

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 16, 2021

Jake Palmer, PE
Accelerated Development Services
2415 E Camelback Rd, #400
Phoenix, AZ 85016

Re: Dutch Bros
700 Coors Blvd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-1-20 (J11D039)
Certification dated 11-20-20

Dear Mr. Palmer,

Based upon the information provided in your submittal received 2-12-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

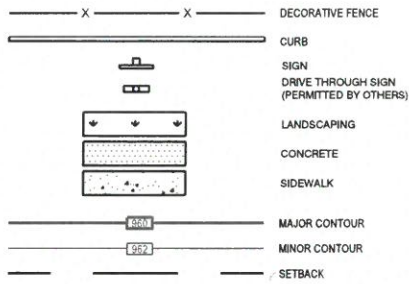
Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

PROPOSED LEGEND



UNUSED CURB CUT TO BE REPLACED WITH SIDEWALK CURB AND GUTTER. SEE NOTES AT THE BOTTOM OF THIS SHEET.

COORS BOULEVARD N.W.
100' MINIMUM R/W (87990)

UNUSED CURB CUT TO BE REPLACED WITH SIDEWALK CURB AND GUTTER. SEE NOTES AT THE BOTTOM OF THIS SHEET.

TRAFFIC CIRCULATION LAYOUT
APPROVED

5-5-20
Date

Signed

PROPOSED TRUCK TURN LEGEND:

- 1 SOLID WASTE REFUSE TRUCK
- 2 W-40 TRUCK
- 3 FIRE PUMP TRUCK

FORTUNA ROAD N.W.
60' R/W (87992)

ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED IN THE WORK ORDER.

NOTE:

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CURB & GUTTER SHALL BE PER CITY OF ALBUQUERQUE STANDARD DETAIL FOR PAVING NO. 2415A. SIDEWALK SHALL BE PER CITY OF ALBUQUERQUE STANDARD DETAIL FOR PAVING NO. 2430.

NOTE:

UNUSED CURB CUTS SHALL BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CURB & GUTTER SHALL BE PER CITY OF ALBUQUERQUE STANDARD DETAIL FOR PAVING NO. 2415A. SIDEWALK SHALL BE PER CITY OF ALBUQUERQUE STANDARD DETAIL FOR PAVING NO. 2430.

CLEAR SIGHT TRIANGLE NOTE:

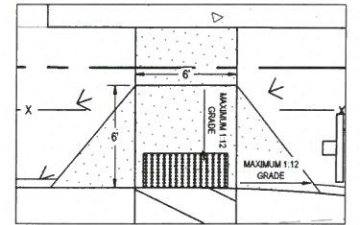
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

BENCHMARK

DATUM NAVD 1988
BM "A" FOUND "X" IN CONCRETE 5101.27
BM "B" CENTER OF SANITARY MANHOLE 5008.30
ELEVATIONS ARE BASE ON CITY OF ALBUQUERQUE STATION NO. 23-111, HAVING AN ELEVATION OF 5095.705, NAVD 1988

CODED NOTES:

1. CONTRACTOR TO INSTALL "MOTORCYCLE PARKING ONLY" SIGN. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
2. ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
3. CONTRACTOR TO INSTALL "STOP" SIGN. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
4. CONTRACTOR TO INSTALL "DO NOT ENTER" SIGN. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
5. EXISTING SIGN (TENANT SIGNAGE PERMITTED BY OTHERS)
6. DRIVE THROUGH SIGN (PERMITTED BY OTHERS)
7. DUMPSTER ENCLOSURE (PERMITTED BY OTHERS)
8. INVERTED U BICYCLE RACK. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
9. DETECTIBLE WARNING MAT WITH TRUNCATED DOMES. REFER TO CONSTRUCTION DETAILS, SHEET C8.0.
10. CLEAR SIGHT TRIANGLE.



ADA RAMP DETAIL
1"=5'



VICINITY MAP ZONE ATLAS
ZONING ATLAS # J11
N.T.S.



