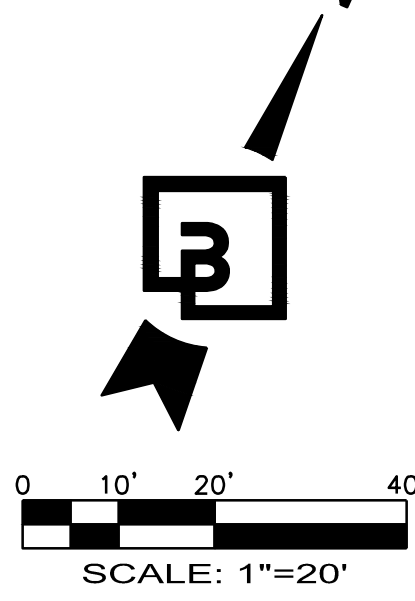


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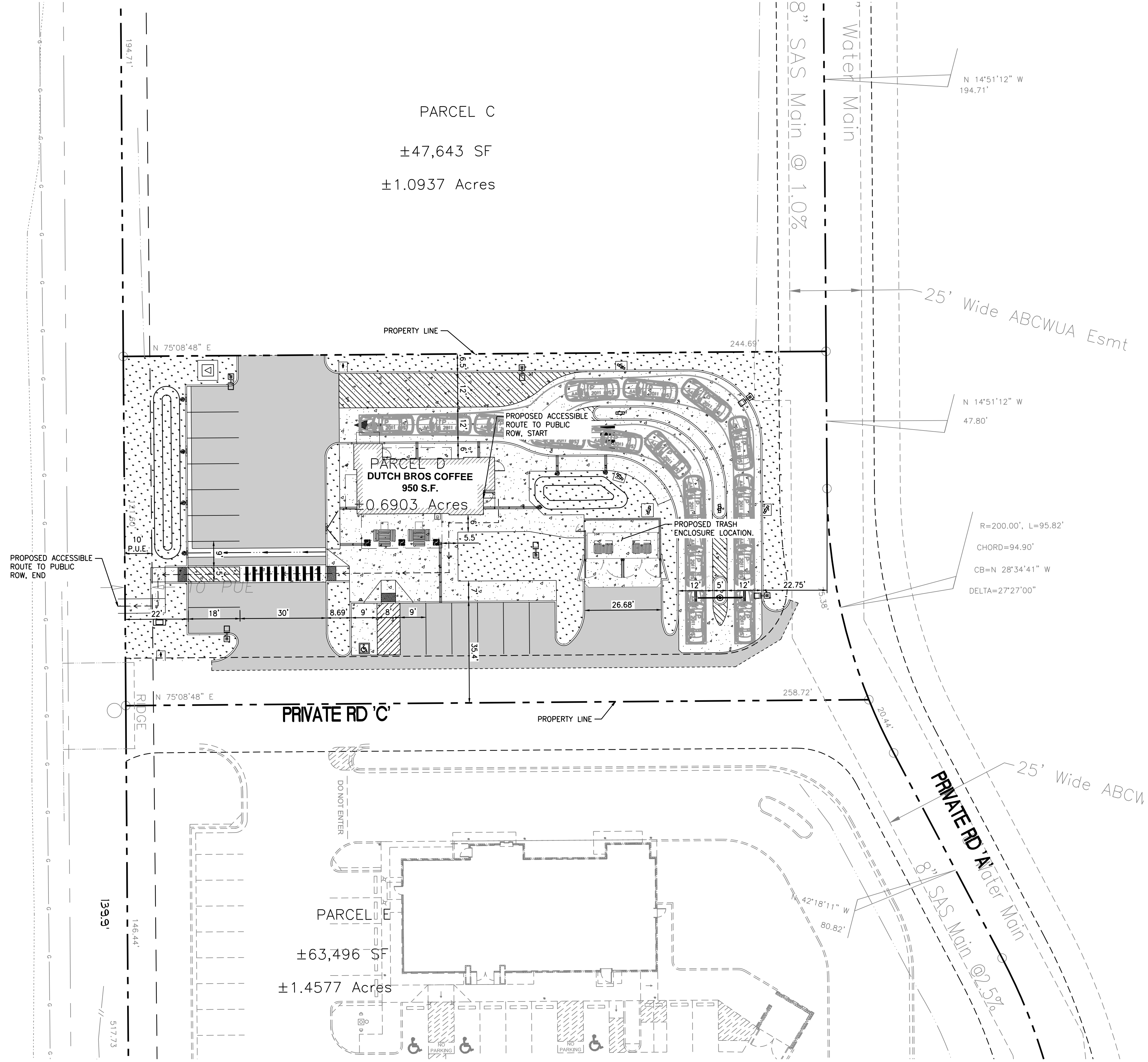


