

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 27, 2024

Regina Okoye
Modulus Architects
8220 San Pedro Dr. NE
Albuquerque, NM 87113

Re: Starbucks
2004 Wyoming Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 02-26-24 (H20-D003E)

Dear Ms. Okoye,

The TCL submittal received 02-22-2024 is approved for Building Permit by Transportation. 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

Albuquerque

NM 87103

www.cabq.gov

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.

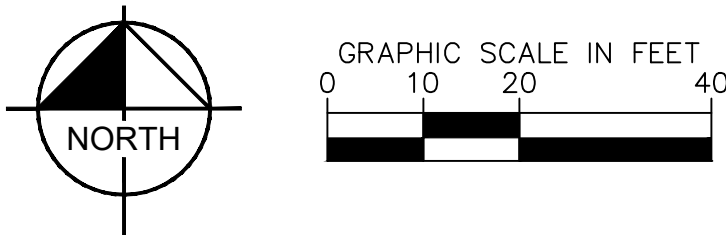
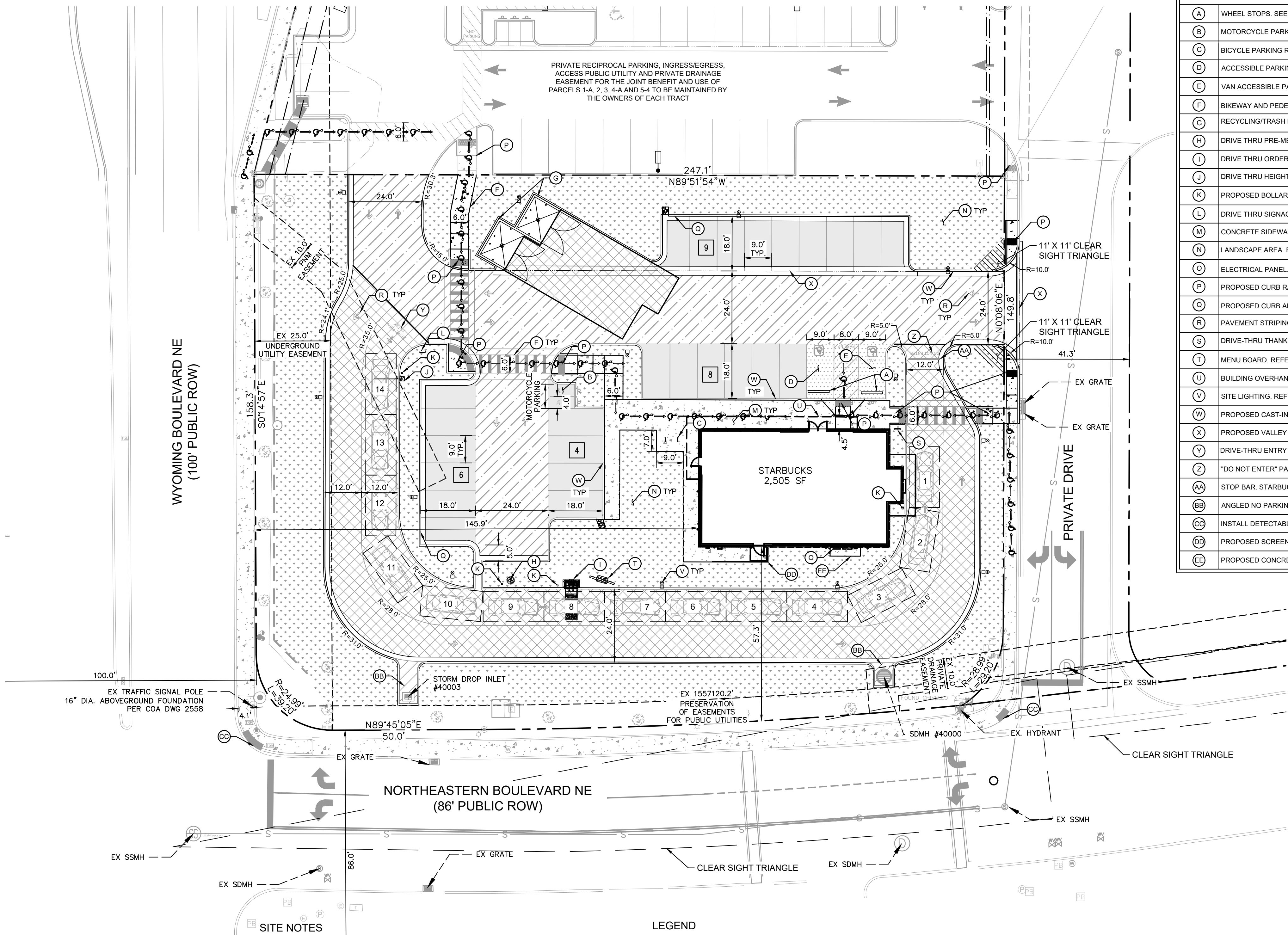
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

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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"

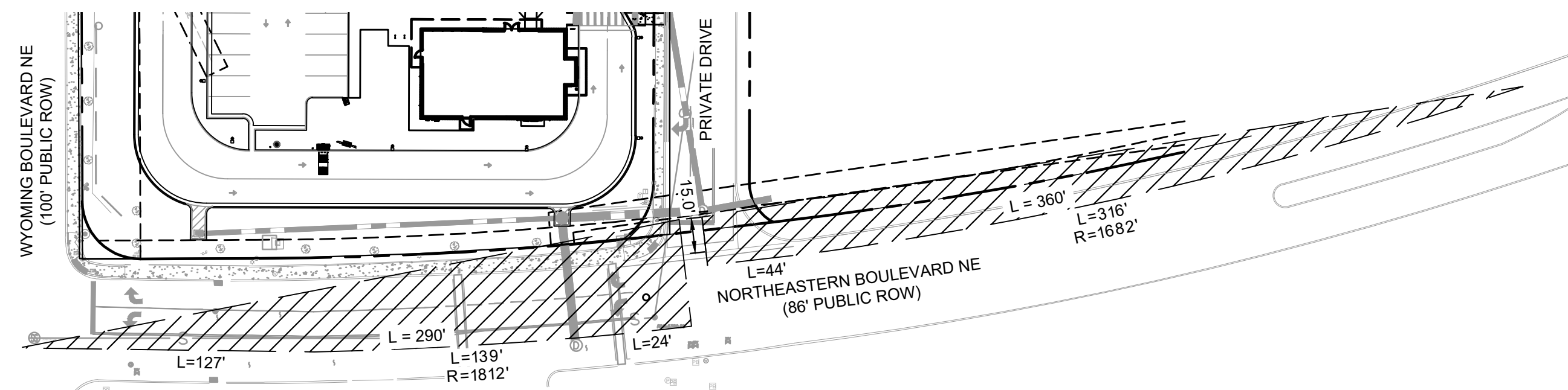
*SEE DIMENSION CONTROL PLAN, SHEET C4.1, FOR LOCATIONS

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL CURB RADI 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 CUTTER 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.