PROPERTY DATA:

MIXED USE - LOW INTENSITY DISTRICT (MX-L)

COORS BLVD OVERLAY (CPO-2)

DRIVE THROUGH FACILITY

BUILDING AREA: 858 SF

PROPERTY AREA: 0.5668 ACRES

	REQUIRED	PROPOSED
BUILDING SETBACKS		
COORS BLVD:	15'	45'
FORTUNA RD:	5'	68'
SIDE:	15'	32'
BACK:	15'	68'
OPEN SPACE CALCULATIONS:	15%	25.7% (0.15 ACRES)
COORS BLVD LANDSCAPING REQUIREMENT:	50% OF SETBACK	63.6% (1426.4 SF)
PARKING REQUIREMENTS		
REGULAR PARKING:	4	11
ADA:	1	1
MOTORCYCLE:	1	1
3 BICYCLE:	3	3



2020 N. CENTRAL AVE., STE 300, PHOENIX, AZ 85004
PHONE: (602) 282-6800

Date	Revisions/Comments
09/30/2019	REVISED PER CITY GRADING & DRAINAGE COMMENTS
10/17/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
11/25/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
12/16/2019	REVISED PER COMMENTS FROM ADS AND DOT REVIEWERS
01/09/2020	TRASH ENCLOSURE REVISION
05/01/2020	REVISED PER COMMENTS FROM ADS AND DOT REVIEWERS



RESTAURANT WITH
DRIVE-THRU
FORTUNA RD NW & COORS BLVD NW
ALBUQUERQUE, NM, 87121
© 2019 CESO, INC.



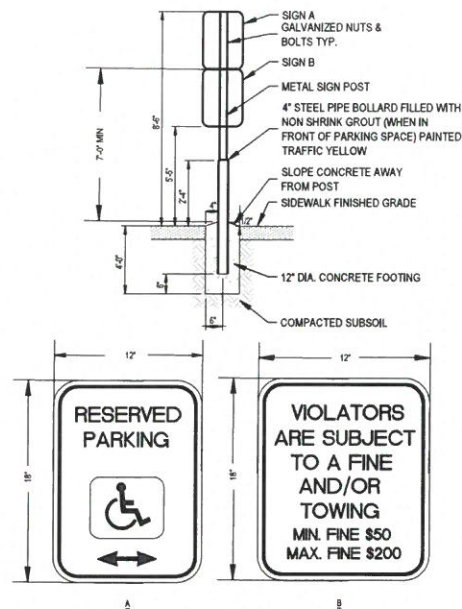
Project No. 756678-01
Scale 1" = 10'
Drawn V. WERTH
Checked E. BROUCH
Date 2019.10.17
Issue G&D AND TCL REVIEW
Drawing Title

TRAFFIC
CIRCULATION
LAYOUT -
PROPOSED

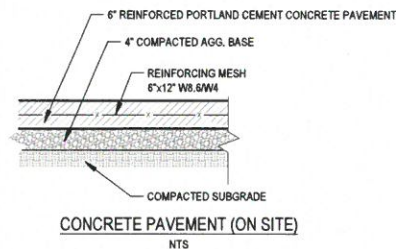
Drawing No. C6.1



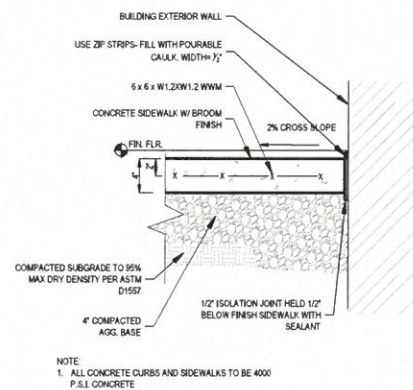
FORTY-THREE (43) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW MEXICO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-321-2537 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NEW MEXICO UTILITIES PROTECTION SERVICE



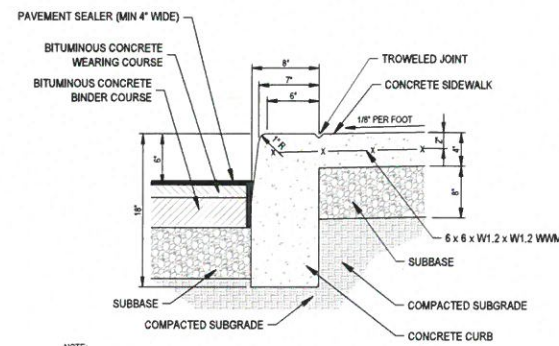
HANDICAPPED PARKING SIGNAGE DETAIL
NOT TO SCALE