DUTCH BROS. COFFEE - NM0203, ALBUQUERQUE, NM
PRELIMINARY SITE PLAN



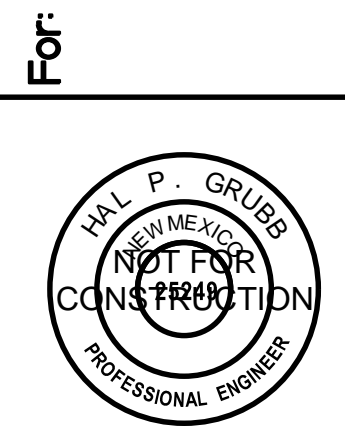
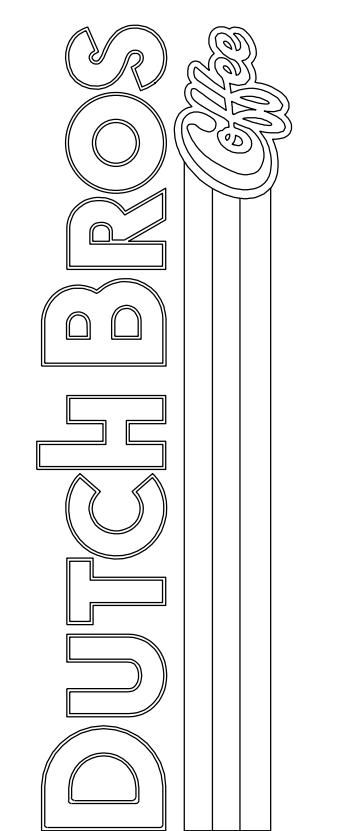
PROJECT DATA

DB2550-A1	
TRASH ENCLOSURE	= 26'-8" x 14'-0"
PROPOSED REGULAR PARKING	= 15
PROPOSED ADA PARKING	= 1
QUEUING	= 16
PROPOSED SETBACKS (ADJACENT TO STREET)	
BUILDING:	25 FEET MIN
LANDSCAPE:	25 FEET MIN
PARCEL AREA:	30,070 SF (0.69 AC)
PROJECT AREA:	25,011 SF (0.57 AC)
MAX BUILDING HEIGHT	= 24 FEET
SITE COVERAGE:	
BUILDINGS (INCLUDING TRASH ENCLOSURE):	±1,323 SF (5.3%)
PARKING AND MANEUVERING:	±13,700 SF (54.8%)
WALKWAYS:	±3,267 SF (13.1%)
LANDSCAPE:	±6,721 SF (26.8%)
	±25,011 SF (100%)



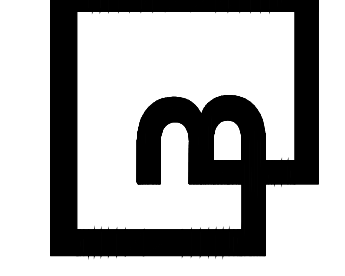
LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
EXISTING LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

Title:
PRELIMINARY SITE PLAN
NEO OF 98TH STREET NW AND VOLCANO ROAD
ALBUQUERQUE, NM 87121



Scale:	Horizontal	Vertical
	1" = 20'	N/A
Designed	JAH	
Drawn	JAH	
Checked	JAH	
Approved	HFC	
Date	06/03/22	

Barghausen
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Job Number
22187
Sheet
1 OF 1
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