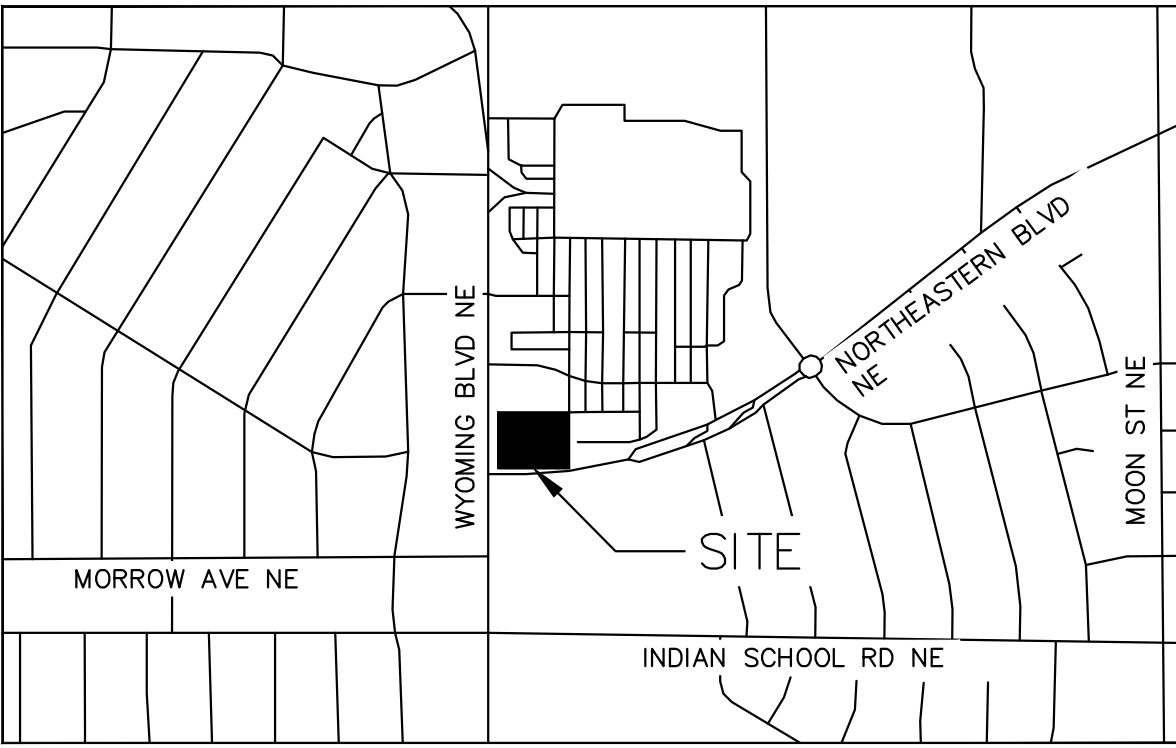
LEGEND

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



CLEAR SIGHT TRIANGLE INSET
SCALE: 1"=50'

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. SEE DETAIL ON SHEET C7.1.
(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)	ELECTRICAL PANEL. 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.
(DD)	PROPOSED SCREEN WALL. REFER TO ARCH. PLANS.
(EE)	PROPOSED CONCRETE PAD. SEE DIMENSIONS ON SHEET C4.1.



VICINITY MAP N.T.S

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
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000348716
GROUND TO GRID: 0.999651406
DISTANCE ANNOTATION: GROUND
BEARING ANNOTATION: GRID
BASE POINT FOR SCALING: N=0
AND/OR ROTATION: E=0
ELEVATION TRANSLATION: ±0.00'
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	2,505 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.	

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 2/27/2024
Signed Date



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ELIZABETH ANNE WILLIOT
NEW MEXICO
28862
Professional Engineer
02/26/2024

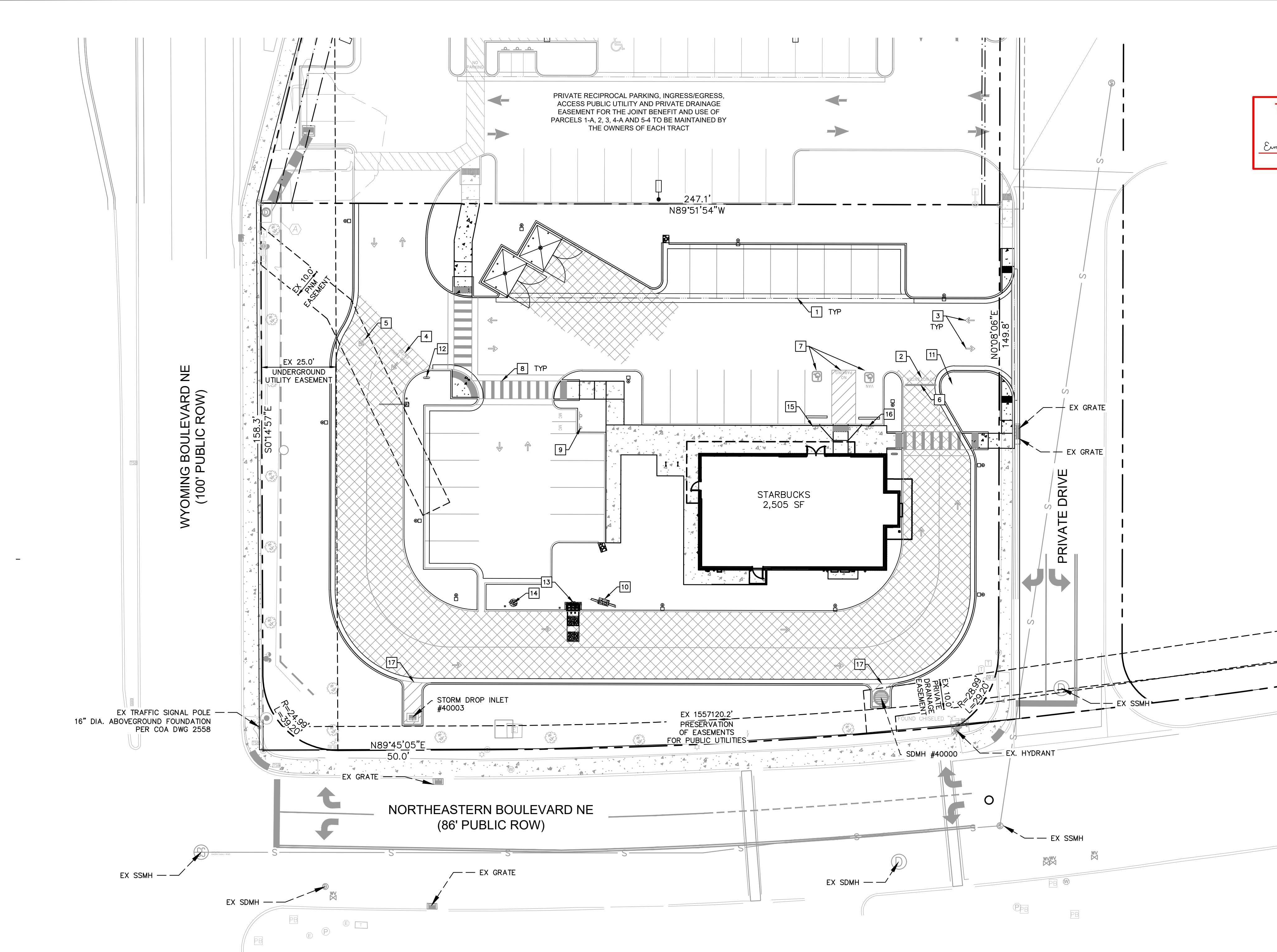
KHA PROJECT 090100000
DATE 02/26/2024
SCALE AS SHOWN
DESIGNED BY NWSP
DRAWN BY NWSP
CHECKED BY LW

