

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 1, 2023

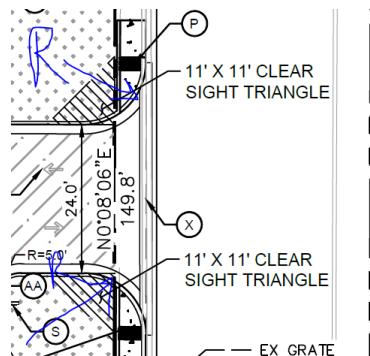
Lauren A. Nuffer, PE  
Kimley Horn Inc.  
1201 3<sup>rd</sup> Ave. Suite 2500  
Seattle, WA 98101

**Re: Starbucks**  
**2004 Wyoming Blvd. NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 05-09-23 (H20-D003E)

Dear Mr. Horn,

Based upon the information provided in your submittal received 05-11-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. PLEASE PROVIDE COPY OF Approved plat.
3. Show on the site plan site access radius.



4. ADA curb ramp at the corner of Wyoming Blvd. & Northeastern Blvd. must be updated to current standards and have truncated domes installed.
5. ADA curb ramp at the corner of Northeastern Blvd. and the Private Drive must be updated to current standards and have truncated domes installed.
6. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
7. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.

PO Box 1293

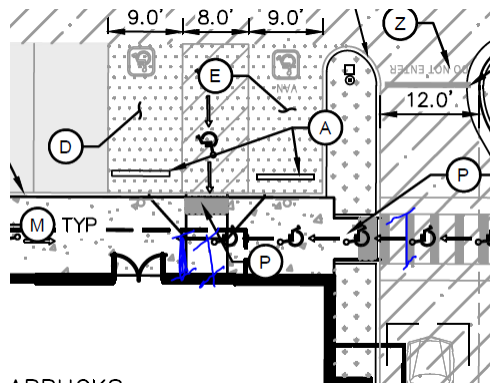
Albuquerque

NM 87103

www.cabq.gov



- d. The rack allows varying bicycle frame sizes and styles to be attached.
- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.
8. Bicycle racks shall be sturdy and anchored to a concrete pad.
9. A 1-foot clear zone around the bicycle parking stall shall be provided.
10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
11. Please show on the site plan the ADA Pedestrian pathway width.
12. Please show this dimension on the site plan.



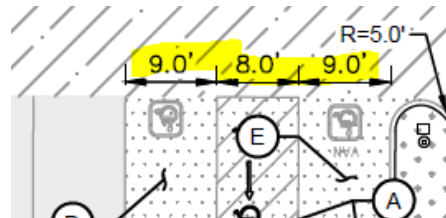
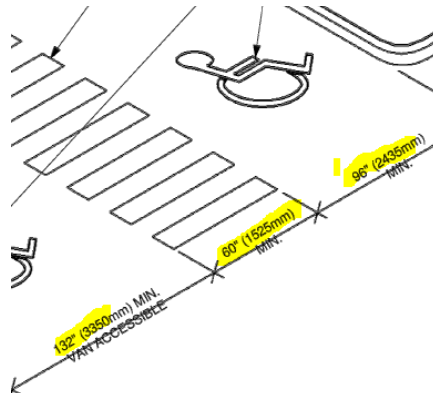
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

13. The ADA access aisles shall have the words **"NO PARKING"** in 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 tire would be placed. (66-1-4.1. B NMSA 1978).
14. ADA details on sheet C4.2 do not match ADA parking spaces on sheet C4.0.



15. Please provide a letter of response for all comments given.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

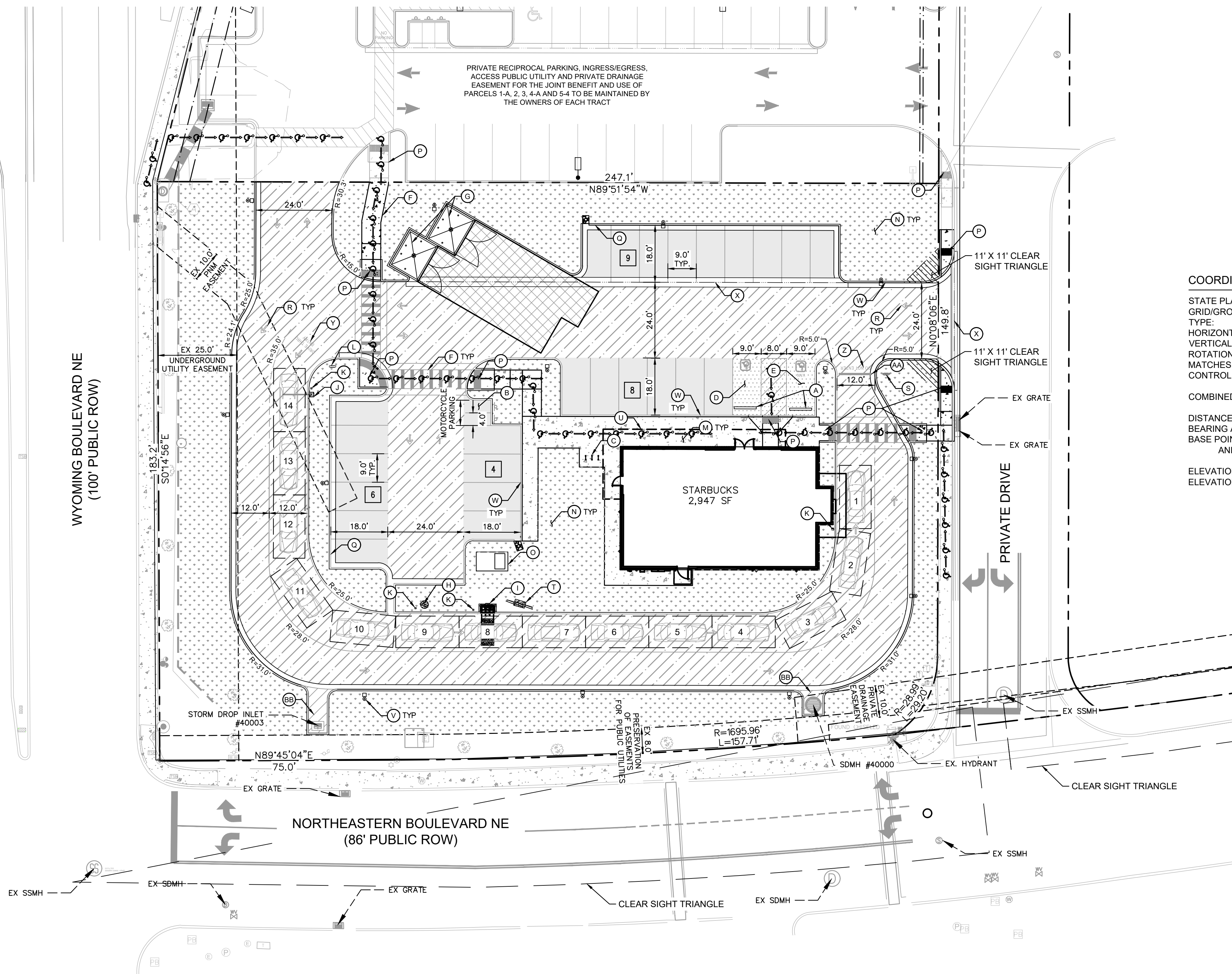
\ma via: email  
C: CO Clerk, File

NM 87103

[www.cabq.gov](http://www.cabq.gov)



