

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2024

Genny Donart, PE  
Isaacson and Arfman, inc.  
128 Monroe St NE  
Albuquerque, NM 87108

**Re: Dutch Bros Coffee**  
**10001 Central Ave NE**  
**Request for Certificate of Occupancy- 30 Day Temp**  
**Transportation Development Final Inspection**  
Plan Approval Date 2-15-23 (L20D048)  
Certification dated 1-27-24

Dear Ms. Donart;

Based upon the information provided in your submittal received 1-17-24, Transportation Development has no objection to a 30-Day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation at the southwest corner Development for a 30-Day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to issuance of a Permanent Certificate of Occupancy, the following items are to be addressed:

1. Two sidewalk stones along Parsifal St. are to be replaced: one is broken just south of the entrance and the other is a trip hazard and is broken just north of the sidewalk culvert. The stones were shown to the Superintendent.
2. The Pubic ramp at the southwest corner of the site is only 43" wide. City Specifications specify a minimum of 5' wide, however, the DPM allows for 4' wide. It appears there is room to widen the ramp/pedestrian path to 4'. Please let me know if you think the location of the light pole and fire hydrant do not allow the ramp/pedestrian path to be widened to 4'. In addition, the ramp may function better if it were pointed more to the west.

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

*Curtis A Cherne*

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield,  
[mvines@wilger.com](mailto:mvines@wilger.com)





**TRAFFIC CERTIFICATION**

I, Genevieve L. Donart, NMPE No. 15088 of the firm Isaacson & Arfman, Inc, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 03/09/2023. I further certify that I or someone under my direct supervision have personally visited the project site on 01/11/2024 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 Occupancy.

