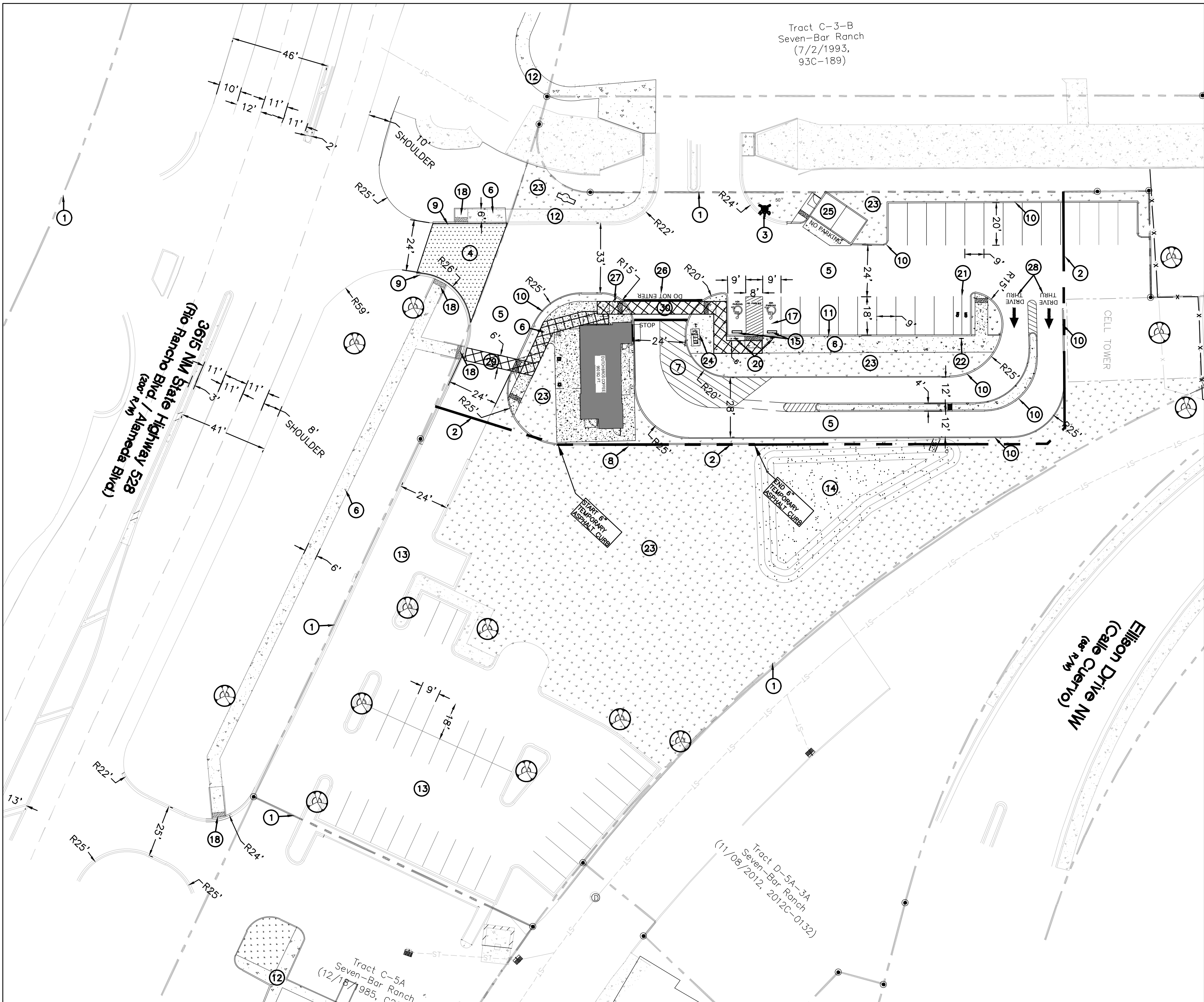


\\TWNAS\Z Drive\2014\2014069 Julian Garza Properties\dwg\PRE\NM-528 and Ellison Drive\2014069-TCL.dwg Feb 24, 2021 1:52pm



SITE DATA

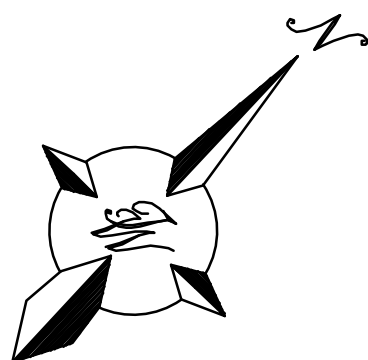
DUTCH BROTHERS COFFEE
IDO ZONING: NR-BP
PROPOSED USAGE: DRIVE THRU RESTAURANT
LOT AREA: 32,670 SF (0.75 ACRE)
BUILDING AREA: 950 SF
PARKING: SPACES REQUIRED: 8
(8 SPACES/ 1,000 SF)
PARKING: SPACES PROVIDED: 20
(INCLUDES HC PARKING)
HC PARKING: SPACES REQUIRED: 2
HC PARKING: SPACES PROVIDED: 2
(1 VAN ACCESSIBLE)
MC PARKING: SPACES REQUIRED: 1
(1 PER 1-25 REQUIRED PARKING SPACES)
MC PARKING: SPACES PROVIDED: 2
BICYCLE PARKING: SPACES REQUIRED: 3
(3 SPACES OR 10% OF REQUIRED PARKING)
BICYCLE PARKING: SPACES PROVIDED: 4
LANDSCAPE AREA PROVIDED: 5000 SF (15.2%)

LEGEND

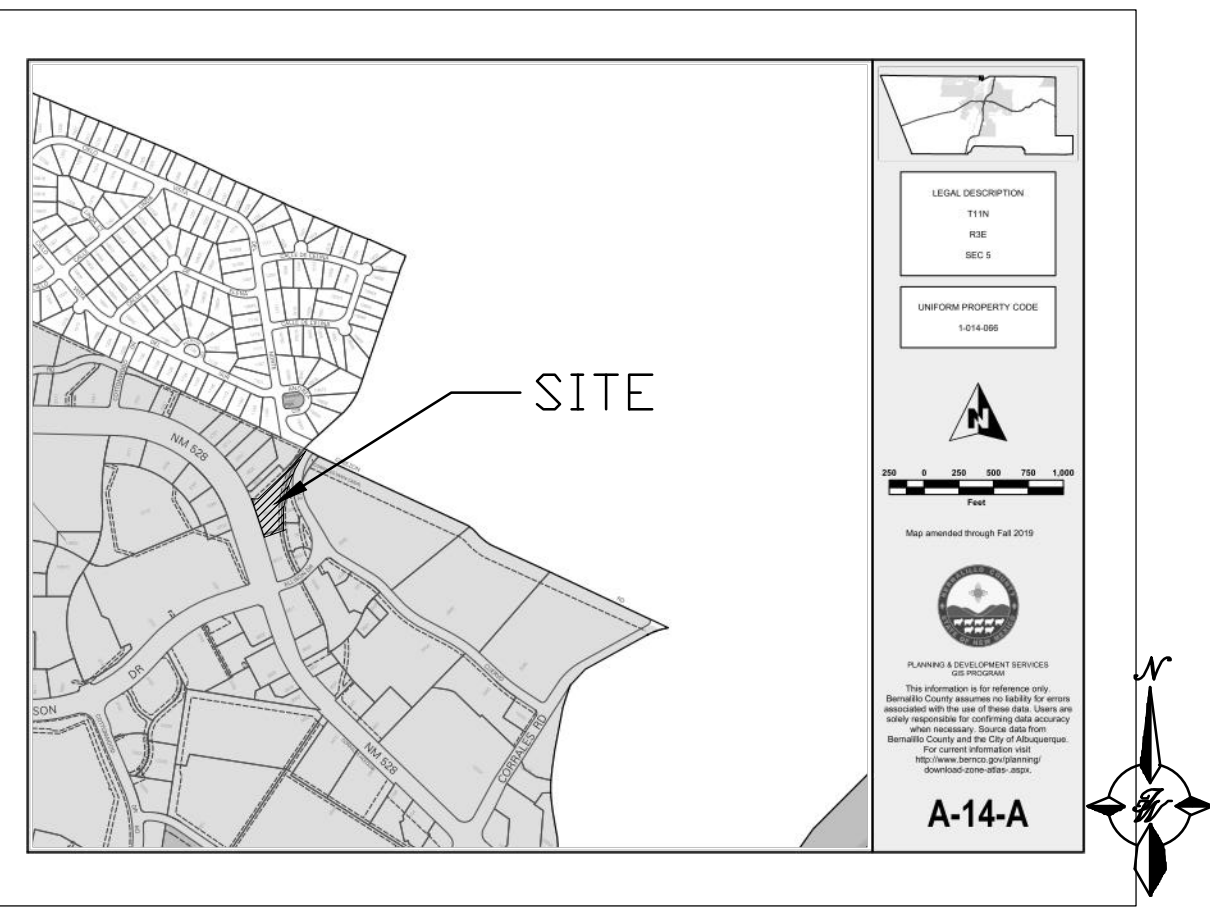
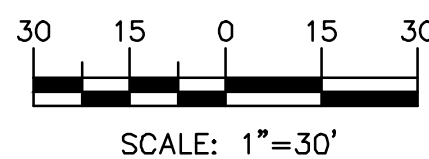
- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING
- SIDEWALK
- LANDSCAPING
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING LANE STRIPING
- EXISTING RETAINING WALL
- EXISTING HYDRANT
- EXISTING TREES TO REMAIN (TYP)
- EXISTING SD INLET

