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GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

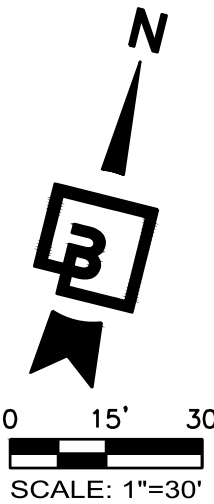
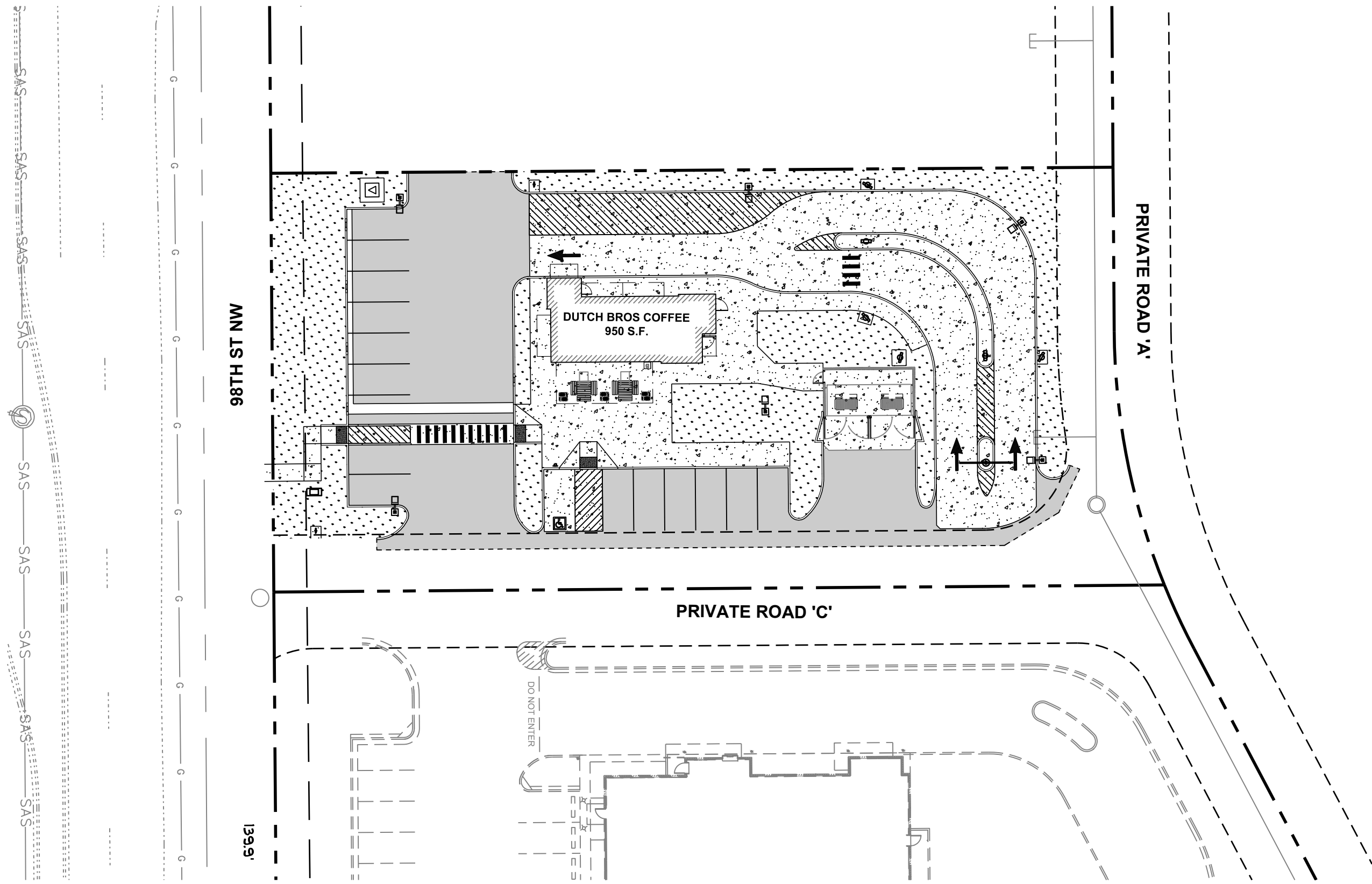
GEOTECHNICAL REPORT NOTES:

1. THE FOLLOWING GEOTECHNICAL REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

GEOTECHNICAL INVESTIGATION
TERRACON CONSULTANTS, INC
PROJECT NO. 66215273
DATE: MARCH 23, 2022
6805 ACADEMY PKWY WEST NE
ALBUQUERQUE, NM 87109

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
5. THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

DUTCH BROS. COFFEE - NM0203, ALBUQUERQUE, NM
COVER SHEET



SITE LOCATION



OWNER

RSDGP, LLC
9601 TOPEKA AVE
LUBBOCK, TX 79424
TEL: (806) 470-3944
CONTACT: BEAU TUCKER

DEVELOPER

DUTCH BROS COFFEE
110 SW 4TH STREET
GRANTS PASS, OR 97526
TEL: (916) 765-7270
CONTACT: RUSS ORSI

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: HAL P. GRUBB, P.E.

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
15455 DALLAS PARKWAY, SUITE 600
ADDISON, TX 75001
TEL: (800) 680-6630
CONTACT: LAWRENCE M. LESSER, R.L.A.

SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, NM 87174
(505) 896-3050
CONTACT: WILL PLOTNER JR., PLS

BUILDING ARCHITECT

GNICH ARCHITECTURE STUDIO
1001 SE SANDY BOULEVARD, SUITE 100
PORTLAND, OR 97214
TEL: (503) 552-9079
CONTACT: DUSTIN HENION

GEOTECHNICAL

TERRACON CONSULTANTS, INC
6805 ACADEMY PKWY WEST NE
ALBUQUERQUE, NM 87109
TEL: (505) 797-4287
CONTACT: STENSON D. LEE

CITY ENGINEERING

CITY OF ALBUQUERQUE
600 SECOND ST NW
ALBUQUERQUE NM 87102
TEL: (505) 768-3830

MONUMENT PROTECTION NOTE:

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER NEW MEXICO REVISED STATUTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MONUMENTS ARE PROPERLY PROTECTED AND/OR PERPETUATED. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION. A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

BENCHMARK:

ACS MONUMENT "7_K9"
ELEVATION = 5140.082 FEET, NAVD 88 DATUM

LEGAL DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:
TRACT NUMBERED TWELVE, PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY DATED OCTOBER 27, 2021; PERFORMED BY CSI-CARTESIAN SURVEYS AND HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY.

FLOOD ZONE:

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 35001C0328J, EFFECTIVE DATE NOVEMBER 04, 2016. AREAS TO BE DETERMINED BY F.E.M.A. TO BE AN AREA OF MINIMAL FLOOD HAZARD.

MASTER DEVELOPER NOTE:

THE MASTER DEVELOPER IS RESPONSIBLE FOR INSTALLING THE ADJACENT PRIVATE ROADS.

UTILITY CONNECTION NOTE:

ALL PRIVATE AND PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
1 OF 3	ALTA-NSPS LAND TITLE SURVEY
2 OF 3	ALTA-NSPS LAND TITLE SURVEY
3 OF 3	ALTA-NSPS LAND TITLE SURVEY
C1.2	DEMOLITION PLAN
C1.3	EROSION AND SEDIMENT CONTROL PLAN
C1.4	EROSION AND SEDIMENT CONTROL DETAILS
C2.0	SITE PLAN
C2.1	HORIZONTAL CONTROL PLAN
C3.0	GRADING PLAN
C3.1	UTILITY PLAN
C4.0	CIVIL DETAILS
C4.1	CIVIL DETAILS
C4.2	CIVIL DETAILS
C5.0	AGENCY DETAILS
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE NOTES
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LI-3	IRRIGATION NOTES & SPECIFICATIONS

ESTIMATED EARTHWORK QUANTITIES:

CUT: 530 CY
FILL: 745 CY
NET: 215 CY (FILL)
AREA TO BE DISTURBED = 0.57 ACRES

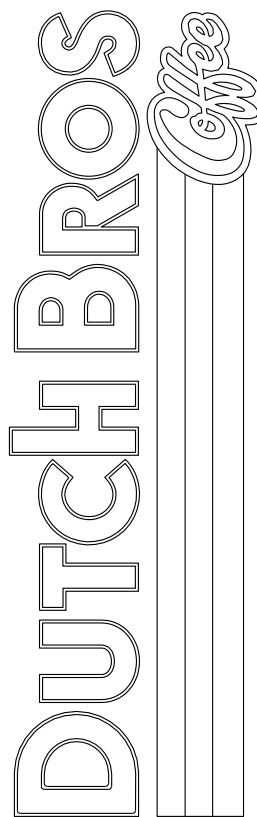
- THE QUANTITIES LISTED DO INCLUDE PROPOSED PAVING SECTIONS AS LISTED BY THE GEOTECHNICAL ENGINEER.
- EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING, TRENCHING, OR OVER EXCAVATION ETC. AS REQUIRED BY THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING SITE CONDITIONS AND CALCULATE THEIR OWN EARTH WORK QUANTITIES FOR THE PROJECT PRIOR TO BID
- EARTHWORK QUANTITIES DO NOT INCLUDE GRIND AND OVERLAY QUANTITIES

- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE DATED: MARCH 23, 2022
PREPARED BY: TERRACON CONSULTANTS, INC.

