

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 14, 2023

Fred C. Arfman, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

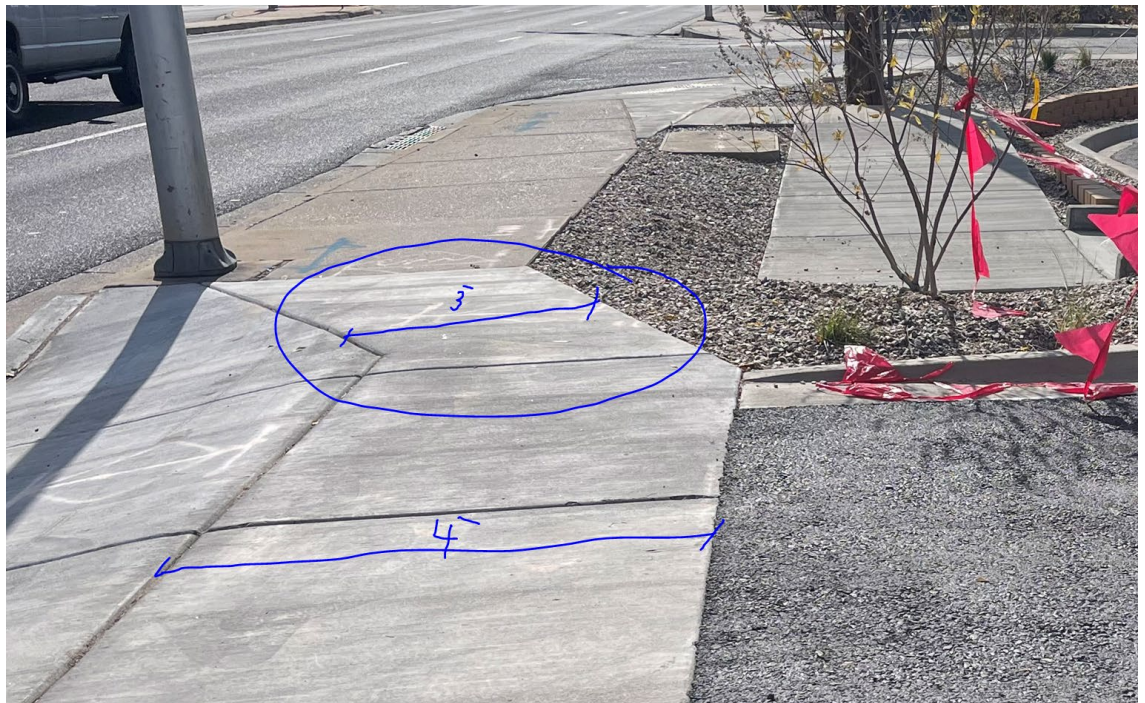
Re: Dutch Bros. Coffee
2501 Juan Tabo Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 11-17-22 (H21-D004B)
Certification dated 11-07-23

Dear Mr. Arfman,

Based upon the information provided in your submittal received 11-08-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Site access off Juan Tabo Blvd: Per city std the pedestrian pathway should be minimum 4 ft. wide. Per site visit the pathway was only 3 ft. wide. Please provide 4 ft. pathway.



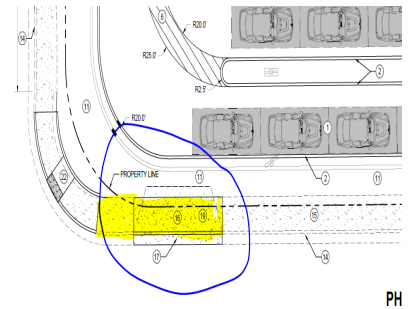
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- Per site visit, the new sidewalk off Phoenix Ave. has a cross slope range between 2.8% and 3.4%. Please note that maximum allowable cross slope should be 2%.