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



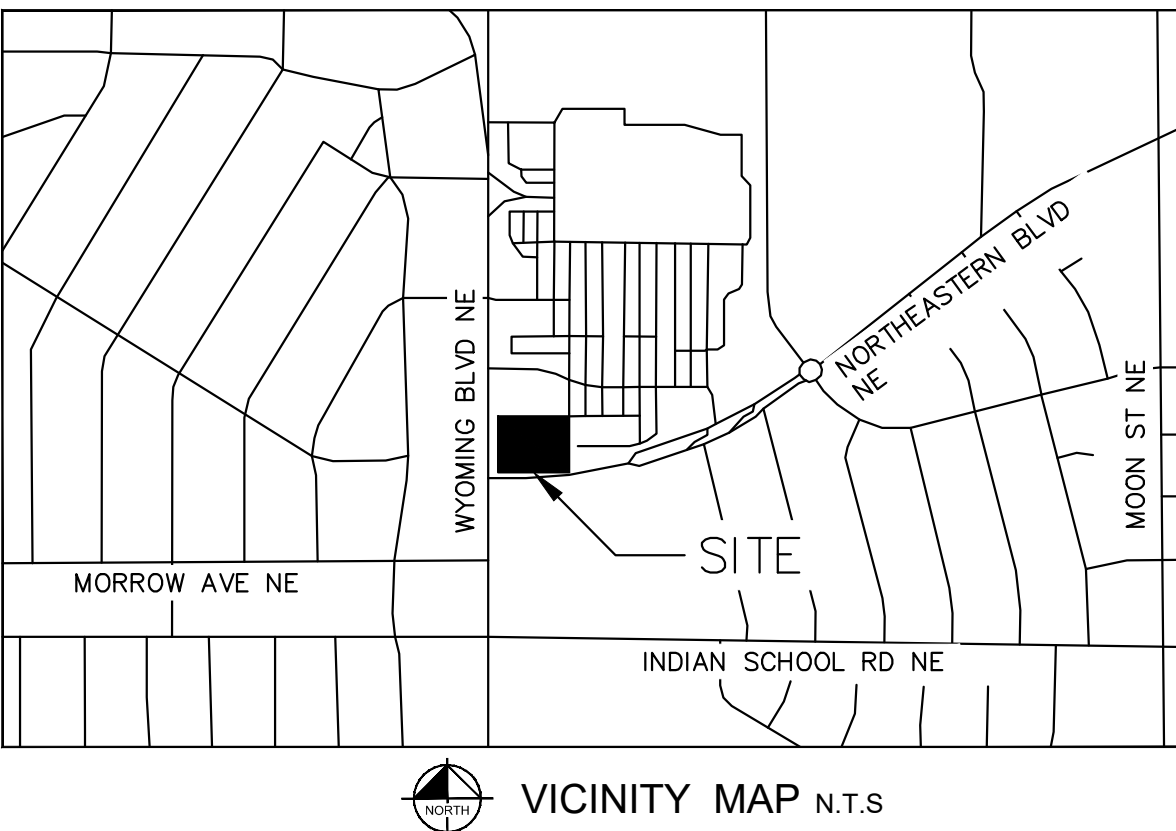
COORDINATE AND DIMENSION INFORMATION

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

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%	
TOTAL PARKING	REQUIRED	PROVIDED
ACCESSIBLE	19 SPACES	27 SPACES
MOTORCYCLE	1 SPACE	2 SPACES
BICYCLE	3 SPACES	6 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
- 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)

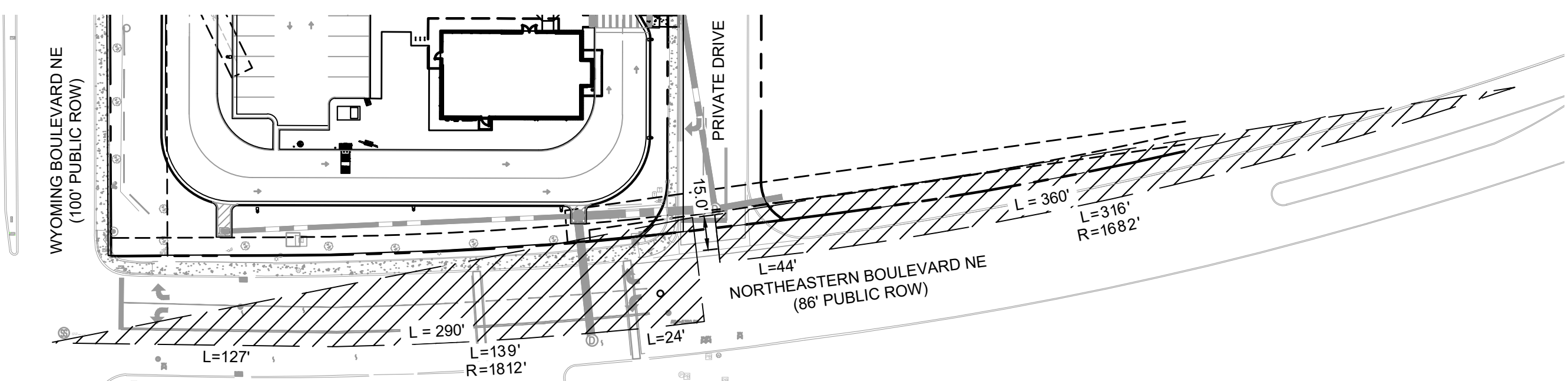


KEYNOTE LEGEND

(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 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.

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'



NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
1201 3RD AVE. SUITE 2500, SEATTLE, WA 98101  
PHONE: (206) 970-1900  
WWW.KIMLEY-HORN.COM



KHA PROJECT	090100000
DATE	05/09/2023
SCALE	AS SHOWN
DESIGNED BY	NWSP
DRAWN BY	NWSP
CHECKED BY	LW

SITE KEYNOTE  
PLAN

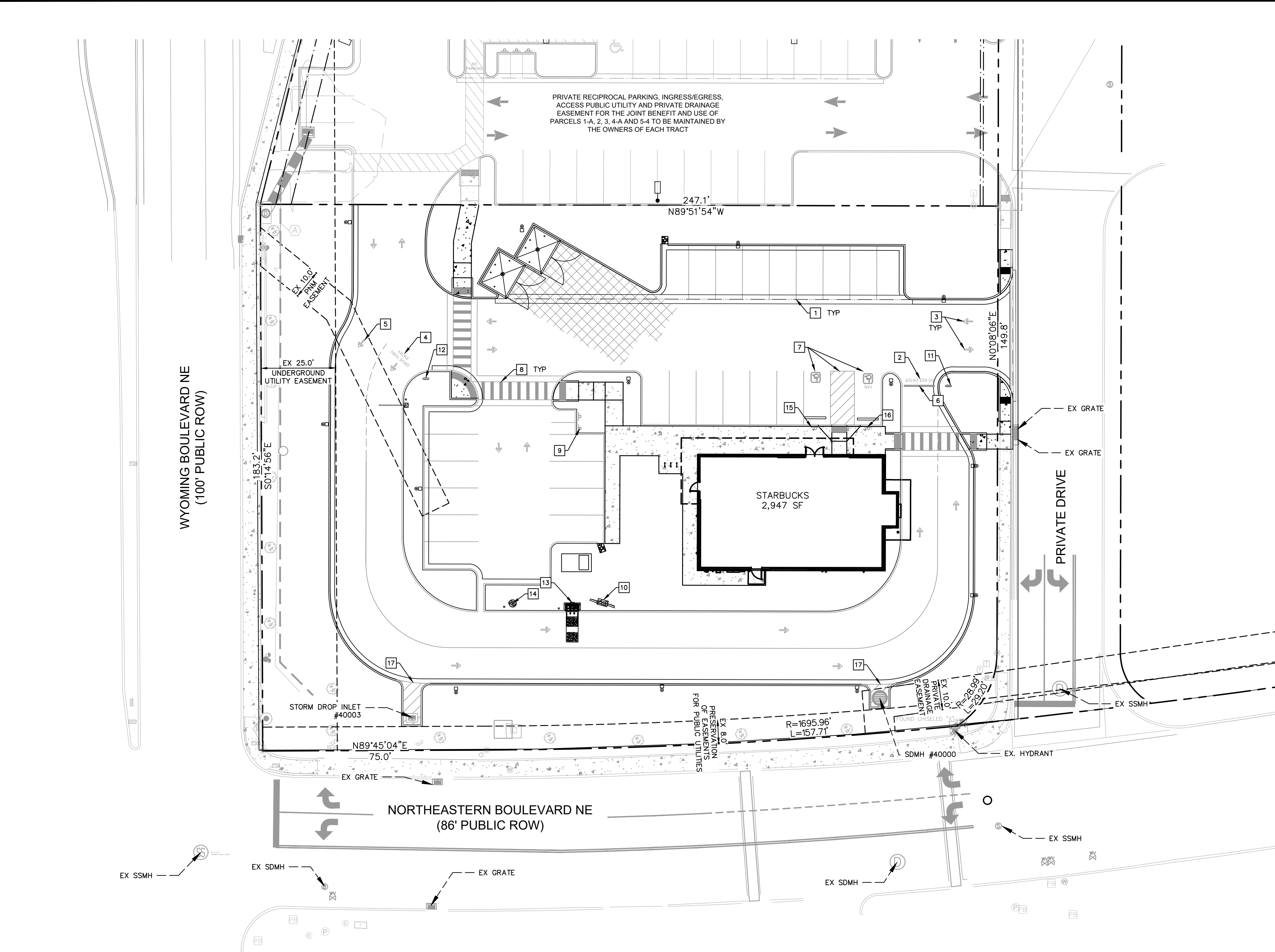
STARBUCKS COFFEE  
COMPANY  
2401 UTAH AVENUE SOUTH  
SEATTLE, WASHINGTON 98134  
(206) 318-1575