LEGEND:

PROPOSED	EXISTING
C&G - CATCH	CURB
C&G - SPILL	PAINT STRIPE
CONCRETE	CONTOUR
ASPHALT	WATER
SAWCUT	SANITARY
CONTOUR	STORM
WATER	GAS
WATER METER	OVERHEAD POWER
WATER METER VAULT	YARD LIGHT
STORM	UTILITY POLE
SANITARY	JUNCTION BOX (AS NOTED)
GAS	CATCH BASIN
POWER	STORM DRAIN INLET
PAINT STRIPE	GAS METER
CLEANOUT	WATER VALVE (WV)
SITE LIGHT	FIRE HYDRANT(FH)
SITE SIGN(S)	WATER METER
	SIGN

COVER SHEET
NEO OF 98TH STREET NW AND VOLCANO ROAD
ALBUQUERQUE, NM 87121



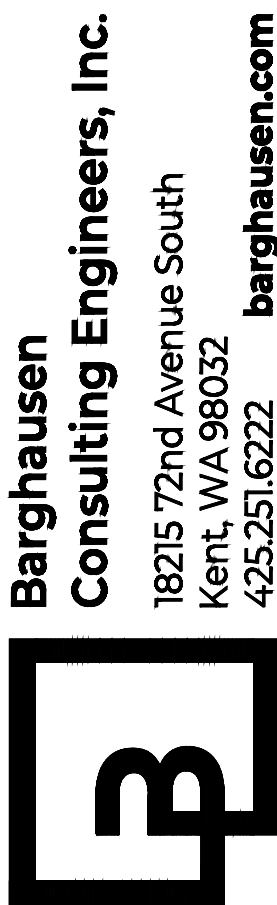
For:



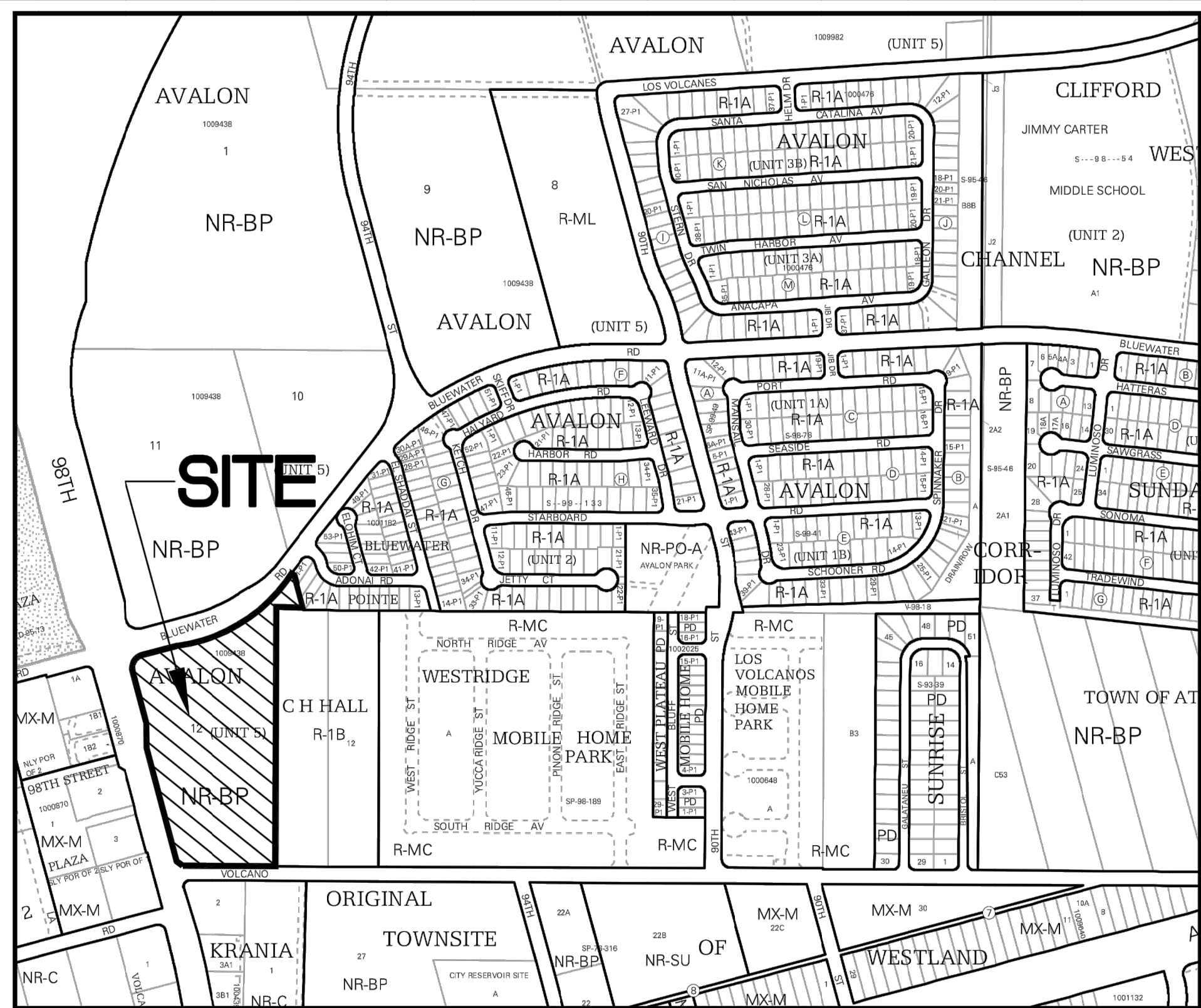
06/10/2022

Scale:
Horizontal 1" = 30'
Vertical N/A

Designed: JAH
Drawn: JAH
Checked: JAH
Approved: HPG
Date: 06/03/22



Job Number: 22187
Sheet: C10
2019 DB Franchising USA, LLC



Vicinity Map - Zone Atlas K-9-Z

Exceptions 9-13

- 9 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 10 INTENTIONALLY OMITTED
- 11 A TEN FOOT (10') PUBLIC UTILITY EASEMENT AND AN ELEVEN AND SIXTY-NINE HUNDREDTHS FOOT (11.69') PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2014C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 1 & 2
- 12 NOTICE OF SUBDIVISION PLAT CONDITIONS, RECORDED MAY 22, 2013 AS DOCUMENT NO. 2014040956, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 13 EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, AND RIGHTS INCIDENT THERETO, RECORDED SEPTEMBER 9, 2019, AS DOCUMENT NO. 2019076475, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 3

Record and Measured Legal Description

TRACT NUMBERED TWELVE (12), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, 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 MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J DATED NOVEMBER 04, 2016.

Indexing Information

Projected Section 21, Township 10 North, Range 2 East, N.M.P.M. Town of Atrisco Grant
Subdivision: Avalon Subdivision, Unit 5
Owner: Majec, LLC
UPC #: 100905706518130705

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2008521 AND AN EFFECTIVE DATE OF OCTOBER 07, 2020.
2. PLAT OF AVALON SUBDIVISION UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014, IN BOOK 2014C, PAGE 46.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY TO MAJEC, LLC, FILED MAY 27, 2014, AS DOCUMENT 2014041461.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 21MY060486)
6. WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: [HTTP://WWW.CABQ.GOV/GIS](http://www.cabq.gov/gis)
7. NO EVIDENCE OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
8. THE COORDINATES SHOWN HEREON ARE MODIFIED NM STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A G-G FACTOR OF 0.999679308 WITH AN ORIGIN OF (0,0).
9. THE SUBJECT PROPERTY HAS NO KNOWN ADDRESS, NOR WAS THERE ANY ADDRESS OBSERVED DURING THE DURATION OF THIS SURVEY.

Zoning Notes

No zoning report was provided by the client; however, according to the City of Albuquerque Official IDO Website, <http://cabq.maps.arcgis.com>, on May 24, 2021, the subject property is zoned "NR-BP" (Non-Residential - Business Park Zone District), the subject property is subject to the following conditions:
Front Setback: 20 ft. minimum
Side Setback: 10 ft. minimum
Rear Setback: 10 ft. minimum
Building Height: 65 ft. maximum
Building Coverage: 50% maximum
Lot Width: 100 Ft. minimum

* In the NR-BP zone district, a Master Development Plan or Site Plan is required prior to platting action on unsubdivided land. Subsequent platting must conform to the approved plan.

Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Tract 12
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Benchmark - NAVD88

ACS MONUMENT "7_K9" HAVING AN ELEVATION OF 5140.082.

Surveyor's Certificate

To: RSDGP, LLC a Texas limited liability company, Old Republic National Title Insurance Company, Majec, LLC, a New Mexico limited liability company, Century Bank, and RS Bluewater, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 5, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16 and 17 of Table A thereof. The Field Work was completed on May 21, 2021.

