



PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
RESTAURANT	+/- 950 SF	
OUTDOOR DINING	+/- 400 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RESTAURANT (5/1,000 SF)	8 spaces	2 spaces
OUTDOOR DINING (5/1,000 SF)	2 spaces	2 spaces
TOTAL	10 spaces	13 spaces
DRIVE-THRU QUEUEING	REQUIRED	PROVIDED
RESTAURANT	12 spaces	25 spaces
HANDICAP PARKING	1 space	2 spaces
MOTORCYCLE PARKING	1 space	2 spaces
BICYCLE PARKING	3 spaces	3 spaces

GENERAL NOTES (REQUIRED INFORMATION)

Site: 1.1064 Acres
Zoning: MX-M (Mixed Use Medium Density)
Proposed Use: Restaurant w/ Drive-Thru
Building Area: ±950 SF
Building Height: Maximum Allowed = 45'; Proposed 24'
Building Setback: Per MX-M Zone
Allowed: Actual:
Front: 5' 96.1'
Side: 0' 22.7'
Side: 0' 106.9'
Rear: 15' 94.9'

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

11/9/21



VICINITY MAP

LEGAL DESCRIPTION:
Tract H-8, Ventana Square at Ventana Ranch, 1.1064 Acres.

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. REF. ARCHITECTURAL PLANS FOR DETAILS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440-2448.
4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
5. INSTALL NMDOT SP-IV ASPHALT PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS. PARKING SPACES CAN BE ASSUMED TO BE 'LOW TRAFFIC FREQUENCY'. ALL OTHER PAVED AREAS SHALL BE CONSIDERED 'MEDIUM TRAFFIC FREQUENCY'. FOR THE TRASH ENCLOSURE PAD AND OTHER CONCRETE PAVEMENT, USE A 6-INCH THICK 4,000 PSI PCC CONCRETE OVER A 4-INCH AGGREGATE BASE COURSE.
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 C-101. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. 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 C-101.
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 PER DETAIL ON SHEET C-101. TWO BIKE RACKS FOR THREE (3) SPACES MINIMUM.
12. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C-101.
13. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-101.
14. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
15. INSTALL 6' WIDE COLORED / TEXTURED CONCRETE PEDESTRIAN CROSSING. CONCRETE PAVEMENT SHALL BE 6" THICK 3,500 PSI MINIMUM. REF. DETAIL, SHEET C-101.
16. INSTALL DOUBLE SIDED DUTCH BROS VERTICAL CLEARANCE SIGN PER DETAIL SHEET C-101.
17. LIGHT POLE AND LED FIXTURE. REF SHEET E001.
18. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. EXTEND 12" BEYOND SIDEWALK.
19. ADJACENT SHARED ACCESS ROADWAYS, WHEELCHAIR RAMPS, AND MULTI-USE TRAIL BY OTHERS.
20. EXISTING MEDIAN OPENING TO BE RELOCATED BY OTHERS (REF. CPN 670982).
21. INSTALL 3' WIDE VALLEY GUTTER. REF SHEET C-200.
22. 13'x130' 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.
23. INSTALL TYPE 3 BARRICADE PER COA STD DWG 2803. IF ADJACENT DEVELOPMENT IS COMPLETED, BARRICADE IS NOT NEEDED.
24. INSTALL 'DO NOT ENTER' SIGN ON EACH POLE AT DRIVE-THRU EXIT PER DETAIL ON SHEET C-101.
25. NOTE THAT THE MAIN COMMON ACCESS DRIVEWAYS MUST BE INSTALLED (CPN 670982) AND ACCEPTED BY THE CITY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

EASEMENT NOTES

THE FOLLOWING BLANKET EASEMENTS APPLY TO THE ENTIRE DEVELOPMENT AND ARE SHOWN ON THE RECORDED PLAT; DOCUMENT NO. 2021098753, FILED 8/20/2021.
- PRIVATE NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS.
- PRIVATE NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS & EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS.
- PRIVATE NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF FREE STANDING SIGNS.

UNIVERSE BLVD. NE (R/W VARIES)

New Road (By Others)

127.89' New Road (By Others)

247.85'

NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.

ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430.

CONDITION OF FINAL C.O. APPROVAL:
① WORK ORDER CPN 670982 BE BUILT/ CONSTRUCTED AND APPROVAL BY COA
② TRACT H-7A (DIONS - NM122) BUILT/ APPROVED AND FINAL C.O. APPROVED.

NO.	DATE	REMARKS	BY
DESIGN			
REVISIONS			
DESIGNED BY: JW			
DRAWN BY: RG			
CHECKED BY: JW			
DATE: July 2021		DATE: July 2021	
DATE: July 2021		JOB NO: 2020057	
DATE: July 2021		DATE: July 2021	



Wooten Engineering
PO Box 13814
Rio Rancho, NM 87174
Phone: (505) 980-3560



Dutch Bros
NEQ Paseo Del Norte & Universe
Albuquerque, NM 87114

Site Plan

C-100

BENCH MARK
ACS MONUMENT 13-B10
PUB. EL=5424.61 NAVD 1988

B10-00031

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CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 9, 2021

Jeffrey T. Wooten, PE
Wooten Engineering
PO BOX 15814
Rio Rancho, NM 87174

Re: Dutch Bros Coffee
9600 Universe Blvd NW
Traffic Circulation Layout
Engineer's Stamp 10-07-2021 (B10-D003I)

Dear Mr. Wooten,

The TCL submittal received 11-08-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File