

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 2, 2024

Brianna Uy  
Barghausen Consulting Engineers, Inc.  
18215 72<sup>nd</sup> Ave. S  
Kent, WA 98032

**Re: Dutch Bros Coffee**  
**2070 Gibson Blvd. SE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 03-10-23 (M15-D021C)  
Certification dated 02-01-24

Dear Ms. Uy,

Based upon the information provided in your submittal received 02-01-24, 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:

- Anchor down Bike Rack.
- Please remove all construction equipment from the site.

Once these corrections are complete, email pictures to [malnajjar@cabq.gov](mailto:malnajjar@cabq.gov) for release of Final CO.

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

Sincerely,

*Marwa Al-najjar*

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

Ma via: email

C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Project Contact:** Brianna Uy, Barghausen Consulting Engineers, Inc. buy@barghausen.com 425-251-6222

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**and tenant**  
**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

**IS THIS A RESUBMITTAL?:** \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ FINAL PLAT 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
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

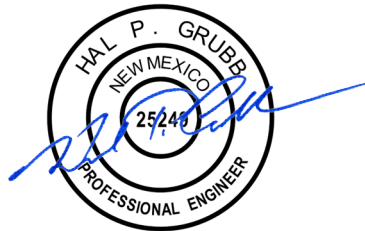
## TRAFFIC CERTIFICATION

I, HAL P. GRUBB, NMPE 25249 OF THE FIRM BARGHAUSEN CONSULTING ENGINEERS, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 2023-03-13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS 18374, OF THE FIRM CSI-CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE REVIEWED SITE PICTURES OF THE PROJECT SITE AND CONTRACTOR REDLINES 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 CERTIFICATION 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.



Signature of Engineer or Architect



2/1/2024

Date







"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."