Will Plotner Jr. 10/27/2021
N.M.R.P.S. No. 14271 Date

Revisions: 5/27/2021 - Original
10/27/2021 - Updated Title Commitment (exception and parties)

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. 10/27/2021
N.M.R.P.S. No. 14271 Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



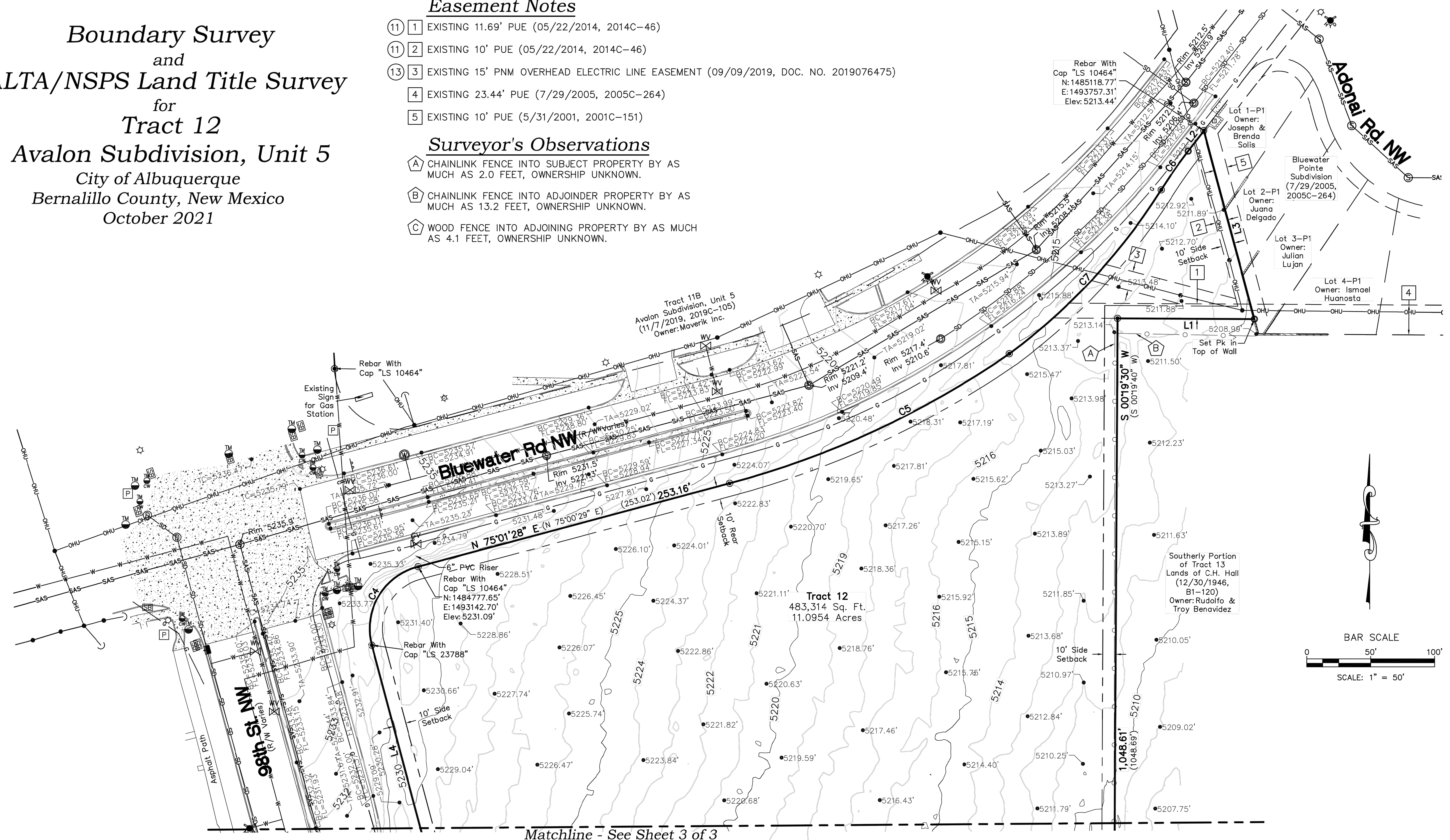
Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Tract 12
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Easement Notes

- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- 4 EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- 5 EXISTING 10' PUE (5/31/2001, 2001C-151)

Surveyor's Observations

- A CHAINLINK FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 2.0 FEET, OWNERSHIP UNKNOWN.
- B CHAINLINK FENCE INTO ADJOINER PROPERTY BY AS MUCH AS 13.2 FEET, OWNERSHIP UNKNOWN.
- C WOOD FENCE INTO ADJOINING PROPERTY BY AS MUCH AS 4.1 FEET, OWNERSHIP UNKNOWN.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	32.65' (32.65')	25.00' (25.00')	74°49'05"	30.38'	N 52°15'44" W
C2	61.62' (61.67')	150.00' (150.00')	23°32'13"	61.19'	N 03°05'05" W
C3	61.68' (61.67')	150.00' (150.00')	23°33'34"	61.24'	N 03°05'45" W
C4	78.45' (78.42')	50.00' (50.00')	89°54'00"	70.65'	N 30°04'28" E
C5	242.19' (242.19')	703.00' (703.00')	19°44'20"	240.99'	N 65°09'18" E
C6	37.10' (37.10')	380.20' (380.20')	5°35'27"	37.09'	N 34°58'39" E
C7	175.75' (175.75')	475.00' (475.00')	21°11'58"	174.75'	N 42°46'55" E

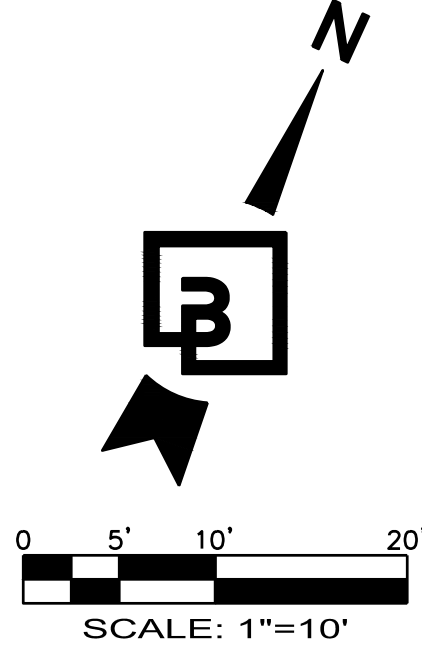
Line Table		
Line #	Direction	Length (ft)
L1	N 89°41'17" W (N 89°40'20" W)	107.16' (107.16')
L2	N 37°46'38" E (N 37°47'32" E)	20.21' (20.17')
L3	S 14°59'23" E (S 14°58'20" E)	152.61' (152.60')
L4	N 14°52'32" W (N 14°50'48" W)	199.92' (200.00')

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

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Know what's below.
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Dial 811



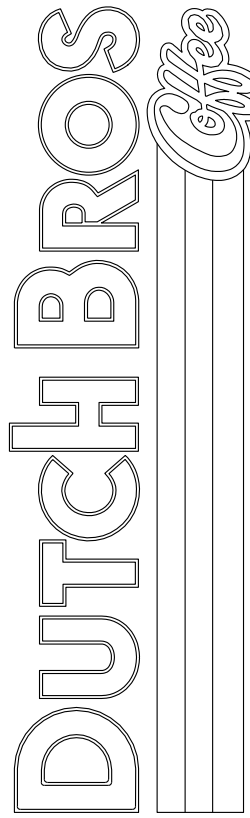
DUTCH BROS. COFFEE - NM0203, ALBUQUERQUE, NM