SITE KEYNOTE
PLAN

STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

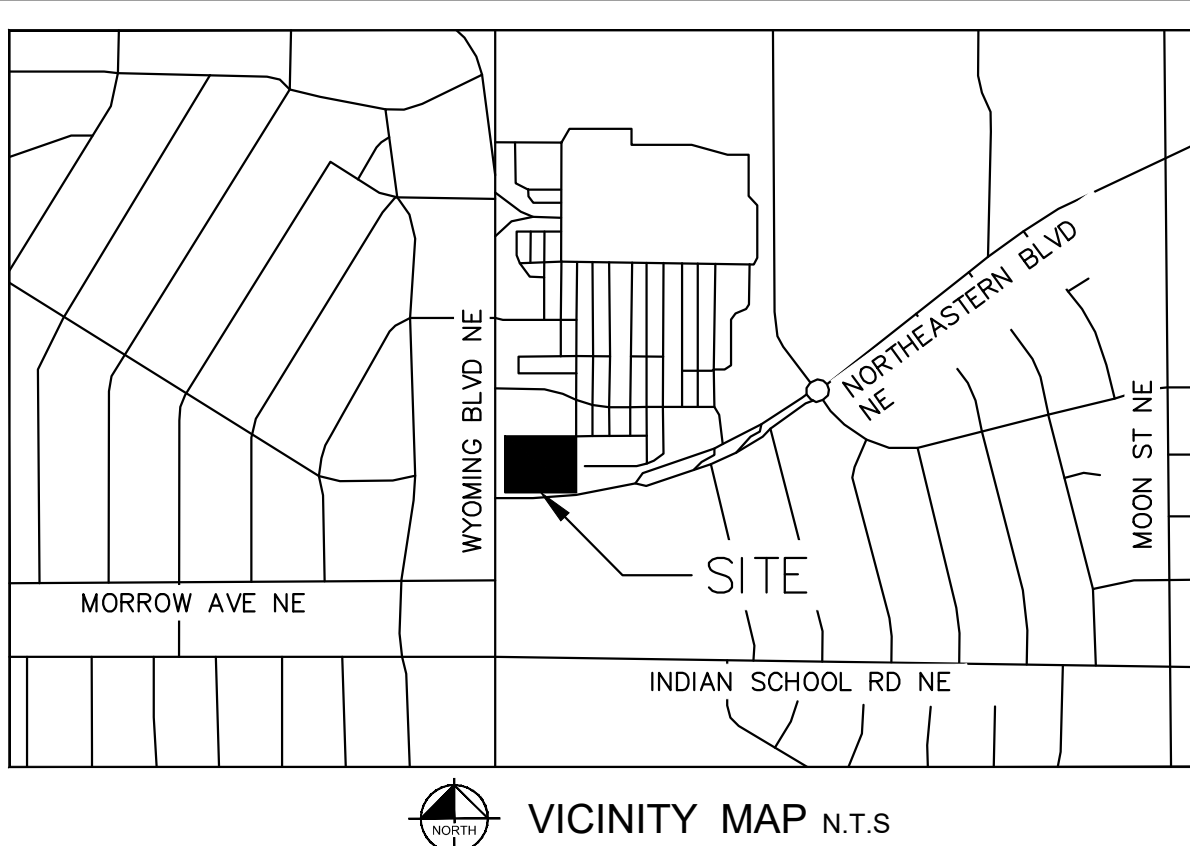
SHEET NUMBER
C4.0

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TRAFFIC CIRCULATION
LAYOUT APPROVED

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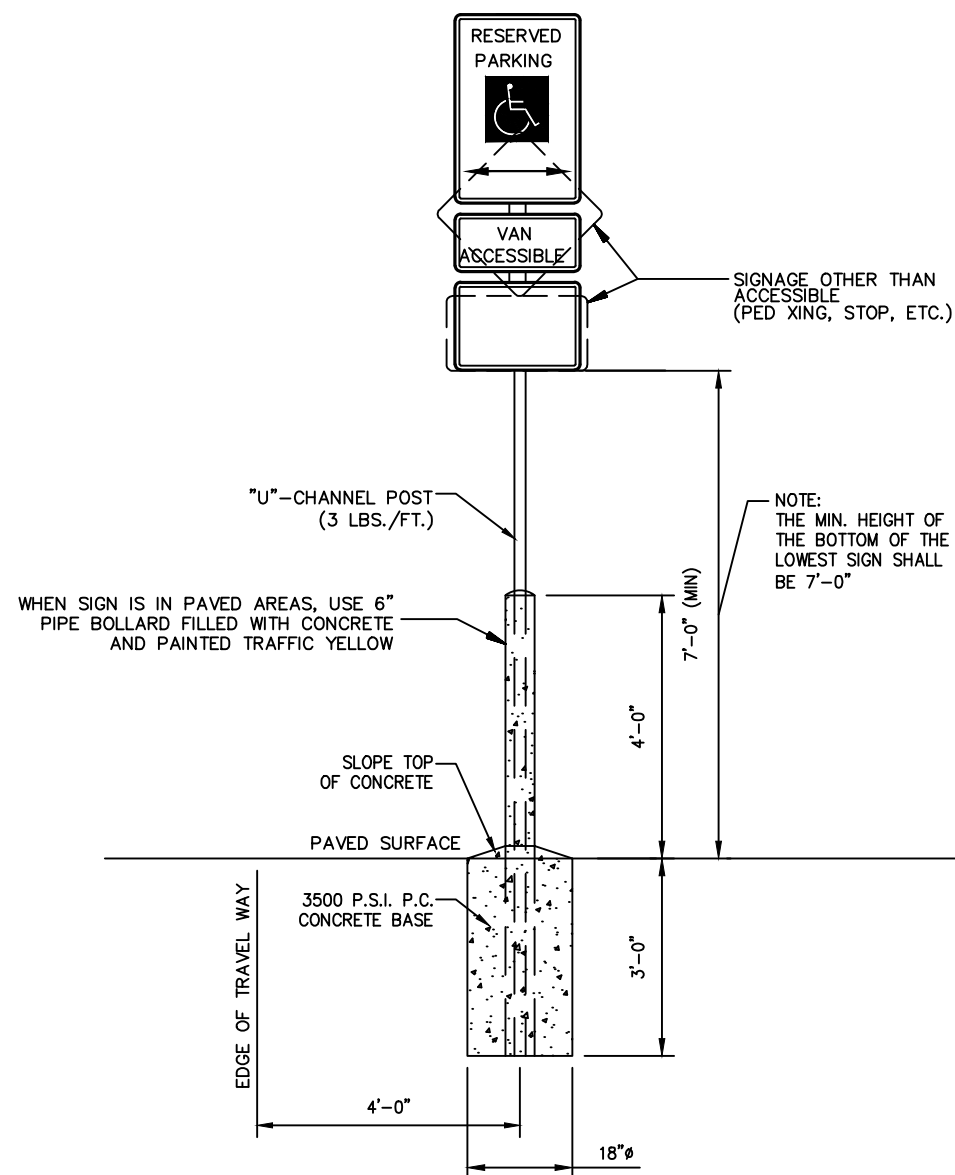