Know what's below.  
Call before you dig.  
Dial 811

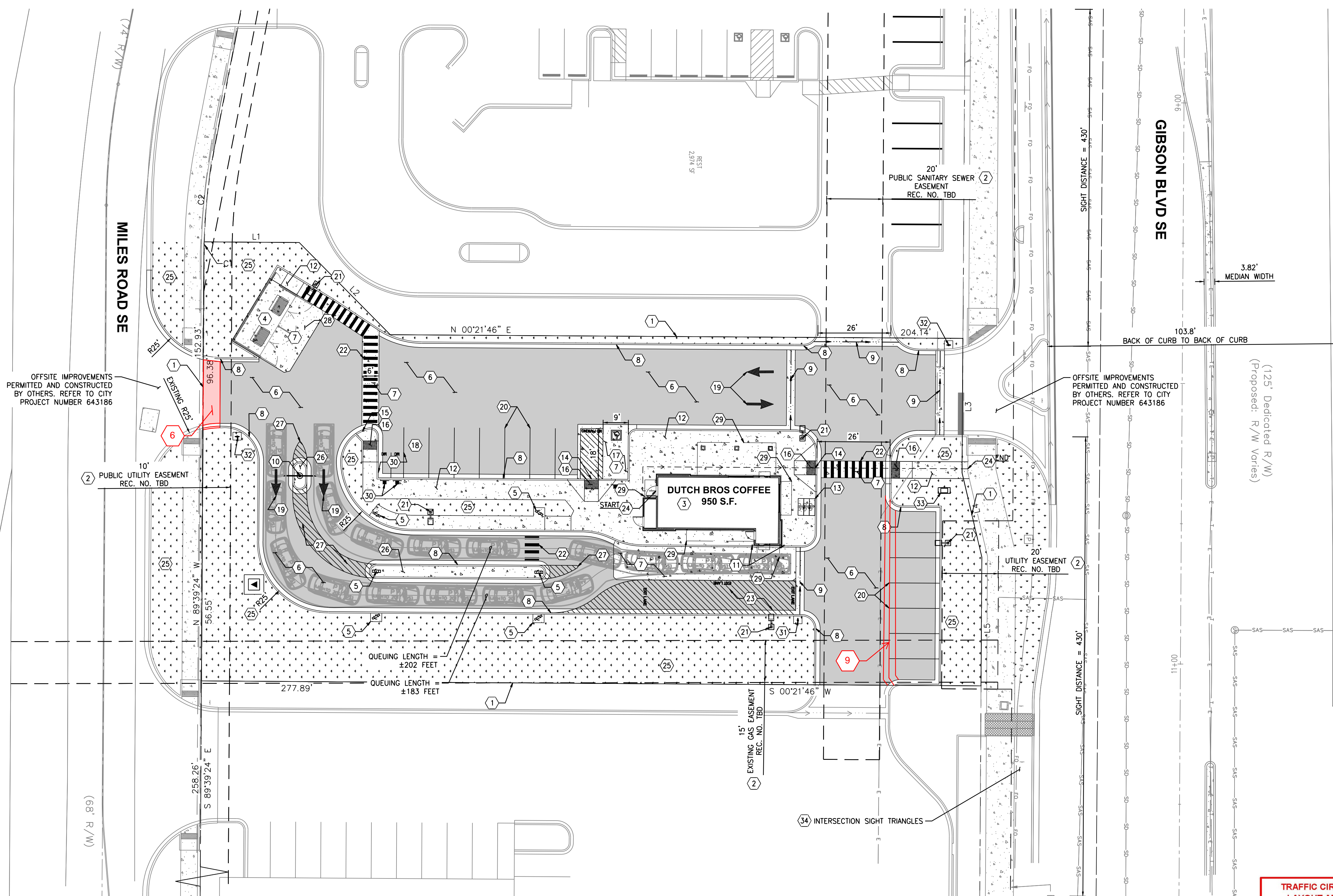
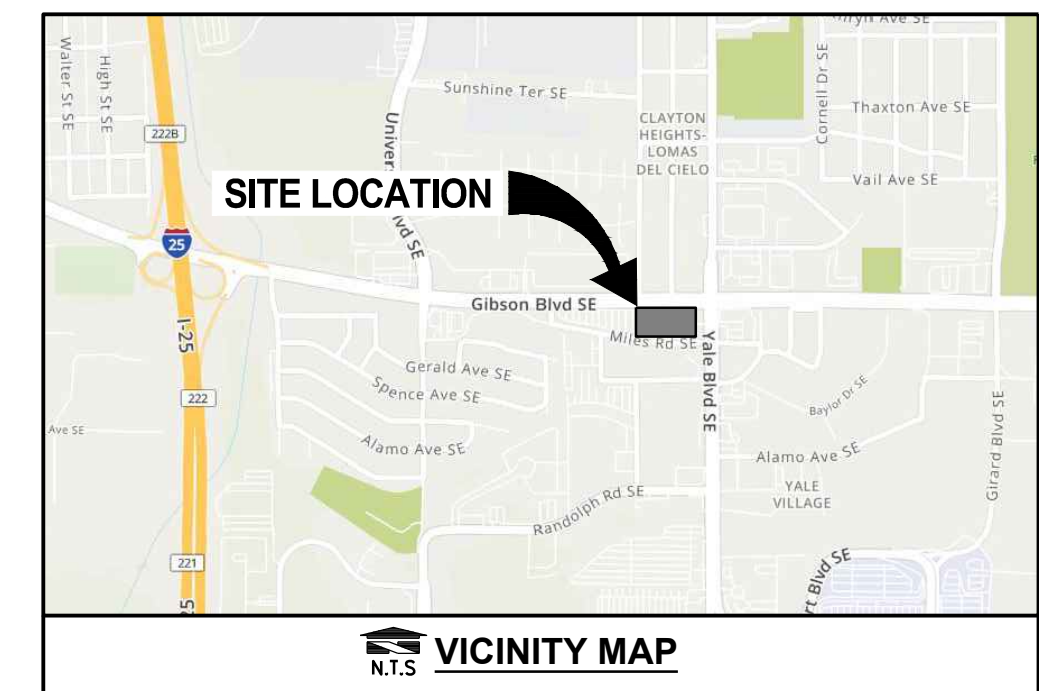
AS-BUILT RECORD DRAWING  
THIS AS-BUILT RECORD DRAWING WAS  
PREPARED FROM INFORMATION PROVIDED  
BY THE CONTRACTOR ON THIS PROJECT.  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
DOES NOT PROVIDE ANY WARRANTY AS TO  
THE ACCURACY OR COMPLETENESS OF SUCH  
INFORMATION PROVIDED BY OTHERS.



