

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 27, 2023

Lauren A. Nuffer, P.E.
Kimley Horn
1201 3rd Ave. Suite 2500
Seattle, WA 98101

Re: Starbucks
2004 Wyoming Blvd. NE
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 05-31-23 (H20-D003E)

Dear Ms. Nuffer,

The conceptual TCL submittal received 06-14-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

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.

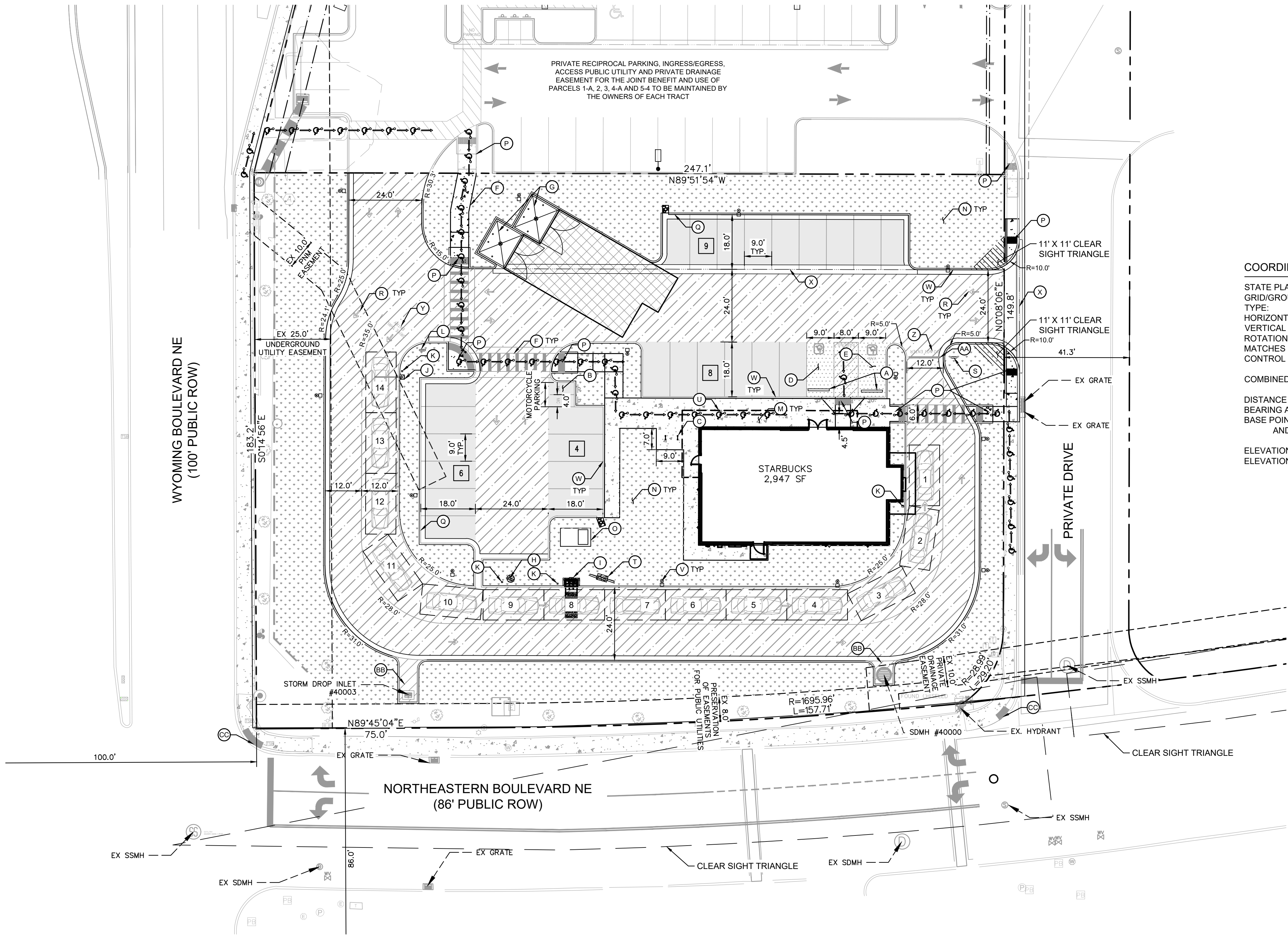
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

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COORDINATE AND DIMENSION INFORMATION

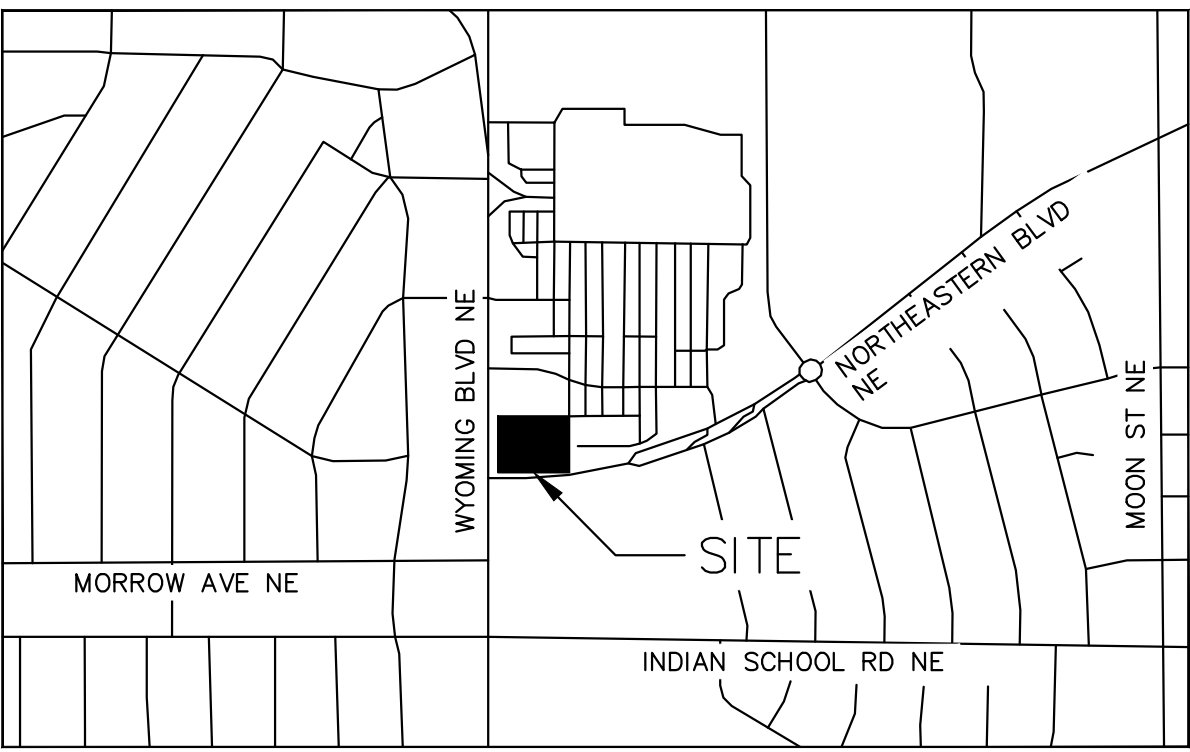
STATE PLANE ZONE: NM-C
GRID/GROUND COORDINATES: GRID
TYPE: STANDARD
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88
ROTATION ANGLE: 0°00'00.00"
MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM
GRID TO GROUND: 1.000348716
GROUND TO GRID: 0.999651406
COMBINED SCALE FACTOR: GROUND
DISTANCE ANNOTATION: GRID
BEARING ANNOTATION: N=0
BASE POINT FOR SCALING: E=0
AND/OR ROTATION: ±0.00'
ELEVATION TRANSLATION: YES
ELEVATIONS VALID: YES

PARKING / SITE DATA PER IDO

PORTION OF PARCEL 5-A WYOMING MALL		
EXISTING ZONING	MIXED USE (MX-M)	
PROPOSED USE	RESTAURANT W/ DRIVE-THRU	
LOT AREA	44,381 SF / 1.02 AC	
BUILDING AREA	2,498 SF	
FINISHED FLOOR ELEVATION	5382.75	
IMPERVIOUS AREA	27,018.28 SF / 0.62 AC	
LOT COVERAGE	5.63%	
	REQUIRED	PROVIDED
TOTAL PARKING	19 SPACES	27 SPACES
ACCESSIBLE	1 SPACE	2 SPACES
MOTORCYCLE	1 SPACE	2 SPACES
BICYCLE	3 SPACES	4 SPACES
PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 8 SPACES / 1,000 SF INDOOR.		