SITE PLAN

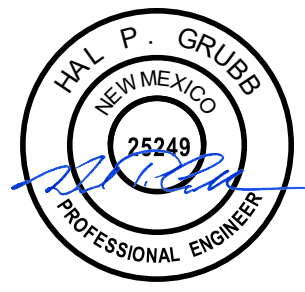
SITE LOCATION



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

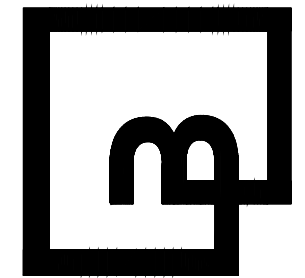


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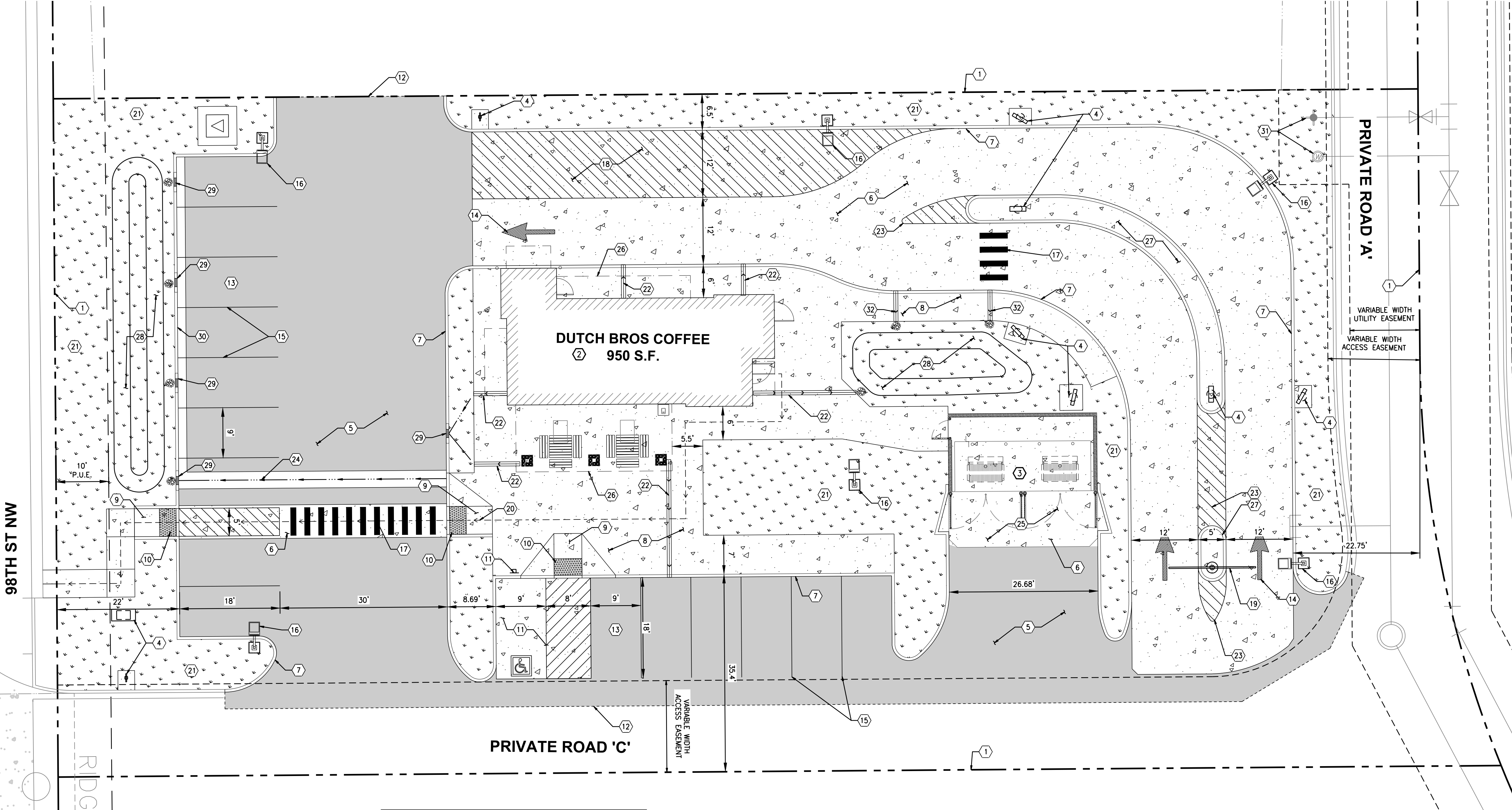


Scale:	Horizontal	Vertical
	1" = 10'	N/A
Designed JAH	Drawn JAH	Checked JAH
		Approved HPG
		Date 05/03/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425-251-6222
barghausen.com



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22187
Sheet
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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.

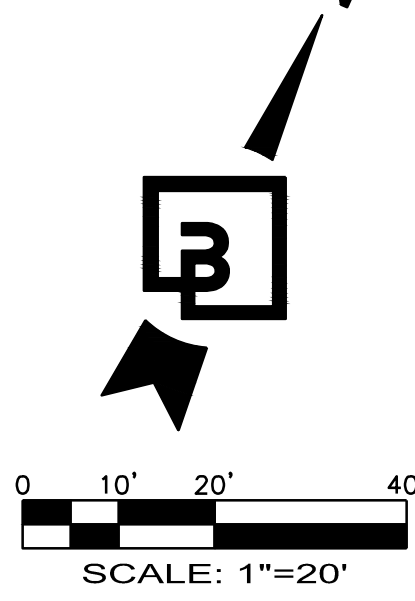
ACCESSIBLE SITE REQUIREMENTS:

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.

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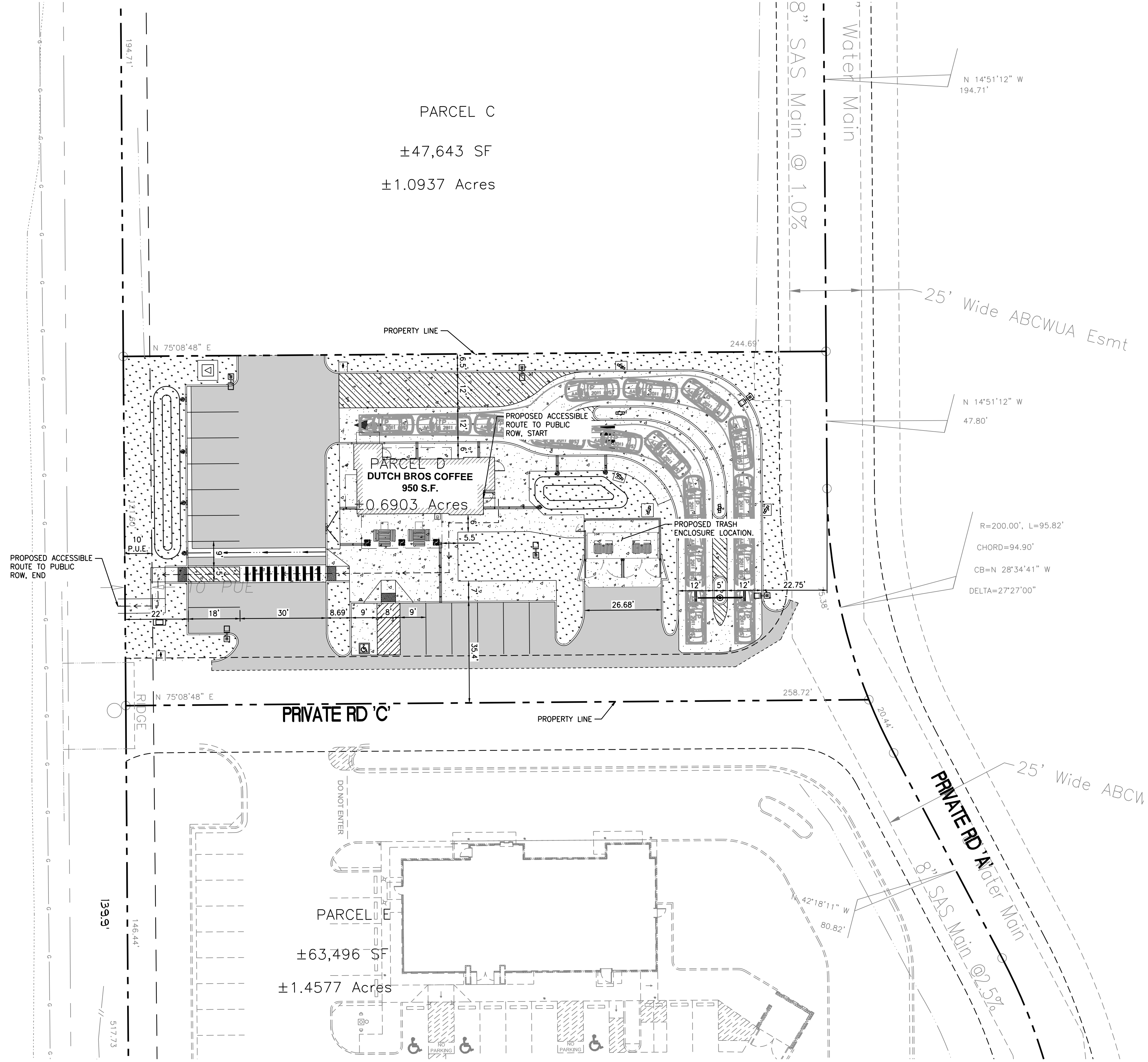


DUTCH BROS. COFFEE - NM0203, ALBUQUERQUE, NM
PRELIMINARY SITE PLAN



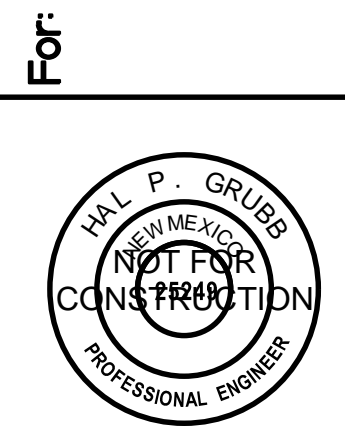
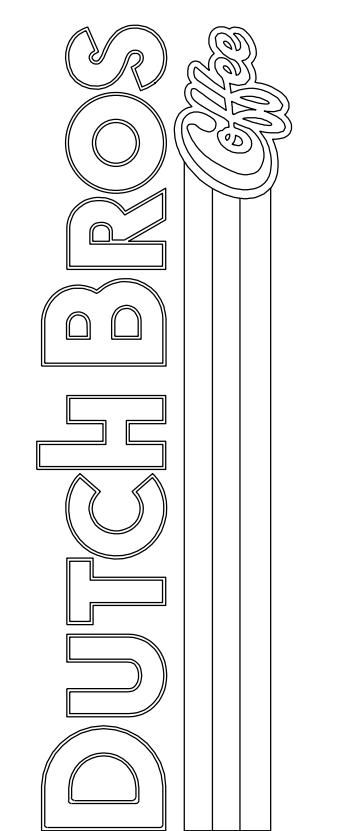
PROJECT DATA

