

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 9, 2023

Justin Thor Simenson
Isaacson & Arfman, Inc
128 Monroe St. NE
Albuquerque, NM 87108

Re: Dutch Bros Coffee
10001 Central Ave. NE
Traffic Circulation Layout
Engineer's Stamp 02-15-23 (L20-D048)

Dear Mr. Simenson,

The TCL submittal received 02-16-2023 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

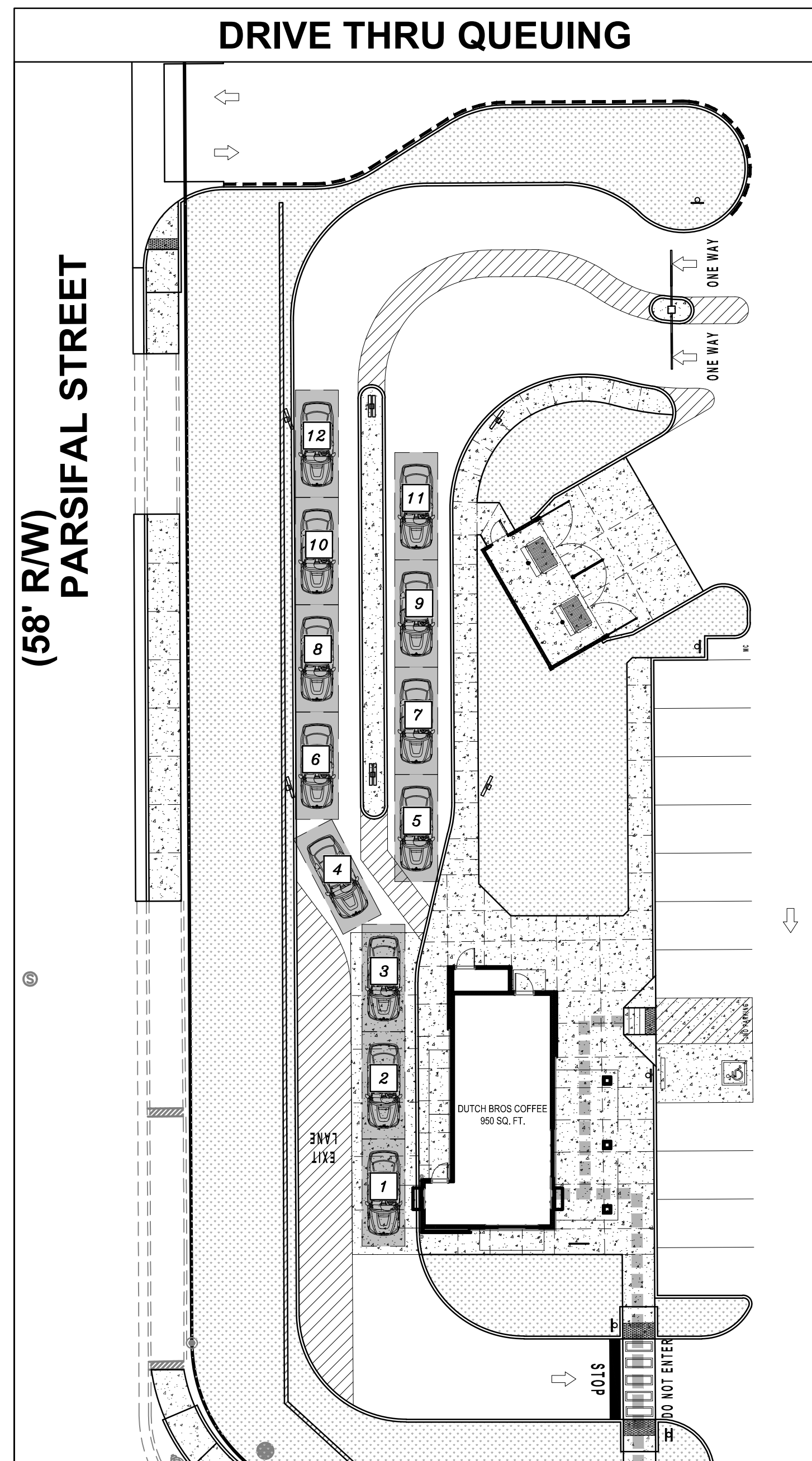
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 the PLNDRS@cabq.gov 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,