KEYED NOTES

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING FIRE HYDRANT
- ASPHALT PAVEMENT PER COA REQUIREMENTS
- SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET C2)
- SIDEWALK PER COA STD DWG #2430 (SEE DETAIL, SHEET C2)
- STRIPING
- TEMPORARY ASPHALT 6" C & G PER COA STD DWG #2415C
- STD 6" CURB AND GUTTER PER COA STD DWG #2415A
- 6" PRIVATE CURB SEE DETAIL, CHEET C2)
- 6" CONCRETE TURN DOWN CURB (SEE DETAIL, SHEET C2)
- EXISTING SIDEWALK
- EXISTING PAVEMENT TO REMAIN
- PROPOSED DRAINAGE POND
- WHEEL STOP (SEE DETAIL, SHEET C2)
- NOT USED
- ADA PARKING PER ADA REQUIREMENTS (SEE DETAIL, SHEET C2)
- ADA PARALLEL CURB RAMP PER COA CURRENT STANDARDS #2443 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C3)
- NOT USED
- ADA NO PARKING SIGN (SEE DETAIL, SHEET C2)
- MOTORCYCLE PARKING ADD PAINT LABEL PER COA CODE
- MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C3)
- LANDSCAPE AREA
- BIKE RACK (SEE DETAIL, SHEET C3)
- DUMPSTER (SEE DETAIL, SHEET C3)
- "DO NOT ENTER" STRIPING (SEE DETAIL, SHEET C4)
- "DO NOT ENTER" SIGNAGE (SEE DETAIL, SHEET C4)
- "DRIVE THRU" TRAFFIC ARROWS (SEE DETAIL, SHEET C4)
- PUBLIC ADA ACCESSIBLE PATHWAY
- PRIVATE ADA ACCESSIBLE PATHWAY



GRAPHIC SCALE



VICINITY MAP

A-14-A

LEGAL DESCRIPTION

TRACT C-4-A PLAT OF TRACTS C3A C3B C3C AND C4A SEVEN BAR RANCH CONT 1.9000 AC M/L OR 86,684 SQ FT M/L

NOTES

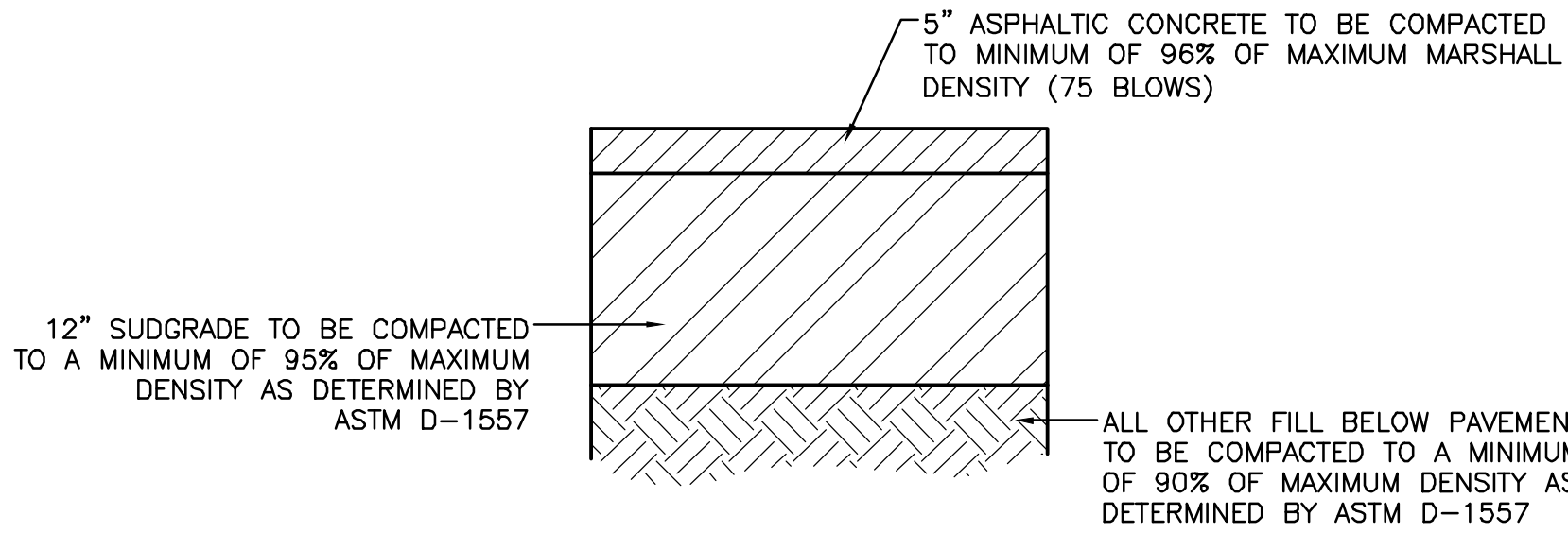
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
- ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
- ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

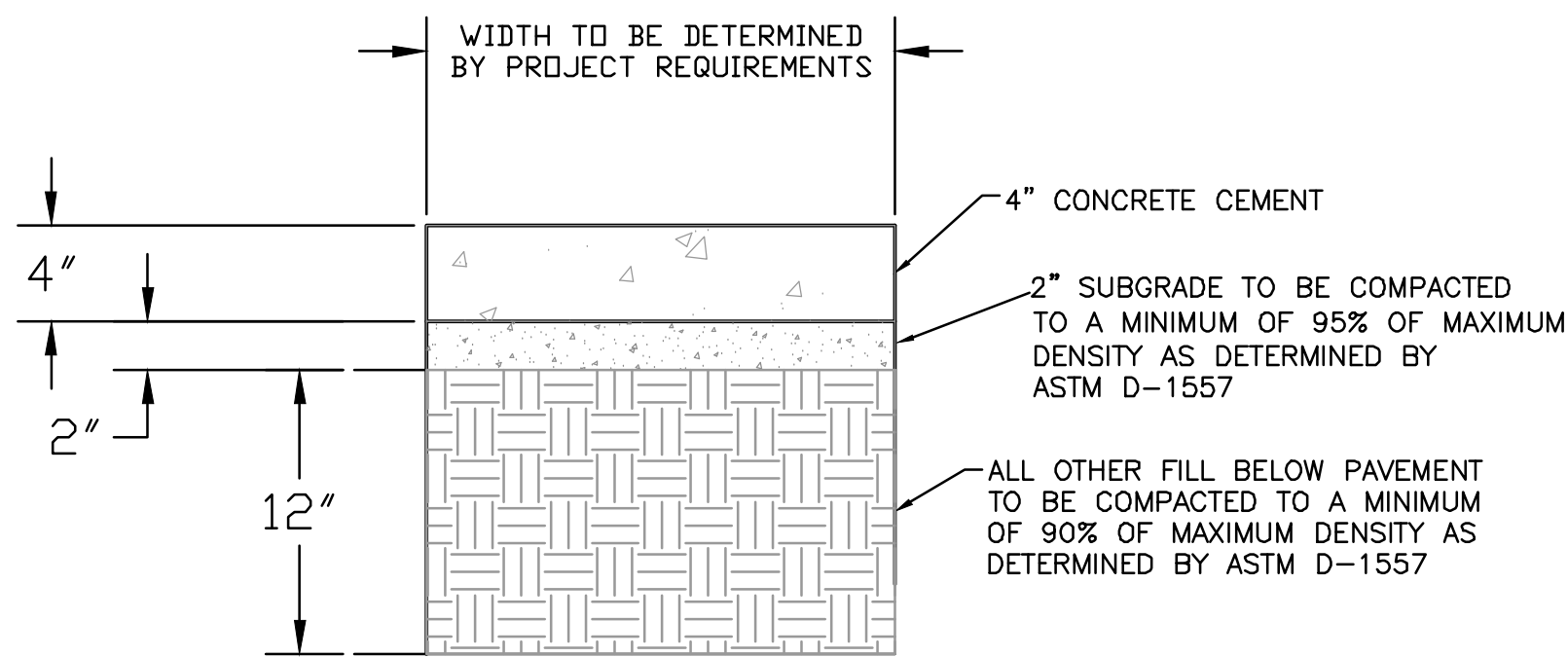
M. P. P.E. 3-2-2021

**PRELIMINARY
NOT FOR CONSTRUCTION**

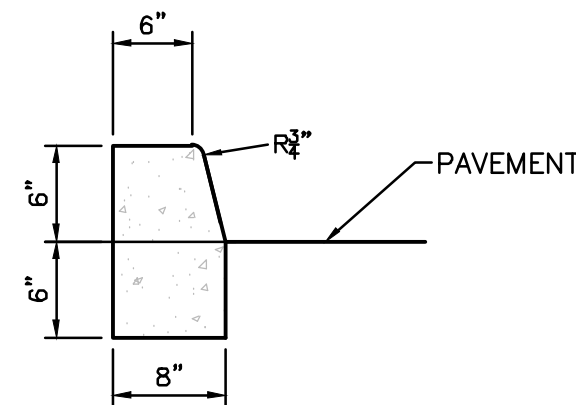
<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	DUTCH BRO'S 3615 NM 528, ABO	DRAWN BY LN
	TRAFFIC CIRCULATION LAYOUT	DATE 2/24/2021
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2014069-SPE
		SHEET # C1
		JOB # 2020091