STRIPING AND SIGNAGE LEGEND	
1	4" THICK WHITE PAINTED PARKING STRIPING (TYP. ALL STALLS)
2	"DO NOT ENTER" PAVEMENT MARKING. STARBUCKS PROTOTYPICAL DETAIL.
3	DIRECTIONAL PAVEMENT ARROW. STARBUCKS PROTOTYPICAL DETAIL.
4	DRIVE-THRU ENTRY PAVEMENT ARROW. STARBUCKS PROTOTYPICAL DETAIL.
5	BYPASS LANE ENTRY 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.

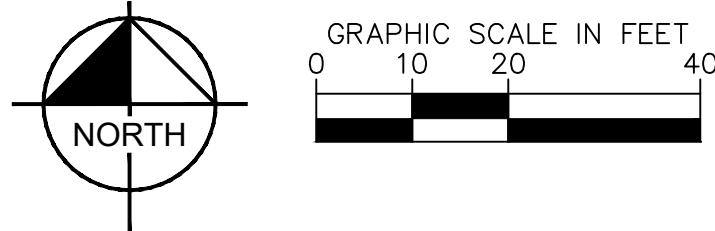


MOTORCYCLE PARKING SIGNAGE
N.T.S.



SINGLE POST

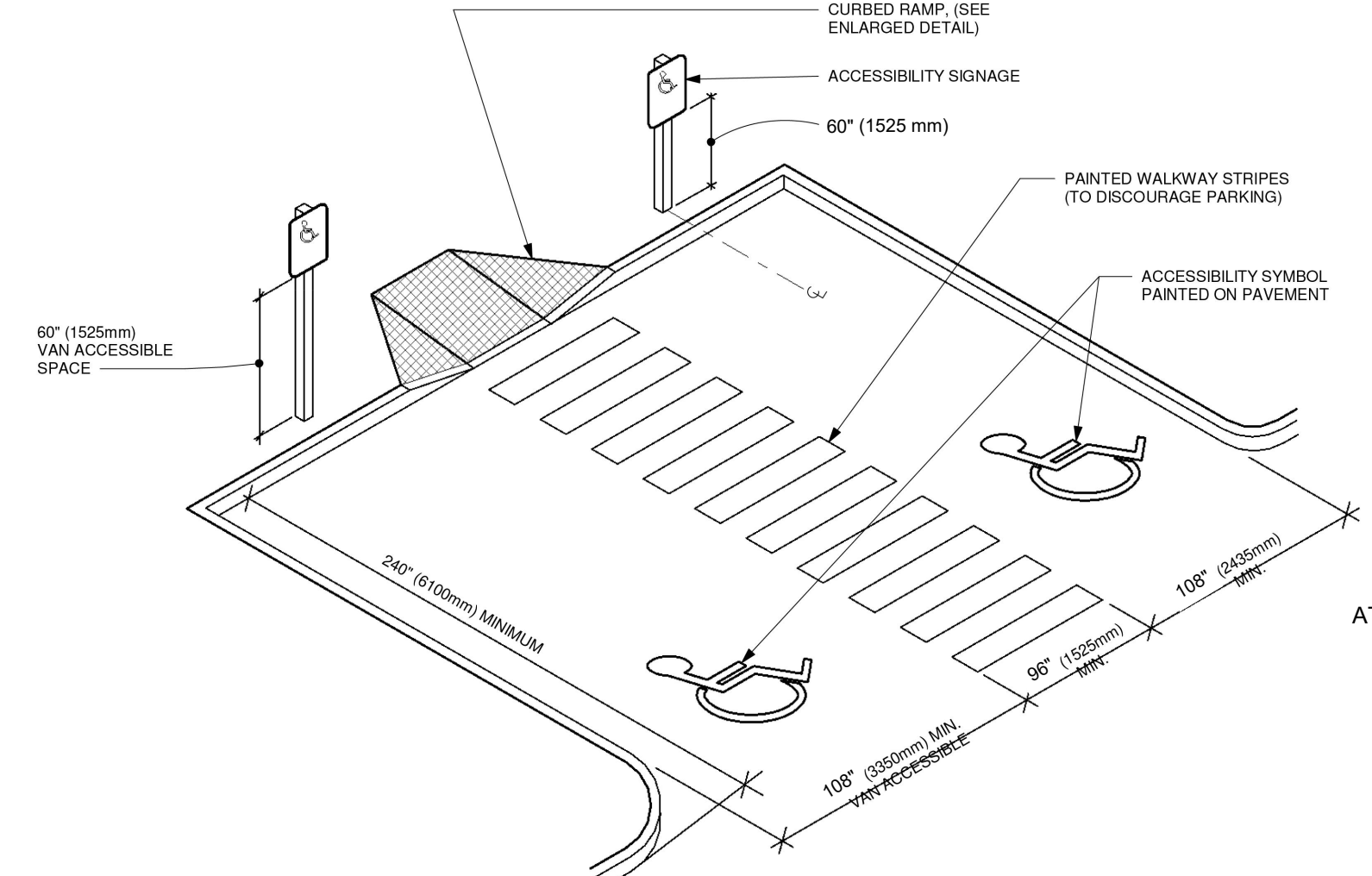
- NOTES:
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - GALVANIZED SQUARE TUBE
- POST TUBES - 2"x2"x3/16"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