SHEET NUMBER  
C4.0



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

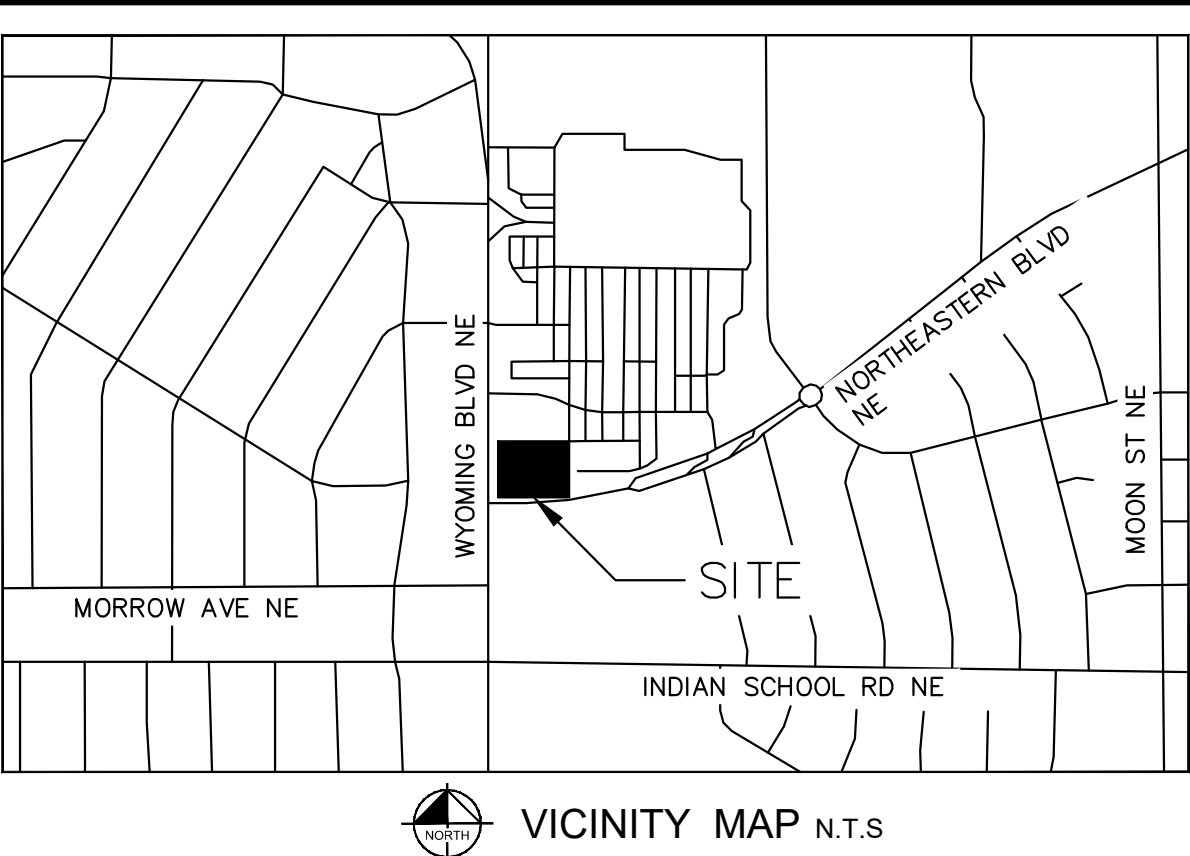


STRIPING AND SIGNAGE LEGEND	
1	4" THICK WHITE PAINTED PARKING STRIPING (TYP. ALL STALLS)
2	"DO NOT ENTER" PAVEMENT MARKING. STARBUCKS PROTOTYPICAL DETAIL.
3	DIRECTIONAL PAVEMENT ARROW. STARBUCKS PROTOTYPICAL DETAIL.
4	DRIVE-THRU ENTRY PAVEMENT ARROW. STARBUCKS PROTOTYPICAL DETAIL.
5	BYPASS LANE ENTRY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