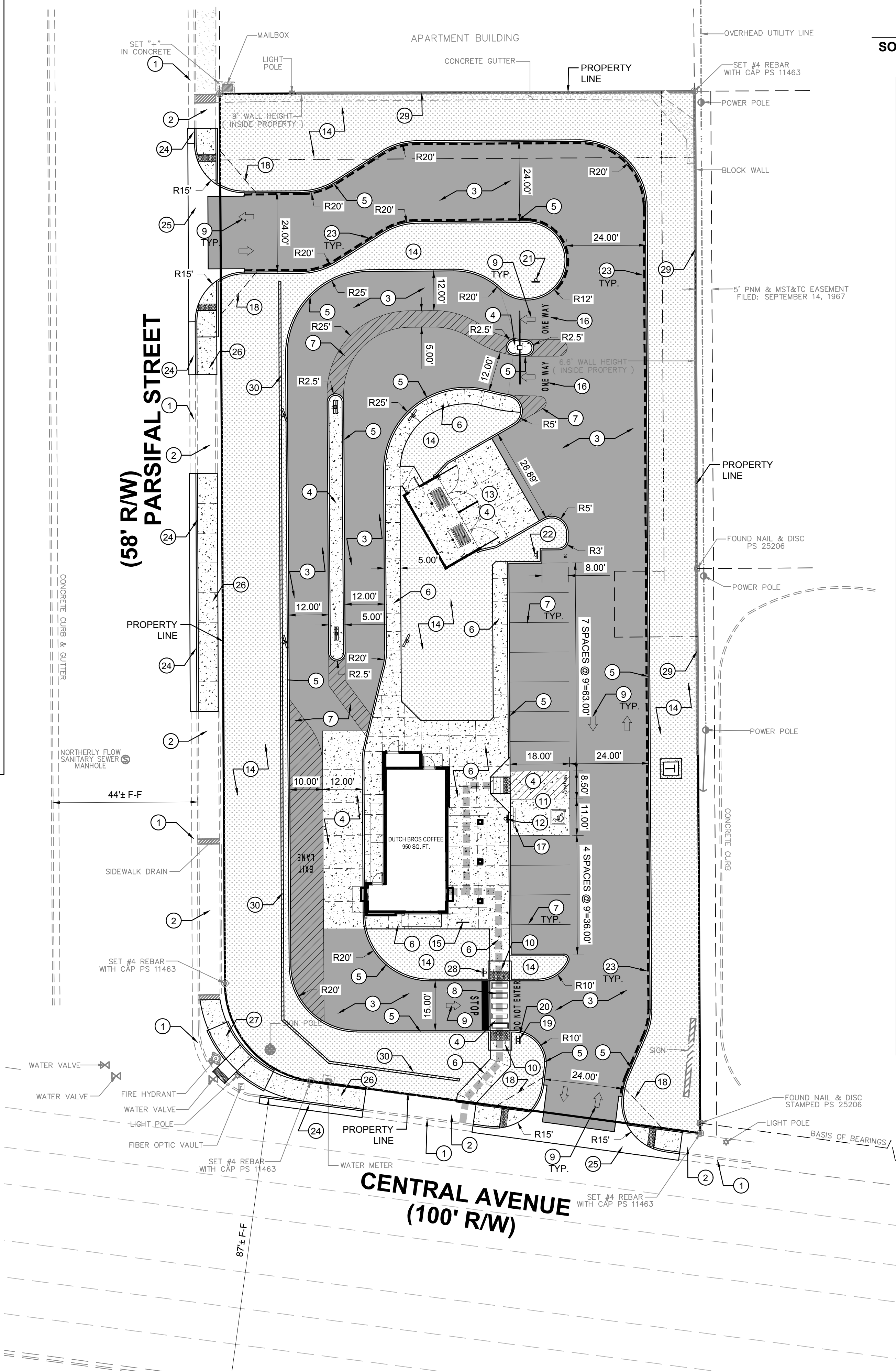
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Amigo 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

1. EXISTING CURB & GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. ASPHALT PAVING, PER DETAIL ON SHEET CP-501.
4. CONCRETE PAVING, PER DETAIL ON SHEET CP-501.
5. PCC MEDIAN CURB AND GUTTER, PER DETAIL ON SHEET CP-501.
6. PCC FLATWORK, PER DETAIL ON SHEET CP-501.
7. 4" WHITE STRIPE IN TRAFFIC PAINT TYP.
8. CROSS WALK / EXIT LANE STRIPING, PER DETAIL ON SHEET CP-501.
9. DIRECTION ARROW, PER DETAIL ON SHEET CP-501.
10. ADA ACCESSIBLE RAMP, PER DETAIL ON SHEET CP-501
11. ADA PARKING, PER DETAIL ON SHEET CP-501.
12. ADA PARKING SIGNAGE, PER DETAIL ON SHEET CP-501.
13. REFUSE ENCLOSURE, SEE ARCHITECTURAL PLANS.
14. LANDSCAPING, SEE LANDSCAPE PLANS.
15. BIKE RACK, SEE ARCHITECTURAL PLANS FOR DETAIL.
16. "ONE WAY" PAVEMENT MARKINGS.
17. PARKING BUMPER.
18. MINI CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE E.
19. DRIVE THRU EXIT SIGNAGE, SEE ARCHITECTURAL FOR DETAIL.
20. DO NOT ENTER SIGNAGE PER DETAIL ON SHEET CP-501.
21. ONE-WAY SIGN PER DETAIL ON SHEET CP-501.
22. MOTORCYCLE PARKING, SIGNAGE PER DETAIL ON SHEET CP-501.
23. ALONG DASHED LINE, PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILED LETTERING ON TOP OF CURB "NO PARKING" AND "FIRE LANE" ALTERNATING AT 30 FT. O.C.
24. STANDARD CURB & GUTTER, PER COA STD DWG 2415A.
25. DRIVEPAD PER COA STD DWG 2426.
26. PUBLIC SIDEWALK (WIDTH PER PLAN) PER COA STD DWG 2430.
27. NEW ADA RAMP PER COA STD DWG 2441.
28. STOP SIGN PER DETAIL ON SHEET CP-501.
29. 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.
30. DRIVE THRU SCREENING. 3" SOLID CMU WALL OR APPROVED LANDSCAPING, TO BE DETERMINED BY OWNER.