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT/SETBACK
---	PROPOSED CONCRETE CURB
---	EXISTING CURB
X	PROPOSED PARKING COUNT
---	PROPOSED CONCRETE SIDEWALK. SEE DETAIL ON SHEET C7.0.
---	PROPOSED STANDARD DUTY CONCRETE. SEE DETAIL ON SHEET C7.0.
---	PROPOSED HEAVY DUTY CONCRETE. SEE DETAIL ON SHEET C7.0.
---	PROPOSED STANDARD DUTY ASPHALT. SEE DETAIL ON SHEET C7.0.
---	PROPOSED HEAVY DUTY ASPHALT. SEE DETAIL ON SHEET C7.0.
---	PROPOSED LANDSCAPE. SEE LANDSCAPE PLAN.
---	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)



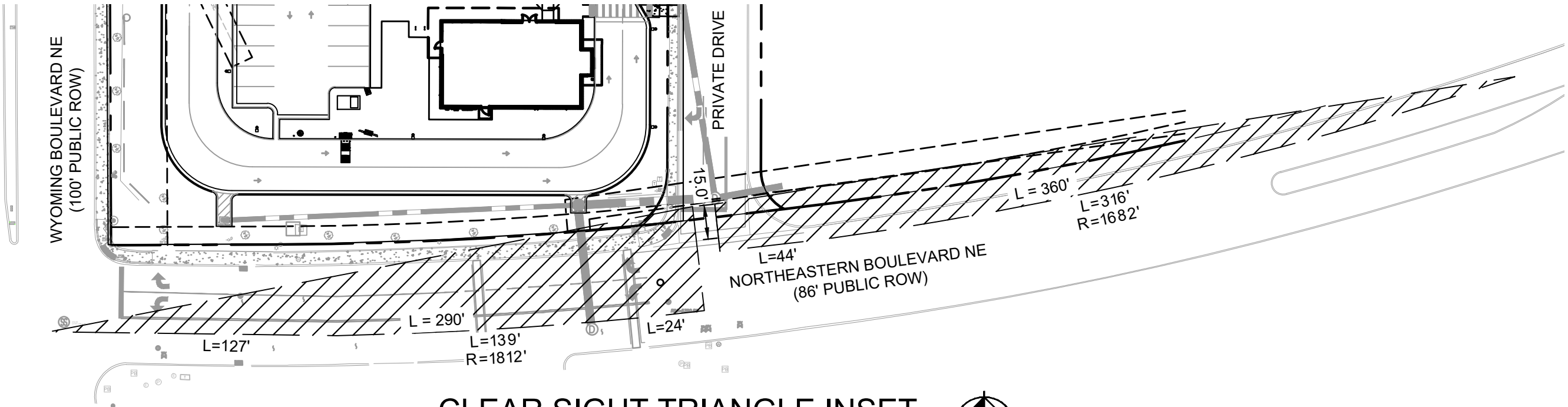
VICINITY MAP N.T.S.

KEYNOTE LEGEND

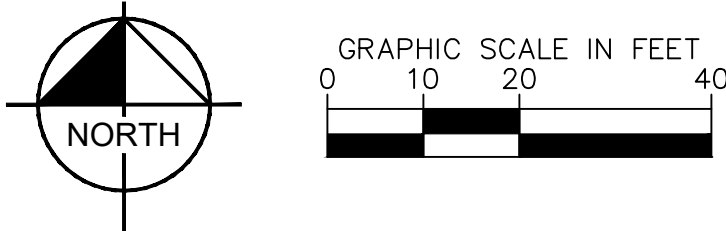
(A)	WHEEL STOPS. SEE DETAIL ON SHEET C7.0.
(B)	MOTORCYCLE PARKING AND SIGNAGE. SEE DETAIL ON SHEET C4.2.
(C)	BICYCLE PARKING RACK. REFER TO LANDSCAPE SHEET L3.0 FOR DETAILS.
(D)	ACCESSIBLE PARKING STALL AND SIGNAGE. SEE DETAIL ON SHEET C4.2.
(E)	VAN ACCESSIBLE PARKING STALL AND SIGNAGE. SEE DETAIL ON SHEET C4.2.
(F)	BIKEWAY AND PEDESTRIAN ACCESS.
(G)	RECYCLING/TRASH DUMPSTER LOCATION. REFER TO ARCH. PLANS.
(H)	DRIVE THRU PRE-MENU BOARD. REFER TO STARBUCKS SIGNAGE VENDOR.
(I)	DRIVE THRU ORDER BOARD. REFER TO STARBUCKS SIGNAGE VENDOR.
(J)	DRIVE THRU HEIGHT DETECTOR. REFER TO STARBUCKS SIGNAGE VENDOR.
(K)	PROPOSED BOLLARD. REFER TO STARBUCKS SIGNAGE VENDOR.
(L)	DRIVE THRU SIGNAGE. REFER TO STARBUCKS SIGNAGE VENDOR.
(M)	CONCRETE SIDEWALK. SEE DETAIL ON SHEET C7.0.
(N)	LANDSCAPE AREA. REFER TO LANDSCAPE PLANS.
(O)	PAD-MOUNTED TRANSFORMER. REFER TO MEP PLANS.
(P)	PROPOSED CURB RAMP. SEE DETAIL ON SHEET C7.0.
(Q)	PROPOSED CURB AND GUTTER. SEE DETAIL ON SHEET C7.0.
(R)	PAVEMENT STRIPING. SEE DETAILS ON SHEET C4.2.
(S)	DRIVE-THRU THANK YOU/EXIT ONLY SIGN. REFER TO STARBUCKS SIGNAGE VENDOR.
(T)	MENU BOARD. REFER TO STARBUCKS SIGNAGE VENDOR.
(U)	BUILDING OVERHANG. REFER TO ARCH. PLANS.
(V)	SITE LIGHTING. REFER TO MEP PLANS.
(W)	PROPOSED CAST-IN-PLACE CONCRETE CURB. SEE DETAIL ON SHEET C7.1.
(X)	PROPOSED VALLEY GUTTER
(Y)	DRIVE-THRU ENTRY PAVEMENT ARROW. STARBUCKS PROTOTYPICAL DETAIL.
(Z)	"DO NOT ENTER" PAVEMENT MARKING. STARBUCKS PROTOTYPICAL DETAIL.
(AA)	STOP BAR. STARBUCKS PROTOTYPICAL DETAIL.
(BB)	ANGLED NO PARKING STRIPING. SEE DETAIL ON SHEET C4.2.
(CC)	INSTALL DETECTABLE WARNING. SEE DETAIL ON SHEET C7.1.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL CURB RADII ARE TO BE 10' OR 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PRECISION SURVEYS, INC. DATED OCTOBER 2022.
- ALL PROPOSED PAVING IN CITY R.O.W. AND EASEMENTS TO CONFORM TO CITY OF ALBUQUERQUE STANDARDS.
- PER FEMA MAP NUMBER 35001C0356H DATED AUGUST 16, 2012, THIS SITE IS NOT WITHIN A FLOODPLAIN.
- BUILDING IS FIRE SPRINKLED.
- CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT IS NOT TO BE HELD LIABLE FOR ANY DAMAGE TO THE ASPHALT PAVEMENT.
- LANDSCAPING, FENCING AND SIGNING 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 BROKEN OR CRACKED SIDEWALK ADJACENT TO THE PROPERTY LIMITS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAILS.