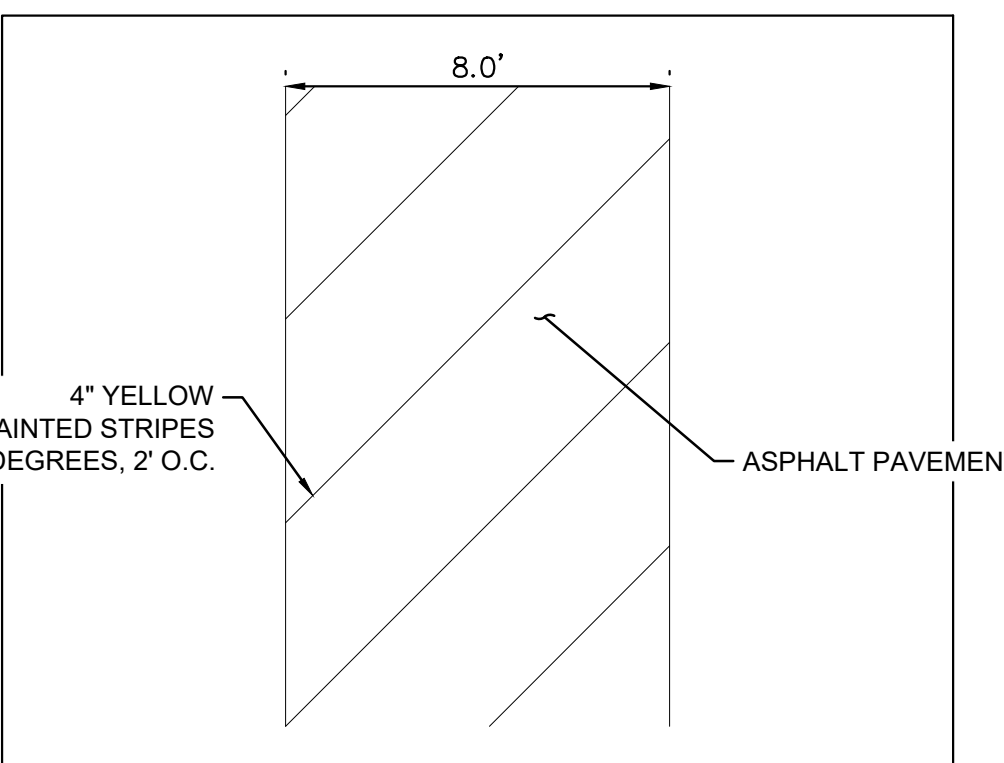
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- GROUND TO GRID FACTOR: 0.999653810
- DELTA ALPHA ANGLE: -0°10'13.69"
- *SEE DIMENSION CONTROL PLAN, SHEET C4.1, FOR LOCATIONS

- 18"x12" SIGN
TYPICAL AT ALL
ACCESSIBLE
PARKING SPACES
- 12"x6" PLAQUE
TYPICAL AT ALL
VAN ACCESSIBLE
PARKING SPACES
- 12"x9" PENALTY SIGN WITH
WORDING PER 66-7-352.4C
NMSA 1978 "VIOLATORS ARE
SUBJECT TO A FINE AND/OR
TOWING."
- R7-8
GREEN LEGEND
WHITE SYMBOL ON BLUE
ON WHITE BACKGROUND
- R7-8P
GREEN LEGEND
ON WHITE BACKGROUND

ACCESSIBLE PARKING SIGN
N.T.S.



ACCESSIBLE PARKING - DOUBLE



ANGLED NO PARKING STRIPING DETAIL



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ELIZABETH ANNE WILKOT
NEW MEXICO
28862
Professional Engineer
02/26/2024

KHA PROJECT
090100000

DATE
02/26/2024

SCALE
AS SHOWN

DESIGNED BY
NWSP

DRAWN BY
LW

CHECKED BY

STRIPING AND
SIGNAGE PLAN

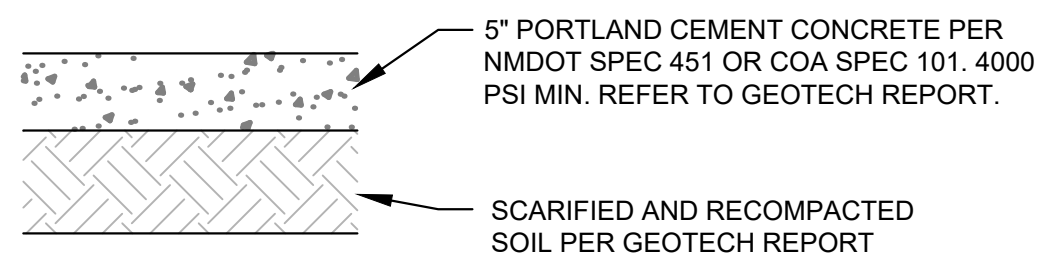
STARBUCKS COFFEE
COMPANY

2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98104
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STARBUCKS COFFEE
COMPANY

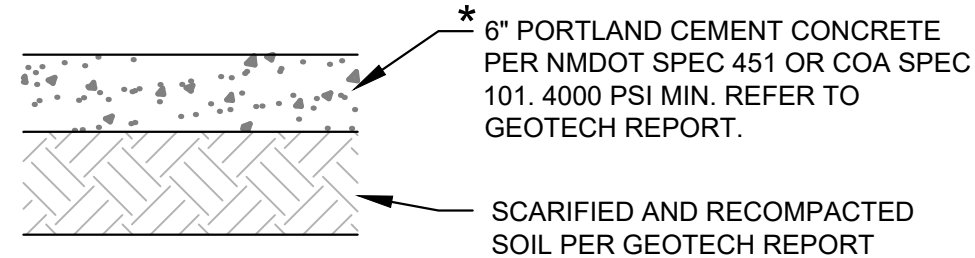
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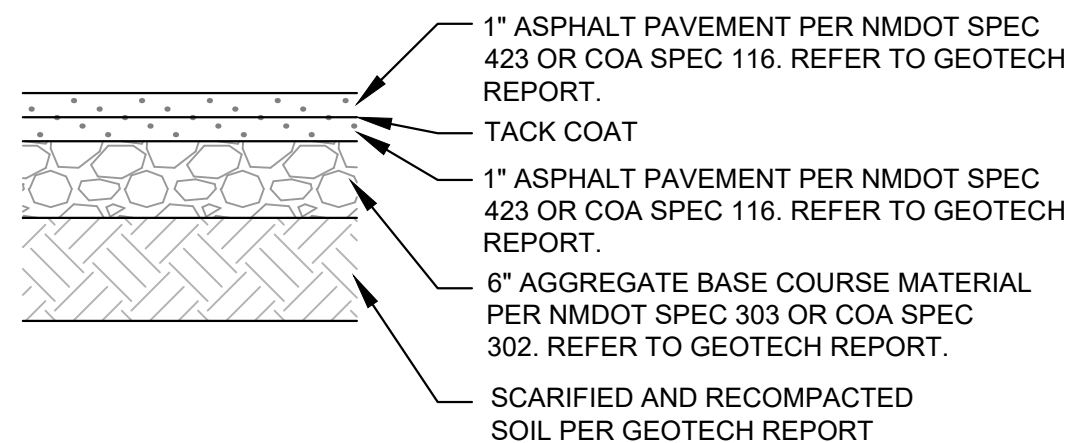
* CONCRETE FOR RIGID PAVEMENT SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, A MODULUS OF RUPTURE OF 500 PSI, AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.