PROJECT INFORMATION

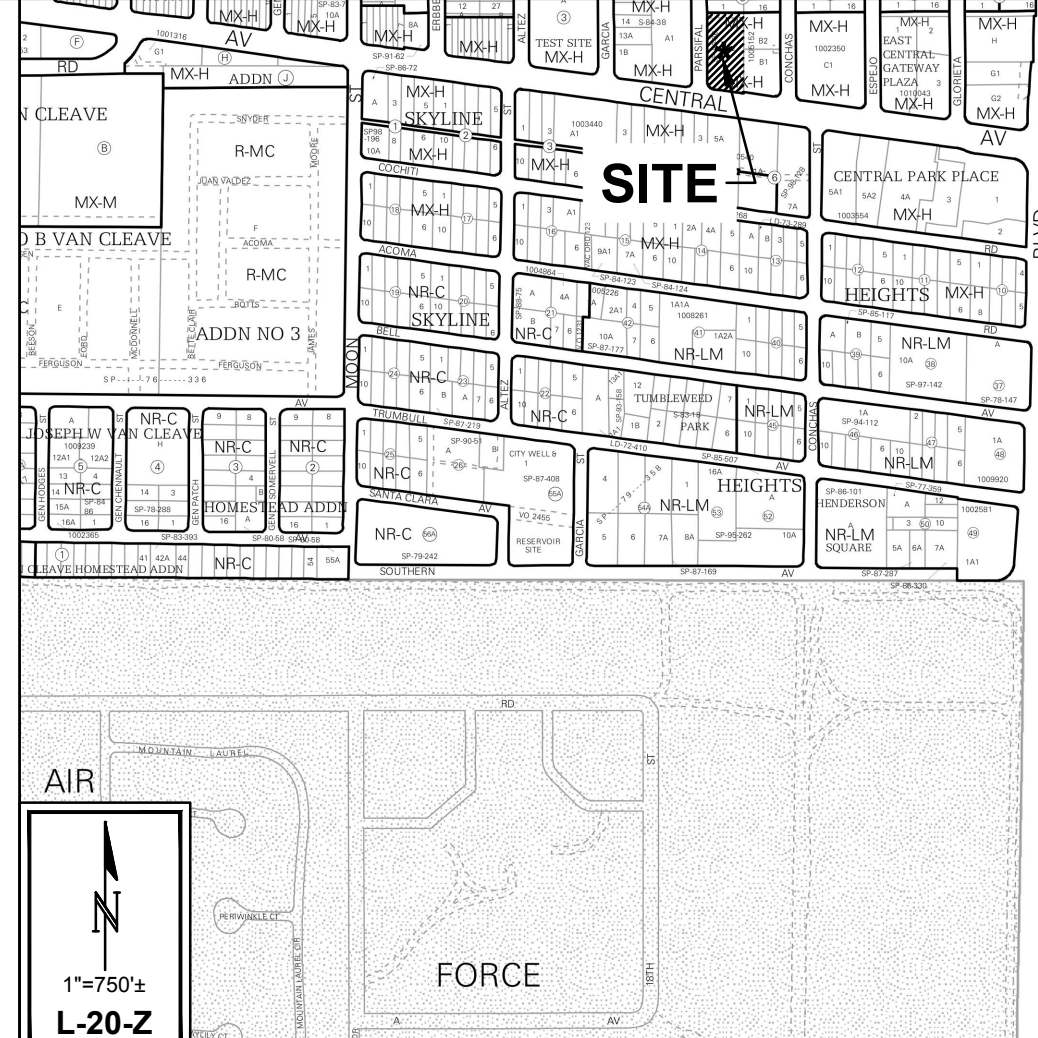
PARKING CALCULATION (IDO Table 5-5-1):
 8 SPACES PER 1,000 GFA = 8 PARKING SPACES REQUIRED
TOTAL PARKING REQUIRED= 8
TOTAL PARKING PROVIDED = 12 (including 1 ADA Van space)