CLEAR SIGHT TRIANGLE INSET
SCALE: 1"=50'

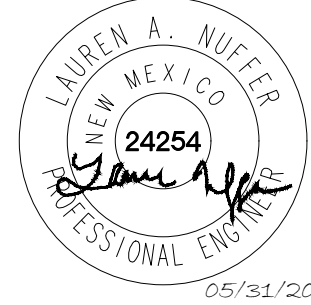


SITE BENCHMARKS

- ⊕ BENCHMARK #1*
A.G.R.S. MONUMENT "13_H21"
NORTHING: 1,496,268.794
EASTING: 1,555,770.607
ELEVATION: 5499.574 (NAVD 1988)
GROUND TO GRID FACTOR: 0.999649002
DELTA ALPHA ANGLE: -0°09'46.08"
- ⊕ BENCHMARK #2*
A.G.R.S. MONUMENT "14_H20"
NORTHING: 1,495,141.626
EASTING: 1,551,771.675
ELEVATION: 5415.798 (NAVD 1988)
GROUND TO GRID FACTOR: 0.999653810
DELTA ALPHA ANGLE: -0°10'13.69"

*SEE DIMENSION CONTROL PLAN, SHEET C4.1,
FOR LOCATIONS

Kimley»Horn
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1201 3RD AVE. SUITE 2500, SEATTLE, WA 98101
PHONE: (206) 450-9000
WWW.KIMLEY-HORN.COM



KHA PROJECT	090100000
DATE	05/31/2023
SCALE	AS SHOWN
DESIGNED BY	NWSP
DRAWN BY	NWSP
CHECKED BY	LW

SITE KEYNOTE
PLAN

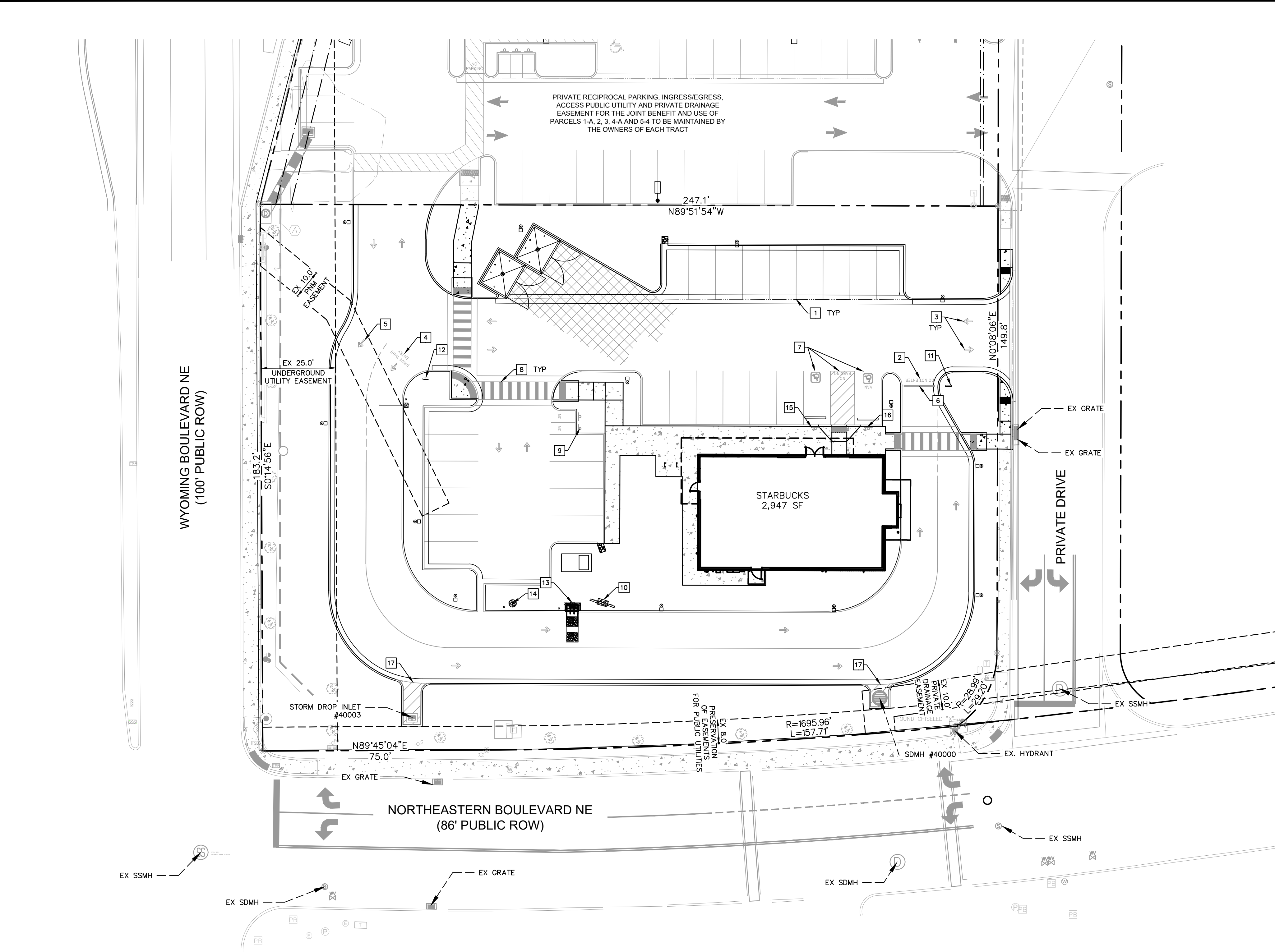
STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98104
(206) 318-1575



SHEET NUMBER
C4.0



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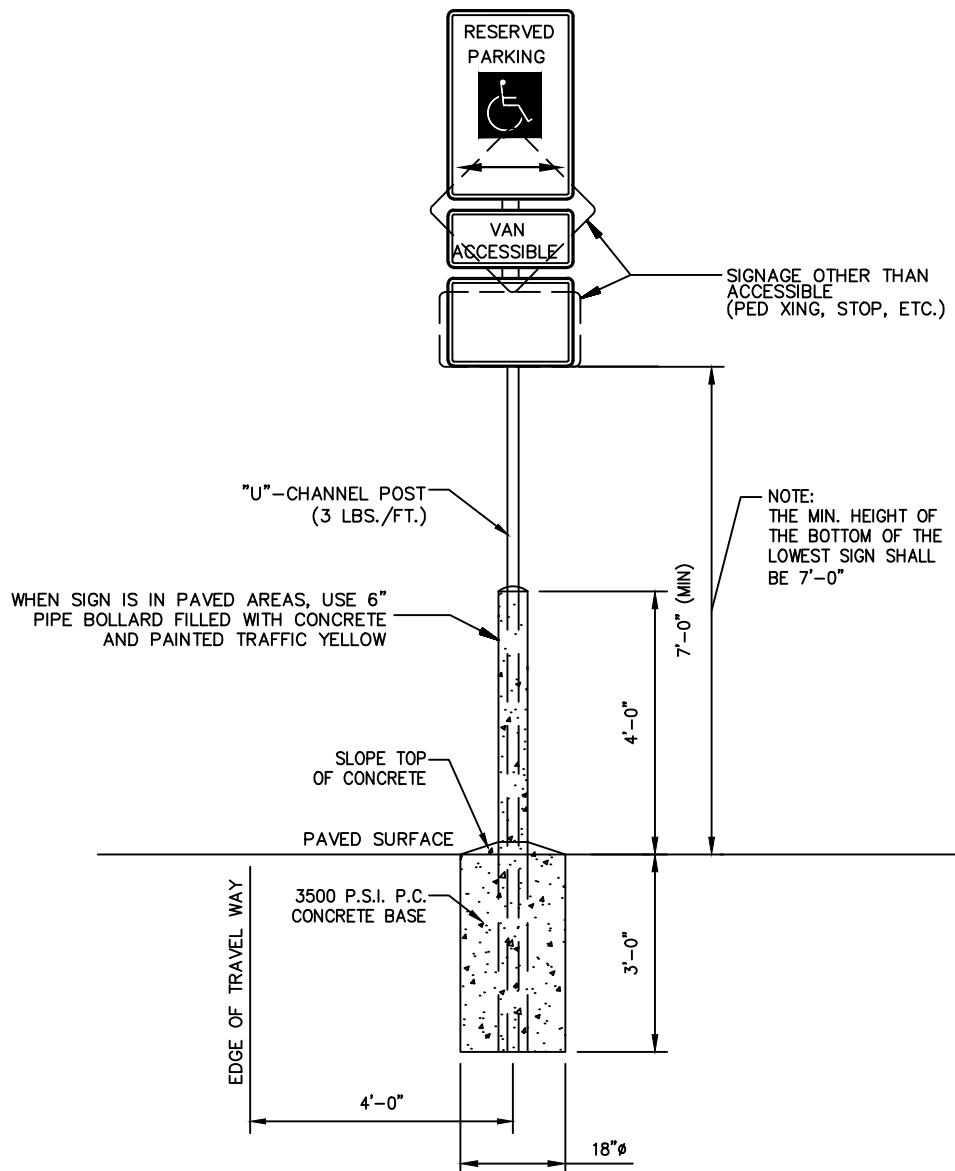