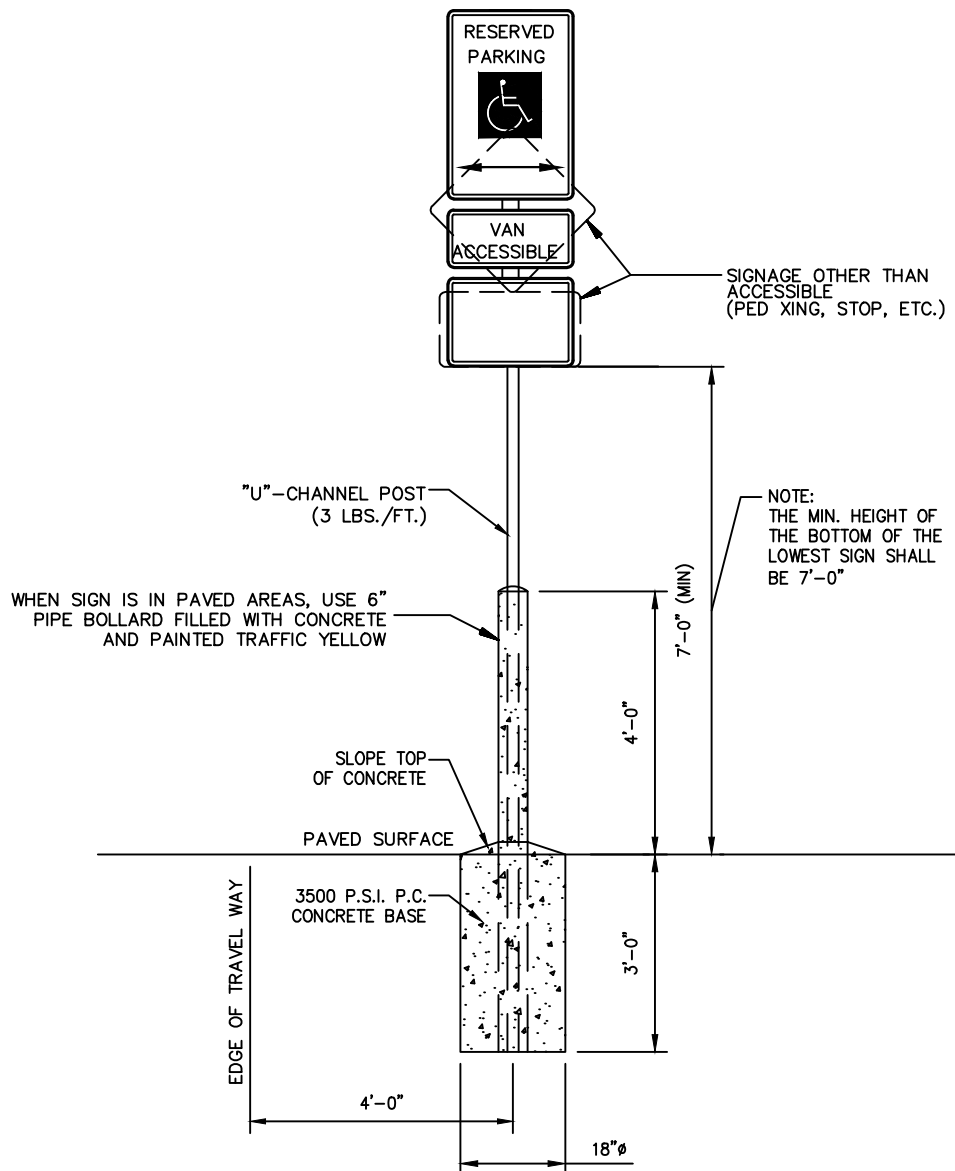
NOTE: CONTRACTOR TO WORK WITH STARBUCKS SIGN VENDOR TO ORDER STENCILS FOR PROTOTYPICAL SITE STRIPING.



MOTORCYCLE PARKING SIGNAGE  
N.T.S.

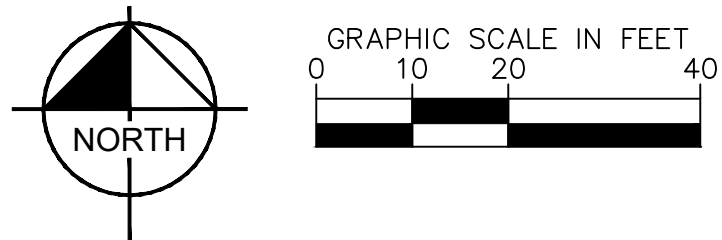


VICINITY MAP N.T.S.



SINGLE POST

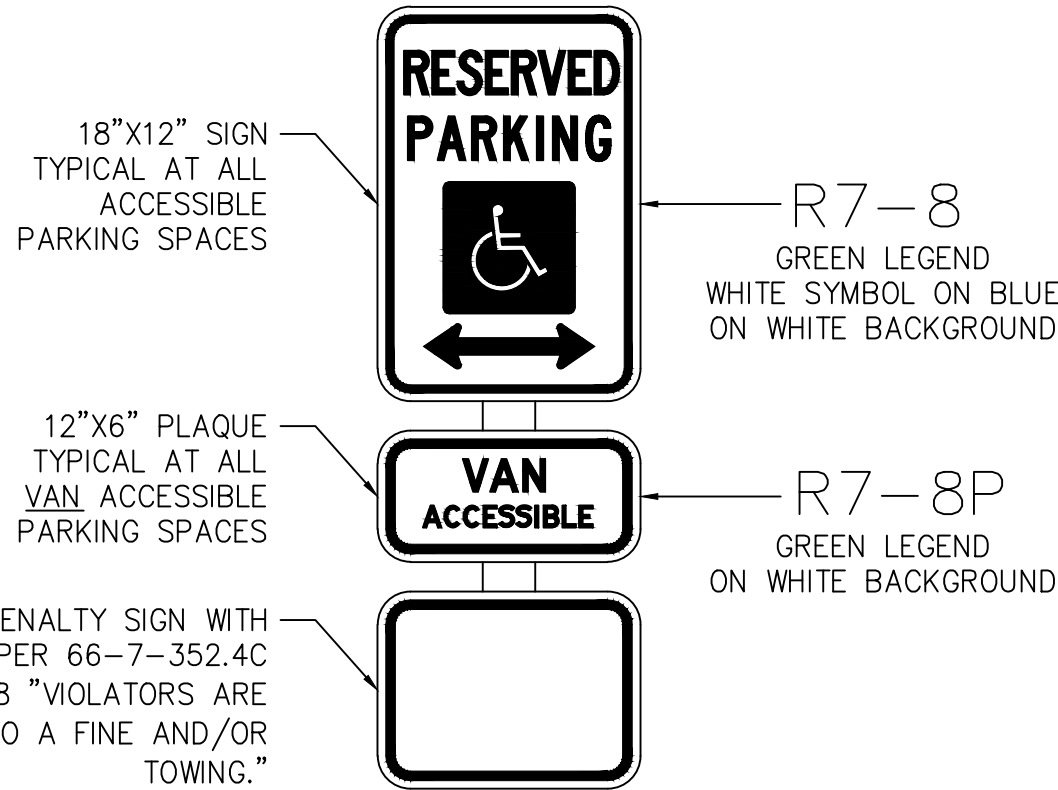
- NOTES:
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
  - GALVANIZED SQUARE TUBE
- POST TUBES - 2"x2"x3/16"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



