

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 12, 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
Transportation Development Final Inspection
Plan Approval Date 3-9-23 (L20D048)
Certification dated 2-9-24

Dear Ms. Donart;

Based upon the information provided in your submittal received 2-9-24 and completion of the punchlist, Transportation Development has no objection to 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.

PO Box 1293

Albuquerque

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

Sincerely,

NM 87103

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

www.cabq.gov

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcalá, James Broomfield,
mvines@wilger.com



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING & DRAINAGE PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY **PERMANENT**
- CONCEPTUAL TCL DFT APPROVAL
- PRELIMINARY PLAT APPROVAL
- FINAL PLAT APPROVAL
- SITE PLAN FOR BLDG PERMIT DFT
APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- OTHER (SPECIFY) _____

DATE SUBMITTED: _____



TRAFFIC CERTIFICATION

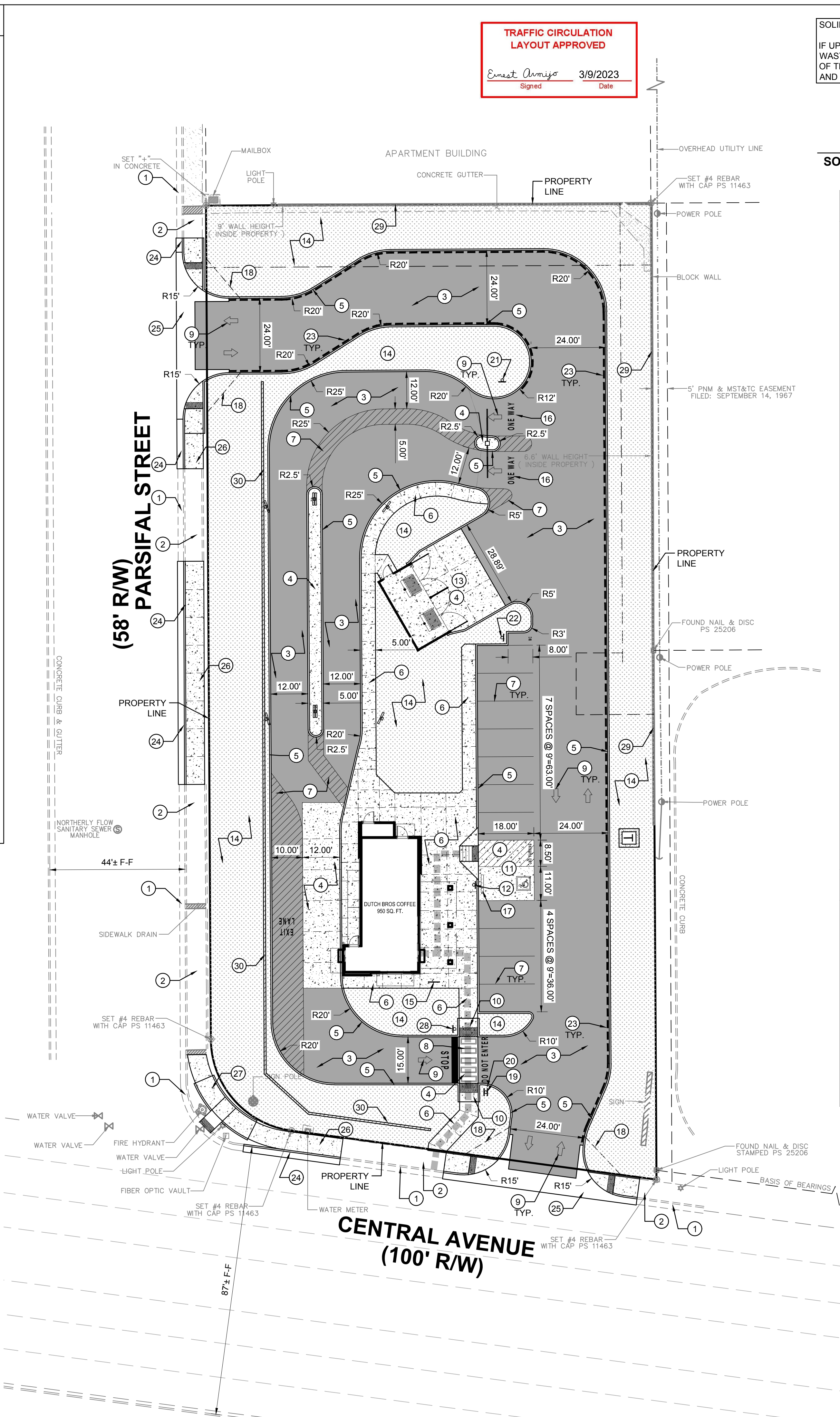
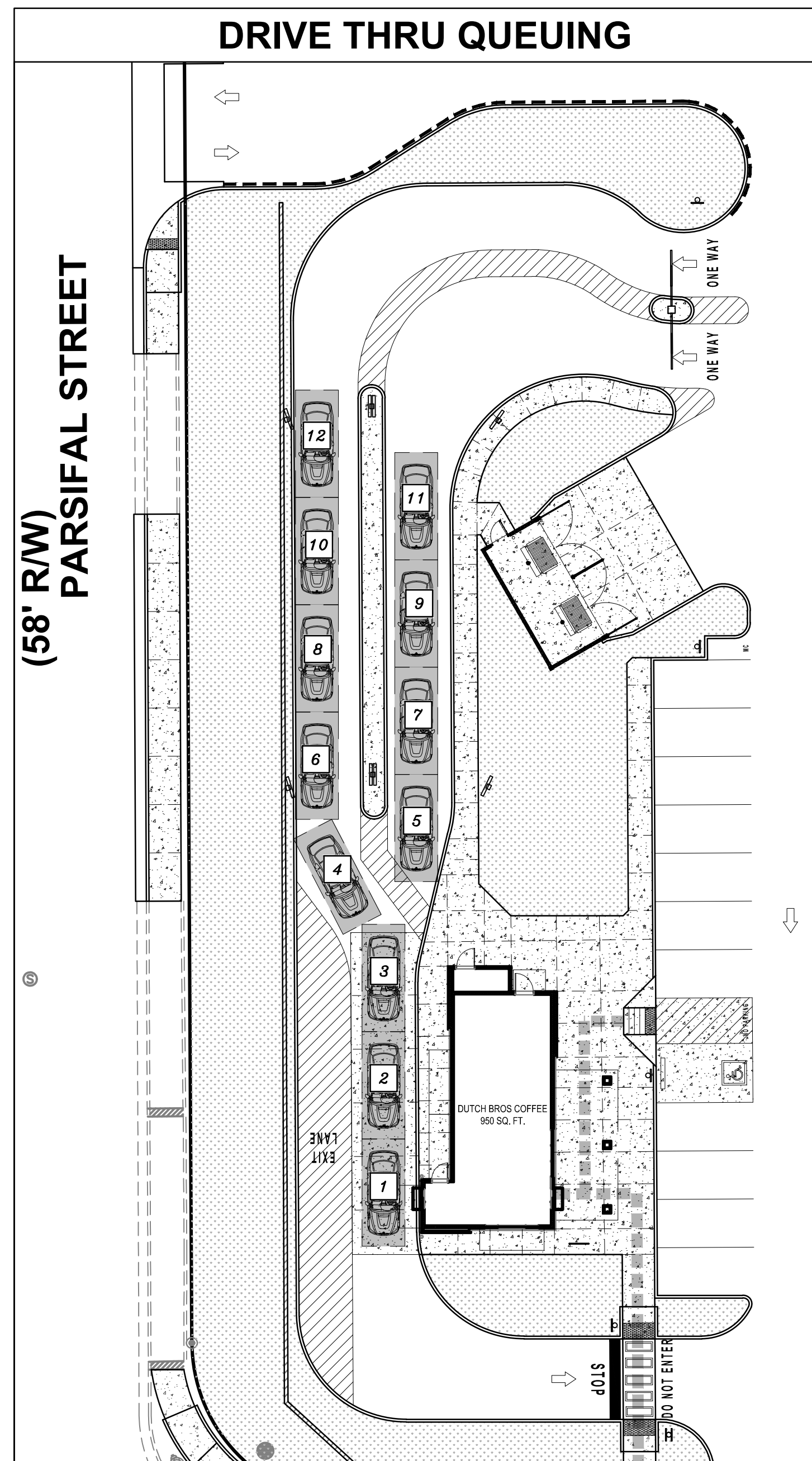
I, Genevieve L. Donart, NMPE No. 15088 of the firm Isaacson & Arfman, Inc, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 03/09/2023. I further certify that I or someone under my direct supervision have personally visited the project site on 02/09/2024 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

02/09/2024

Date



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

- 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 STENCILED 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