STRIPING AND SIGNAGE LEGEND	
1	4" THICK WHITE PAINTED PARKING STRIPING (TYP. ALL STALLS)
2	"DO NOT ENTER" PAVEMENT MARKING. STARBUCKS PROTOTYPICAL DETAIL.
3	DIRECTIONAL PAVEMENT ARROW. STARBUCKS PROTOTYPICAL DETAIL.
4	DRIVE-THRU ENTRY PAVEMENT ARROW. STARBUCKS PROTOTYPICAL DETAIL.
5	BYPASS LANE ENTRY PAVEMENT ARROW. STARBUCKS PROTOTYPICAL DETAIL.
6	STOP BAR. STARBUCKS PROTOTYPICAL DETAIL.
7	ACCESSIBLE STALL STRIPING. SEE DETAIL THIS SHEET.
8	PROPOSED WHITE THERMOPLASTIC PEDESTRIAN CROSSWALK STRIPING. 2' WIDE, 6" ON CENTER. LENGTH PER PLAN
9	MOTORCYCLE PARKING SIGNAGE. SEE DETAIL THIS SHEET.
10	MENU BOARD. SEE STARBUCKS SIGNAGE VENDOR FOR DETAILS.
11	DRIVE-THRU THANK YOU/EXIT ONLY SIGN. SEE STARBUCKS SIGNAGE VENDOR FOR DETAILS.
12	DRIVE-THRU SIGNAGE. SEE STARBUCKS SIGNAGE VENDOR FOR DETAILS.
13	DRIVE-THRU ORDER BOARD. SEE STARBUCKS SIGNAGE VENDOR FOR DETAILS.
14	DRIVE-THRU PRE-MENU BOARD. SEE STARBUCKS SIGNAGE VENDOR FOR DETAILS.
15	ACCESSIBLE PARKING STALL SIGNAGE. SEE DETAIL THIS SHEET.
16	VAN ACCESSIBLE PARKING STALL SIGNAGE. SEE DETAIL THIS SHEET.
17	ANGLED NO PARKING STRIPING. SEE DETAIL THIS SHEET.

NOTE: CONTRACTOR TO WORK WITH STARBUCKS SIGN VENDOR TO ORDER STENCILS FOR PROTOTYPICAL SITE STRIPING.

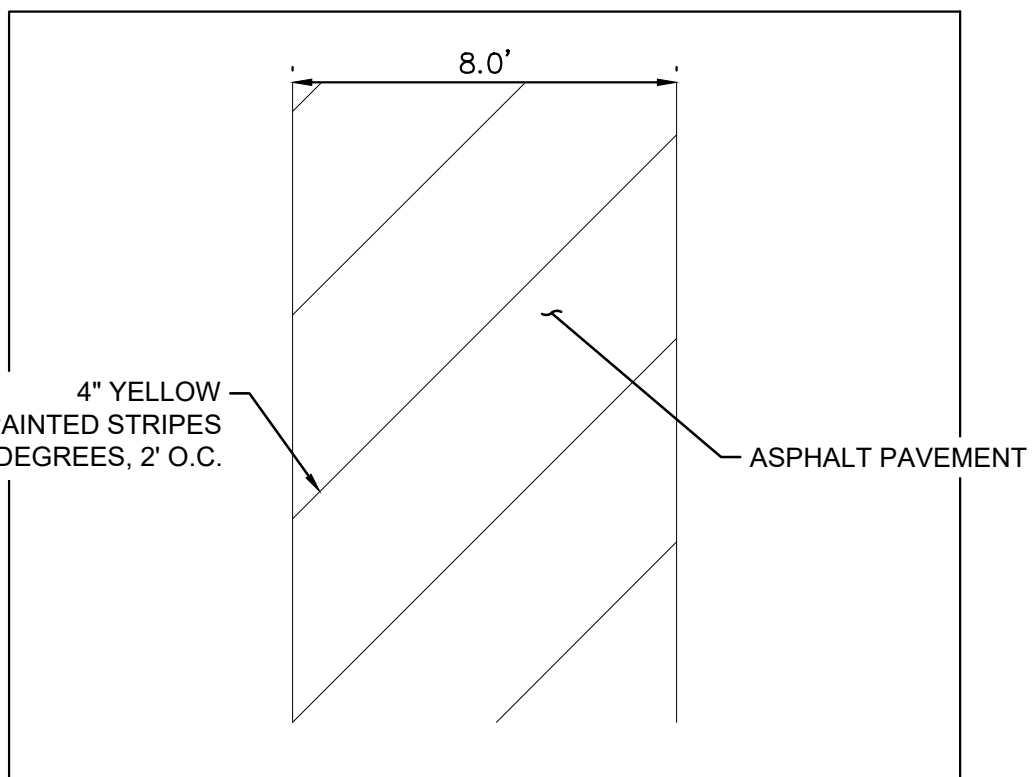


MOTORCYCLE PARKING SIGNAGE
N.T.S.

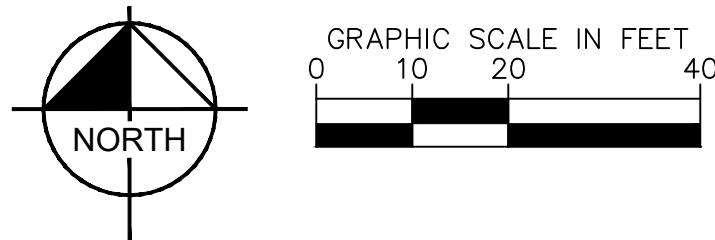


SINGLE POST

- NOTES:
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - GALVANIZED SQUARE TUBE
- POST TUBES - 2"x2"x3/16" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