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%)



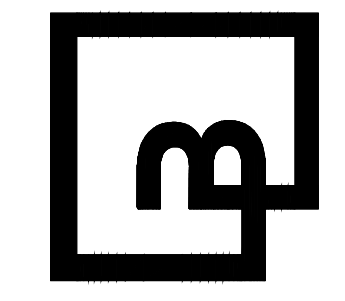
LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
EXISTING LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

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
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425-251-6222
barghausen.com

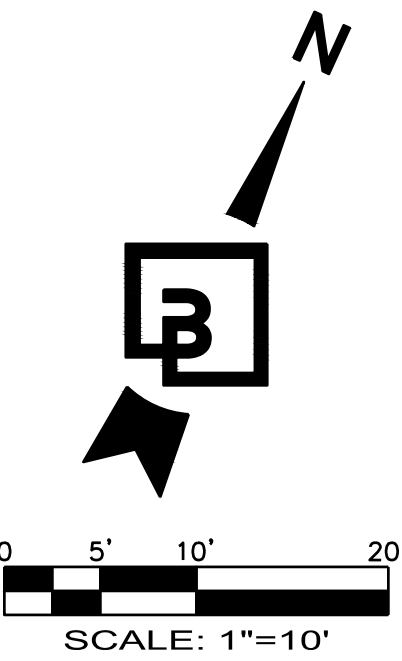


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Sheet
1 OF 1
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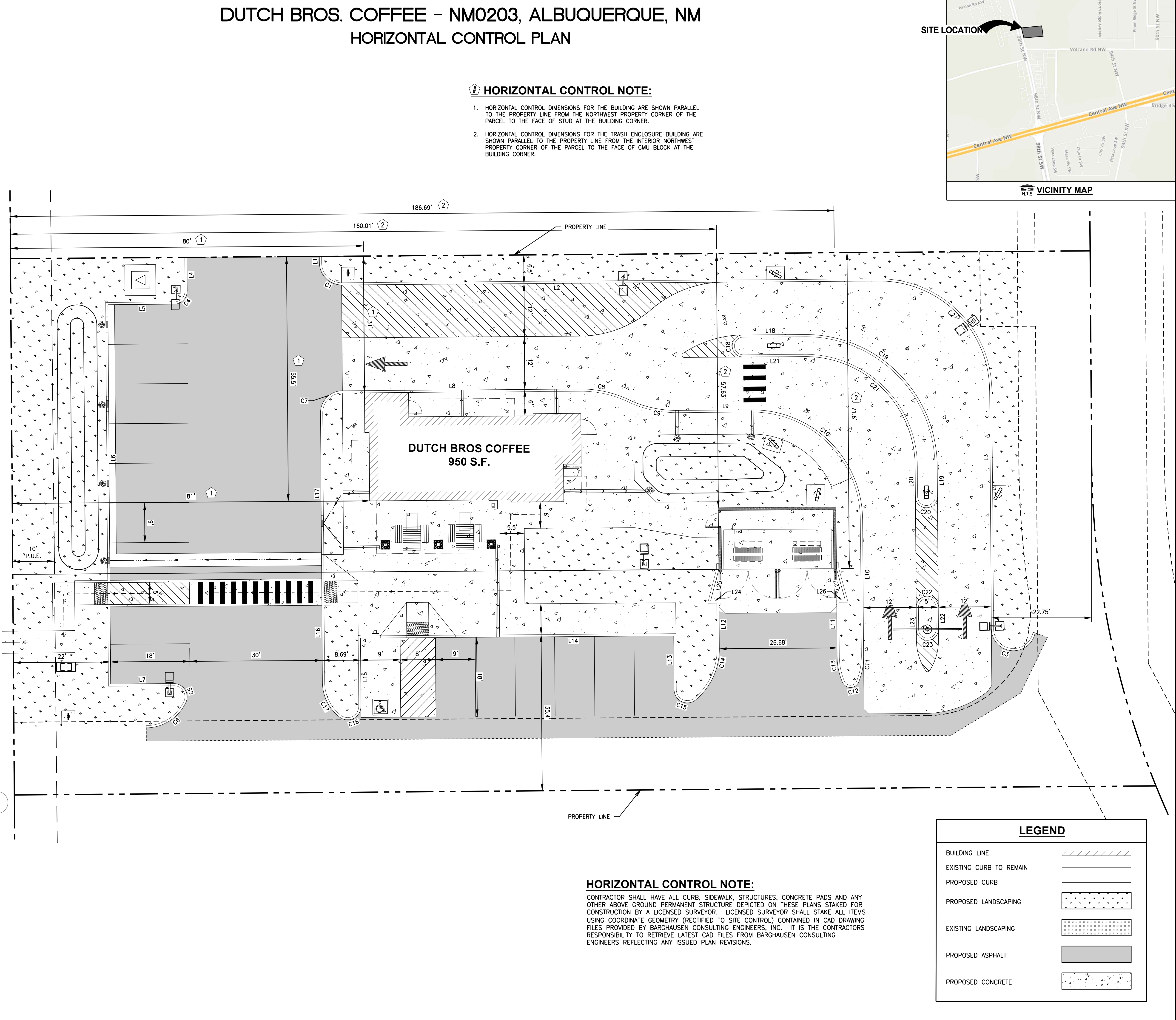


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PARCEL LINE TABLE		
Line #	Length	Direction
L1	1.50	S14° 51' 11.65"E
L2	121.69	N75° 08' 48.35"E
L3	54.03	S14° 51' 11.65"E
L4	7.60	N14° 51' 11.65"W
L5	15.00	N75° 08' 48.35"E
L6	86.00	N14° 51' 11.65"W
L7	14.32	S75° 08' 48.35"W
L8	54.00	S75° 08' 48.35"W
L9	16.89	S75° 08' 48.35"W
L10	31.10	N14° 51' 11.65"W
L11	12.83	S14° 51' 11.65"E
L12	10.83	N14° 51' 11.65"W
L13	12.22	S14° 51' 11.65"E
L14	71.00	N75° 08' 48.35"E
L15	15.51	N14° 51' 11.65"W
L16	61.10	S14° 51' 11.65"E
L17	61.10	S14° 51' 11.65"E
L18	13.76	S75° 08' 48.35"W
L19	6.97	N14° 51' 11.65"W
L20	6.97	S14° 51' 11.65"E
L21	13.76	N75° 08' 48.35"E
L22	5.00	N14° 51' 11.65"W
L23	5.00	S14° 51' 11.65"E
L25	7.42	N0° 08' 49.41"E
L26	1.92	N75° 08' 48.35"E
L27	7.42	N29° 51' 11.65"W

CURVE TABLE			
Curve #	Length	Radius	Delta
C1	7.85	5.00	90.00
C2	39.27	25.00	90.00
C3	14.72	5.00	168.65
C4	4.71	3.00	90.00
C5	6.04	3.00	115.38
C6	11.28	10.00	64.62
C7	7.85	5.00	90.00
C8	11.28	25.00	25.84
C9	11.28	25.00	25.84
C10	39.27	25.00	90.00
C11	5.92	15.00	22.62
C12	4.70	2.00	134.76
C13	5.92	15.00	22.62
C14	13.15	15.00	50.22
C15	6.80	3.00	129.78
C16	6.70	3.00	128.05
C17	9.07	10.00	51.95
C18	7.85	2.50	180.00
C19	47.12	30.00	90.00
C20	7.85	2.50	180.00
C21	39.27	25.00	90.00
C22	7.85	2.50	180.00
C23	7.85	2.50	180.00



HORIZONTAL CONTROL NOTE:

- HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN PARALLEL TO THE PROPERTY LINE FROM THE NORTHWEST PROPERTY CORNER OF THE PARCEL TO THE FACE OF STUD AT THE BUILDING CORNER.
- HORIZONTAL CONTROL DIMENSIONS FOR THE TRASH ENCLOSURE BUILDING ARE SHOWN PARALLEL TO THE PROPERTY LINE FROM THE INTERIOR NORTHWEST PROPERTY CORNER OF THE PARCEL TO THE FACE OF CMU BLOCK AT THE BUILDING CORNER.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTORS RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS REFLECTING ANY ISSUED PLAN REVISIONS.