SITE ASPHALT PAVEMENT SECTION NTS



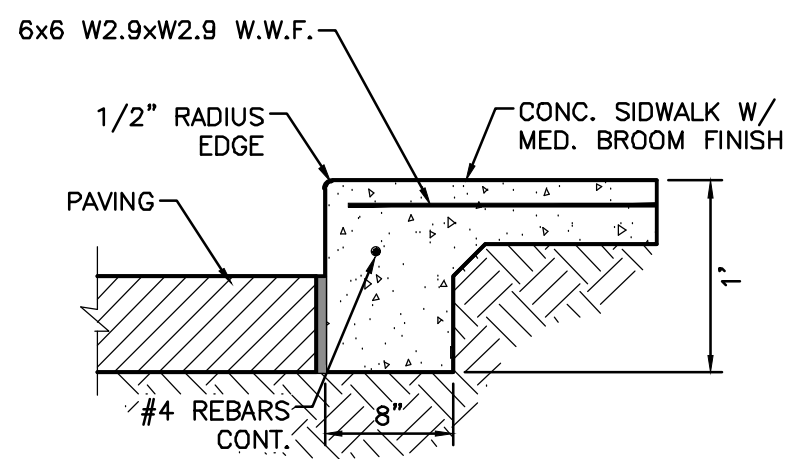
CONCRETE SIDEWALK SECTION NTS



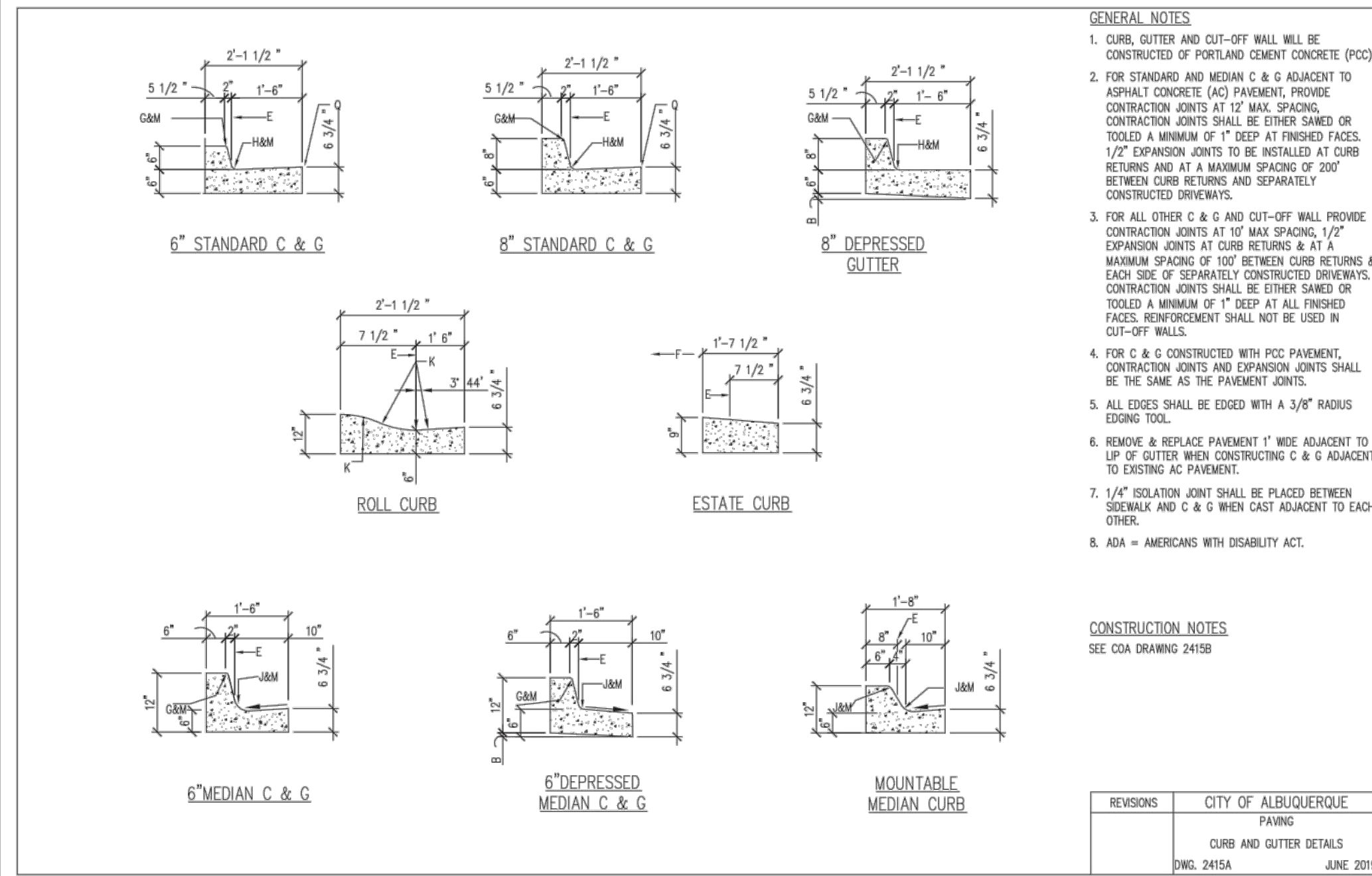
CURB GENERAL NOTES:

- ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
- PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
- ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
- 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

6" PRIVATE CURB NTS



DETAIL-TURNDOWN CURB NTS



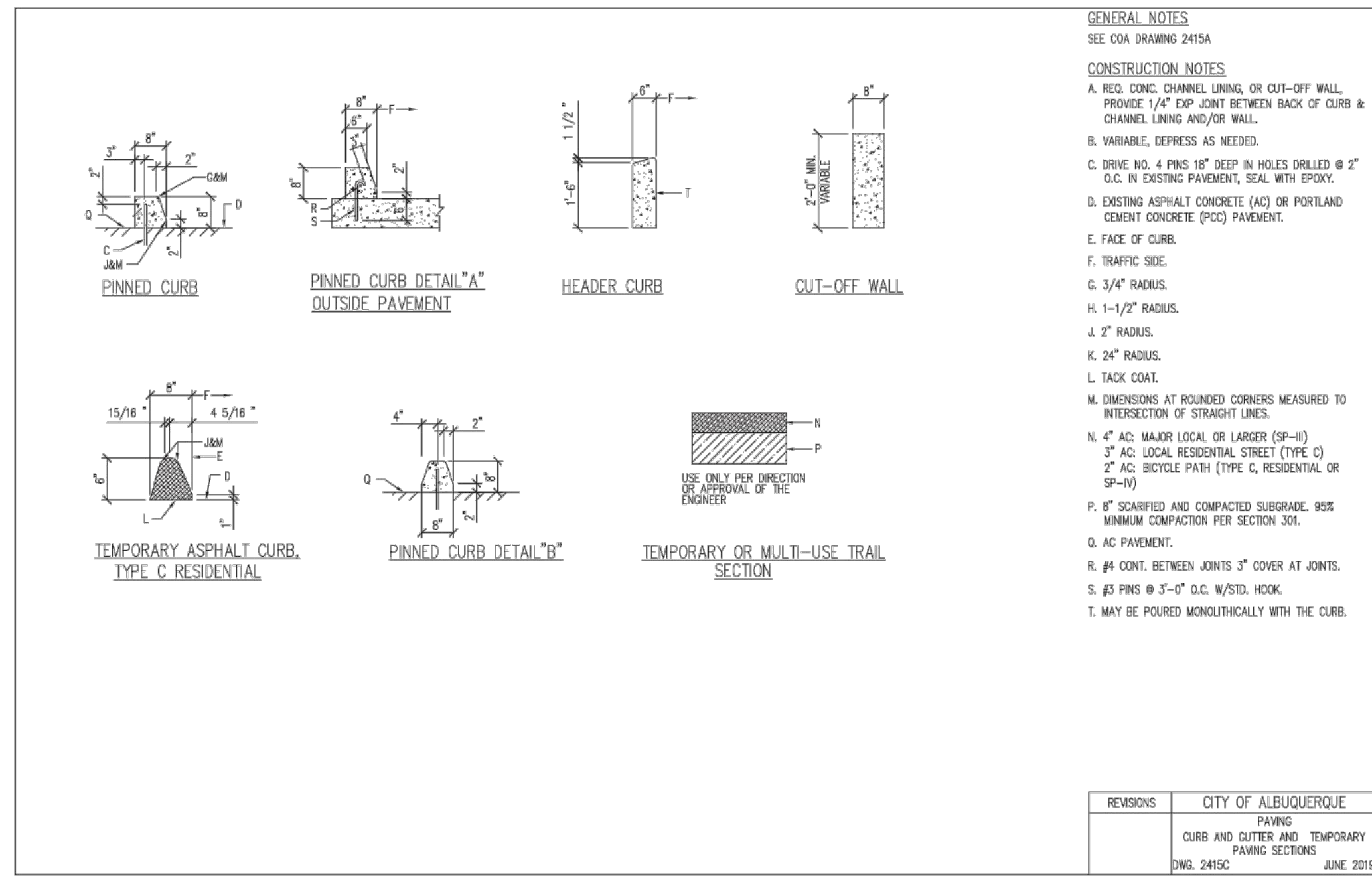
GENERAL NOTES

- CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
- FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
- FOR ALL OTHER C & G AND CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
- FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
- ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
- REMOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO TOP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
- 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
- ADA = AMERICANS WITH DISABILITY ACT.