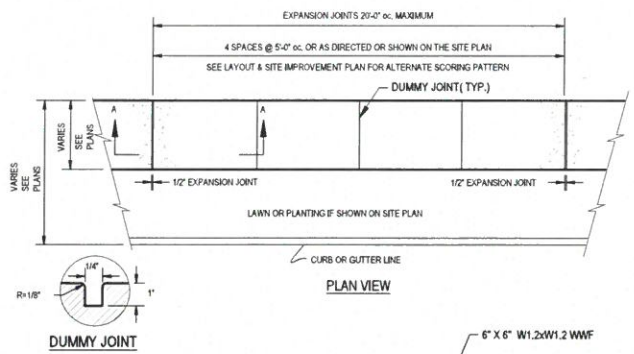
CONCRETE PAVEMENT (ON SITE)
NTS



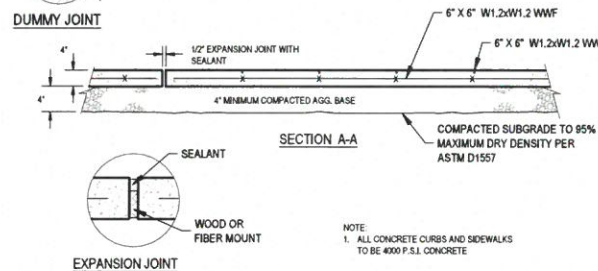
SIDEWALK DETAIL
NTS



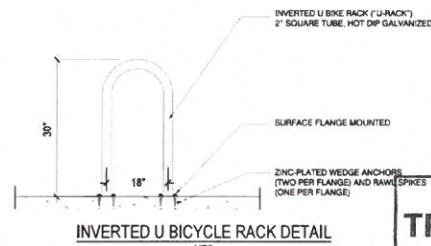
INTEGRAL CURB & SIDEWALK ONSITE
NTS



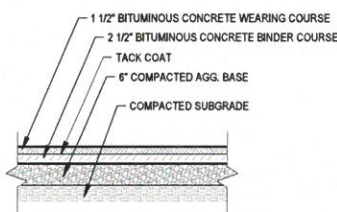
DUMMY JOINT



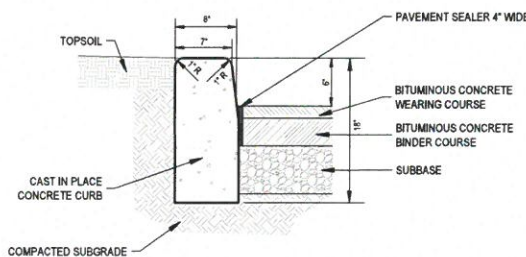
CONCRETE SIDEWALK DETAIL
NTS



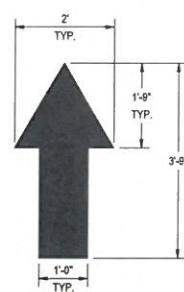
INVERTED U BICYCLE RACK DETAIL
NTS



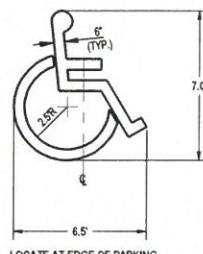
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT (ON SITE)
NTS



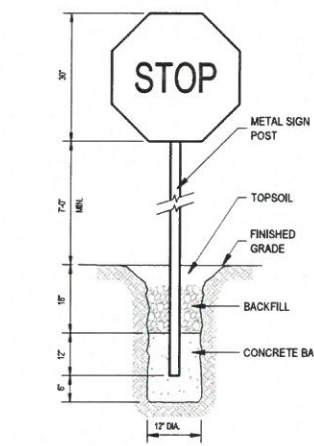
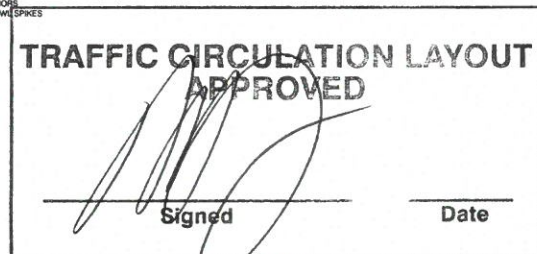
STRAIGHT FACED CURB DETAIL
NTS



