TRENCH DRAINS PER DETAIL 1/C4.2. SEE GRADING PLAN FOR DETAILS.
- PAINT STRIPING, IN BETWEEN AND 10' BEFORE AND AFTER CONCRETE MEDIAN, STRIPES: 4" WIDE, 24" O.C., @ 45° ANGLE, SAFETY WHITE.
- CONSTRUCT CONCRETE SWALE PER DETAIL 9/C4.1. SEE GRADING PLAN FOR DETAILS.
- PROPOSED TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/ LOCAL REFUSE SERVICE PROVIDER.
- CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS. CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- PROPOSED CONCRETE MEDIAN, MIN 4' WIDE.
- STORMWATER DETENTION BASIN PER DETAIL 2/C4.2.
- CONSTRUCT CURB CUT WITH RIP-RAP PER DETAIL 10/C4.1.
- CONSTRUCT CURB AND GUTTER PER DETAIL 8/C4.1.
- EXISTING FIRE HYDRANT AND WATER METER
- CONSTRUCT SIDEWALK THROUGH DRAIN PER DETAIL 11/C4.1.