STANDARD DUTY CONCRETE PAVEMENT SECTION FOR TRAFFIC CATEGORY A

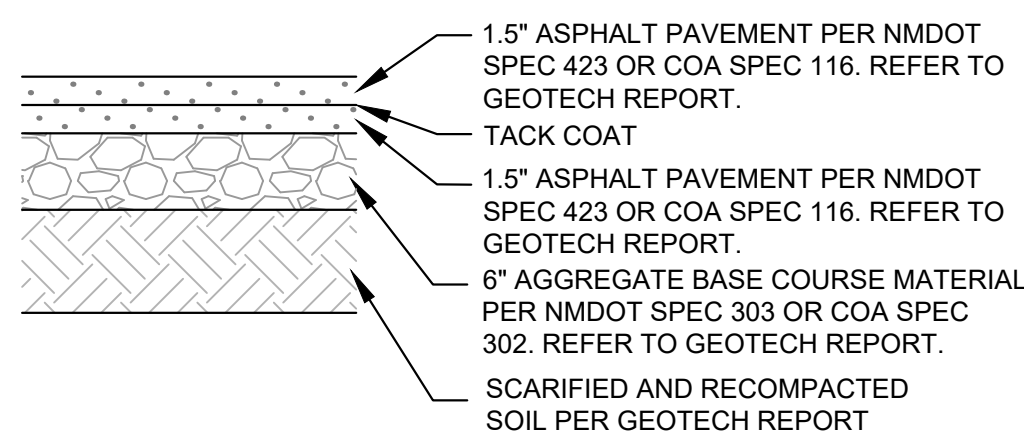


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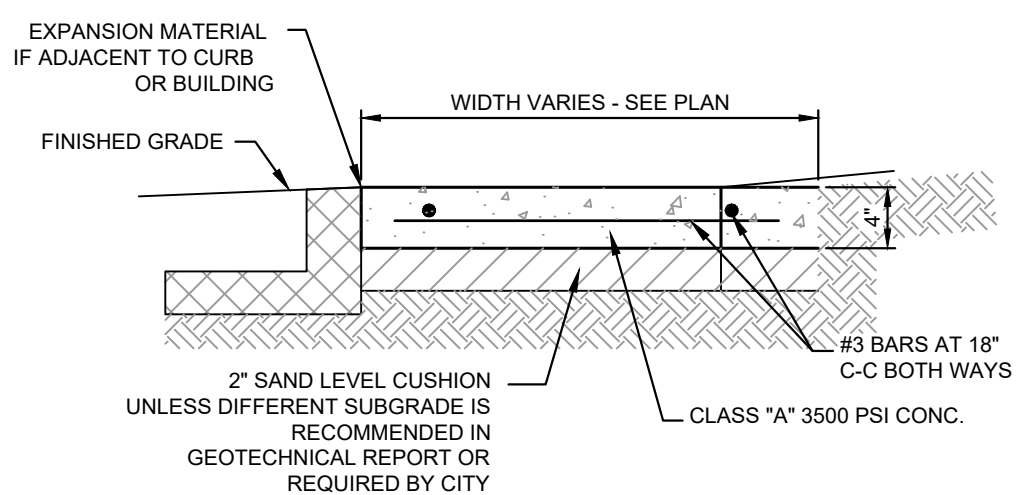
HEAVY DUTY CONCRETE PAVEMENT SECTION FOR DUMPSTER PAD AND DRIVE-THRU



STANDARD DUTY ASPHALT PAVEMENT SECTION FOR TRAFFIC CLASS I



HEAVY DUTY ASPHALT PAVEMENT SECTION FOR TRAFFIC CLASS II

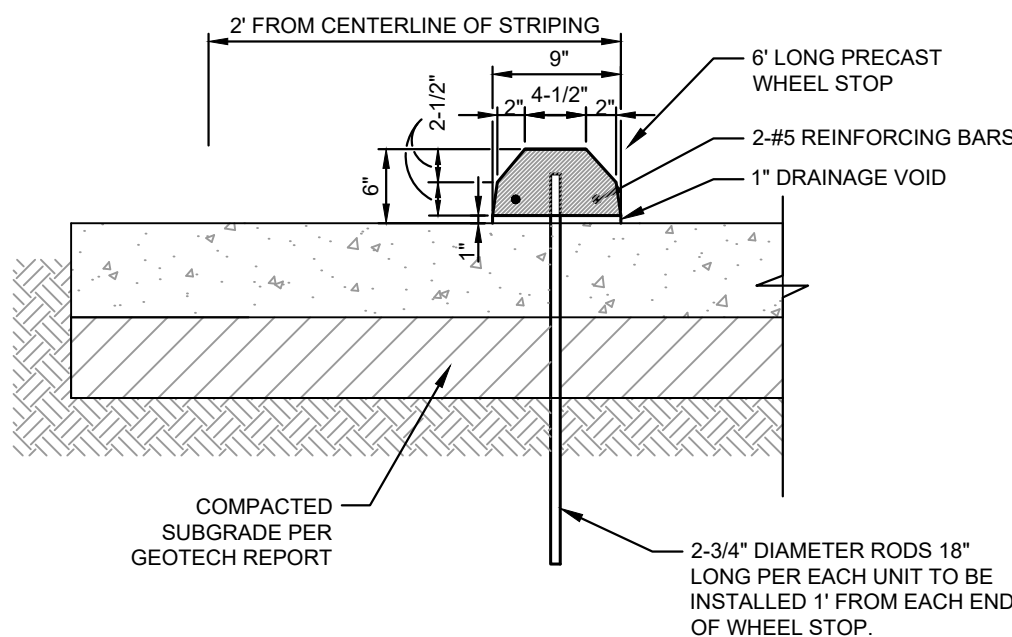


- NOTES:
1. PROVIDE BITUMINOUS EXPANSION MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
 2. SPACE CONTROL JOINT UNIFORMLY AT INTERVALS EQUAL TO THE WALK WIDTH OR AS SHOWN ON ARCHITECTURAL PLANS.
 3. PLACE PREMOLED EXPANSION JOINT MATERIAL AROUND ALL STRUCTURES IN NEW WALK 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.

