2021 2021 02005

July No.: 1

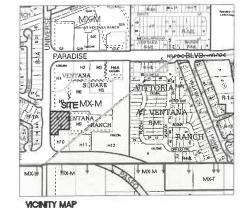
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PARKING CALC	CULATIONS		
BUILDING AREA: ARE		REA (SQUARE FEET)	
RESTAURANT	+/- 950 SF		
OUTDOOR DINING	+/- 400 SF		
PARKING REQUIREMENTS:	REQUIRED	PROVIDED	
RESTAURANT (8/1,000 SF)	8 spaces		
OUTDOOR DINING (5/1,000 SF)	2 apoces		
TOTAL	10 spaces	13 spaces	
DRIVE-THRU QUEUEING	REQUIRED	PROVIDED	
RESTAURANT	12 spaces	25 spaces	
	REQUIRED	PROVIDED	
HANDICAP PARKING	1 spoces	2 moces	
MOTORCYCLE PARKING	1 spaces	2 apoces	
BICYCLE PARKING	3 spoces	3 просез	

GENERA	L NOTES (RE	QUIRED IN	FORMATI	ON)
Site: Zoning: Propose Building Building Building	Area:	Restaur ±950 S Maximu Per MX	(Mixed Use rant w/ Dr SF	e Medium Density) rive-Thru = 45'; Proposed Actuol: 96.1' 22.7' 106.9' 94.9'





LEGAL DESCRIPTION:

Tract H-8, Ventana Square at Ventana Ranch, 1.1064 Acres

KEYED NOTES

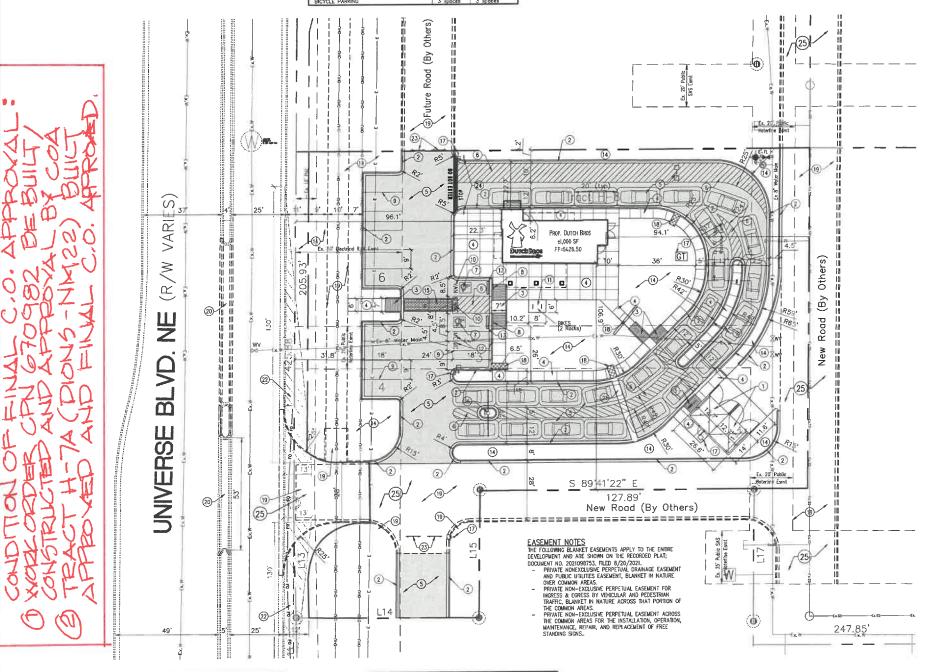
- PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. REF. ARCHITECTURAL PLANS FOR DETAILS.
- 2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- 3. INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440-2448.
- 4. INSTALL CONCRETE SIDEWALK 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 4-INCH AGGREGATE BASE COURSE.
- 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.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- 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 "VOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL
- 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
- 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
- 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
- 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, FENCINC, 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.
- 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
- 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.