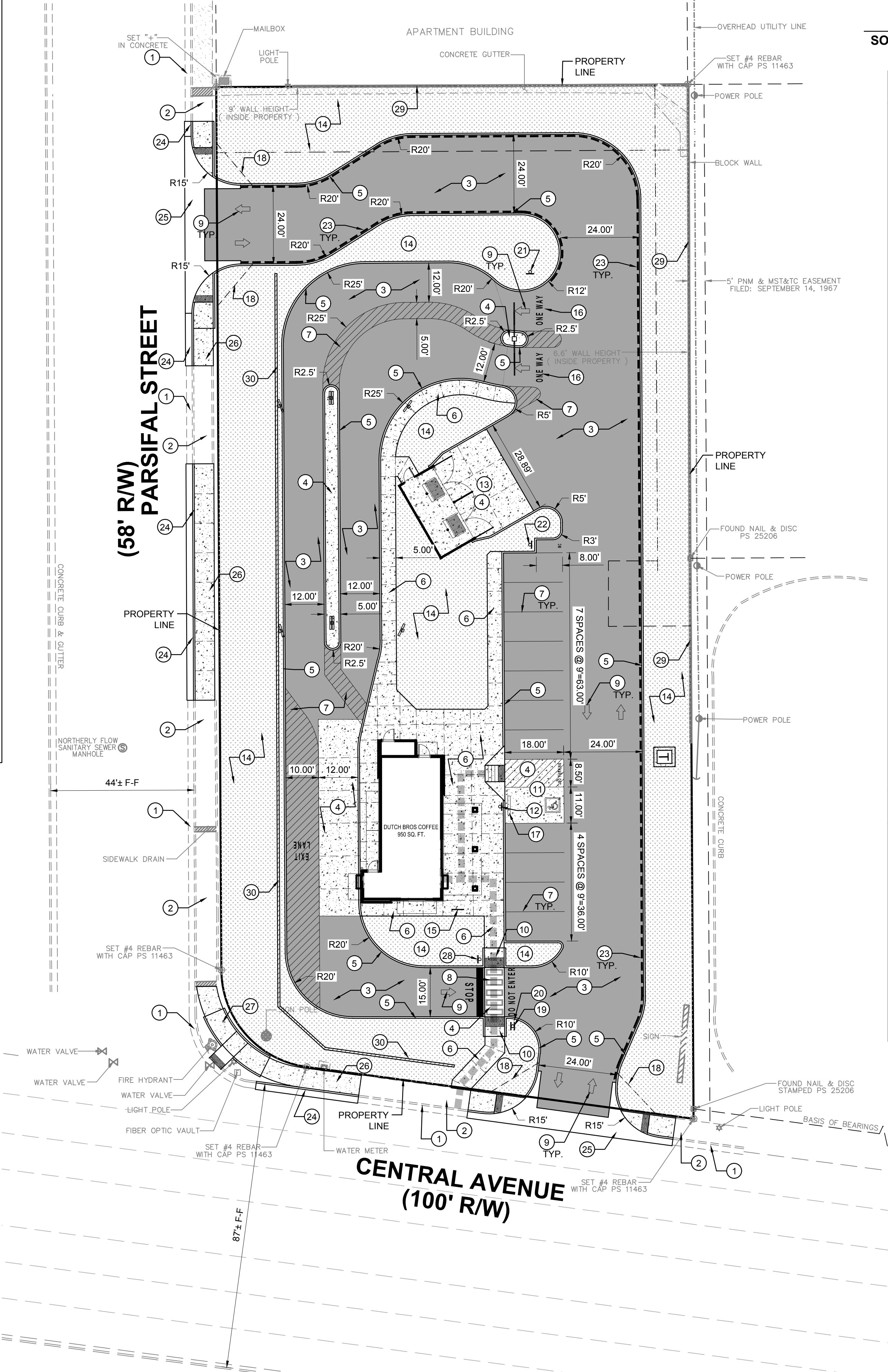
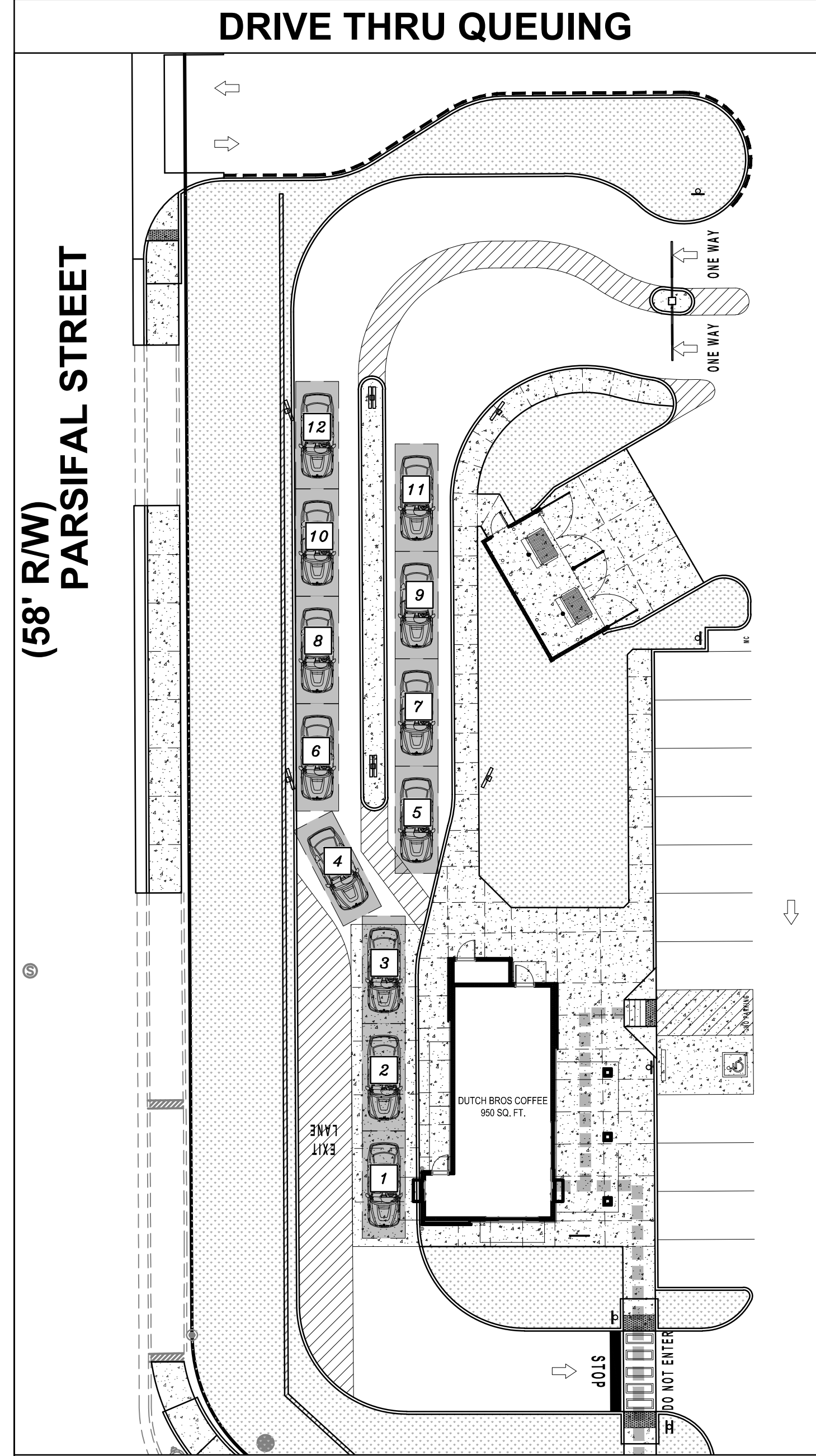
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Genevieve L. Donart, PE

01/17/2024

Date





TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Arman 3/9/2023  
Signed 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.