TRAFFIC FLOW ARROW
NTS



ACCESSIBLE PARKING SYMBOL
NTS



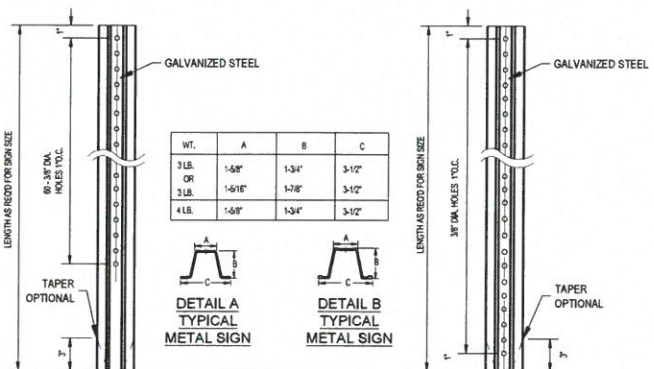
STOP SIGN
NTS



"DO NOT ENTER" SIGN (R5-1) DETAIL
NTS

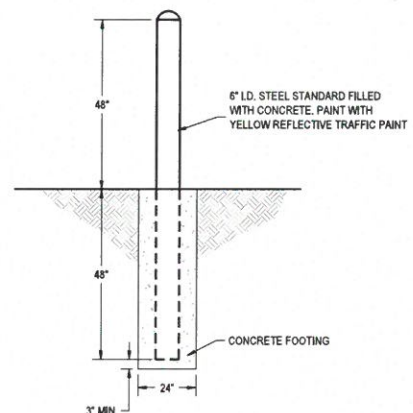


"MOTORCYCLE PARKING ONLY" SIGN DETAIL
NTS

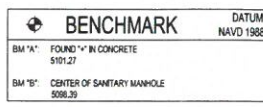


DETAIL A HOLE LOCATION
DETAIL B HOLE LOCATION

TYPICAL METAL SIGN POSTS
NTS



FIXED BOLLARD DETAIL
NTS



FORTY-THREE (43) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW MEXICO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-321-2537 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NEW MEXICO UTILITIES PROTECTION SERVICE



Date	Revisions/Comments
09/30/2019	REVISED PER CITY GRADING & DRAINAGE COMMENTS
10/17/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
11/22/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
12/15/2019	REVISED PER COMMENTS FROM ADS AND CITY REVIEWERS
01/09/2020	TRASH ENCLOSURE REVISION
05/01/2020	REVISED PER COMMENTS FROM ADS AND DOT REVIEWERS