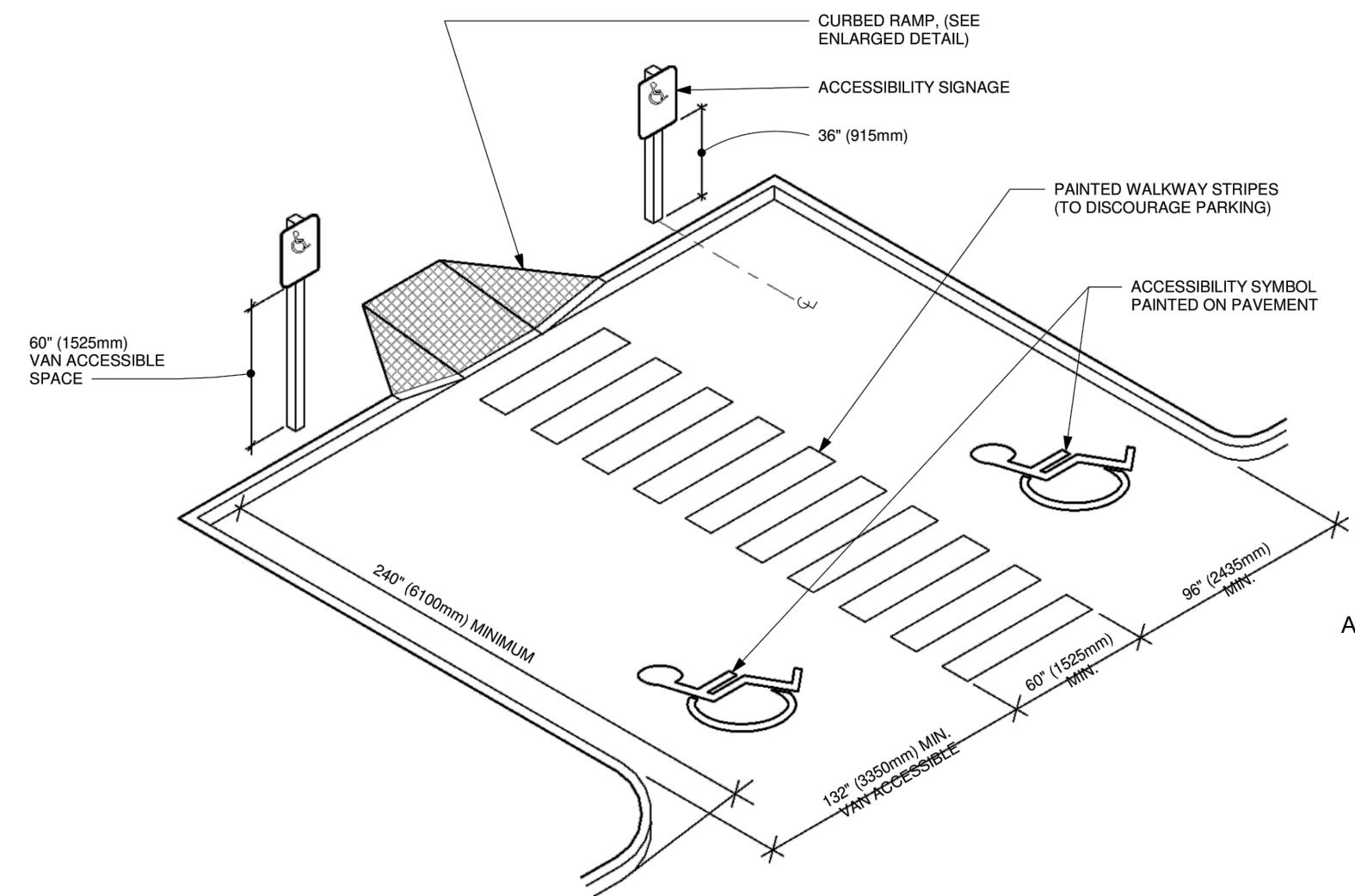
SITE BENCHMARKS

- ⊕ 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"

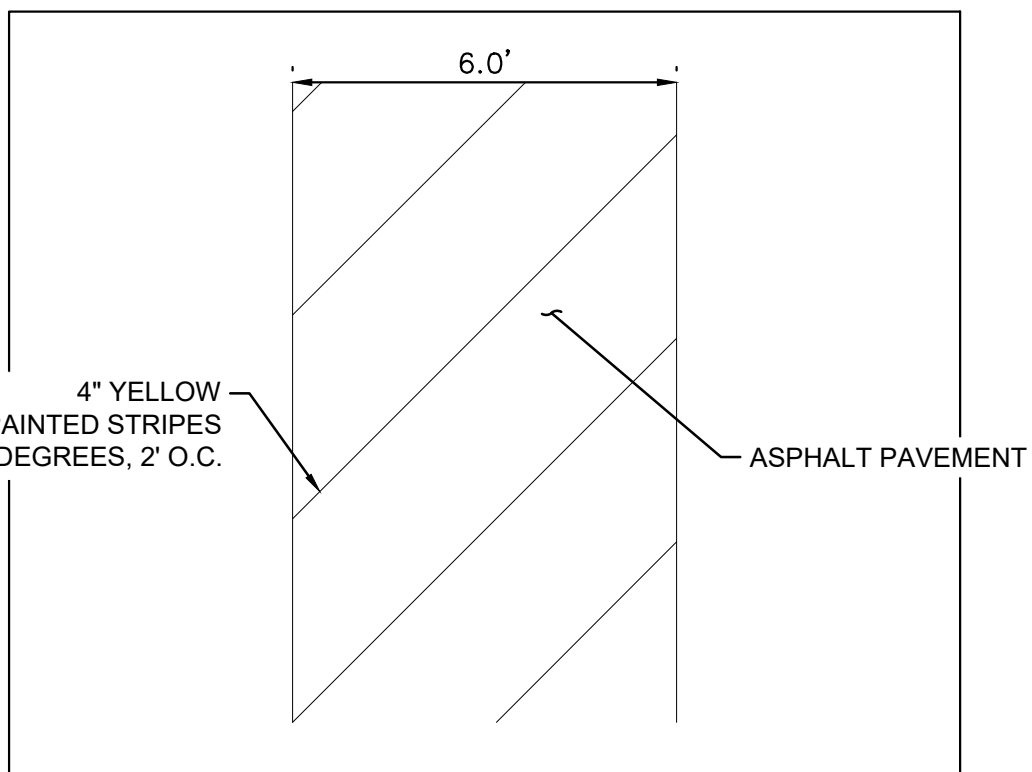
\*SEE DIMENSION CONTROL PLAN, SHEET C4.1, FOR LOCATIONS



ACCESSIBLE PARKING SIGN  
N.T.S.



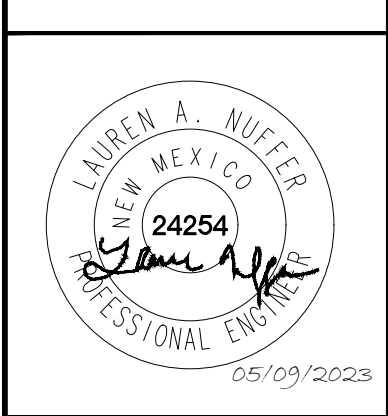
ACCESSIBLE PARKING - DOUBLE



ANGLED NO PARKING STRIPING DETAIL

REVISIONS		DATE	BY
No.			

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
1201 3RD AVE. SUITE 2500, SEATTLE, WA 98101  
PHONE: (206) 970-1900  
WWW.KIMLEY-HORN.COM



KHA PROJECT	090100000	DATE	05/09/2023	SCALE	AS SHOWN	DESIGNED BY	NWSP	DRAWN BY	NWSP	CHECKED BY	LW
-------------	-----------	------	------------	-------	----------	-------------	------	----------	------	------------	----

STRIPING AND  
SIGNAGE PLAN

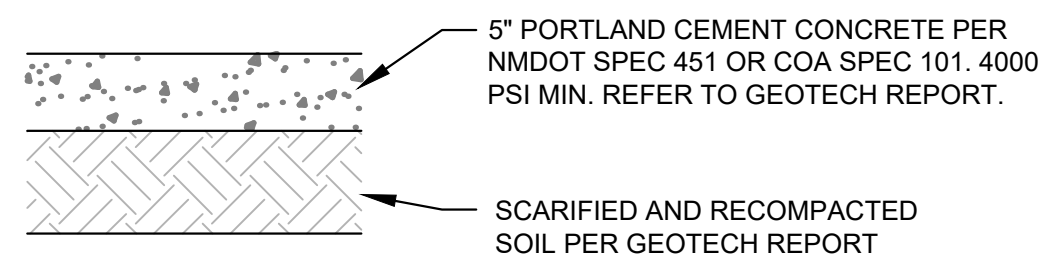
STARBUCKS COFFEE  
COMPANY  
2401 UTAH AVENUE SOUTH  
SEATTLE, WASHINGTON 98104  
(206) 318-1575