SOLID WASTE APPROVAL DATE

### KEYED NOTES

- EXISTING CURB & GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- ASPHALT PAVING, PER DETAIL ON SHEET CP-501.
- CONCRETE PAVING, PER DETAIL ON SHEET CP-501.
- PCC MEDIAN CURB AND GUTTER, PER DETAIL ON SHEET CP-501.
- PCC FLATWORK, PER DETAIL ON SHEET CP-501.
- 4" WHITE STRIPE IN TRAFFIC PAINT TYP.
- CROSS WALK / EXIT LANE STRIPING, PER DETAIL ON SHEET CP-501.
- DIRECTION ARROW, PER DETAIL ON SHEET CP-501.
- ADA ACCESSIBLE RAMP, PER DETAIL ON SHEET CP-501.
- ADA PARKING, PER DETAIL ON SHEET CP-501.
- ADA PARKING SIGNAGE, PER DETAIL ON SHEET CP-501.
- REFUSE ENCLOSURE, SEE ARCHITECTURAL PLANS.
- LANDSCAPING, SEE LANDSCAPE PLANS.
- BIKE RACK, SEE ARCHITECTURAL PLANS FOR DETAIL.
- "ONE WAY" PAVEMENT MARKINGS.
- PARKING BUMPER.
- 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 SIGN PER DETAIL ON SHEET CP-501.
- MOTORCYCLE PARKING, SIGNAGE PER DETAIL ON SHEET CP-501.
- ALONG DASHED LINE, PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILLED LETTERING ON TOP OF CURB "NO PARKING" AND "FIRE LANE" ALTERNATING AT 30 FT. O.C.
- STANDARD CURB & GUTTER, PER COA STD DWG 2415A.
- DRIVEPAD PER COA STD DWG 2426.
- PUBLIC SIDEWALK (WIDTH PER PLAN) PER COA STD DWG 2430.
- NEW ADA RAMP PER COA STD DWG 2441.
- STOP SIGN PER DETAIL ON SHEET CP-501.
- EXISTING CMU WALL TO REMAIN. CONTRACTOR TO PAINT CHARCOL GRAY (OR OWNER APPROVED ALTERNATE, COLOR TO MATCH REFUSE/BUILDING) WITH ANTI-GRAFFITI PRIMER. CONTRACTOR TO REMOVE BARBED WIRE WHERE APPLICABLE.
- DRIVE THRU SCREENING. 3' SOLID CMU WALL OR APPROVED LANDSCAPING, TO BE DETERMINED BY OWNER.

### PROJECT INFORMATION

PARKING CALCULATION (IDO Table 5-5-1):  
8 SPACES PER 1,000 GFA = 8 PARKING SPACES REQUIRED  
TOTAL PARKING REQUIRED= 8  
TOTAL PARKING PROVIDED = 12 (including 1 ADA Van space)

DRIVETHRU QUEUING SPACES REQUIRED PER IDO TABLE 5-5-8=12  
DRIVETHRU QUEUING SPACES PROVIDED=12+

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)

### VICINITY MAP

### 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.
- STREETS, 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.
- FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (805-260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING CURB, ASPHALT, AND CONCRETE PAVEMENT TIE-IN LOCATIONS AND MATCH EXISTING WITH SMOOTH TRANSITION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- SEE CD-100 - DEMOLITION PLAN FOR EXTENTS OF ASPHALT, CURB, AND SIDEWALK REMOVAL.

### LEGEND

---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	ADA PATHWAY (6' TYP., CLEAR PATH)
---	DRIVE THRU QUEUING SPACE (8'x20')
---	ASPHALT PAVING SECTION
---	PCC PAVING SECTION
---	POST MOUNTED SIGN

Isaacson & Arfman, Inc.  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com

7322  
FRED C. ARFMAN  
REGISTERED PROFESSIONAL ENGINEER  
NEW MEXICO

Engineer 02/15/2023

Dutch Bros. Coffee  
10001 Central Ave NE  
Accelerated  
DEVELOPMENT SERVICES

DESIGN	ISSUE	PROJECT NUMBER	FILE	DRAWN BY	CHECKED BY	DATE
DEVELOPMENT	IA 2528					XX

SHEET TITLE

TCL & PAVING PLAN

SHEET NUMBER

CP-101