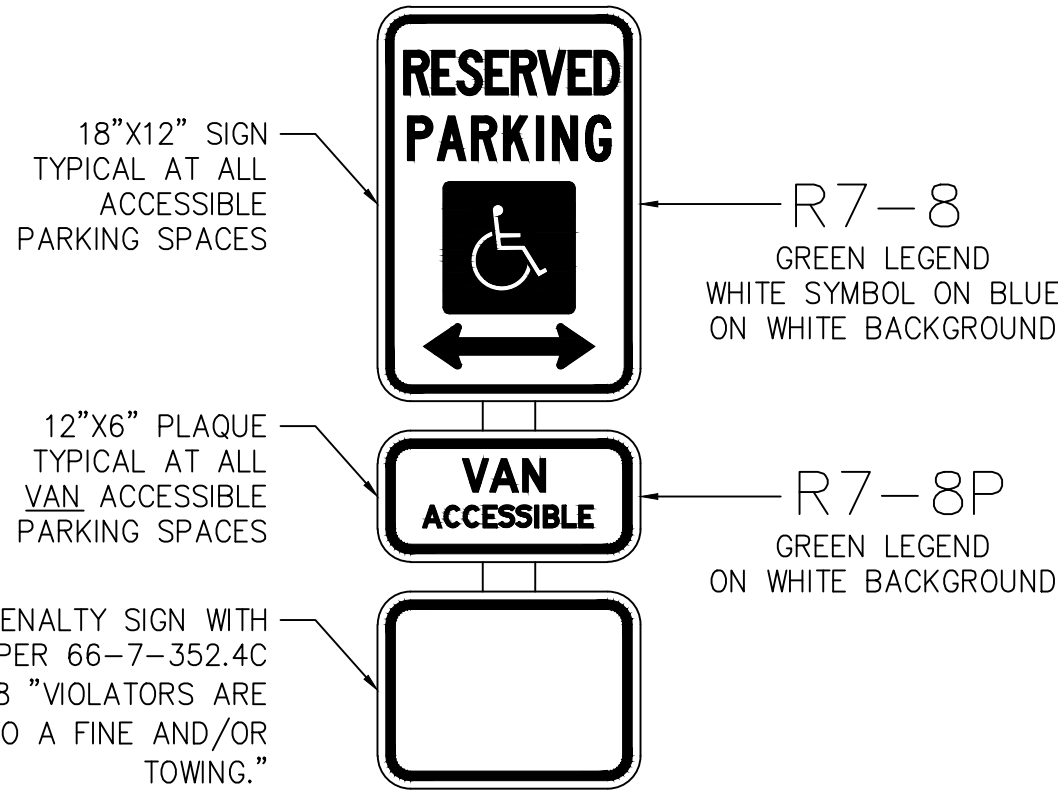
ANGLED NO PARKING STRIPING DETAIL



SITE BENCHMARKS

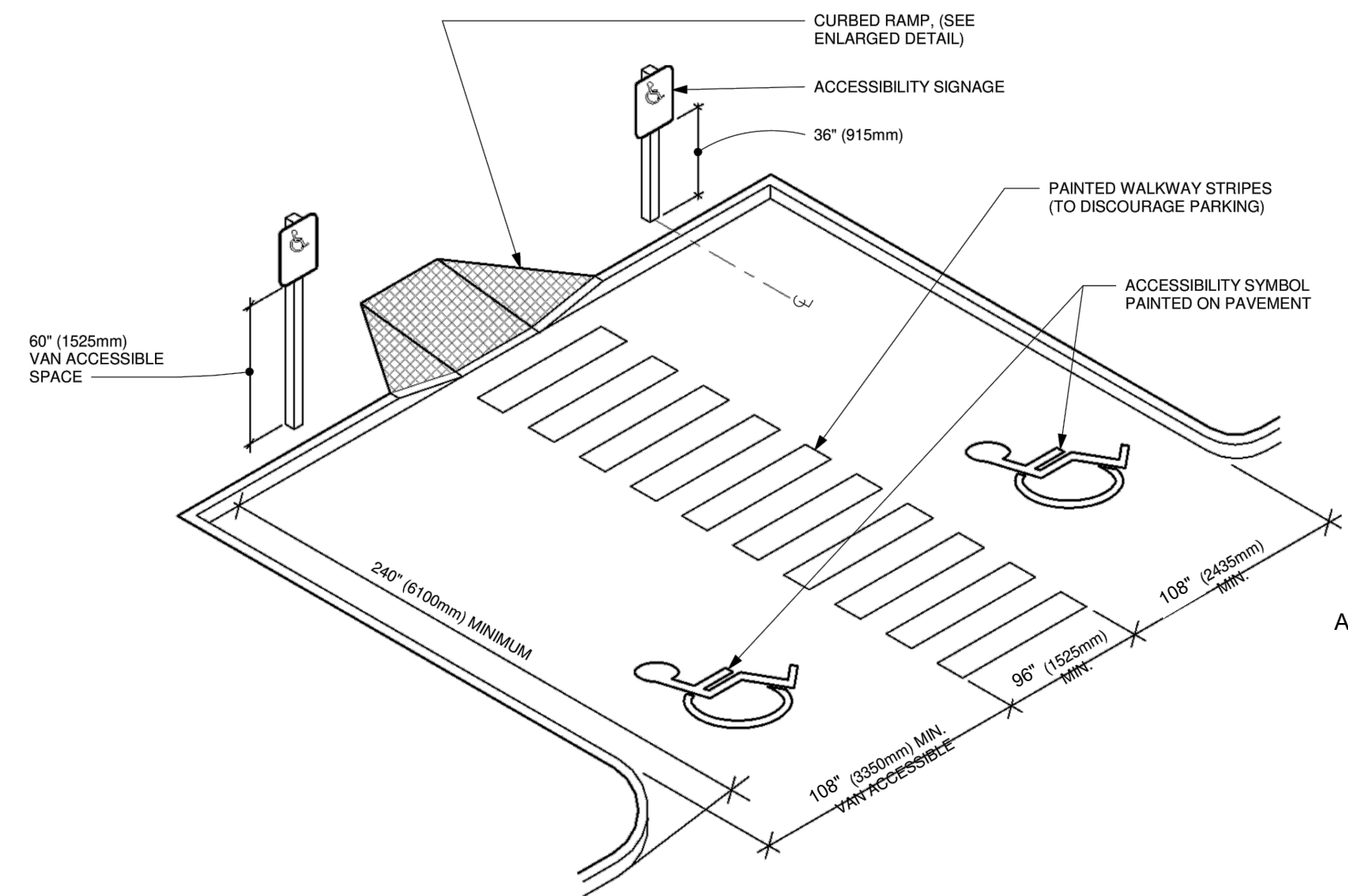
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DELTA ALPHA ANGLE: -0°10'13.69"

*SEE DIMENSION CONTROL PLAN, SHEET C4.1, FOR LOCATIONS

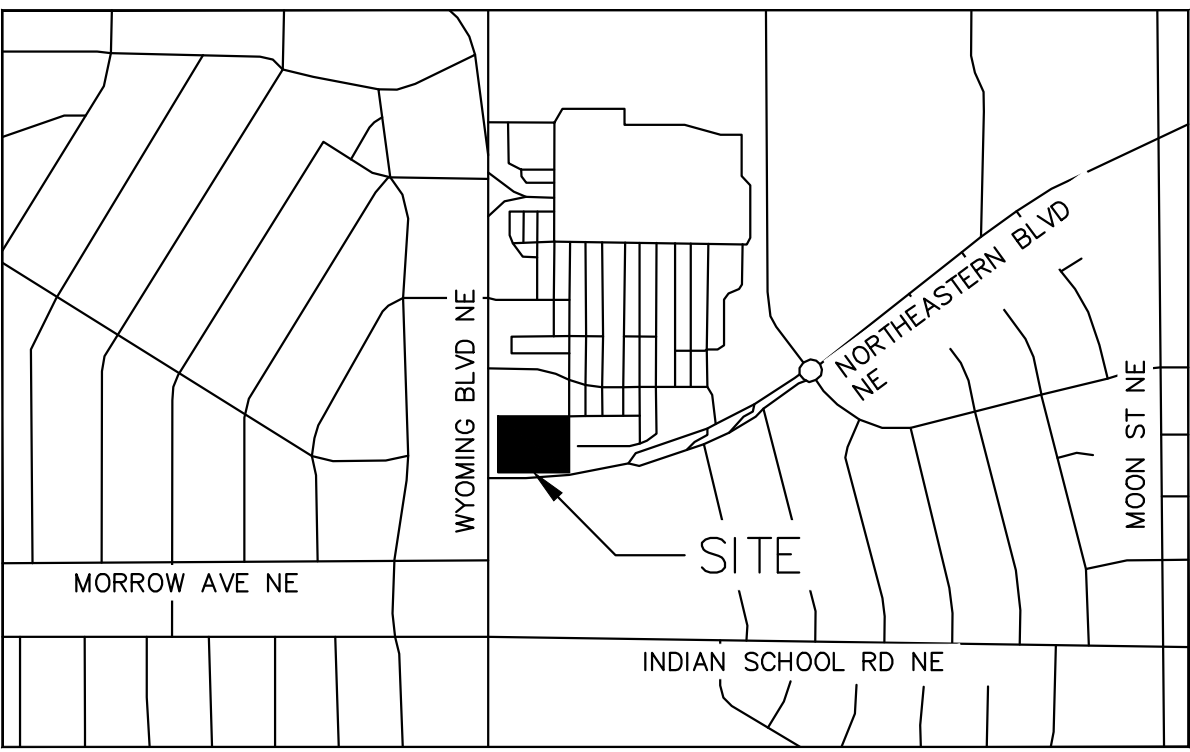


ACCESSIBLE PARKING SIGN

N.T.S.



ACCESSIBLE PARKING - DOUBLE



VICINITY MAP N.T.S.