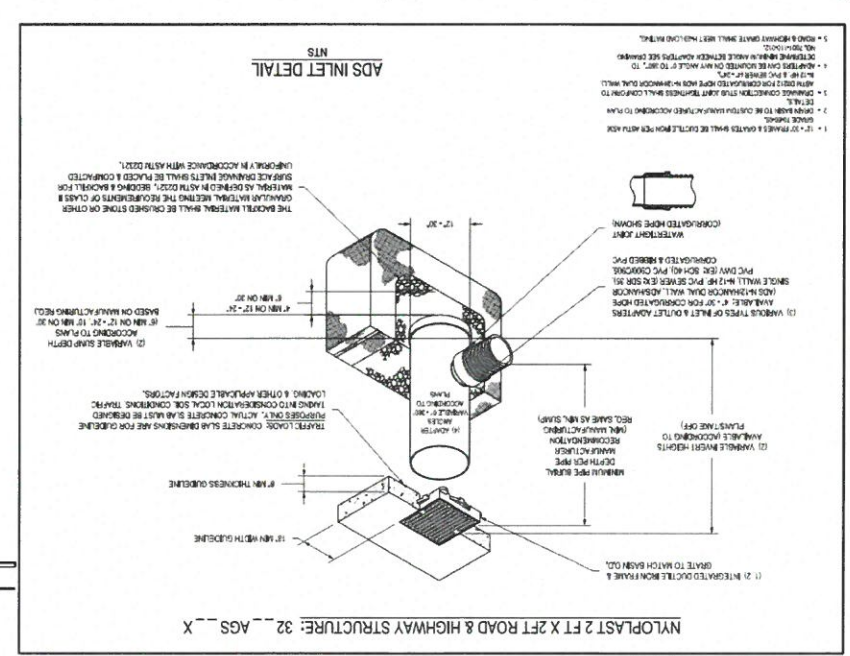
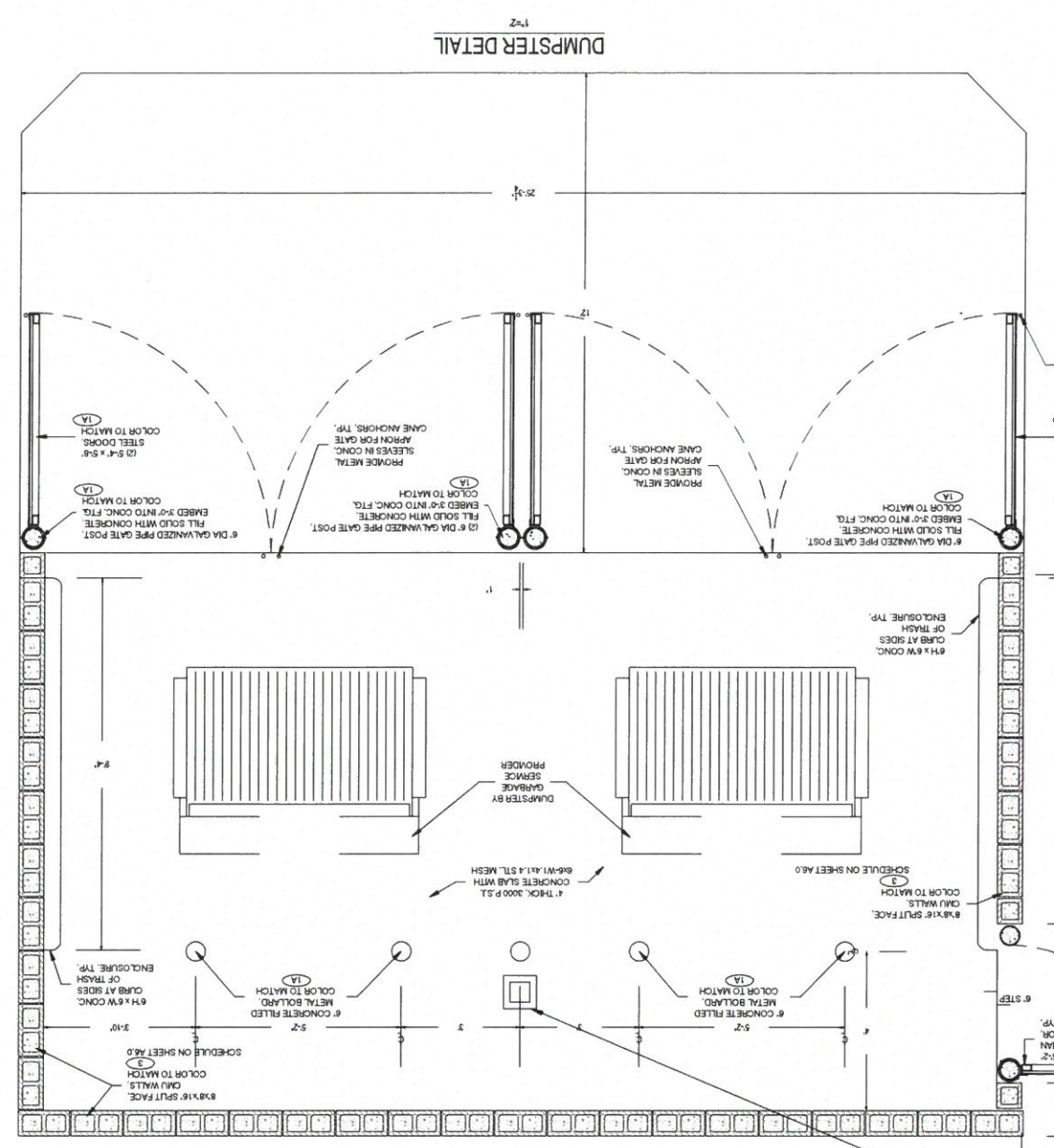
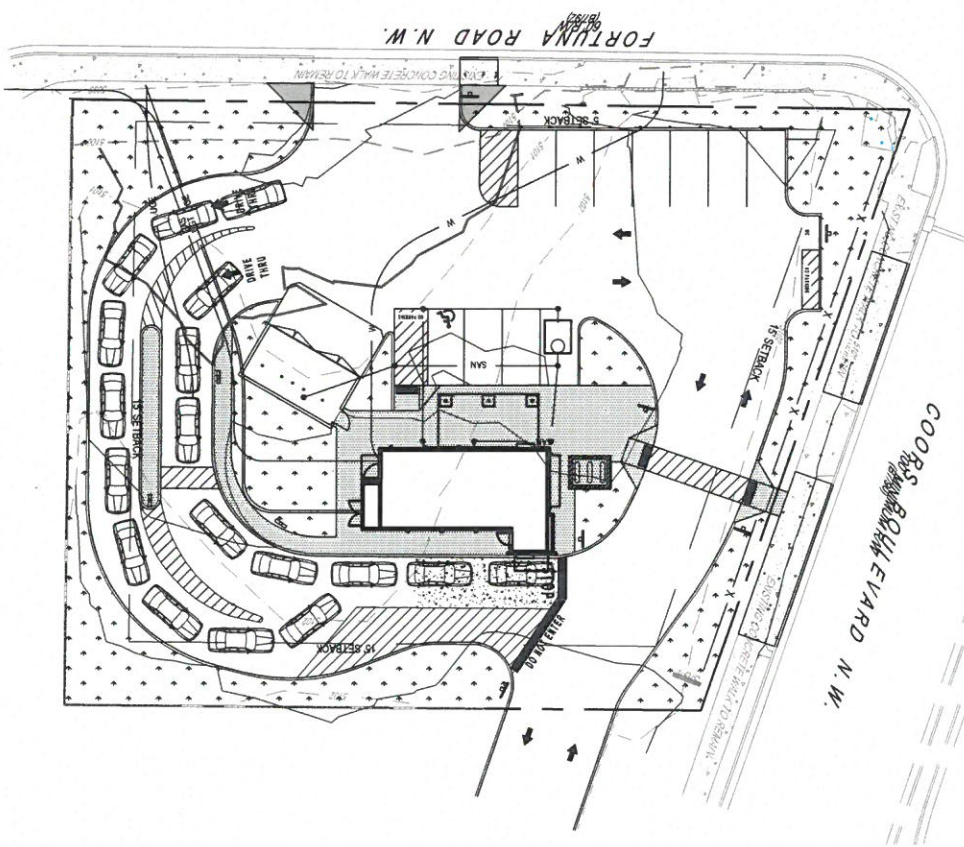
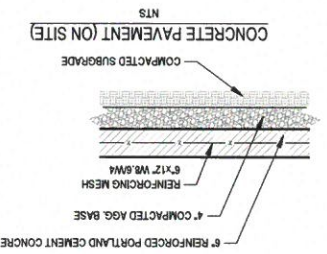
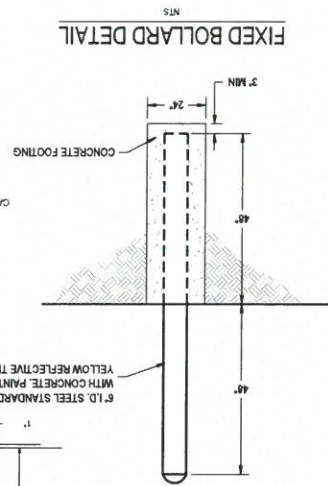
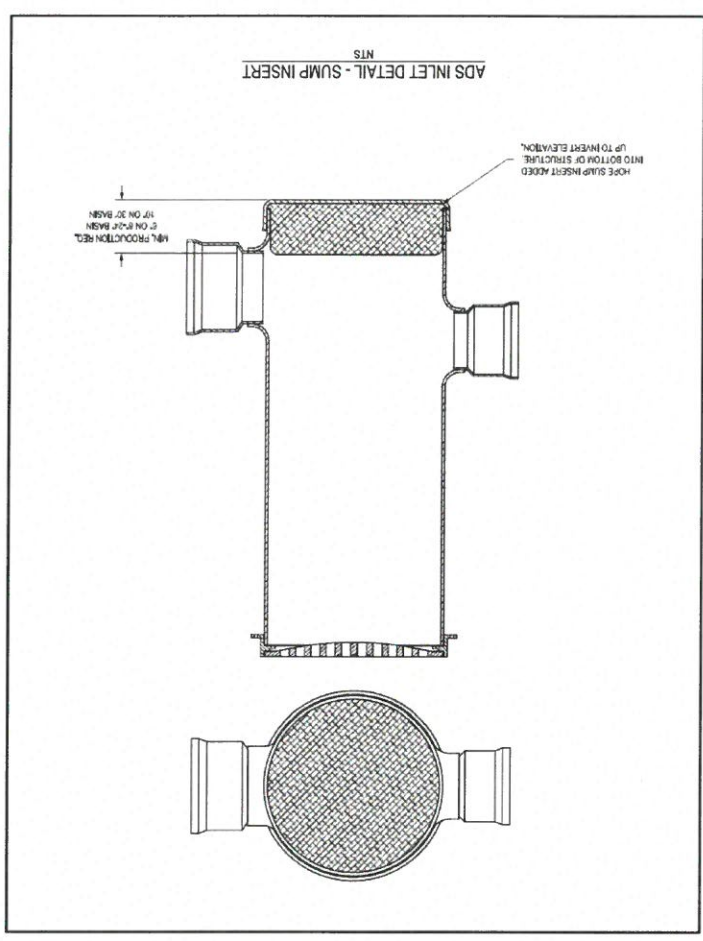
RESTAURANT WITH DRIVE-THRU
FORTUNA RD NW & COORS BLVD NW
ALBUQUERQUE, NM, 87121
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Project No.	756678-01
Scale	NO SCALE
Drawn	V. WERTH
Checked	E. BROUCH
Date	2019.10.17
Issue	
Drawing Title	