LEGEND

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

SITE LOCATION



Job Number
22187

Sheet
C2.1
2019 DB
Franchising USA, LLC

For:

Scale:
Horizontal: 1" = 10'
Vertical: N/A

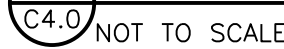
Designed: JAH
Drawn: JAH
Checked: JAH
Approved: HPG
Date: 06/03/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Horizontal Control Plan
NEO OF 98TH STREET NW AND VOLCANO ROAD
ALBUQUERQUE, NM 87121

22187
C2.1
2019 DB
Franchising USA, LLC

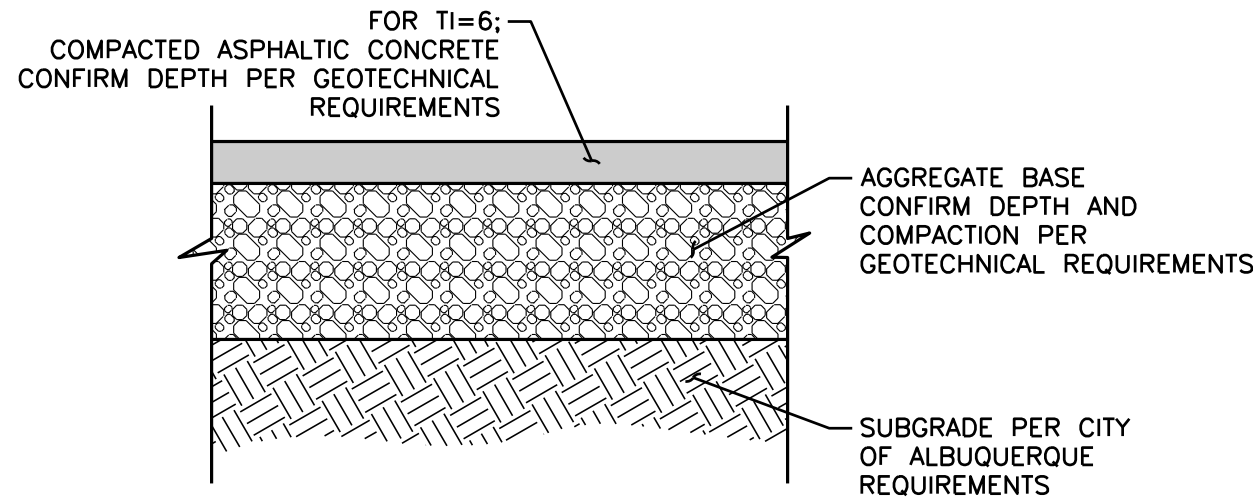
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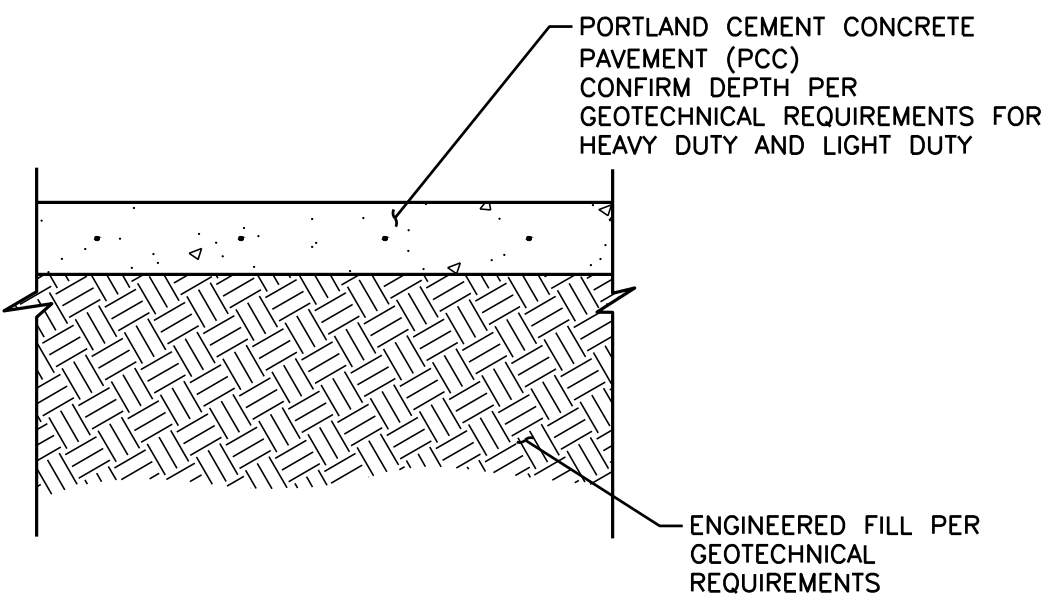
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DUTCH BROS. COFFEE - NM0203, ALBUQUERQUE, NM
CIVIL DETAILS



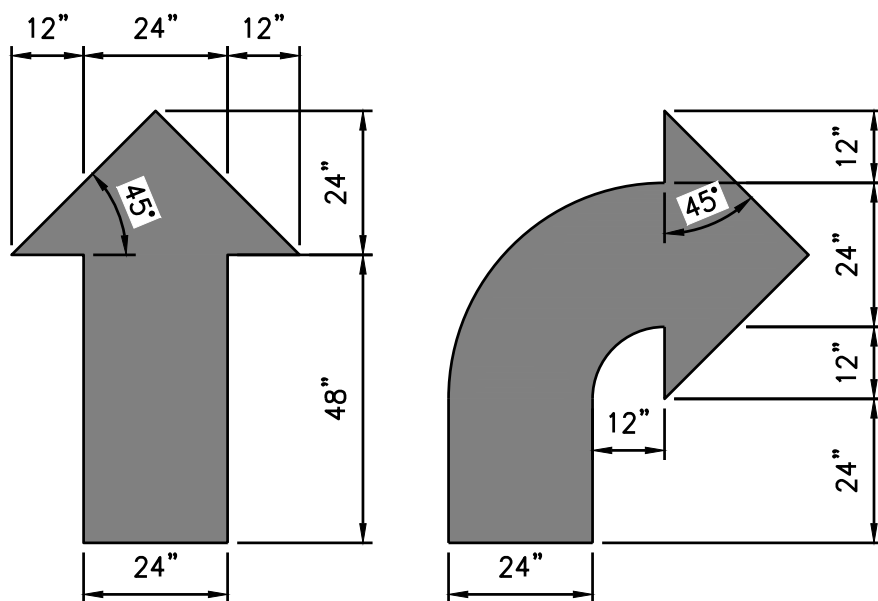
1 ASPHALT PAVING SECTION

C4.1 NOT TO SCALE



2 PCC PAVING SECTION

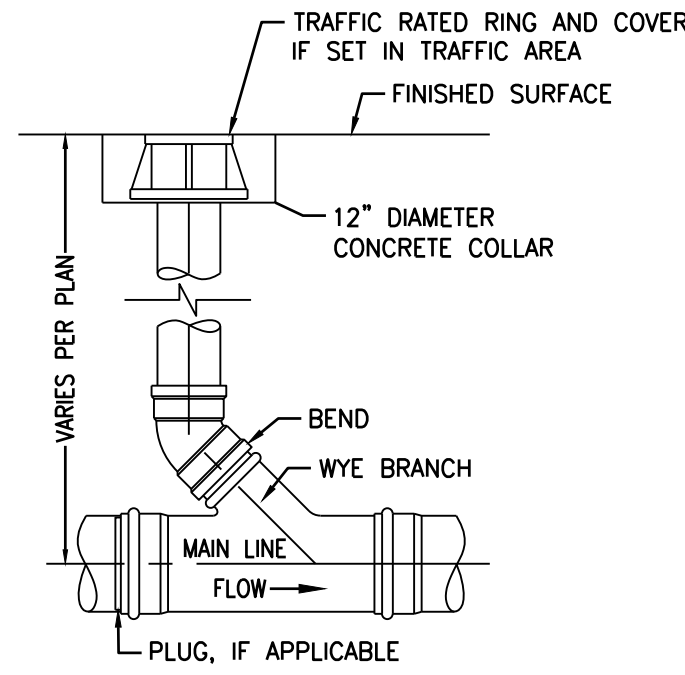
C4.1 NOT TO SCALE



DETAIL NOTES:
APPLY 2 COATS OF CHLORINATED RUBBER-TYPE TRAFFIC-LANE MARKING PAINT OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE PLAN. PAINT AS REQUIRED BY CITY CODE.

3 TRAFFIC MARKINGS

C4.1 NOT TO SCALE

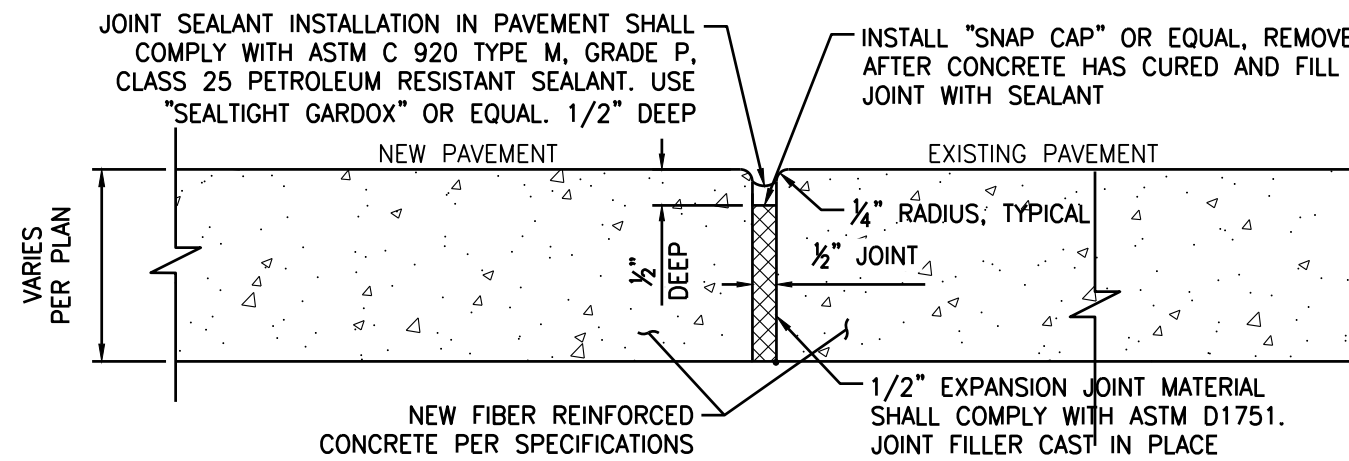


CONSTRUCTION NOTES:

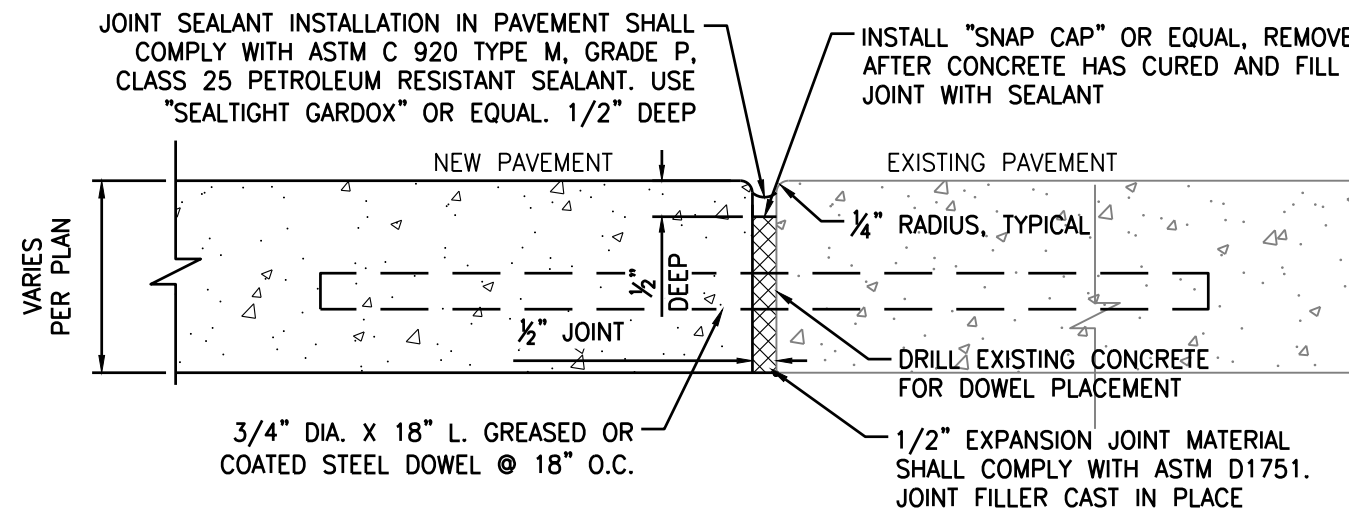
1. RING AND ACCESS COVER SHALL BE H20 TRAFFIC RATED AND DUCTILE OR CAST IRON CASTING.
2. RING AND COVER SHALL BE SET FLUSH WITH FINISHED SURFACE.
3. ALL PIPE/FITTING SHALL CONFORM TO SPECIFICATIONS ON UTILITY SHEET(S).

4 CLEANOUT

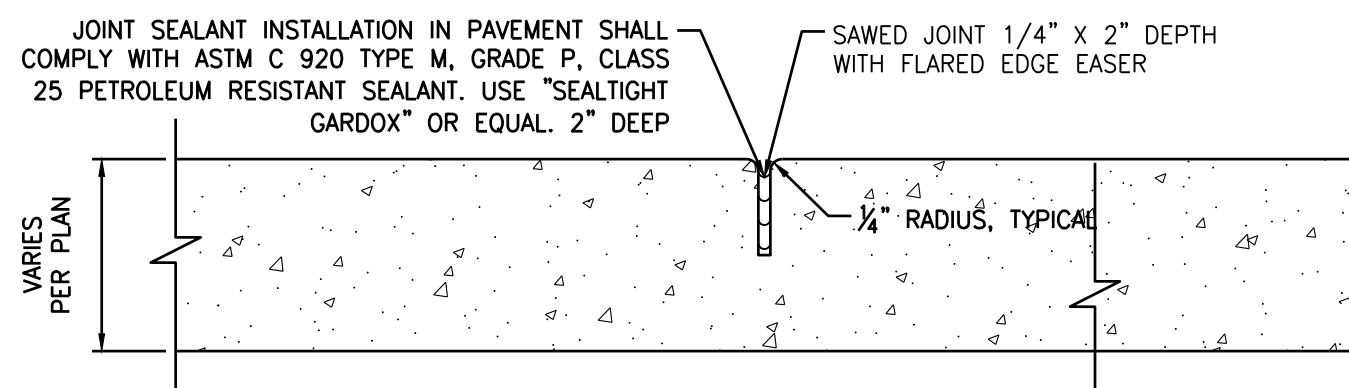
C4.1 NOT TO SCALE



CONSTRUCTION JOINT



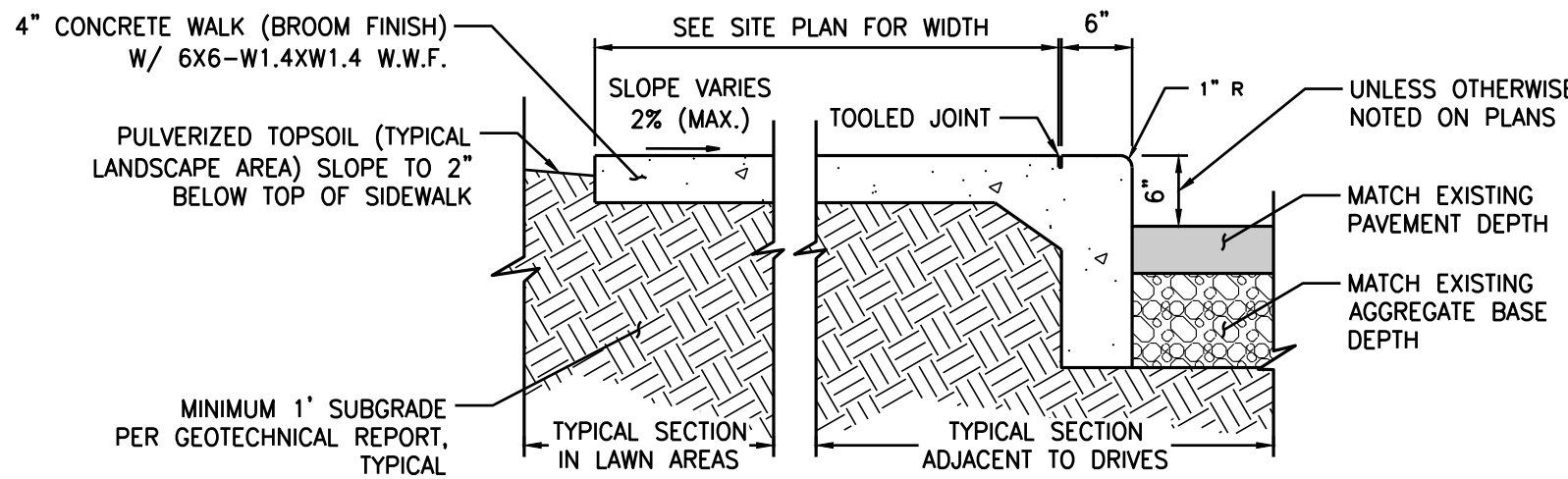
EXPANSION JOINT (TYPICAL)



CONTROL JOINT (SAWED)