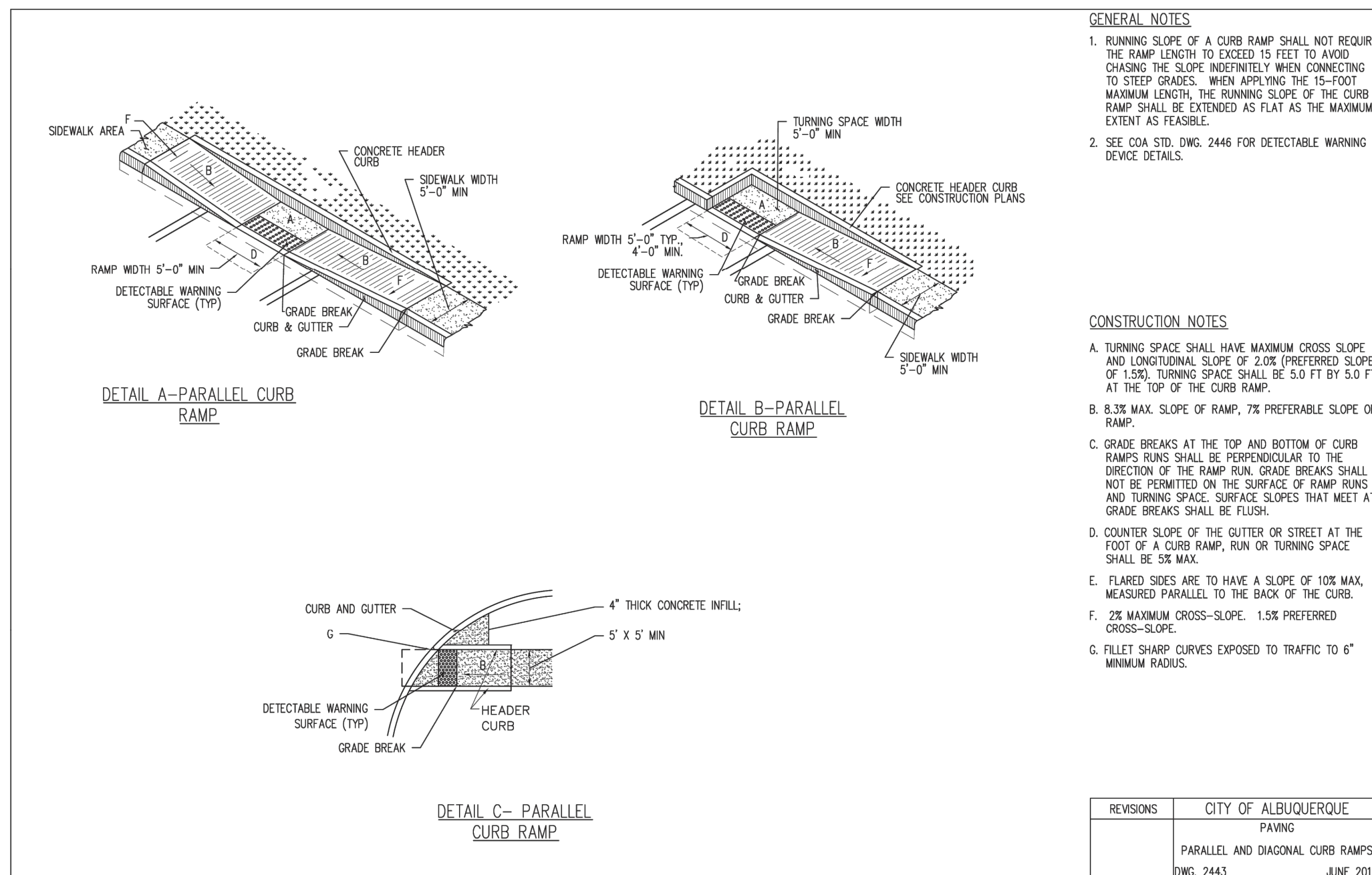
CONCRETE SIDEWALK DETAIL

N.T.S.

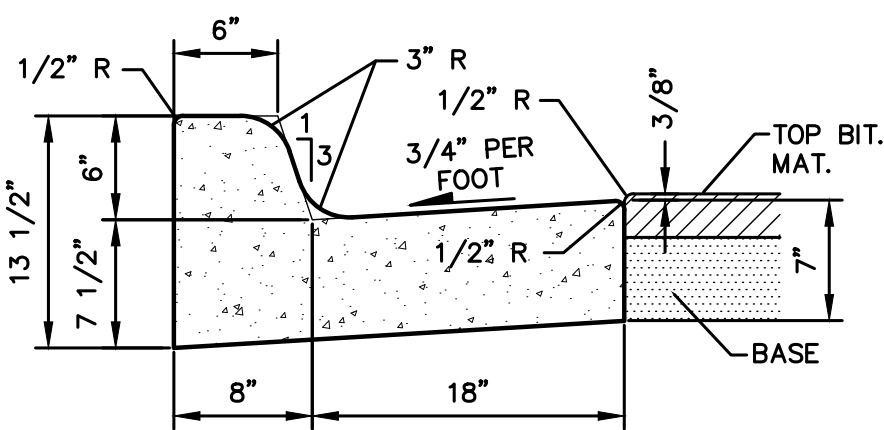


PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.