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)

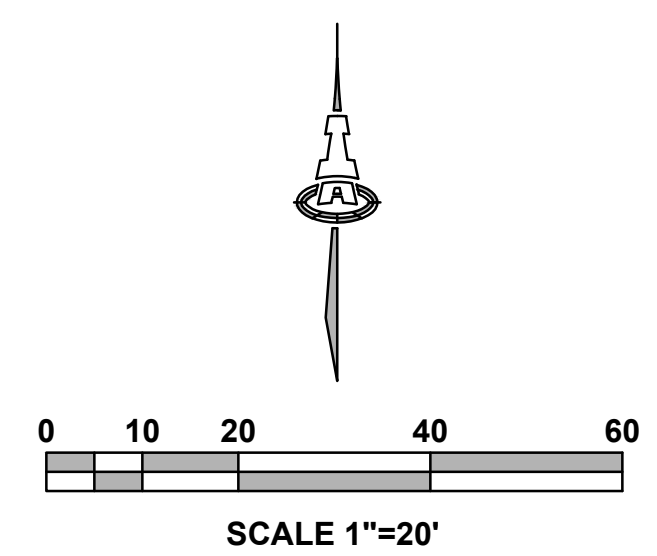
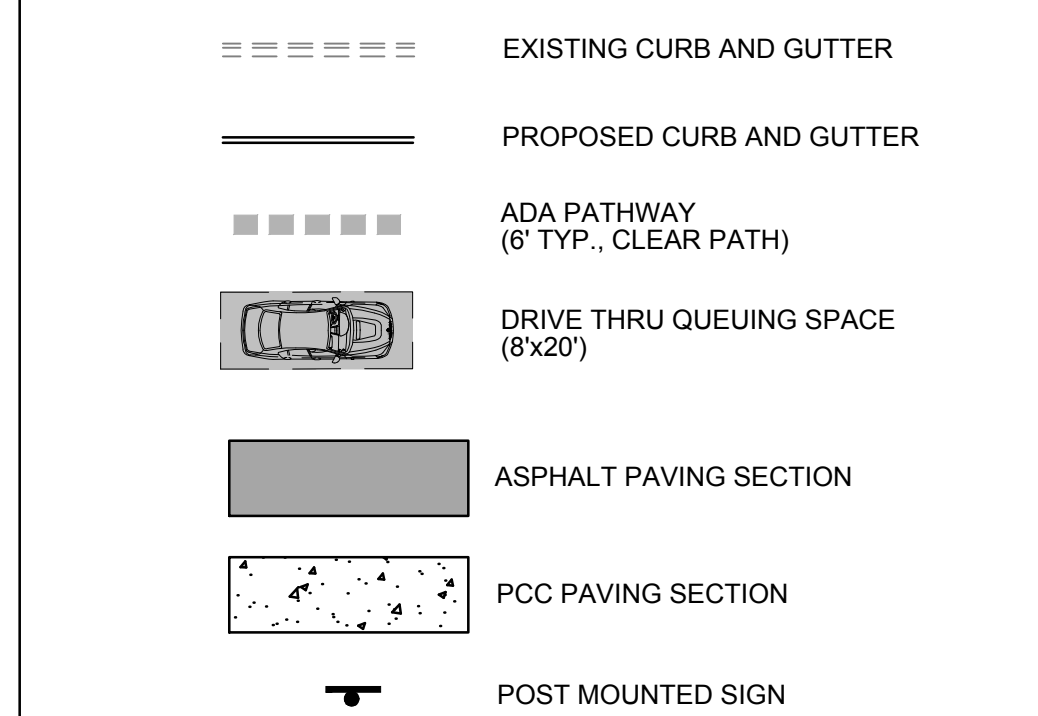
VICINITY MAP



GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. 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.
- F. 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.
- G. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (605-260-1990) FOR LOCATION OF EXISTING UTILITIES.
- H. 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.
- I. 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.
- J. SEE CD-100 - DEMOLITION PLAN FOR EXTENTS OF ASPHALT, CURB, AND SIDEWALK REMOVAL.

LEGEND



Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com

Engineer **02/15/2023**

Dutch Bros. Coffee
10001 Central Ave NE

DESIGN	ISSUE	DATE	DESCRIPTION
DEVELOPMENT	IA 2528		
	FILE:		
	DRAWN BY:		
	CHECKED BY:		
	DATE:		XX

SHEET TITLE

TCL & PAVING PLAN

SHEET NUMBER

CP-101