CONSTRUCTION NOTES

SEE COA DRAWING 2415B

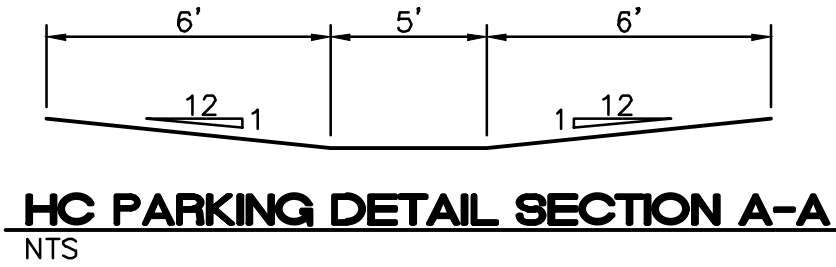
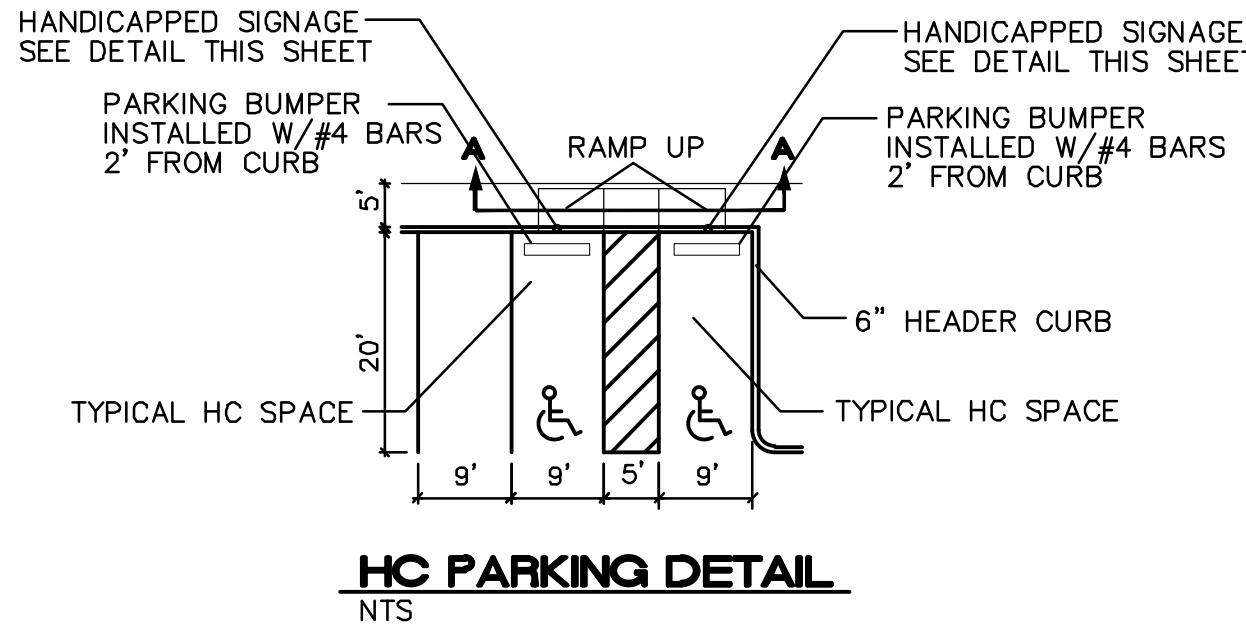
REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CURB AND GUTTER DETAILS
	2415A
	JUNE 2019



GENERAL NOTES

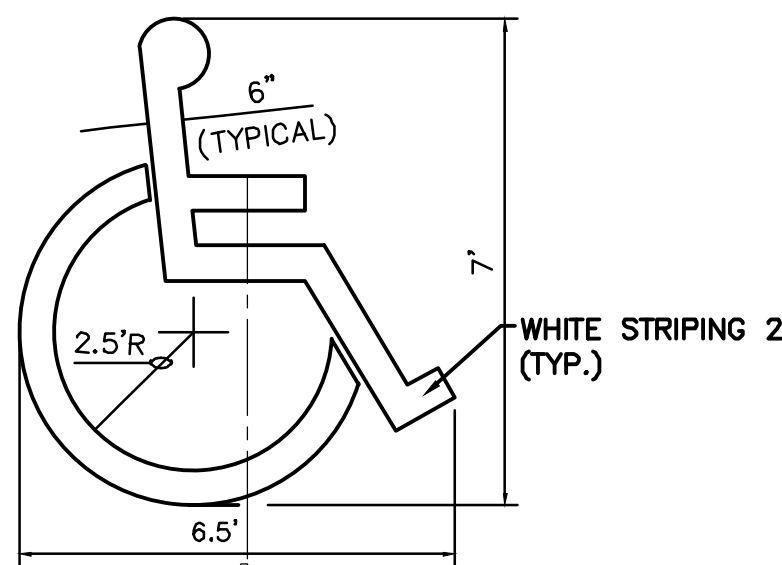
- SEE COA DRAWING 2415A
- CONSTRUCTION NOTES
- REQ. CONC. CHANNEL LINING, OR CUT-OFF WALL, PROVIDE 1/4" EXP JOINT BETWEEN BACK OF CURB & CHANNEL LINING AND/OR WALL.
 - VARIABLE, DEPRESS AS NEEDED.
 - DRIVE NO. 4 PINS 18" DEEP IN HOLES DRILLED @ 2' O.C. IN EXISTING PAVEMENT, SEAL WITH EPOXY.
 - EXISTING ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC) PAVEMENT.
 - FACE OF CURB.
 - TRAFFIC SIDE.
 - 3/4" RADIUS.
 - 1-1/2" RADIUS.
 - 2" RADIUS.
 - 24" RADIUS.
 - TACK COAT.
 - DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
 - 4" AC MAJOR LOCAL OR LARGER (SP-10)
 - 5" AC LOCAL RESIDENTIAL STREET (TYPE C)
 - 2" AC BICYCLE PATH (TYPE C, RESIDENTIAL OR SP-10)
 - 8" SCARIFIED AND COMPACTED SUBGRADE, 95% MINIMUM COMPACTION PER SECTION 301.
 - AC PAVEMENT.
 - #4 CONT. BETWEEN JOINTS 3" COVER AT JOINTS.
 - #3 PINS @ 3'-0" O.C. W/STD. HOOK.
 - MAY BE POURED MONOLITHICALLY WITH THE CURB.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CURB AND GUTTER AND TEMPORARY PAVING SECTIONS
	2415C
	JUNE 2019

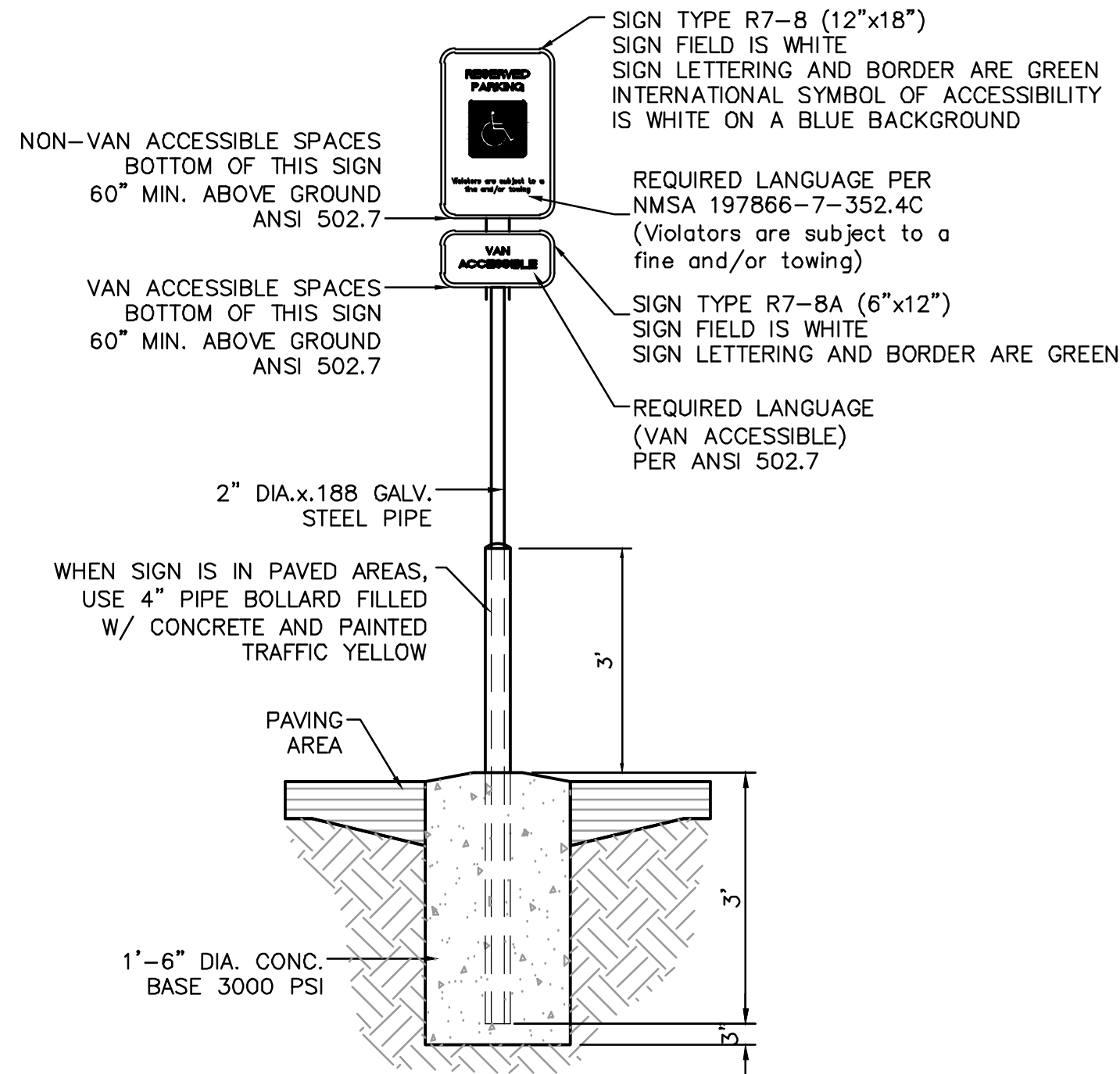


NOTES:

- International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
- Parking space lines and diagonal striping to be painted blue and shall be 4" wide. Diagonal lines shall be spaced 2' center to center.
- Access aisle shall have the words "NO PARKING" in blue, capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING ACCESSIBLE PARKING SYMBOL NTS



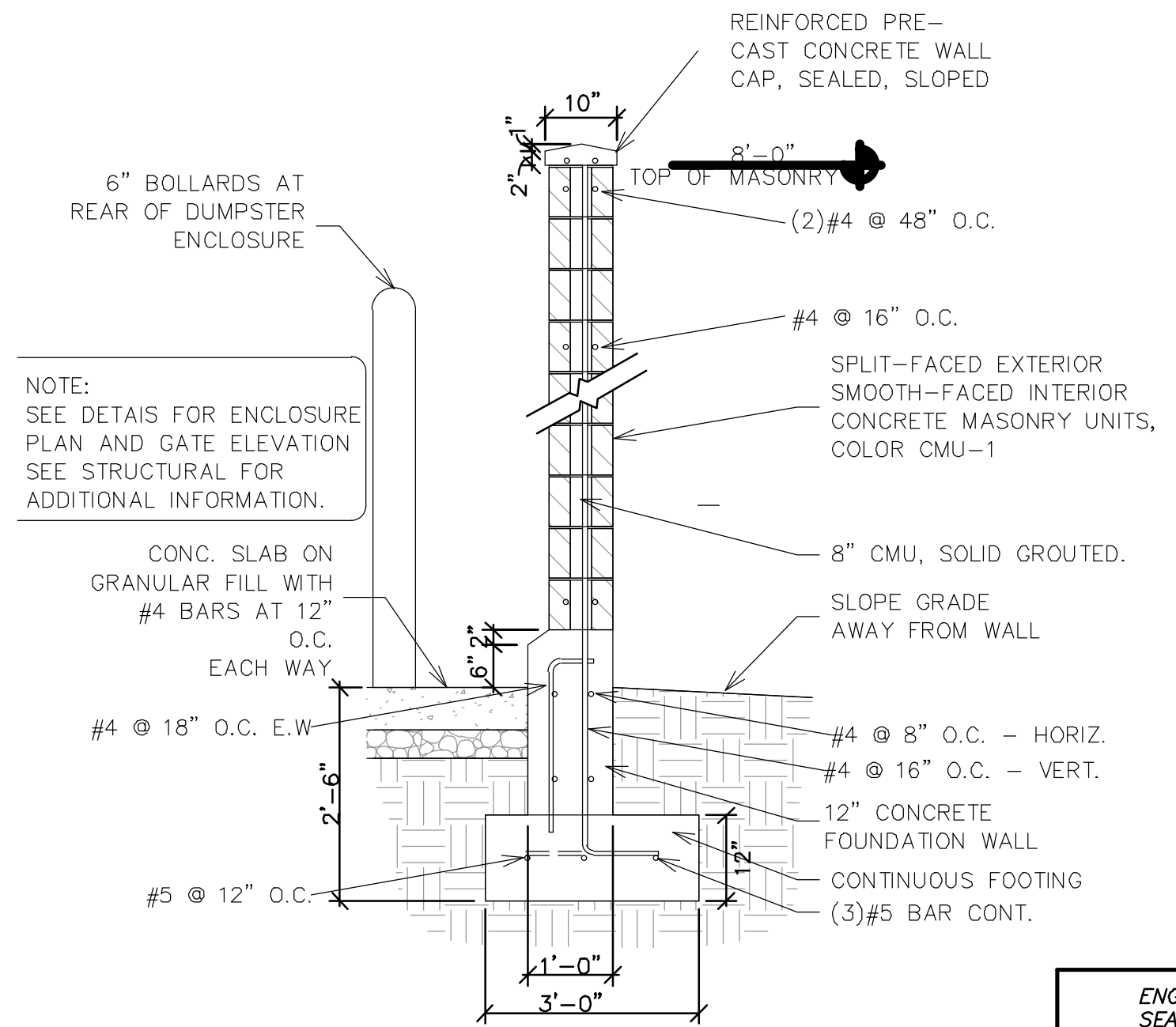
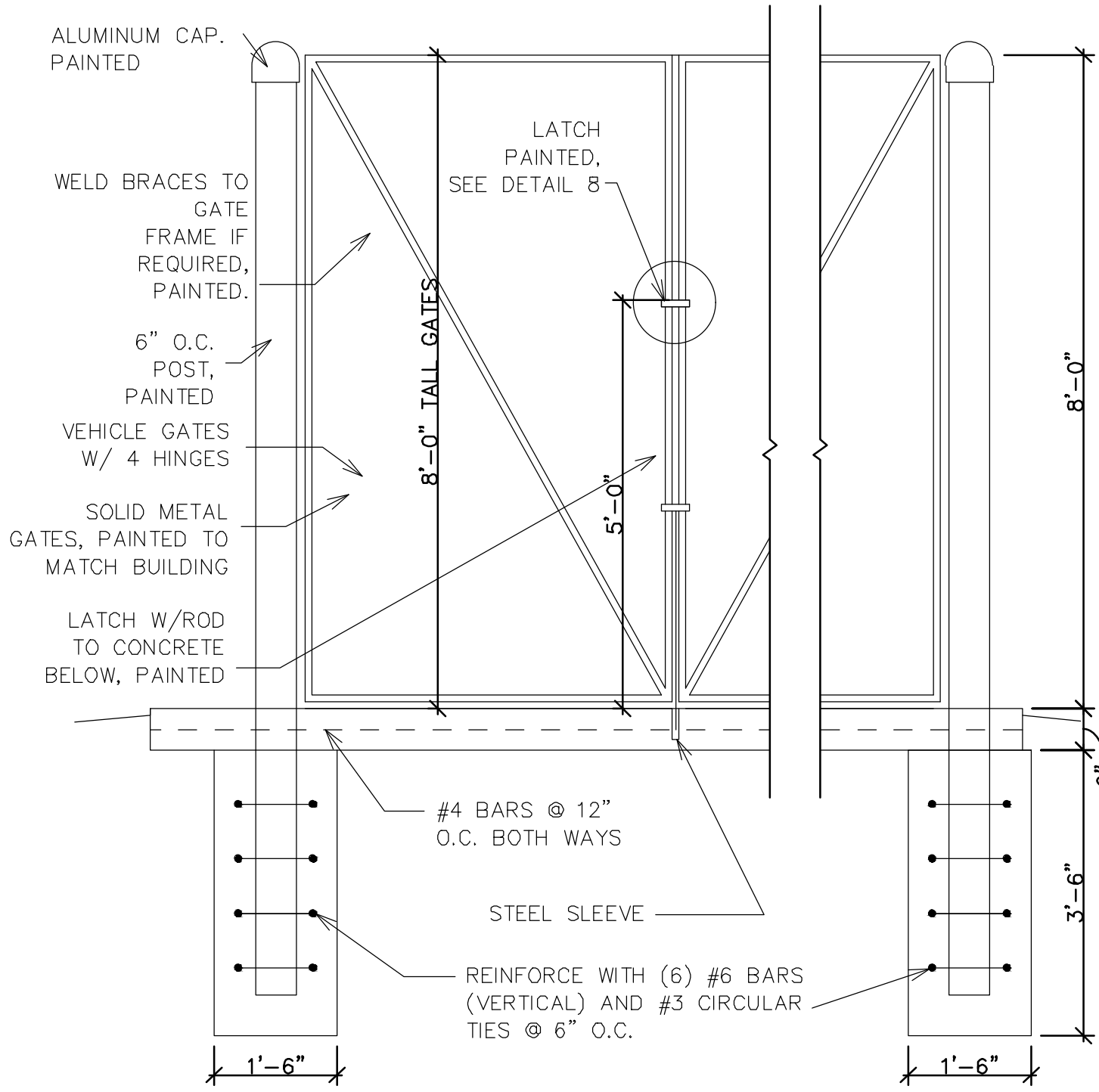