STARBUCKS COFFEE COMPANY

2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98104
(206) 318-1575

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PHONE (206) 460-8000
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LAUREN A. RUTTER
24254
PROFESSIONAL ENGINEER
05/31/2023

KHA PROJECT
090100000

DATE
05/31/2023

SCALE
AS SHOWN

DESIGNED BY
NWSP

DRAWN BY
NWSP

CHECKED BY
LW

STRIPING AND SIGNAGE PLAN

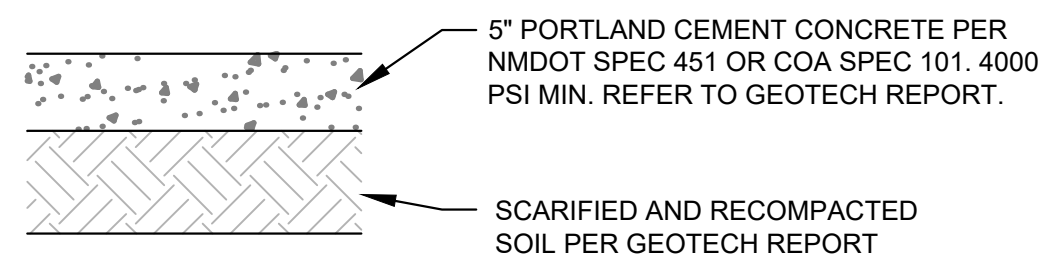
SHEET NUMBER
C4.2

REVISIONS

DATE

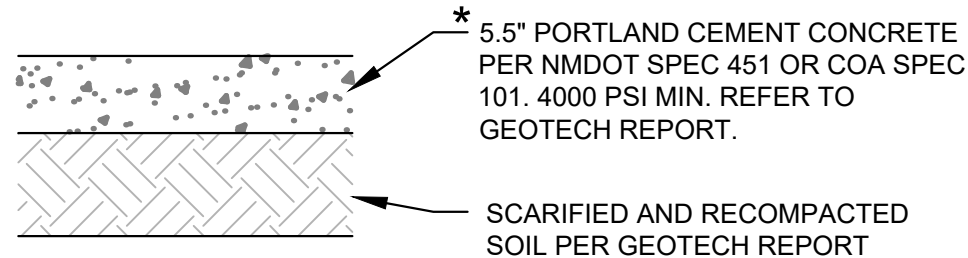
BY

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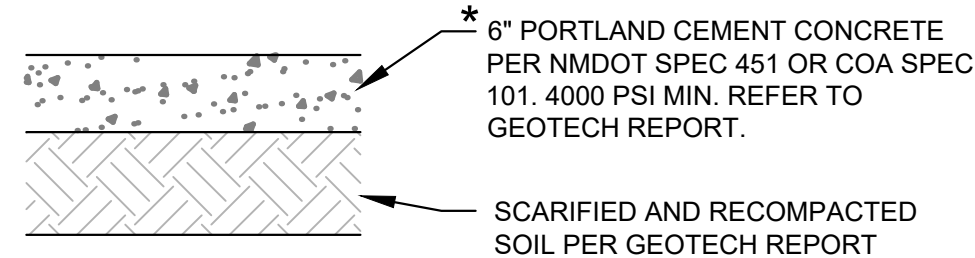
*** CONCRETE FOR RIGID PAVEMENT SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, A MODULUS OF RUPTURE OF 500 PSI, AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.**

STANDARD DUTY CONCRETE PAVEMENT SECTION FOR TRAFFIC CATEGORY A



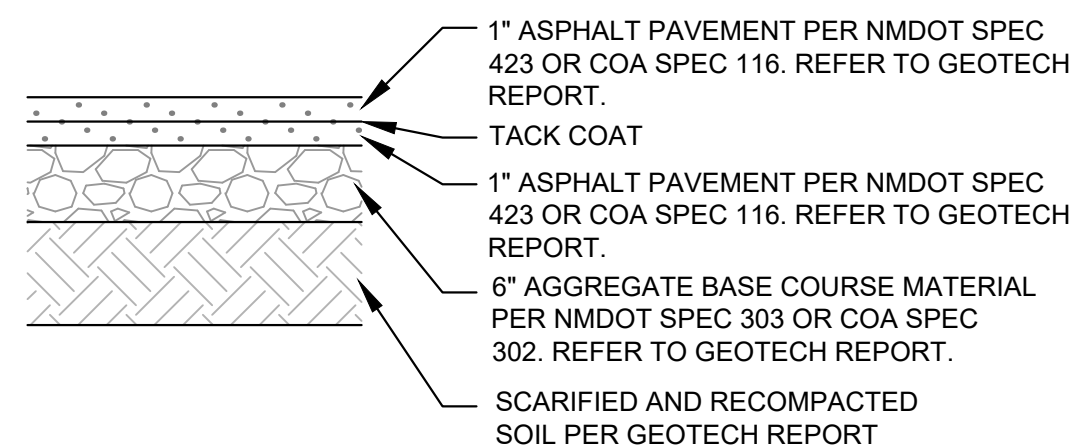
* CONCRETE FOR RIGID PAVEMENT SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, A MODULUS OF RUPTURE OF 500 PSI, AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.

HEAVY DUTY CONCRETE PAVEMENT SECTION FOR TRAFFIC CATEGORY E

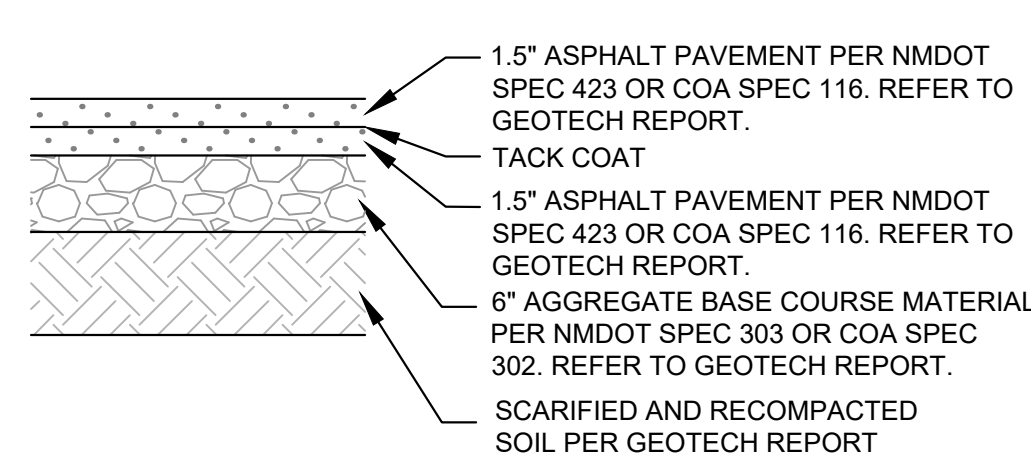


* CONCRETE FOR RIGID PAVEMENT SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, A MODULUS OF RUPTURE OF 500 PSI, AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.