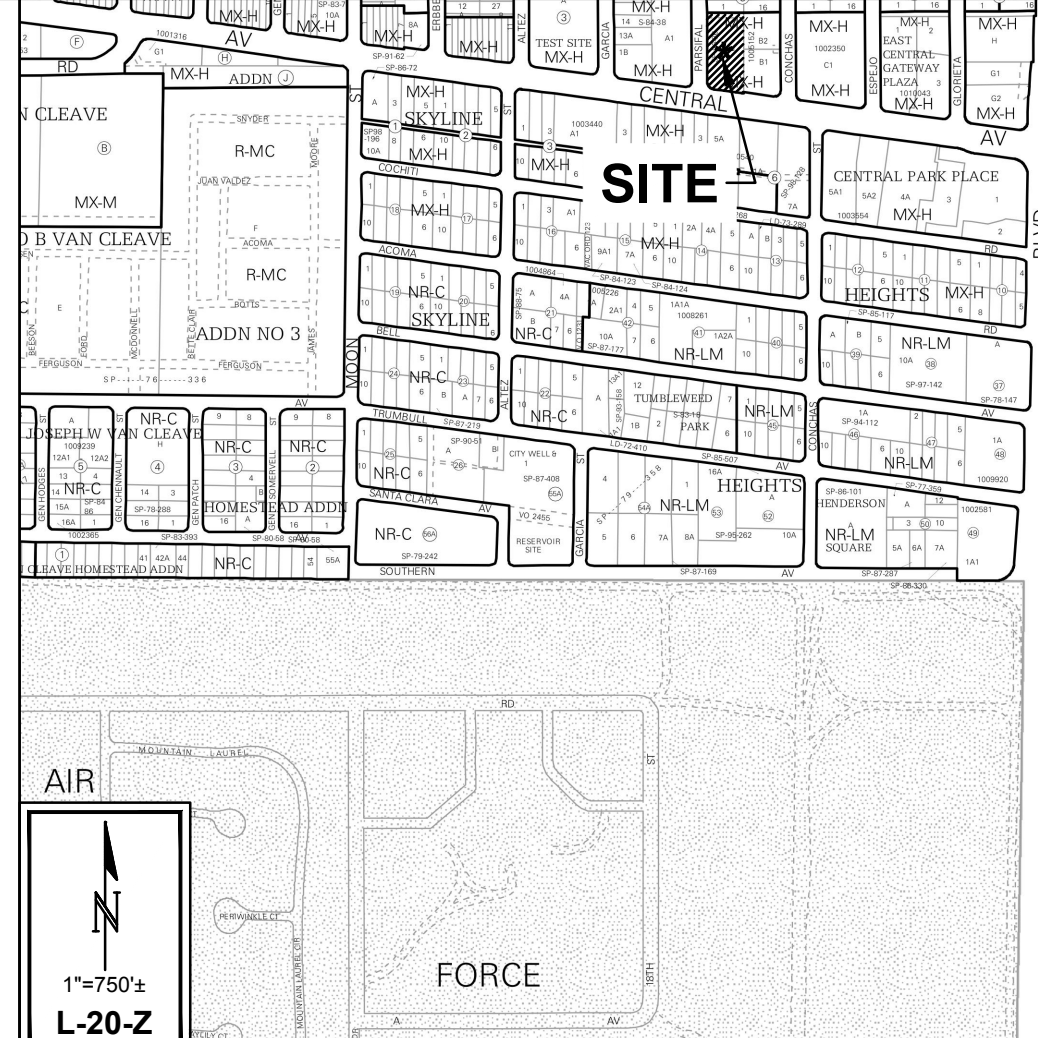
PARKING CALCULATION (IDO Table 5-5-1):
 8 SPACES PER 1,000 GFA = 8 PARKING SPACES REQUIRED
 TOTAL PARKING REQUIRED = 8
 TOTAL PARKING PROVIDED = 12 (including 1 ADA Van space)

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)