PO Box 1293

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

Albuquerque

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

Sincerely,

NM 87103

Marwa Al-najjar

www.cabq.gov

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

Ma via: email

C: CO Clerk, File

DATE SUBMITTED: 11/07/2023

TRAFFIC CERTIFICATION LAYOUT CERTIFICATION

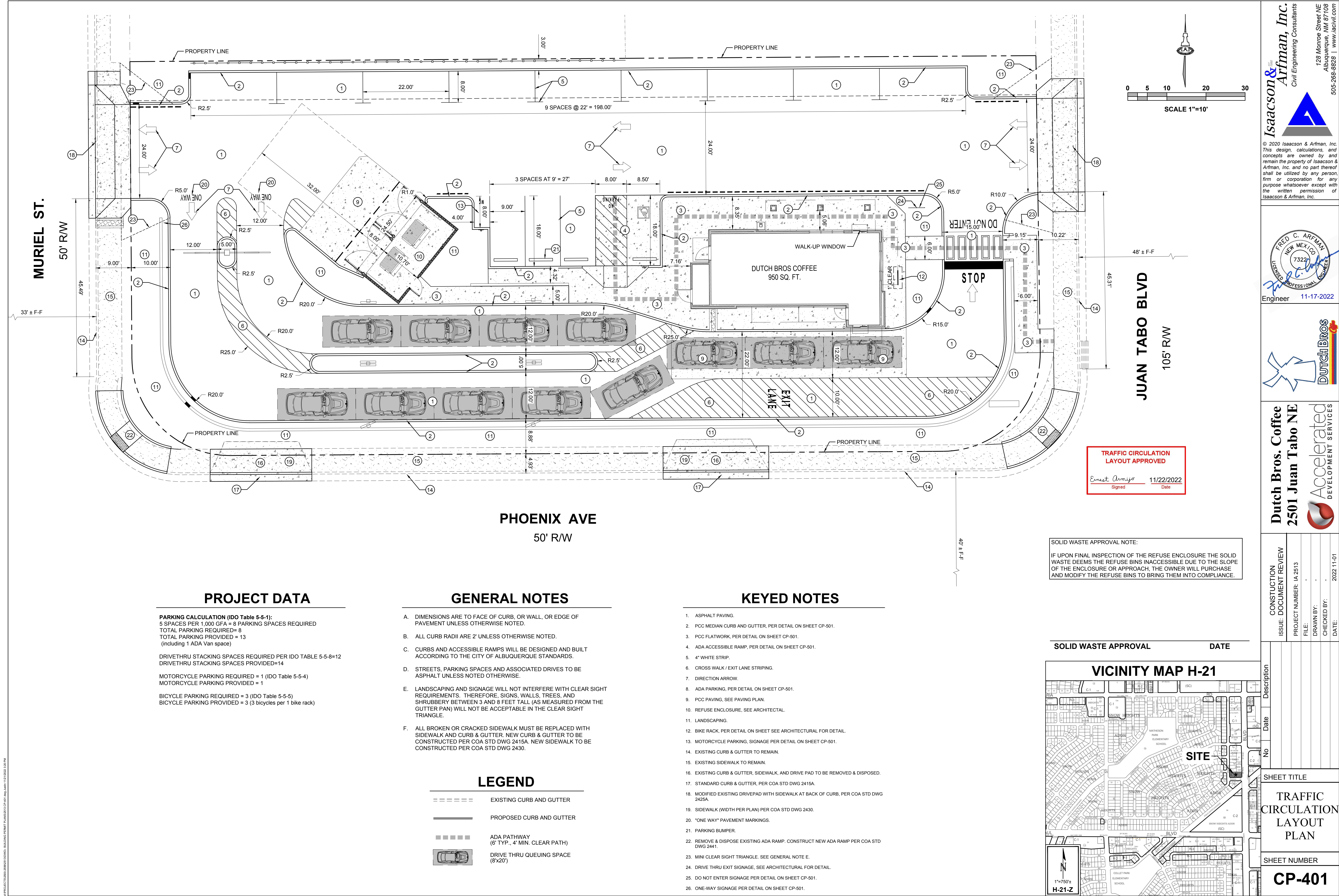
I, Fred C. Arfman, NMPE No. 7322 OF THE FIRM ISAACSON & ARFMNA, INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED **NOV. 22, 2022**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C> ARFMAN< PEOF THE FIRM ISAACSON & ARFMAN, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **NOV. 6, 2023**, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR **PERMANENT CERTIFICATE OF OCCUPANCY**.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