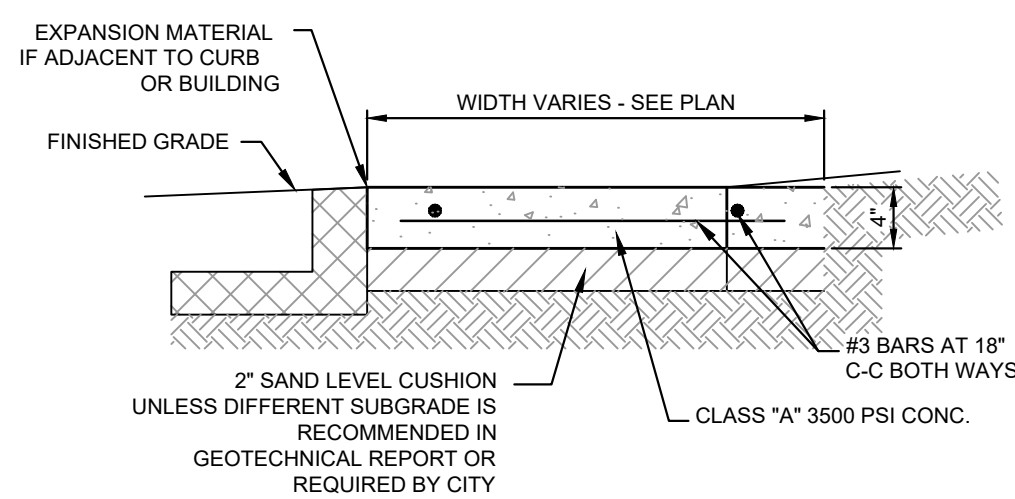
DUMPSTER PAD CONCRETE PAVEMENT SECTION



STANDARD DUTY ASPHALT PAVEMENT SECTION FOR TRAFFIC CLASS I



HEAVY DUTY ASPHALT PAVEMENT SECTION
FOR TRAFFIC CLASS II

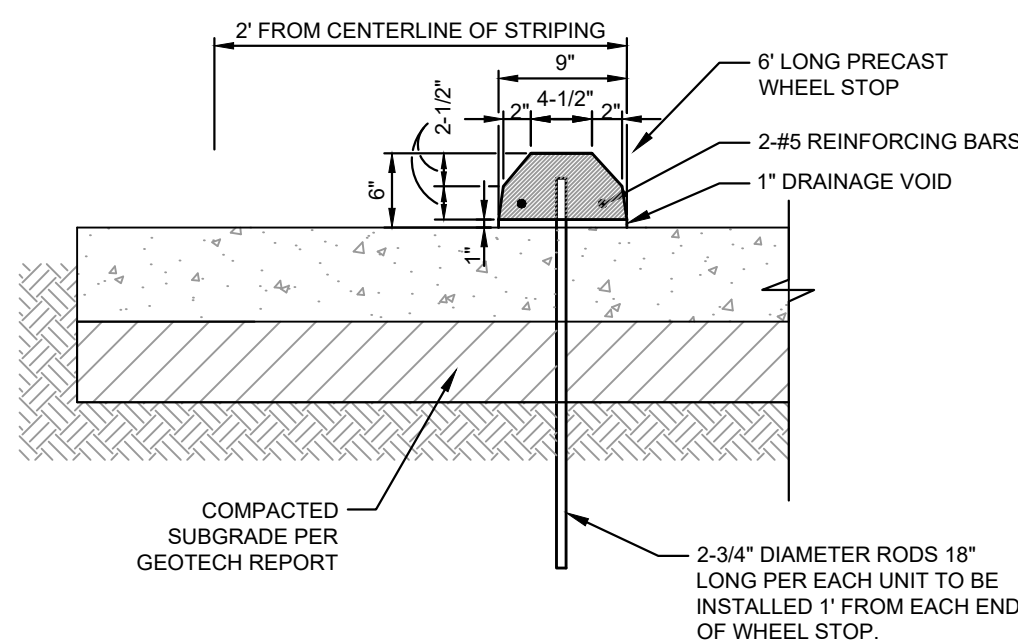


- NOTES:
1. PROVIDE BITUMINOUS EXPANSION MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
 2. SPACE CONTROL JOINT UNIFORMLY AT INTERVALS EQUAL TO THE WALK WIDTH OR AS SHOWN ON ARCHITECTURAL PLANS.
 3. PLACE PREMOLED EXPANSION JOINT MATERIAL AROUND ALL STRUCTURES IN NEW WALK ALONGSIDE ALL ADJACENT BUILDINGS AND ABUTTING STRUCTURES TO THE NEW CONCRETE SIDEWALK
 4. SEAL EXPANSION & CONTRACTION JOINTS WITH AN APPROVED TYPE SEALANT.
 5. SIDEWALK PAVEMENT WHERE PATIO FURNITURE IS TO BE PLACED MUST BE 4000 PSI.

NOTE:
REFER TO GEOTECH REPORT FOR
FURTHER INFORMATION.