SHEET NUMBER  
C4.2

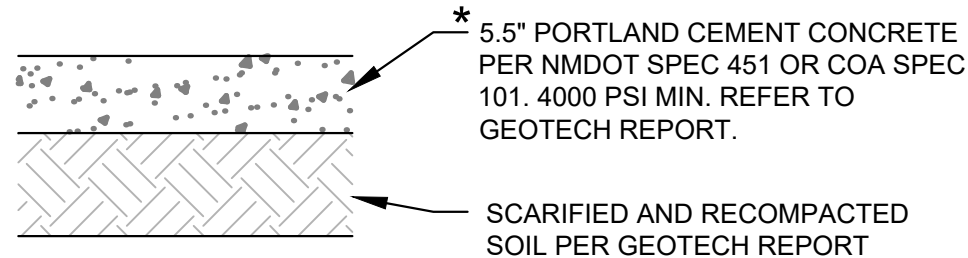


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



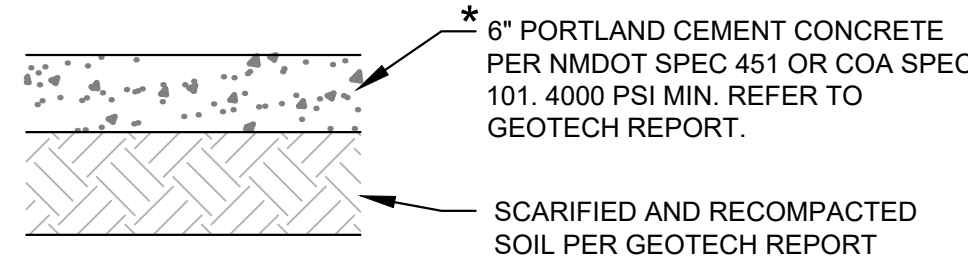
**\* CONCRETE FOR RIGID PAVEMENT SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, A MODULUS OF RUPTURE OF 500 PSI, AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.**

### STANDARD DUTY CONCRETE PAVEMENT SECTION FOR TRAFFIC CATEGORY A



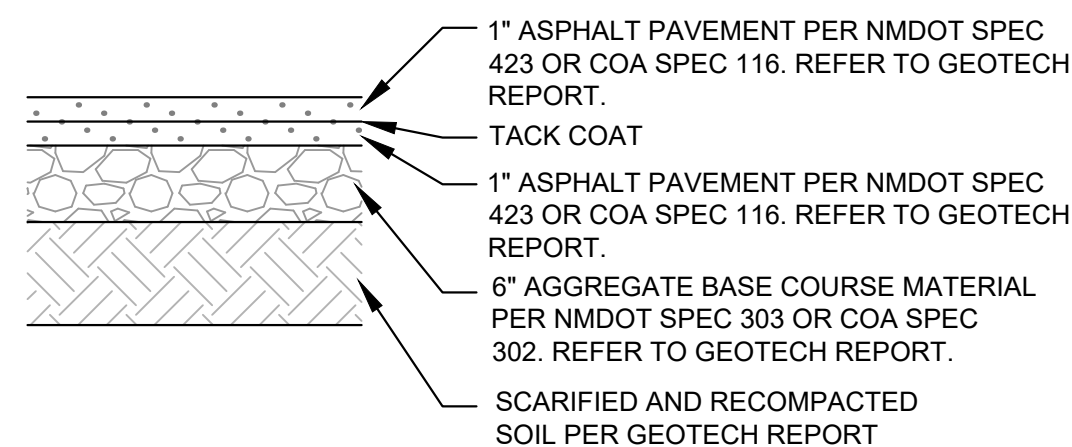
\* CONCRETE FOR RIGID PAVEMENT SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, A MODULUS OF RUPTURE OF 500 PSI, AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.

## HEAVY DUTY CONCRETE PAVEMENT SECTION FOR TRAFFIC CATEGORY E

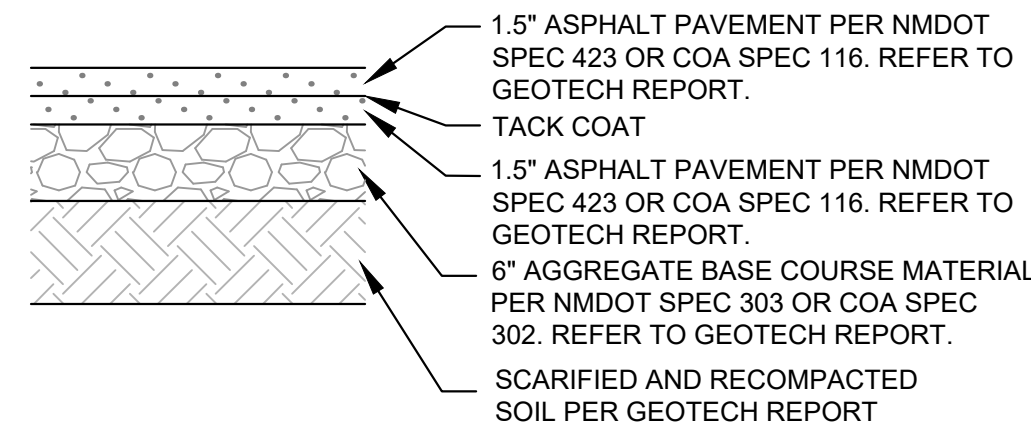


\* CONCRETE FOR RIGID PAVEMENT SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, A MODULUS OF RUPTURE OF 500 PSI, AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.

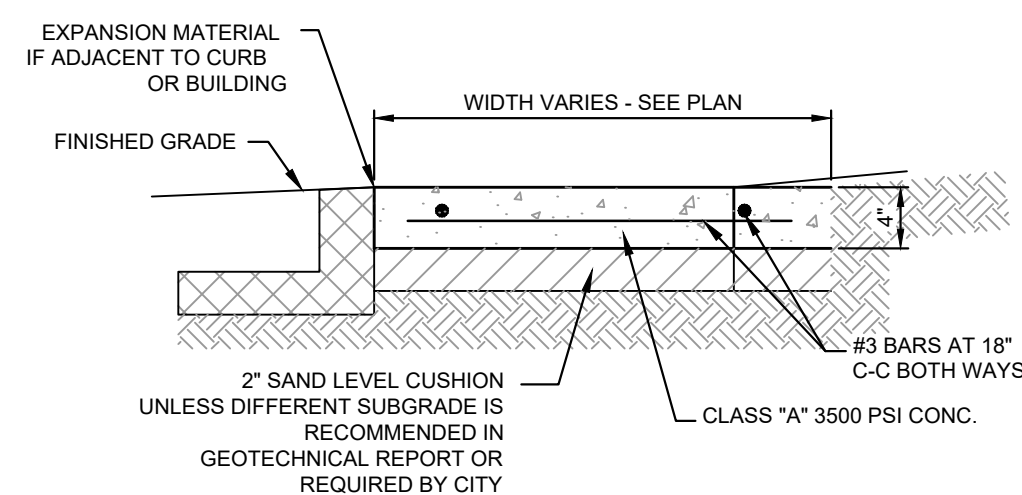
### DUMPSTER PAD CONCRETE PAVEMENT SECTION