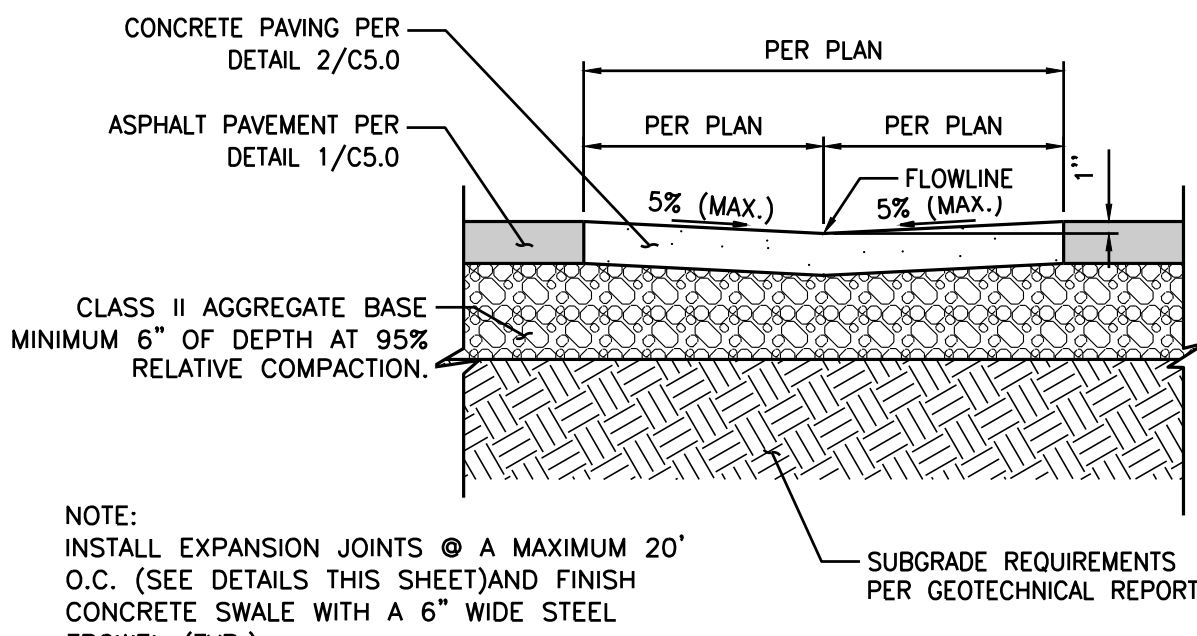
5 CONCRETE JOINTING

C4.1 NOT TO SCALE



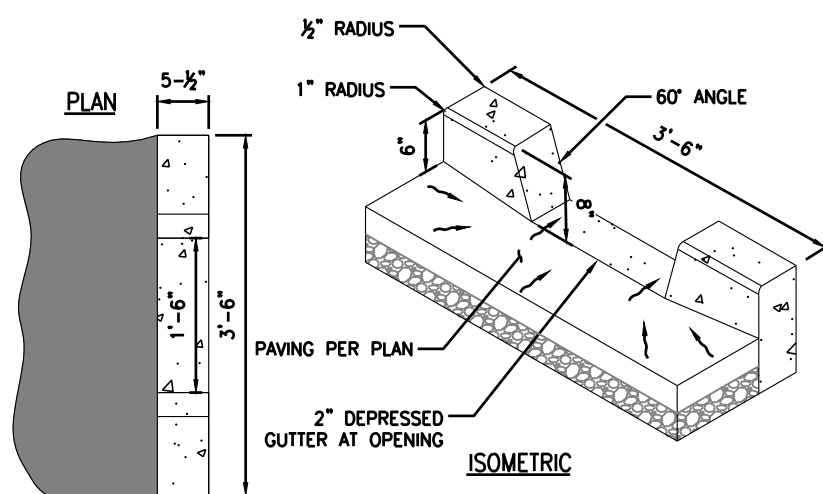
6 ON-SITE CONCRETE SIDEWALK

C4.1 NOT TO SCALE



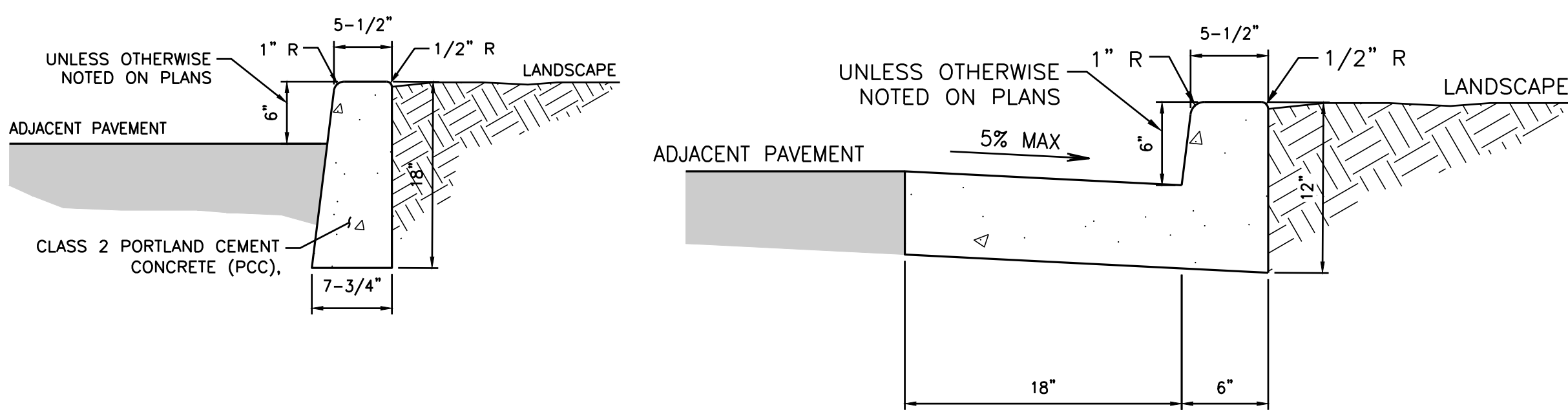
9 CONCRETE SWALE

C4.1 NOT TO SCALE



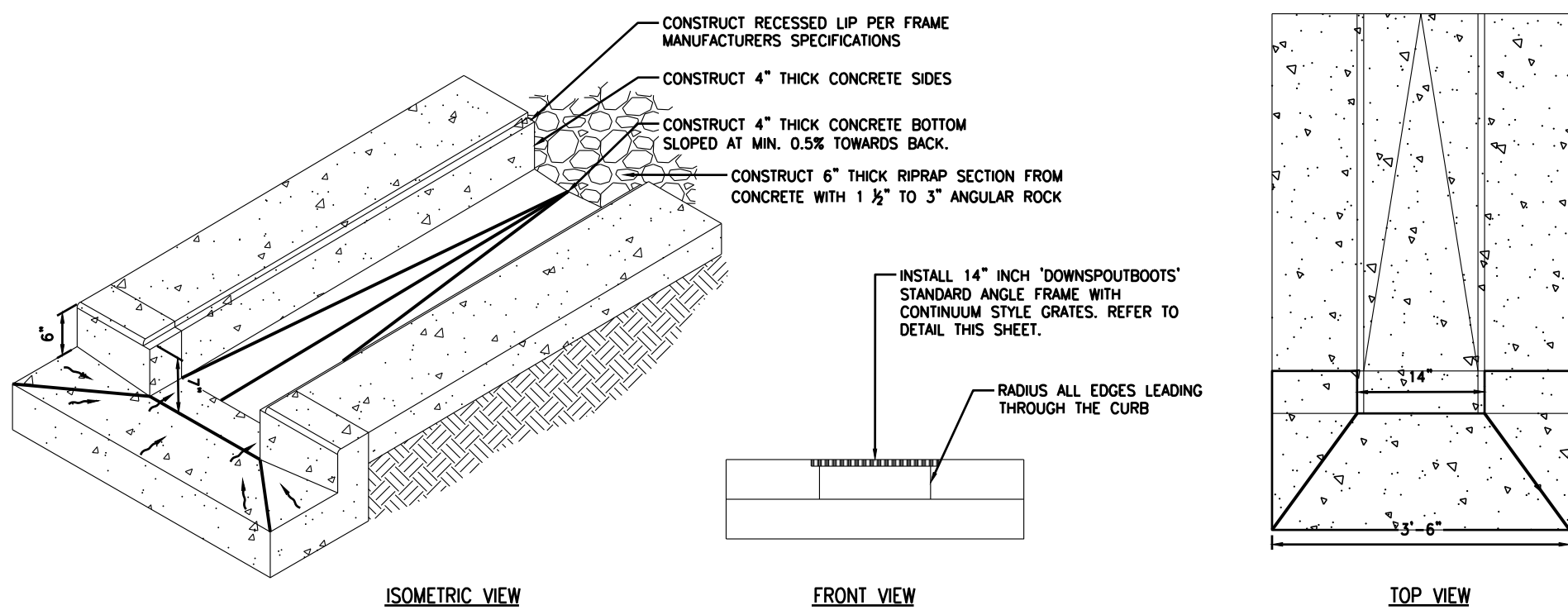
10 CURB CUT

C4.1 NOT TO SCALE



7 ON-SITE BARRIER CURB

C4.1 NOT TO SCALE



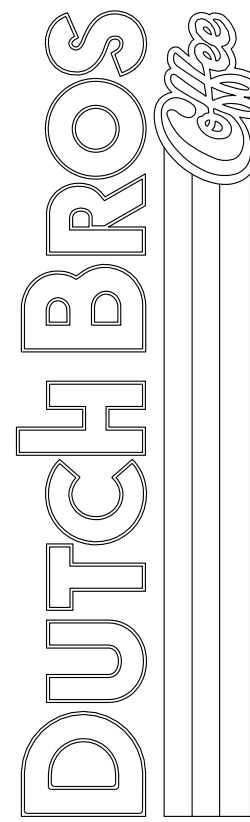
8 CURB AND GUTTER

C4.1 NOT TO SCALE

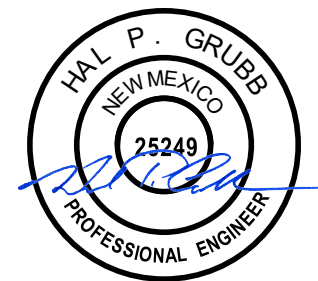
11 SIDEWALK DRAIN

C4.1 NOT TO SCALE

CIVIL DETAILS
NEO OF 98TH STREET NW AND VOLCANO ROAD
ALBUQUERQUE, NM 87121



For:

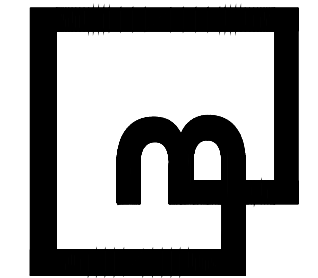


06/10/2022

Scale: Horizontal N/A Vertical N/A

Designed JAH
Drawn JAH
Checked JAH
Approved HPG
Date 06/03/22

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18215 72nd Avenue South
Kent, WA 98032
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barghausen.com



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2019 DB
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