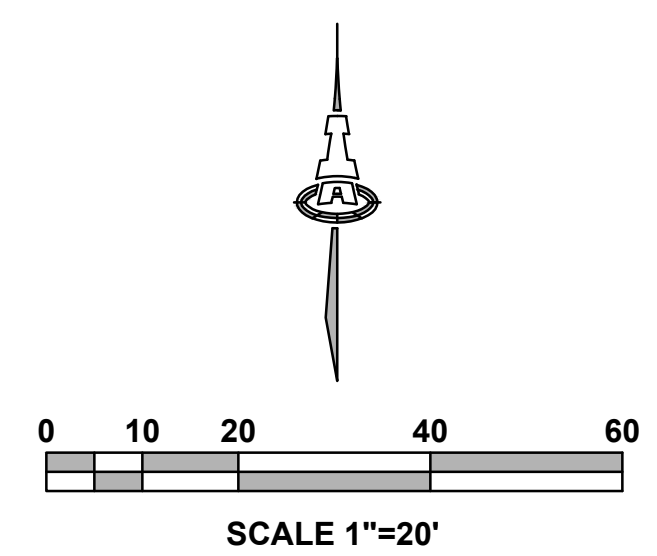
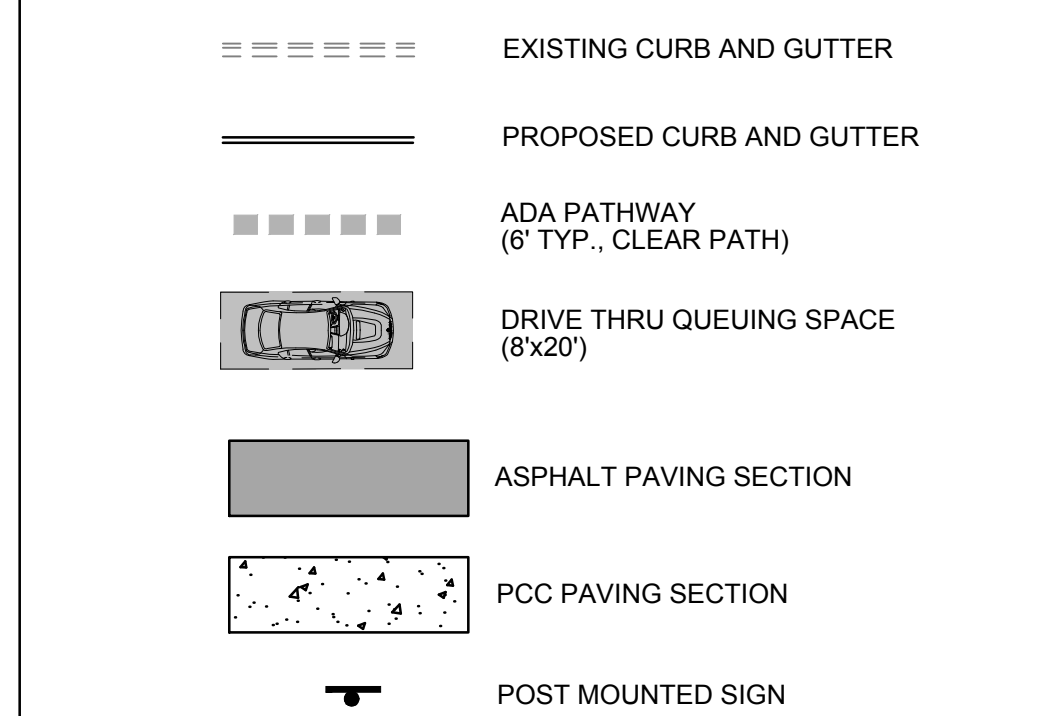
VICINITY MAP



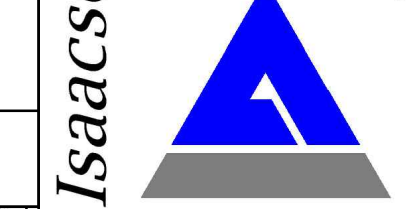
GENERAL NOTES

- 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 (605-260-1990) 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

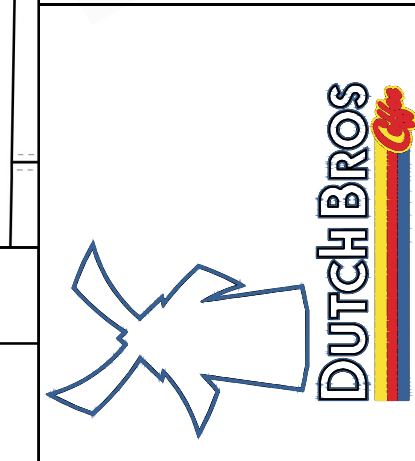


Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87108
 505-266-8828 | www.iacivil.com



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Engineer **02/15/2023**



Dutch Bros. Coffee
 10001 Central Ave NE
 Accelerated DEVELOPMENT SERVICES

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

No	Date	Description

SHEET TITLE
 TCL & PAVING PLAN

SHEET NUMBER
 CP-101