Fred C. Arfman, PE



11-07-2023
Date



PROJECT DATA

PARKING CALCULATION (IDO Table 5-5-1):
5 SPACES PER 1,000 GFA = 8 PARKING SPACES REQUIRED
TOTAL PARKING REQUIRED= 8
TOTAL PARKING PROVIDED = 13
(including 1 ADA Van space)

DRIVETHRU STACKING SPACES REQUIRED PER IDO TABLE 5-5-8=12
DRIVETHRU STACKING SPACES PROVIDED=14

MOTORCYCLE PARKING REQUIRED = 1 (IDO Table 5-5-4)
MOTORCYCLE PARKING PROVIDED = 1

BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)
BICYCLE PARKING PROVIDED = 3 (3 bicycles per 1 bike rack)

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREET'S, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPING 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.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. NEW CURB & GUTTER TO BE CONSTRUCTED PER COA STD DWG 2415A. NEW SIDEWALK TO BE CONSTRUCTED PER COA STD DWG 2430.

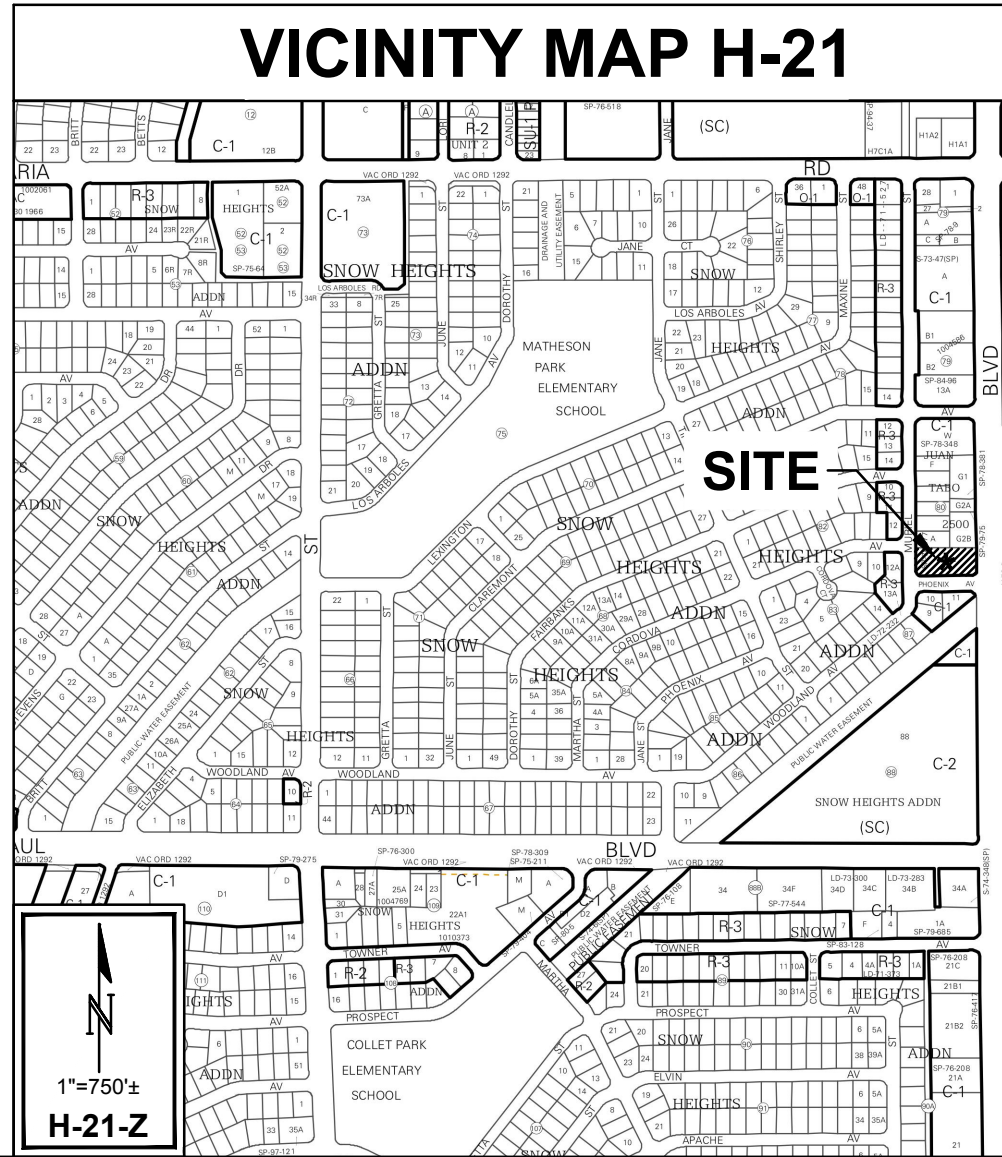
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- ADA PATHWAY (6' TYP., 4' MIN. CLEAR PATH)
- DRIVE THRU QUEUEING SPACE (8'x20')