CONSTRUCTION DETAILS

Drawing No. **C8.0**



TRAFFIC CIRCULATION LAYOUT
APPROVED


Signed _____

5-5-24
Date _____

No.	Revision/Submission	Date
1	REVISED PER CITY GRADING & PAVING COMMENTS	09/30/2019
2	REVISED PER COMMENTS FROM AOS AND CITY REVIEWERS	10/17/2019
3	REVISED PER COMMENTS FROM AOS AND CITY REVIEWERS	11/25/2019
4	REVISED PER COMMENTS FROM AOS AND DOT REVIEWERS	12/16/2019
5	TRAFFIC ENCLOSURE REVISION	01/09/2020
6	REVISED PER COMMENTS FROM AOS AND DOT REVIEWERS	05/01/2020



CESO
WWW.CESOINC.COM
2020 N. CENTRAL AVE. STE. 900 PHOENIX, AZ 85004
PHONE: (602) 253-9900



Accelerated
DEVELOPMENT SERVICES

**RESTAURANT WITH
DRIVE-THRU**
FORTUNA RD NW & COORS BLVD NW
ALBUQUERQUE, NM, 87121
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	C6.2	DUMPSTER PLAN
		LAYOUT - CIRCULATION TRAFFIC
REVISIONS	DATE	DESCRIPTION
E. BROUCHÉ	2019.10.17	GAD AND TOL REVIEW
V. WERTH	'1 = '10'	
756678-01	05/01/2020	

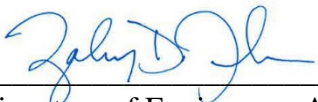
TRAFFIC CERTIFICATION

I, Zachary D Freshner, NMPE 25812, OF THE FIRM CESO, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/4/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Andrew Medina, NMPS 12649 OF THE FIRM SANDIA LAND SURVEYING LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VIEWED THE PROJECT SITE VIRTUALLY ON 11/20/2020 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 Temporary Certificate of Occupancy.

EXCEPTIONS:

The proposed driveway connect to the northern property has yet to be constructed. This connect is still planned but the construction has been delayed.

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.



Signature of Engineer or Architect

11/20/2020
Date



ENGINEER'S STAMP