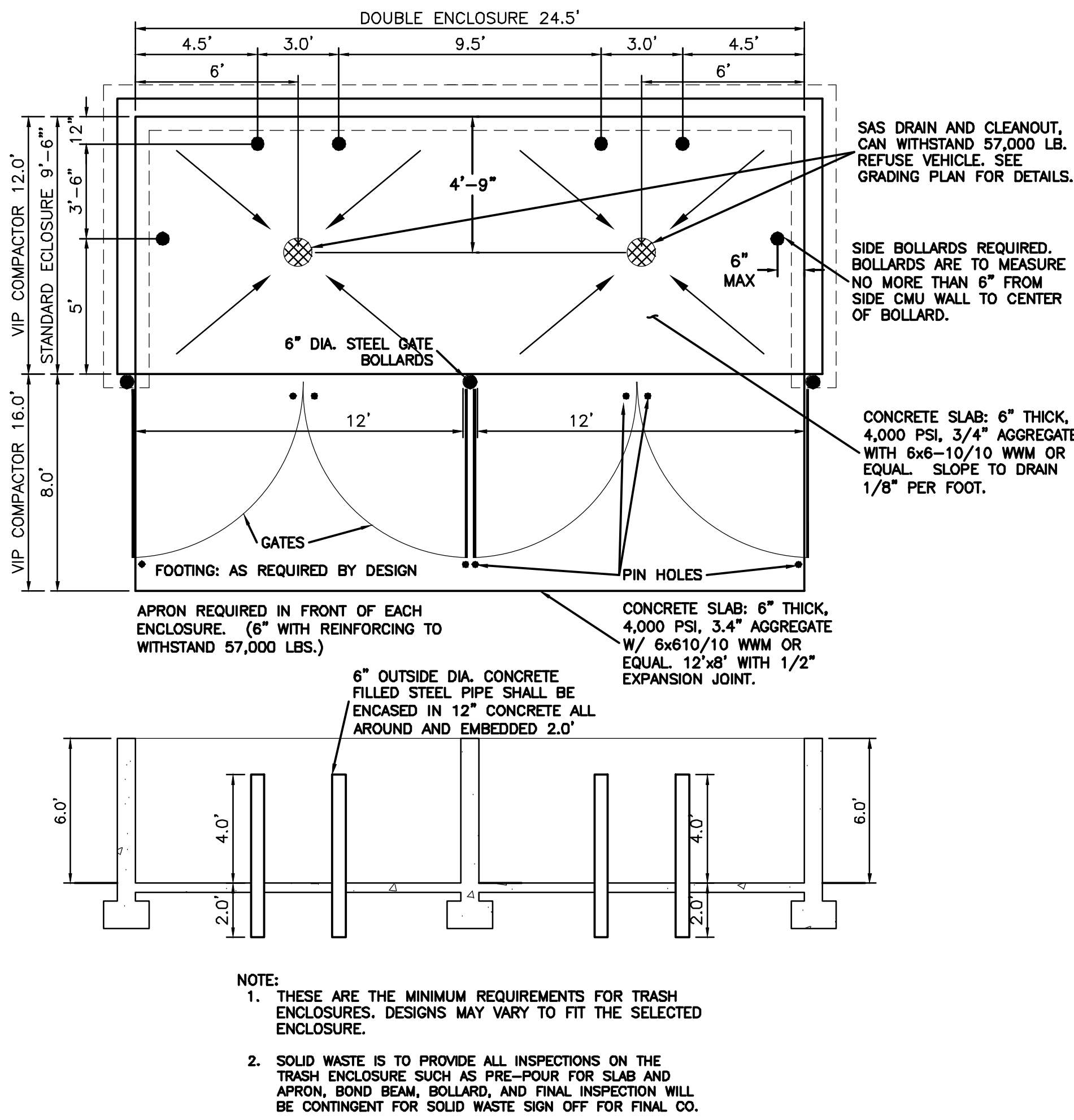
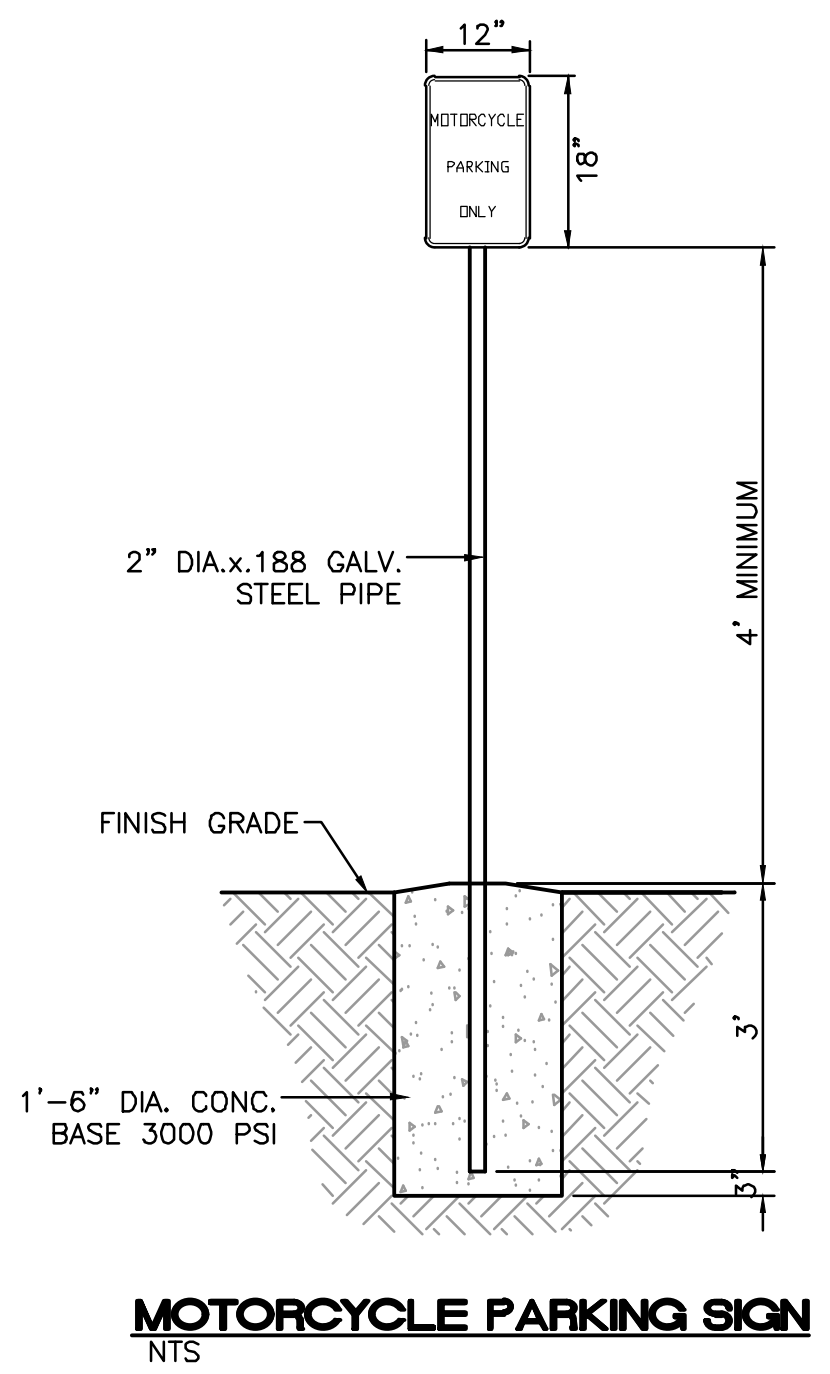
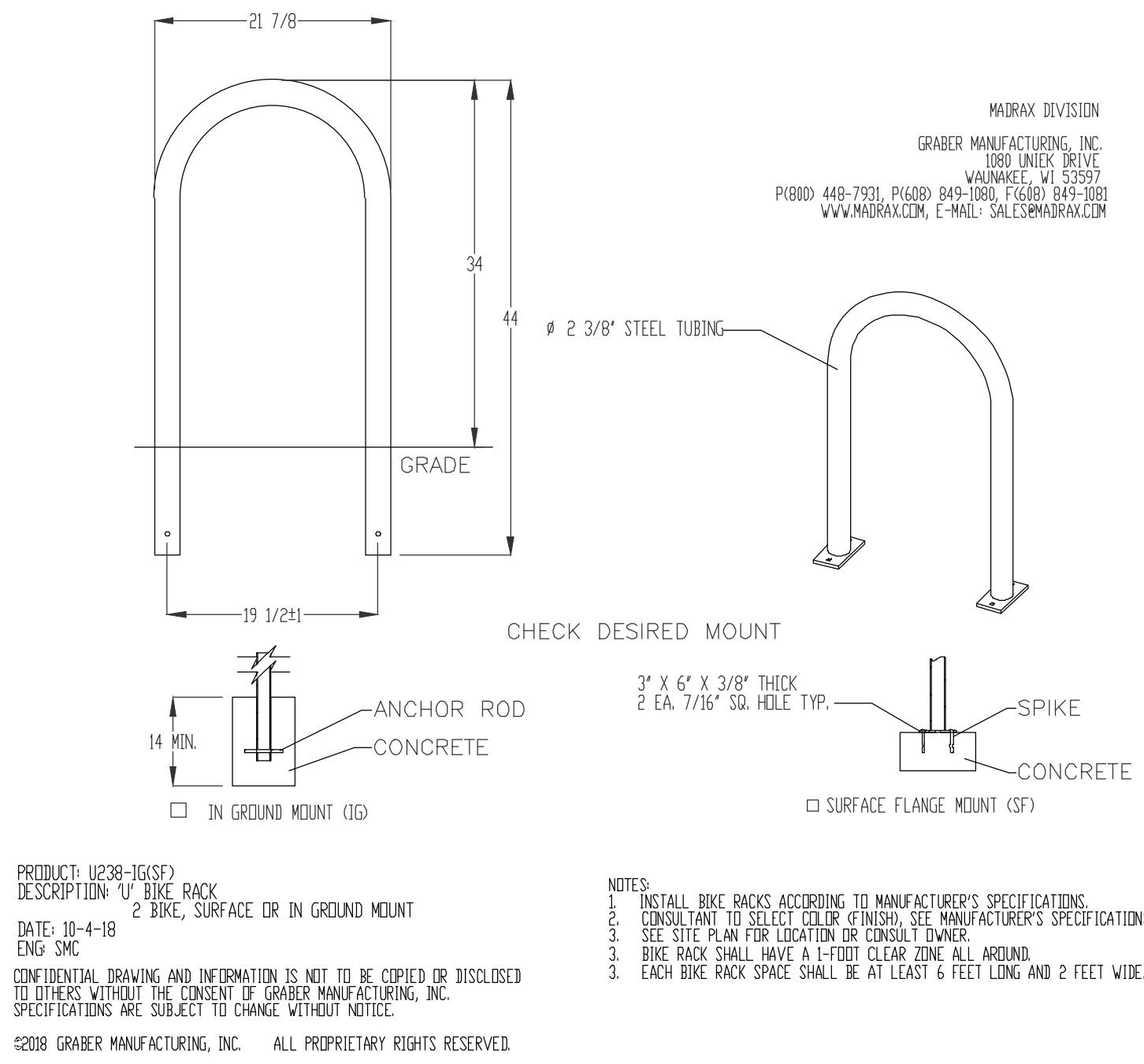
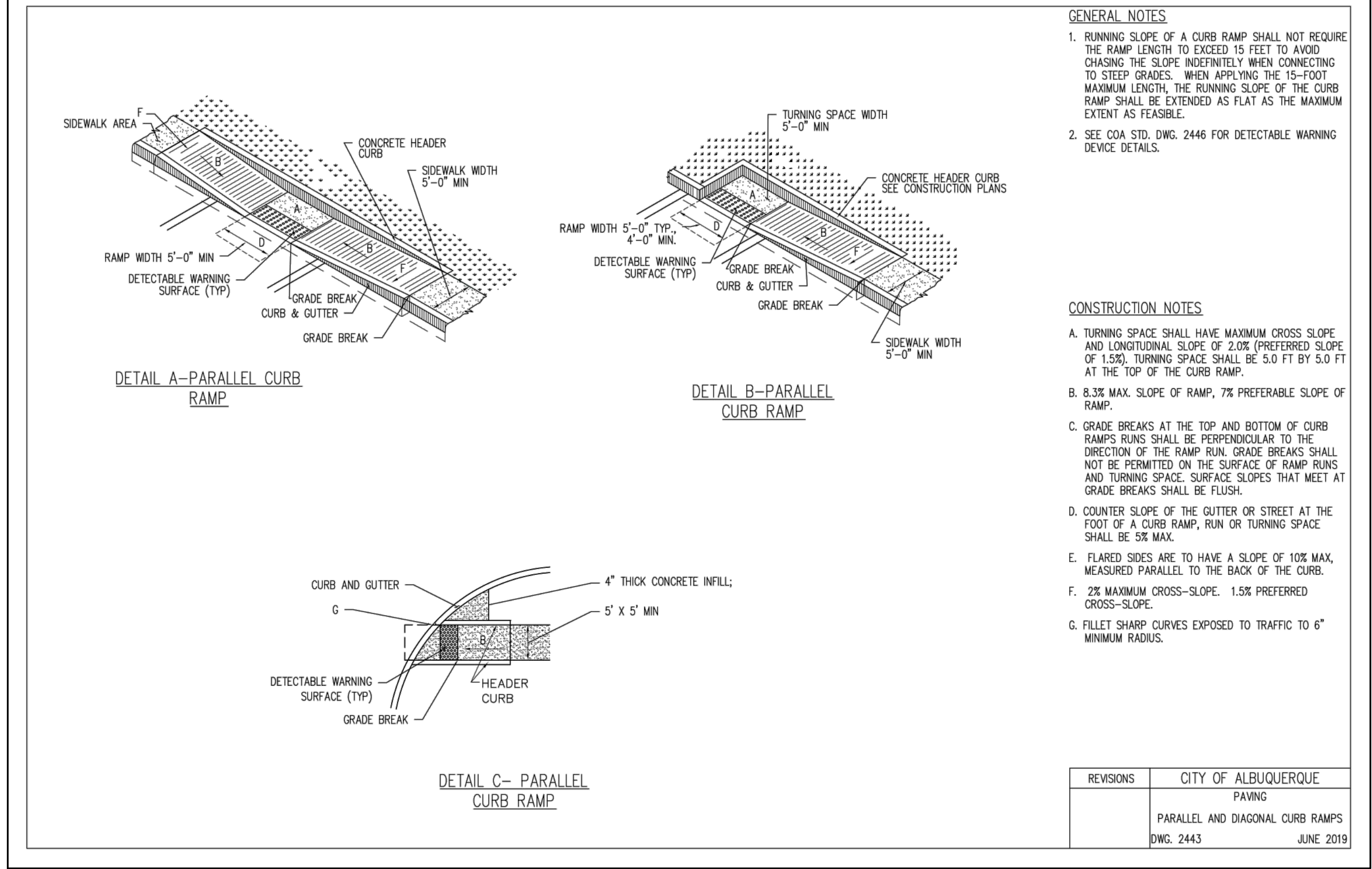
ACCESSIBLE PARKING SIGN NTS