### STANDARD DUTY ASPHALT PAVEMENT SECTION FOR TRAFFIC CLASS I



HEAVY DUTY ASPHALT PAVEMENT SECTION  
FOR TRAFFIC CLASS II

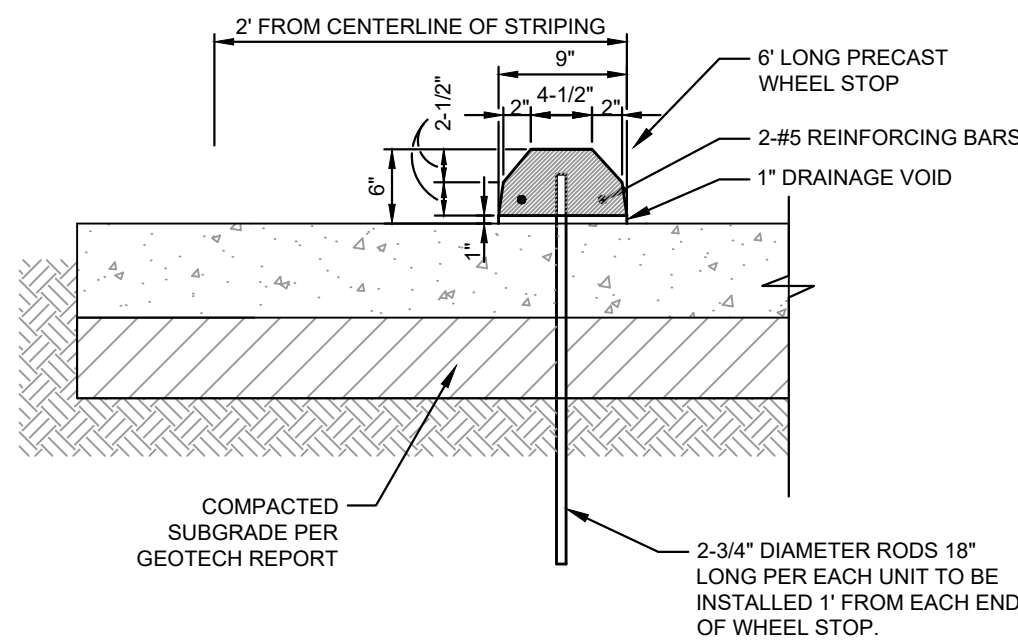


- NOTES:
1. PROVIDE BITUMINOUS EXPANSION MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
  2. SPACE CONTROL JOINT UNIFORMLY AT INTERVALS EQUAL TO THE WALK WIDTH OR AS SHOWN ON ARCHITECTURAL PLANS.
  3. PLACE PREMOLED EXPANSION JOINT MATERIAL AROUND ALL STRUCTURES IN NEW WALK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