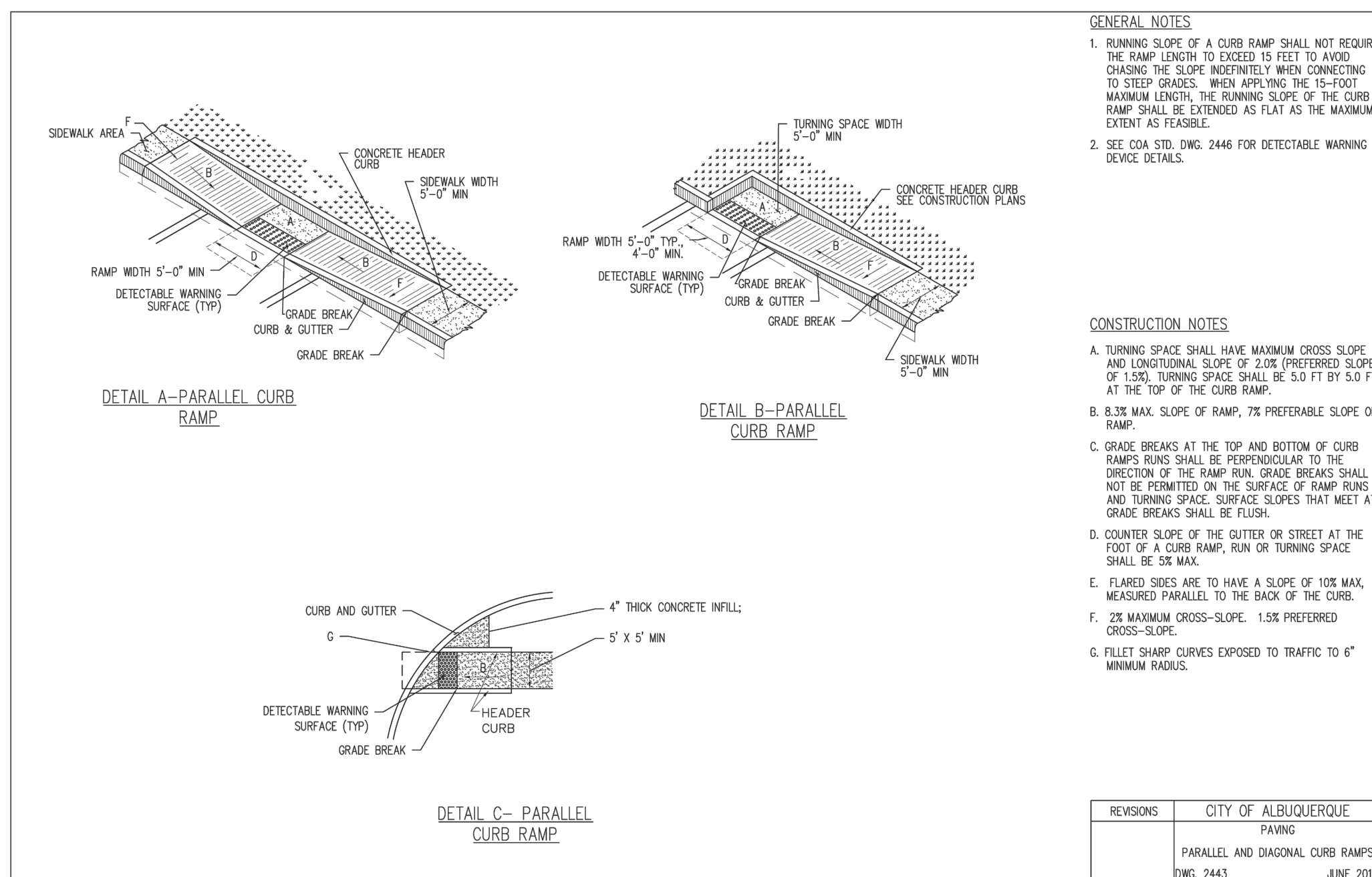
CONCRETE SIDEWALK DETAIL

N.T.S

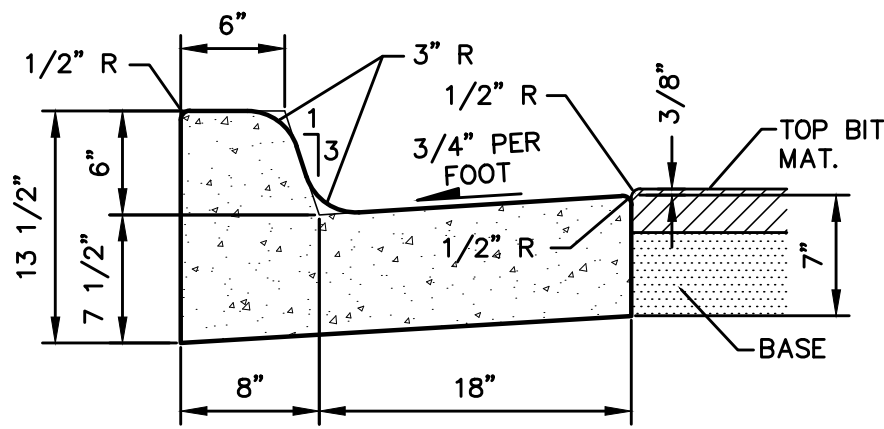


PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S

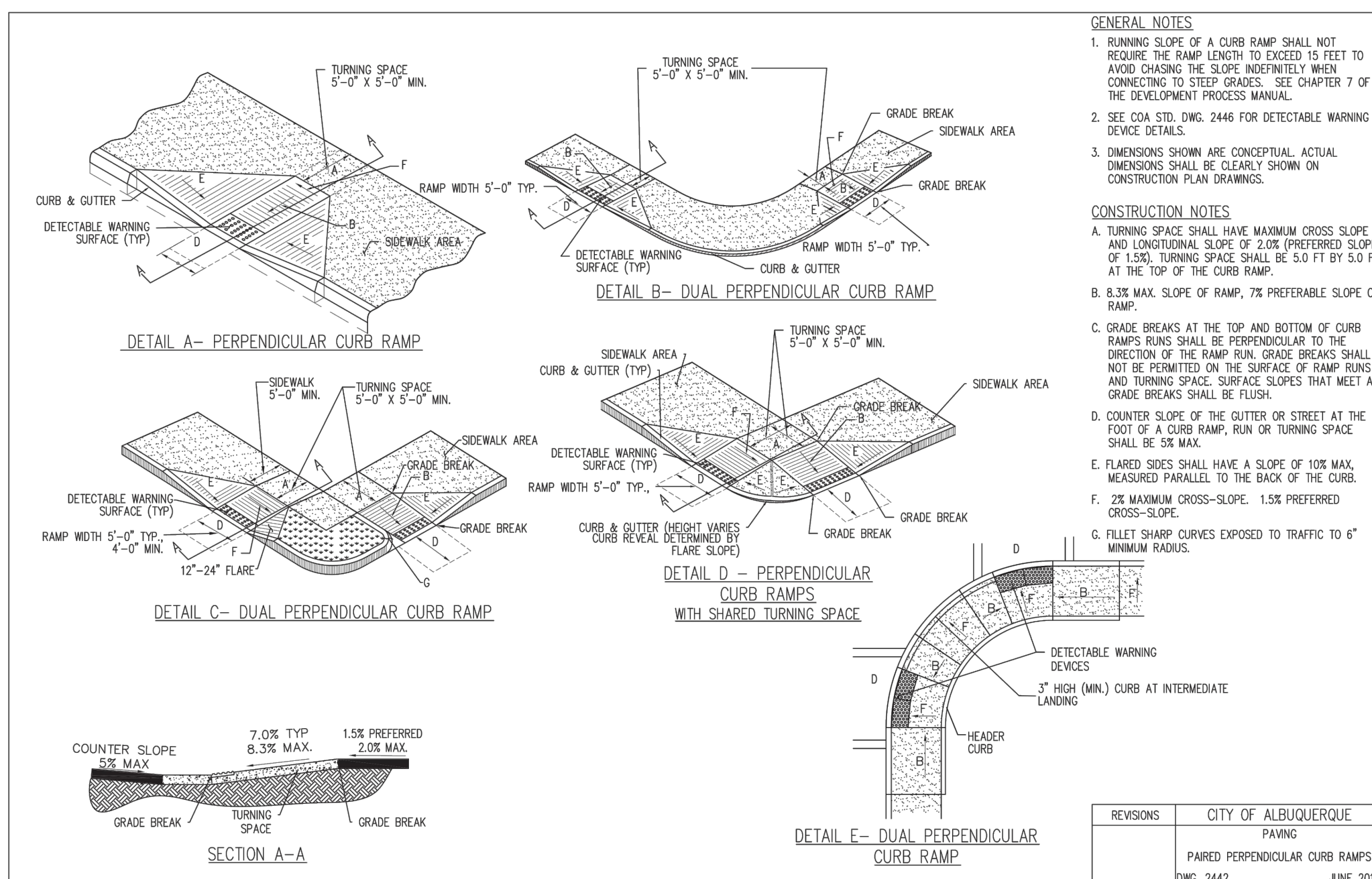


REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443
	JUNE 2011

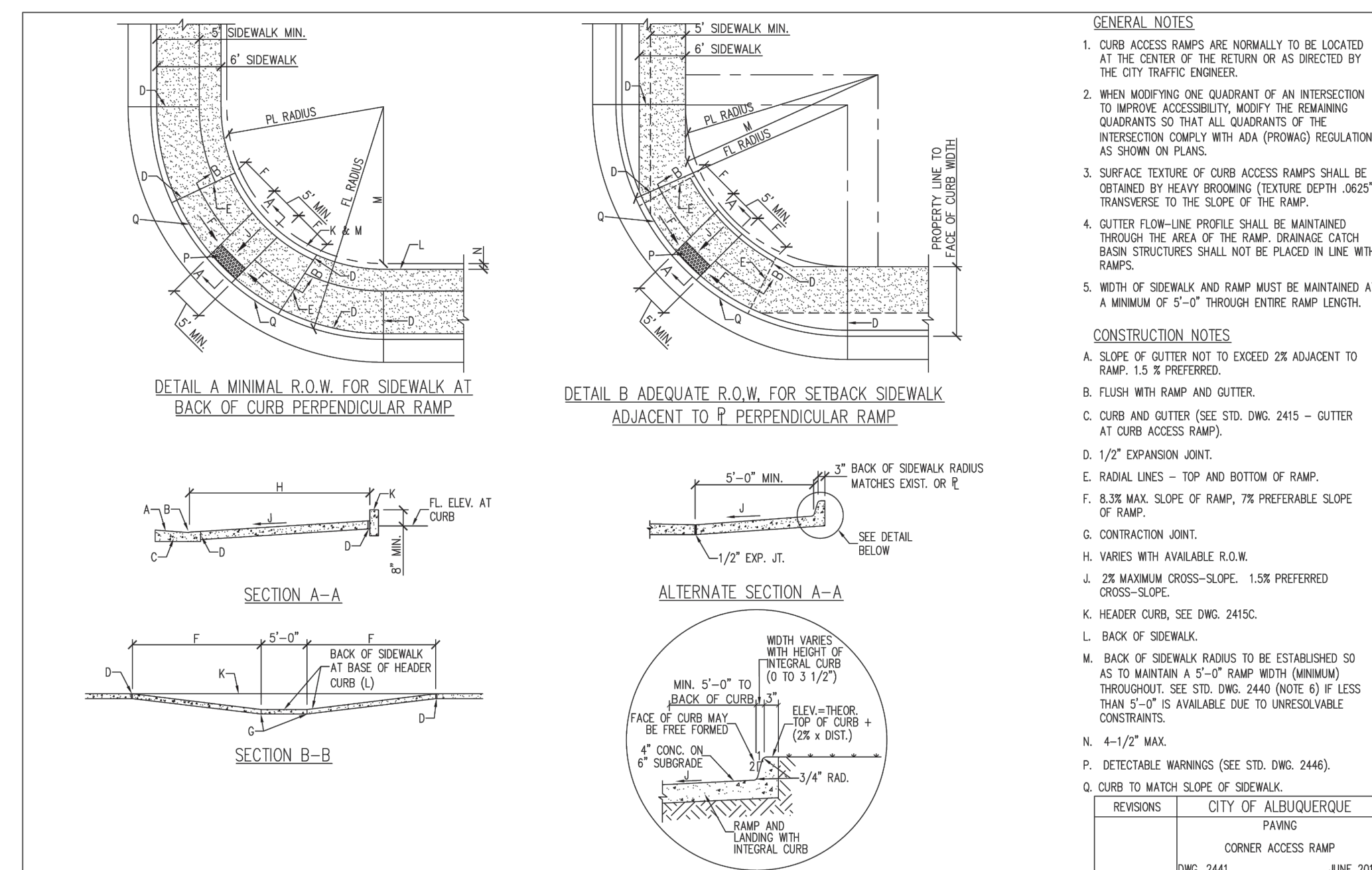


B618 CURB & GUTTER

N.T.S.



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	PAVING
	PAIRED PERPENDICULAR CURB RAMPS
	DWG. 2442
	JUNE 2011



REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CORNER ACCESS RAMP
	DWG. 2441
	JUNE 2019