KEYED NOTES

- ASPHALT PAVING.
- PCC MEDIAN CURB AND GUTTER, PER DETAIL ON SHEET CP-501.
- PCC FLATWORK, PER DETAIL ON SHEET CP-501.
- ADA ACCESSIBLE RAMP, PER DETAIL ON SHEET CP-501.
- 4" WHITE STRIP.
- CROSS WALK / EXIT LANE STRIPING.
- DIRECTION ARROW.
- ADA PARKING, PER DETAIL ON SHEET CP-501.
- PCC PAVING, SEE PAVING PLAN.
- REFUSE ENCLOSURE, SEE ARCHITECTUAL.
- LANDSCAPING.
- BIKE RACK, PER DETAIL ON SHEET SEE ARCHITECTURAL FOR DETAIL.
- MOTORCYCLE PARKING, SIGNAGE PER DETAIL ON SHEET CP-501.
- EXISTING CURB & GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING CURB & GUTTER, SIDEWALK, AND DRIVE PAD TO BE REMOVED & DISPOSED.
- STANDARD CURB & GUTTER, PER COA STD DWG 2415A.
- MODIFIED EXISTING DRIVEPAD WITH SIDEWALK AT BACK OF CURB, PER COA STD DWG 2425A.
- SIDEWALK (WIDTH PER PLAN) PER COA STD DWG 2430.
- "ONE WAY" PAVEMENT MARKINGS.
- PARKING BUMPER.
- REMOVE & DISPOSE EXISTING ADA RAMP. CONSTRUCT NEW ADA RAMP PER COA STD DWG 2441.
- MINI CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE E.
- DRIVE THRU EXIT SIGNAGE, SEE ARCHITECTURAL FOR DETAIL.
- DO NOT ENTER SIGNAGE PER DETAIL ON SHEET CP-501.
- ONE-WAY SIGNAGE PER DETAIL ON SHEET CP-501.

SOLID WASTE APPROVAL DATE



SOLID WASTE APPROVAL NOTE:
IF UPON FINAL INSPECTION OF THE REFUSE ENCLOSURE THE SOLID WASTE DEEMS THE REFUSE BINS INACCESSIBLE DUE TO THE SLOPE OF THE ENCLOSURE OR APPROACH, THE OWNER WILL PURCHASE AND MODIFY THE REFUSE BINS TO BRING THEM INTO COMPLIANCE.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

RED C. ARFMAN
NEW MEXICO
7322
Professional Engineer
Engineer 11-17-2022

Dutch Bros.

Dutch Bros. Coffee
2501 Juan Tabo NE

Accelerated
DEVELOPMENT SERVICES

CONSTRUCTION	ISSUE	PROJECT NUMBER	FILE	DRAWN BY	CHECKED BY	DATE
DOCUMENT REVIEW		IA 2513				2022 11-01

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT PLAN

SHEET NUMBER

CP-401