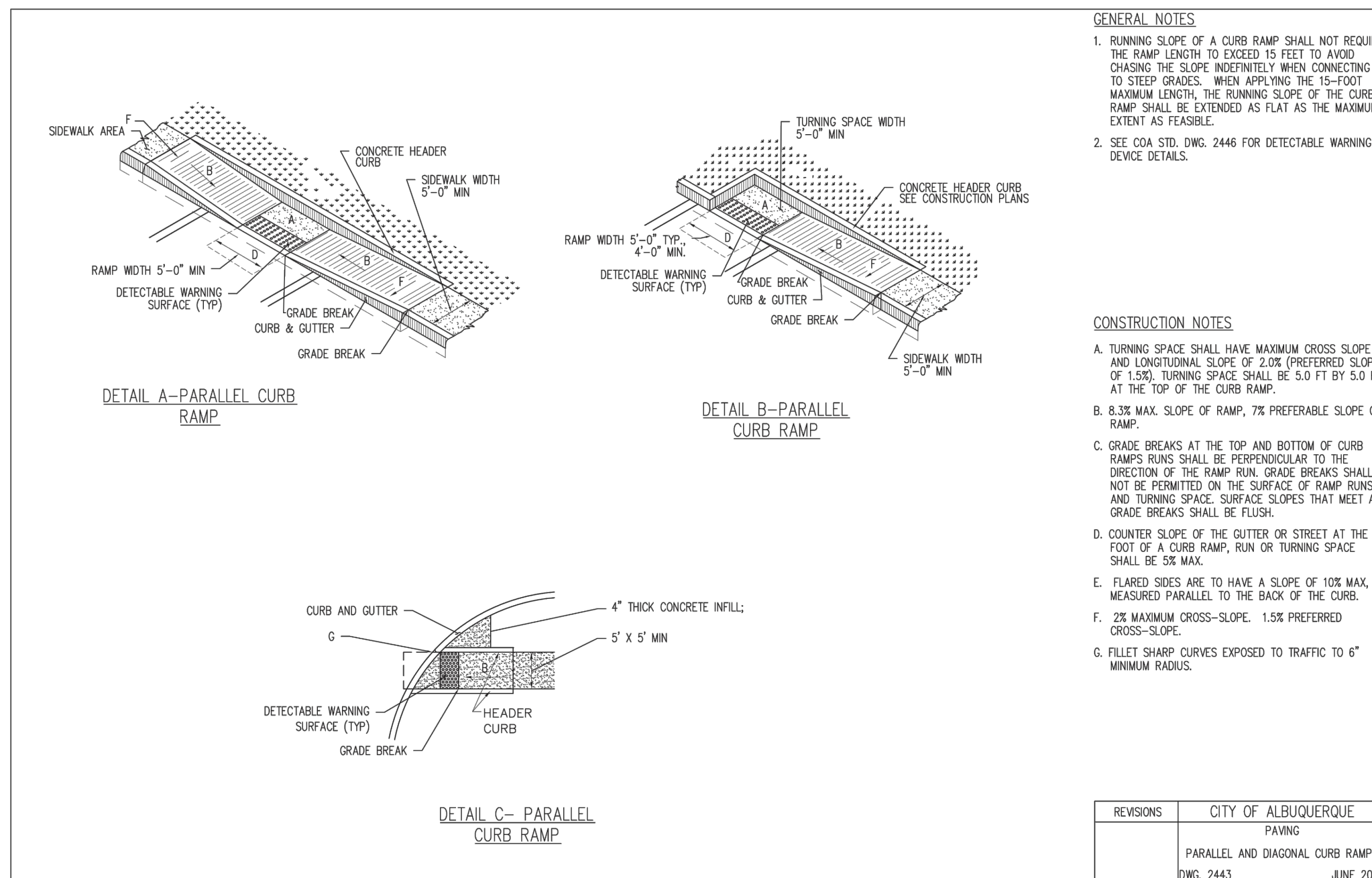
### CONCRETE SIDEWALK DETAIL

N.T.S

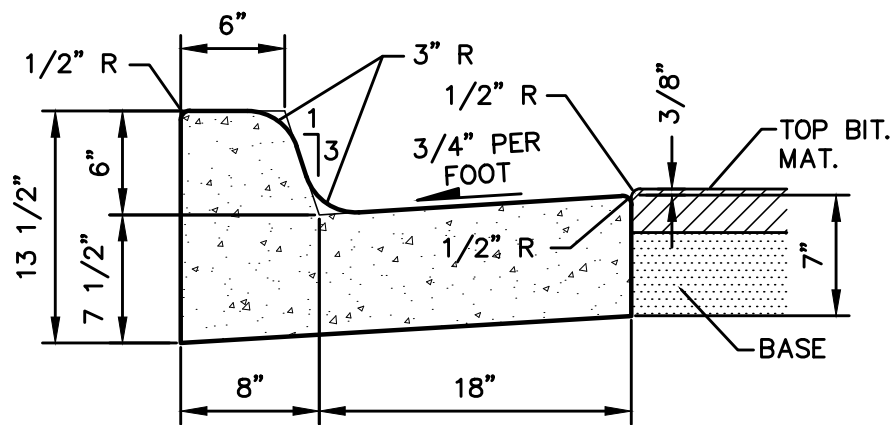


### PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S

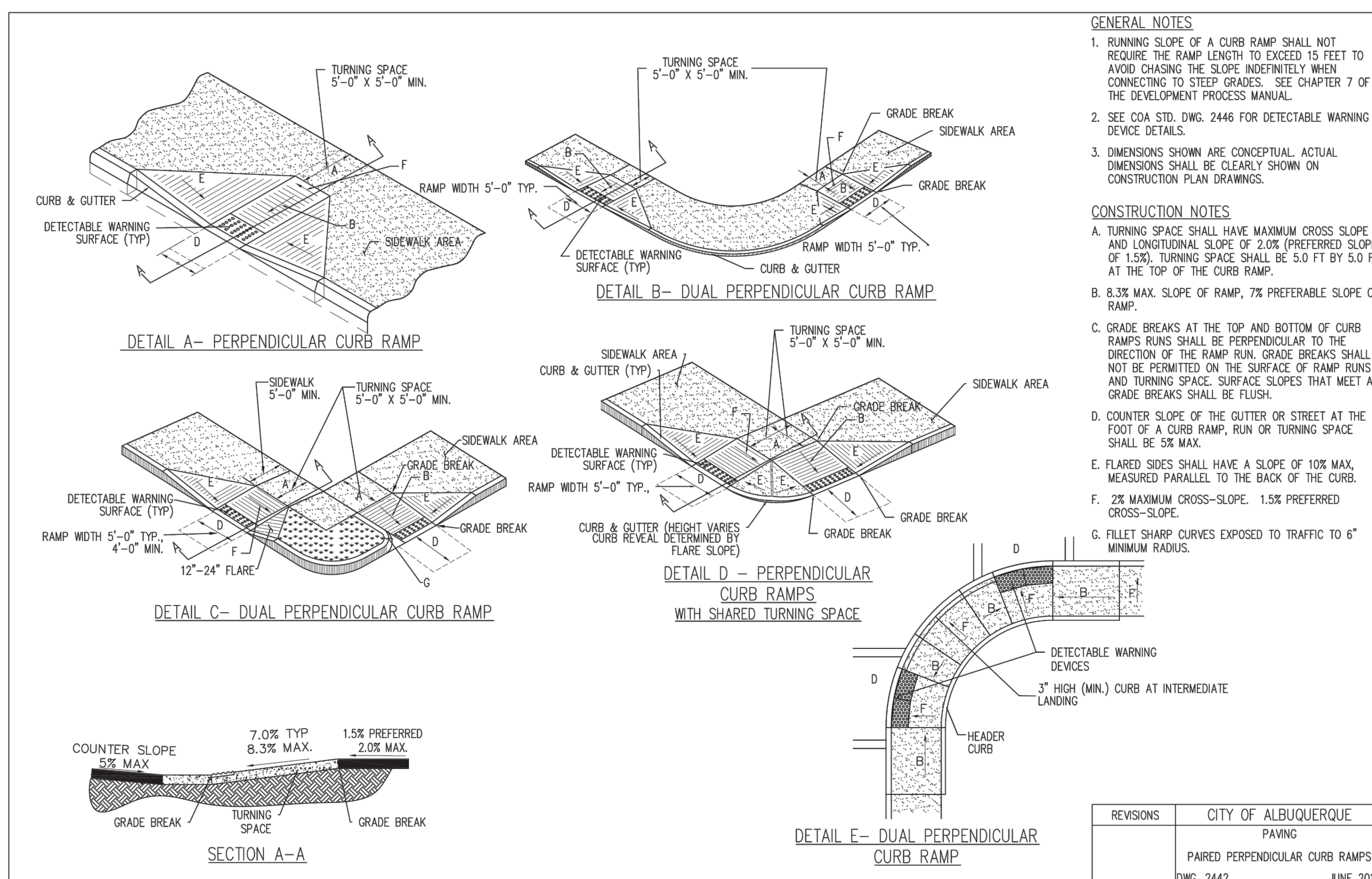


REVISIONS	CITY OF ALBUQUERQUE
	PAVING PARALLEL AND DIAGONAL CURB RAMPS DWG. 2443 JUNE 2019

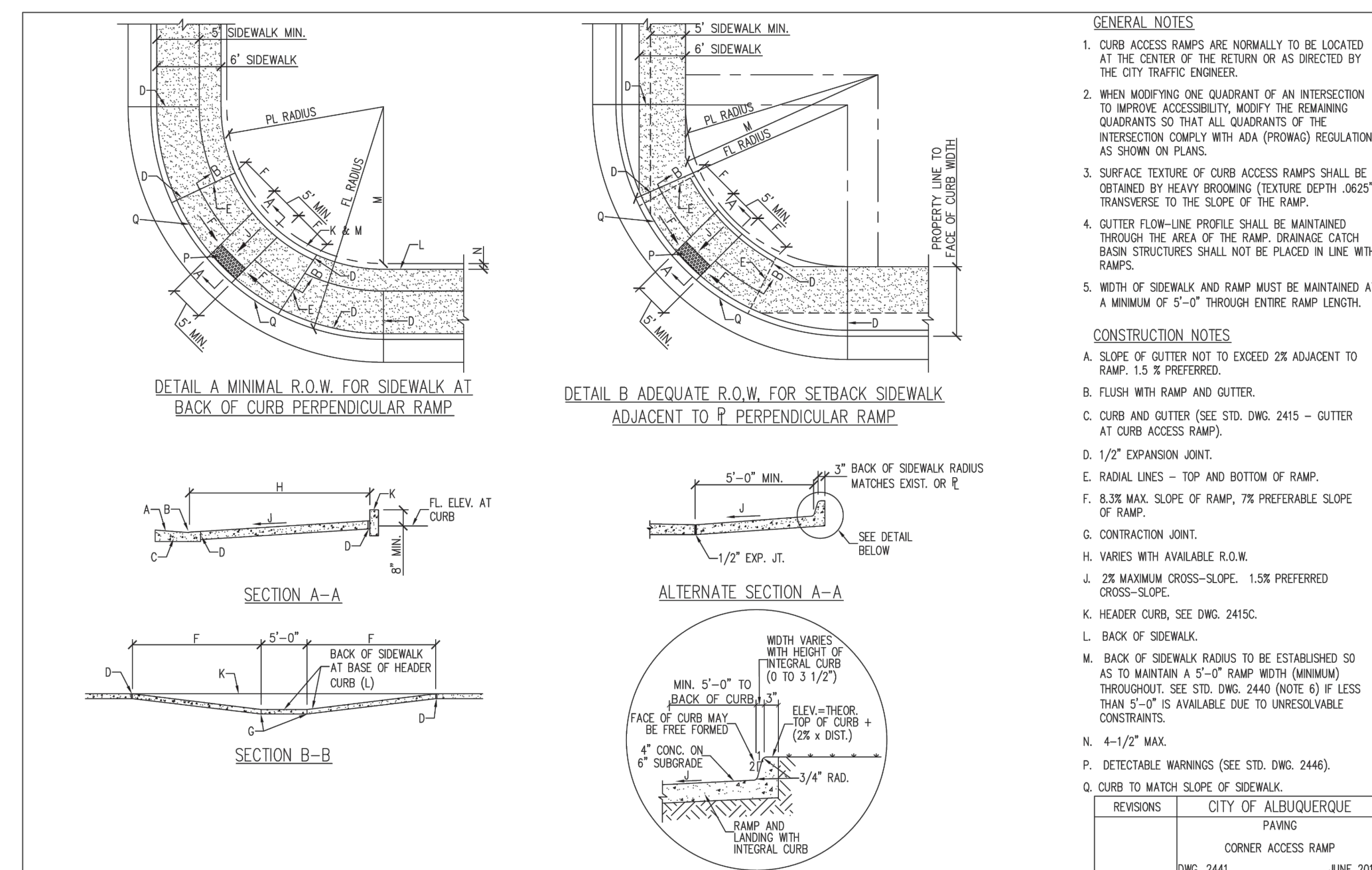


**B618 CURB & GUTTER**

N.T.S.



REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PAIRED PERPENDICULAR CURB RAMPS
	DWG. 2442
	JUNE 2011



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

[illegible]

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
1201 3RD AVE SUITE 2500, SEATTLE, WA 98101  
PHONE: (206) 970-1900  
WWW.KIMLEY-HORN.COM



KHA PROJECT
090100000
DATE
05/09/2023
SCALE AS SHOWN
DESIGNED BY NW/SP
DRAWN BY NW/SP
CHECKED BY LW

## CONSTRUCTION DETAILS

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



SHEET NUMBER  
**C7.0**