TRAFFIC CIRCULATION LAYOUT APPROVED

3-2-2021

ENGINEER'S SEAL	DUTCH BRO'S 3615 NM 528, ABQ	DRAWN BY LN
RONALD R. BOHANNAN 7868 03/07/2021 PROFESSIONAL ENGINEER	DETAIL 1	DATE 01/19/2020
RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2014063-SPE
		SHEET # C2
		JOB # 2020091

\\WIAS3\z_drive\2014\20140609\Julien_Garza_Properties\dwg\DRB\NM-528 and Ellison\20140609-TCL.dwg Feb 09, 2021 -- 9:31am

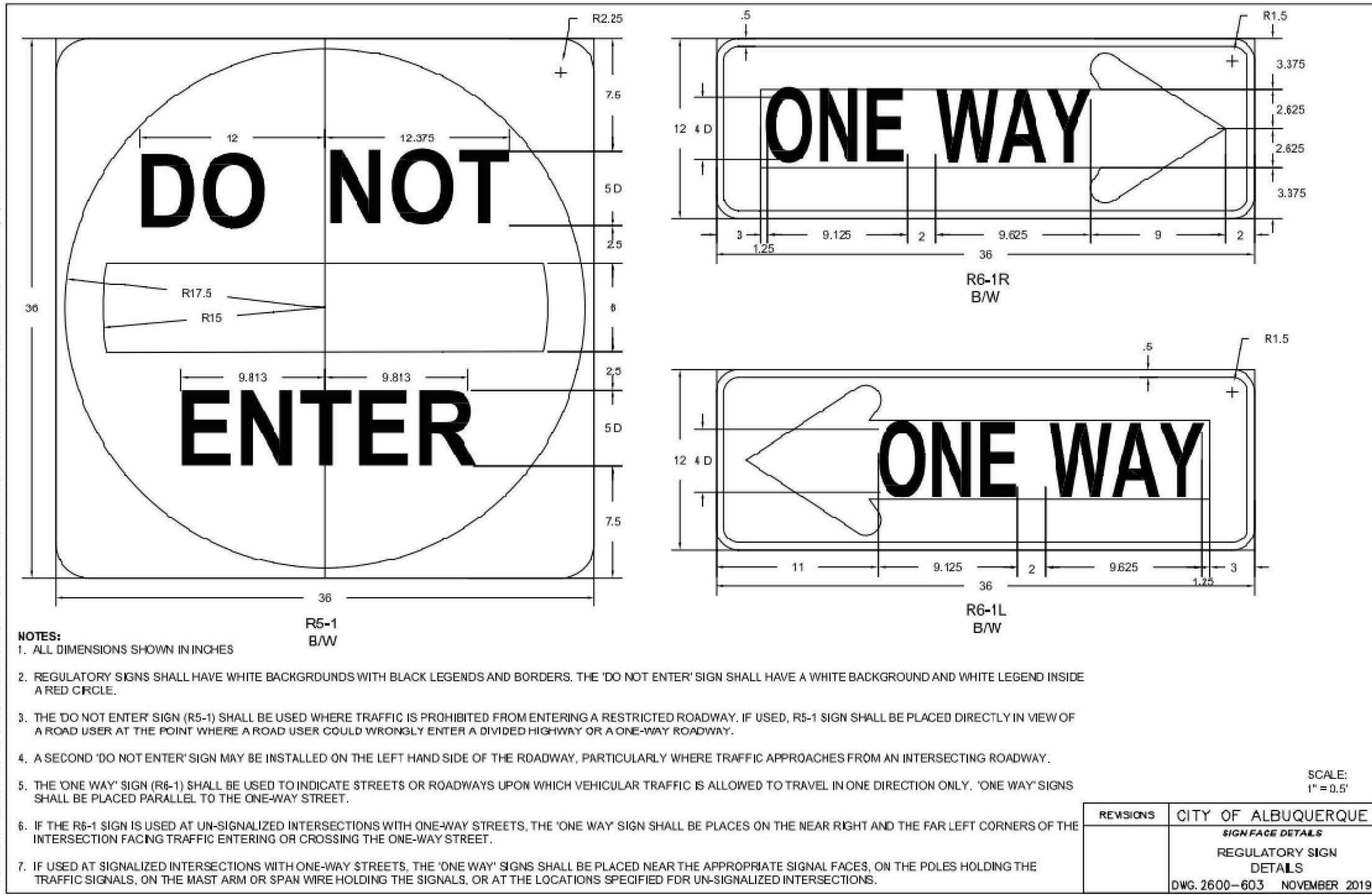


TRAFFIC CIRCULATION LAYOUT
APPROVED
M. P. R. E. 3-2-2021

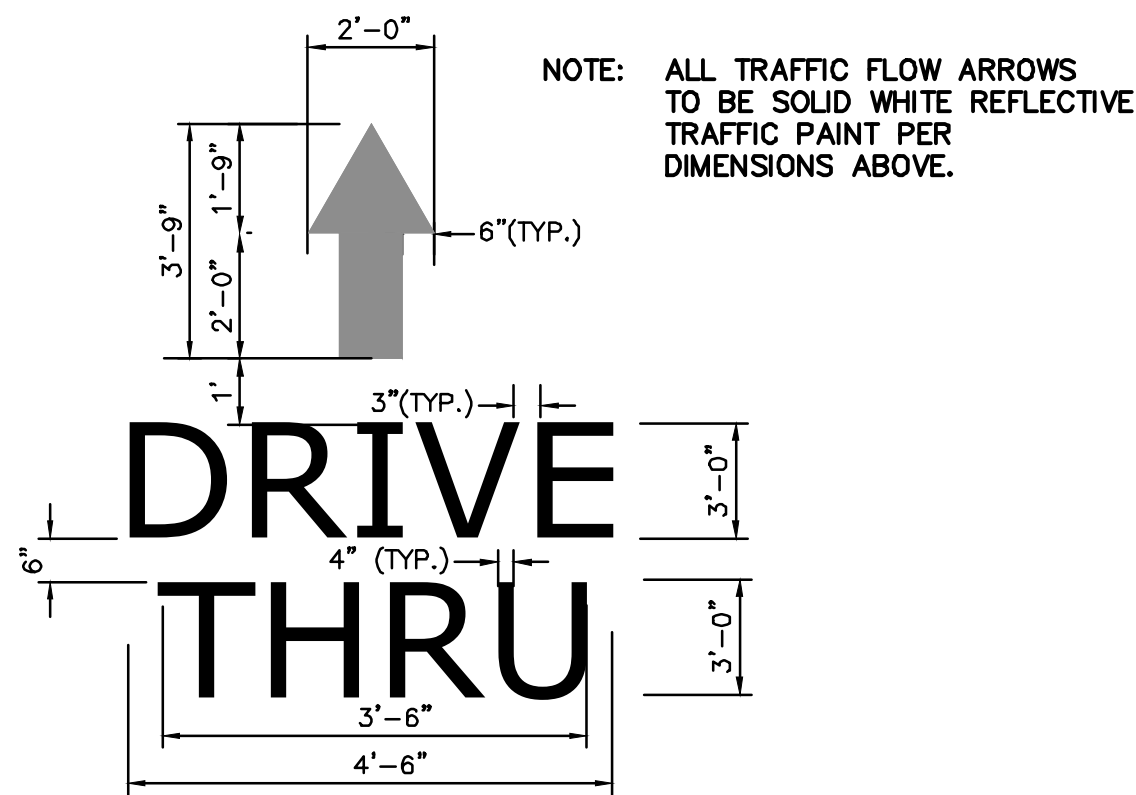
<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	DUTCH BRO'S 3615 NM 528, ABQ DETAILS 2	DRAWN BY LN
		DATE 01/19/2020
	<div>TERRA WEST LLC</div> <div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWING 20140609-SPE
		SHEET # C3 JOB # 2020091

\\TWIAS3\...Drive\2014\2014069-Julien_Garza_Properties\dwg\DRB\NM-528 and Ellison\2014069-TCL.dwg, Feb 09, 2021 -- 9:31 am

X:\PLAN\SWHSPR-BLUG & ECU\SWCS\COA STANDARD ONE AND SPECIFICATIONS\UPDATE TO WORKING SIGNS AND STRIPING\COA FACE DETAILS.DWG 10/15/2019 8:10 AM

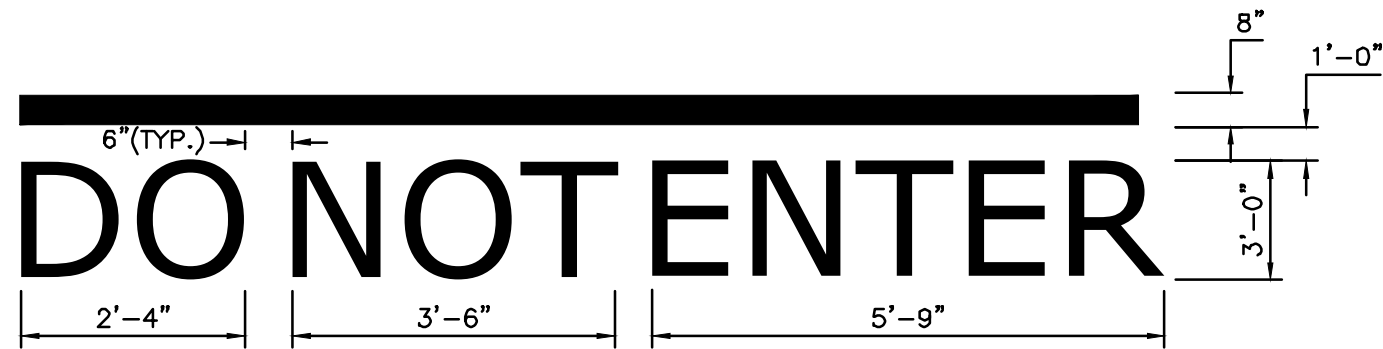


DO NOT ENTER SIGN
NTS

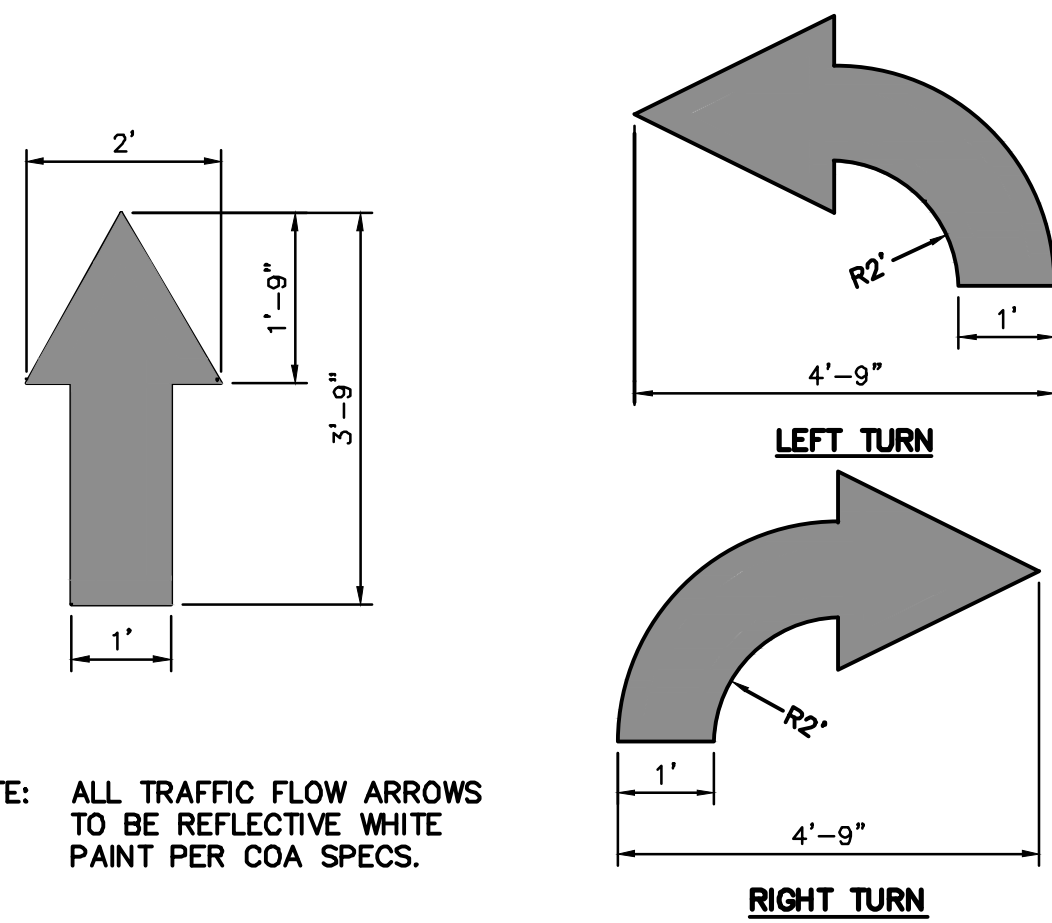


'ONE WAY' PAVEMENT MARKER W/ARROW
NTS

NOTE: ALL TRAFFIC FLOW STRIPING TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT PER DIMENSIONS.



DO NOT ENTER PAVEMENT MARKER W/ARROW
NTS



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER COA SPECS.

TRAFFIC FLOW ARROW
NTS

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

M. P. ... P.E. 3-2-2021

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	DUTCH BRO'S 3615 NM 528, ABQ	DRAWN BY LN
	DETAILS 3	DATE 01/19/2020
	<div></div> <div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com</div>	SHEET # C4
		JOB # 2020091