PUB. EL=5424.81 NAVD 1988



Bros lorte & Univers , NM 87114 Plan Site

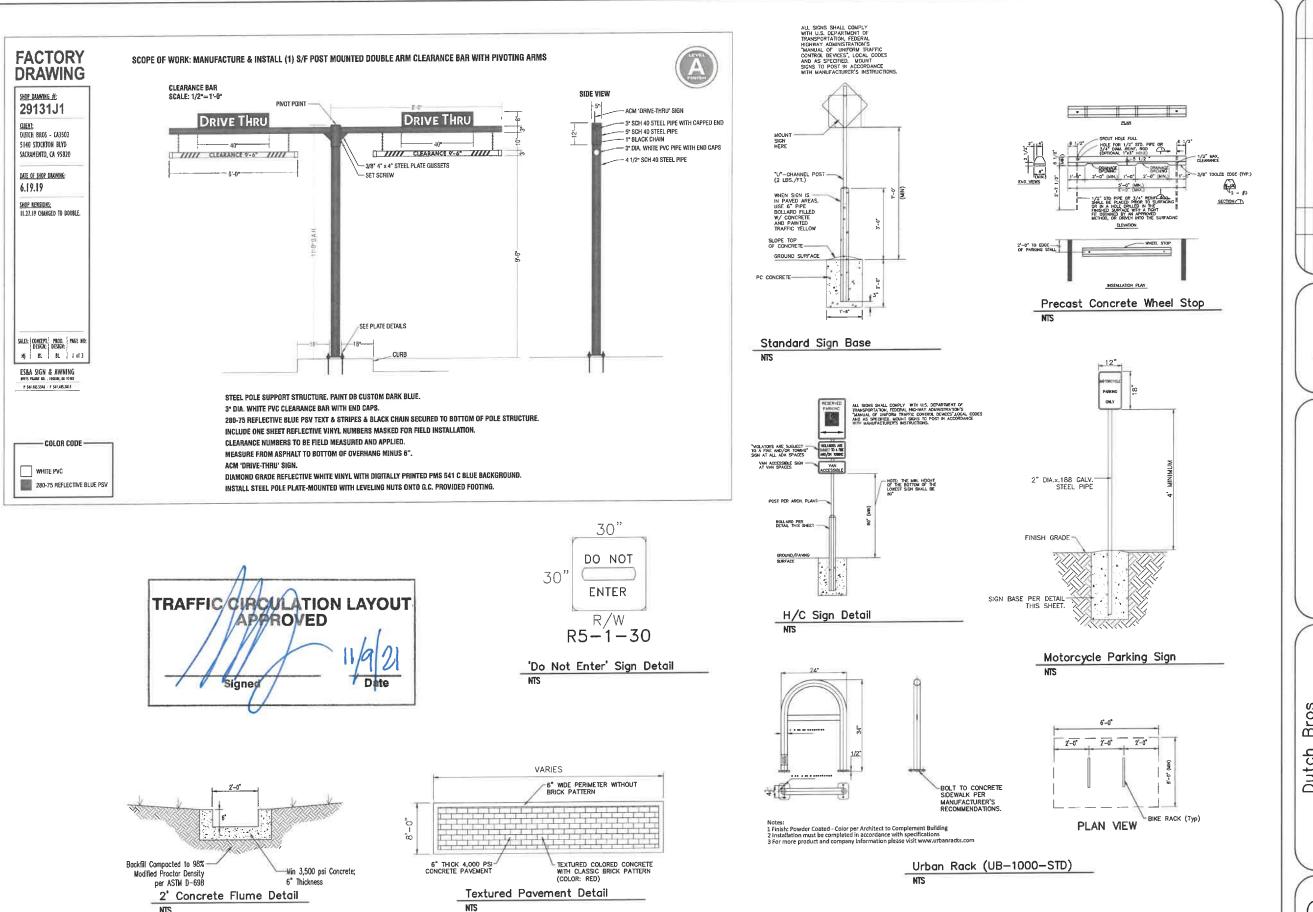
Dutch Bros Paseo Del Norte Albuquerque, NM



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.

BENCH MARK ACS MONUMENT 13-B10

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



NTS

July July No.: 2 DESIGN DESIGNED BY: JW DRAWN BY: RG

2021

Dutch Bros Paseo Del Norte & Univer Albuquerque, NM 87114 Details Site NEQ

BENCH MARK ACS MONUMENT 13-B10 PUB. EL=5424.81 NAVD 1988

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.

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

NM 87103

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.

www.cabq.gov

/ ////

Sincerely

Nilo Salgado Fernandez, P.E. Senior Traffic Engineer, Planning Dept.

Development Review Services

C: CO Clerk, File