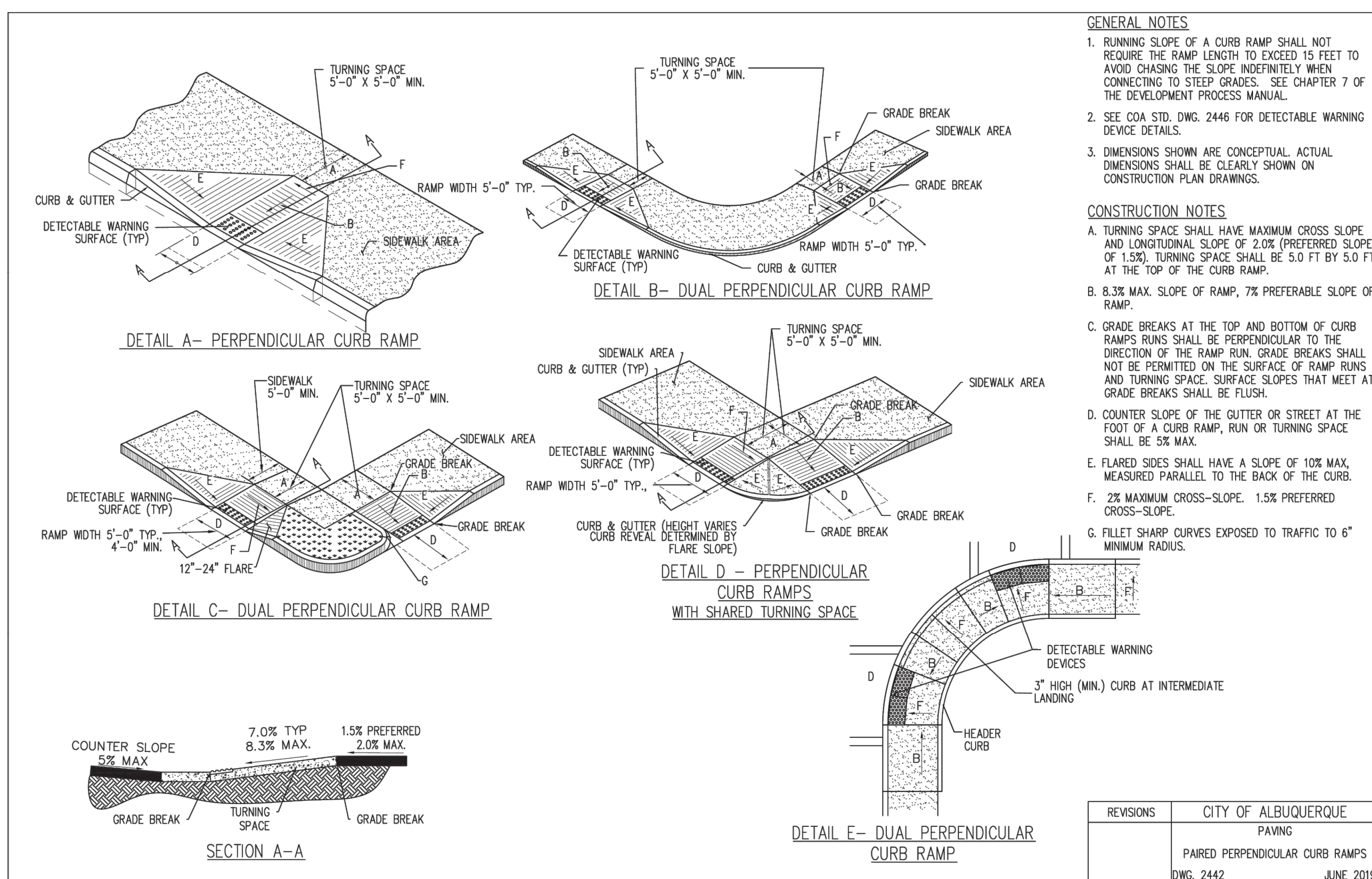


REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443
	JUNE 201

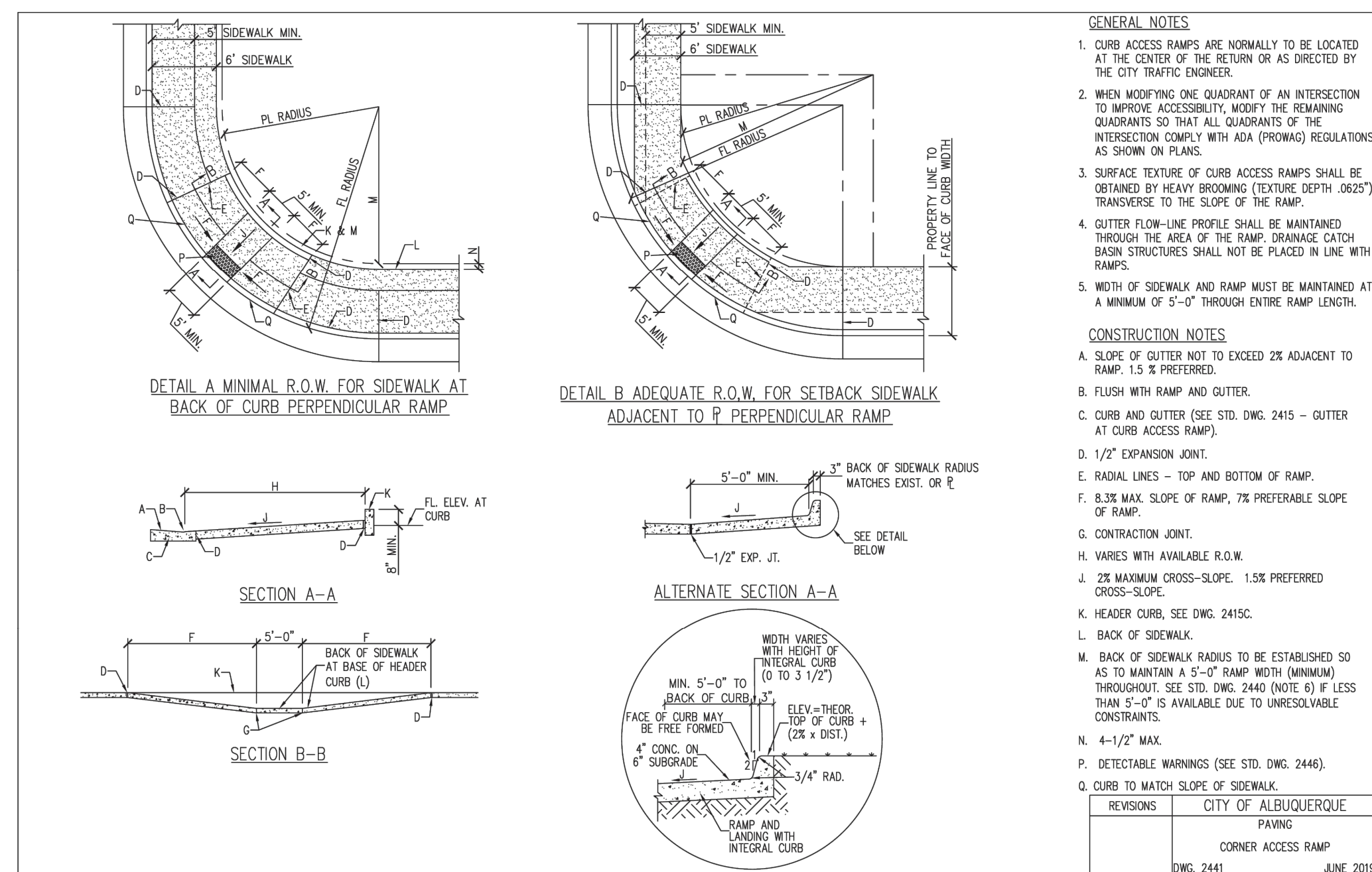


B618 CURB & GUTTER

N.T.S.



REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PAIRED PERPENDICULAR CURB RAMPS
	DWG. 2442
	JUNE 2015



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

[illegible]

Kimley»Horn

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 PHONE: (206) 970-1900
 WWW.KIMLEY-HORN.COM



KHA PROJECT	SCALE AS SHOWN
090100000	DESIGNED BY NW/SP
DATE	DRAWN BY NW/SP
02/26/2024	CHECKED BY LW

CONSTRUCTION DETAILS

STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575



SHEET NUMBER
C7.0