01/30/2024

# DUTCH BROS. COFFEE - NM0303, ALBUQUERQUE, NM

## SITE PLAN



- ### CONSTRUCTION NOTES:
- EXISTING PROPERTY LINE, TYPICAL.
  - EXISTING PUBLIC UTILITY EASEMENT, TYPICAL.
  - LOCATION OF BUILDING AS NOTED; CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.
  - LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD; REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
  - LOCATION OF DUTCH BROS MENU SIGN; REFER TO ARCHITECTURAL SIGN PLANS FOR ADDITIONAL INFORMATION. CONSTRUCT CONCRETE PAD (PER PLAN) IF IN LANDSCAPED AREA.
  - CONSTRUCT ASPHALT PAVING, SECTION PER DETAIL 1/C5.1, TYPICAL.
  - CONSTRUCT CONCRETE PAVING, SECTION PER DETAIL 2/C5.1, TYPICAL.
  - CONSTRUCT CONCRETE CURB AND GUTTER, PER DETAIL 7/C5.1, TYPICAL.
  - INSTALL CONCRETE SWALE, PER DETAIL 8/C5.1.
  - INSTALL VERTICAL CLEARANCE BAR; REFER TO SIGN PLANS FOR EXACT PLACEMENT AND ADDITIONAL INFORMATION.
  - INSTALL GUARD POST. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
  - CONSTRUCT CONCRETE SIDEWALK, WIDTH VARIES, SECTION PER DETAIL 5 AND 6/C5.1, TYPICAL.
  - BICYCLE PARKING SPACE, TYPICAL OF 3. INSTALL 'MADRAX' U-TYPE BIKE RACK MODEL NUMBER 'U-238' TO BE SURFACE MOUNTED, WITH 3" MINIMUM DEPTH ANCHORS. REFER TO DETAIL 6/C5.0 FOR ADDITIONAL INFORMATION. COORDINATE COLOR REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
  - CONSTRUCT ACCESSIBILITY-COMPLIANT PERPENDICULAR CURB RAMP PER DETAIL 1/C5.3.
  - CONSTRUCT ACCESSIBILITY-COMPLIANT PARALLEL CURB RAMP PER DETAIL 2/C5.3.
  - INSTALL DETECTABLE WARNING PER DETAIL 3/C5.3. CONTRACTOR TO FIELD VERIFY SLOPES DO NOT EXCEED 1.5% CROSS SLOPE.
  - INSTALL VAN ACCESSIBLE PARKING STALL AND SIGNAGE PER DETAIL 1/C5.0 AND 8/C5.0. REFER TO DETAIL FOR 4/C5.0 FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAIL 5/C5.0 FOR SIGN FOOTINGS.
  - STANDARD PARKING SPACE, TYPICAL.
  - PAINT DIRECTIONAL ARROWS WHERE SHOWN PER DETAIL 3/C5.1, TYPICAL.
  - PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL; ALL STRIPING TO CONFORM WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
  - SITE LIGHTING. REFER TO STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION REQUIREMENTS; REFER TO PHOTOMETRIC DRAWING FOR POLE AND FIXTURE SPECIFICATIONS.
  - PAINT CONTINENTAL STYLE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES AT 2 1/2' FEET ON CENTER.
  - PAINT 4" WIDE STRIPED AREA AS SHOWN, 24" O.C. SAFETY WHITE, TYPICAL.
  - ACCESSIBLE ROUTE. SEE ACCESSIBLE PATH NOTE THIS SHEET.
  - LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  - PROPOSED CONCRETE MEDIAN, MIN 4' WIDE.
  - PAINT STRIPING, IN BETWEEN AND 10' BEFORE AND AFTER CONCRETE MEDIAN, STRIPES: 4" WIDE, 24" O.C., @ 45' ANGLE, SAFETY WHITE.
  - PROPOSED TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/ LOCAL REFUSE SERVICE PROVIDER.
  - INSTALL CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS. CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
  - INSTALL MOTORCYCLE PARKING SPACE. SEE DETAIL 9/C5.1 FOR SIGNAGE.
  - LOCATION OF DUTCH BROS "EXIT ONLY" SIGN; REFER TO ARCHITECTURAL SIGN PLANS FOR ADDITIONAL INFORMATION. CONSTRUCT CONCRETE PAD IF IN LANDSCAPED AREA.
  - LOCATION OF DUTCH BROS "DRIVE THRU" SIGN; REFER TO ARCHITECTURAL SIGN PLANS FOR ADDITIONAL INFORMATION. CONSTRUCT CONCRETE PAD IF IN LANDSCAPED AREA.
  - LOCATION OF DUTCH BROS MONUMENT SIGN; REFER TO ARCHITECTURAL SIGN PLANS FOR ADDITIONAL INFORMATION. CONSTRUCT CONCRETE PAD IF IN LANDSCAPED AREA.

### PARKING NOTE

NO CONTRACTOR OR EMPLOYEE MAY STORE, OR PERMIT TO BE STORED, A COMMERCIAL OR CONSTRUCTION VEHICLE/TRUCK; OR PERSONAL VEHICLE, TRUCK, OR OTHER PERSONAL PROPERTY ON PUBLIC-RIGHT-OF-WAY OR OTHER PUBLIC PROPERTY WITHOUT PERMISSION OF THE CITY ENGINEER.

### TEMPORARY WORK EASEMENT NOTE:

CLIENT TO OBTAIN TEMPORARY WORK EASEMENT AGREEMENT; COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO CONSTRUCTION OF ANY OFF-SITE WORK.

### ACCESSIBLE SITE REQUIREMENTS:

WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 11B-405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). CURB RAMPS WHERE PROVIDED SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (SECTION 11B-406) AND BE PROVIDED WITH A CONTINUOUS 36" WIDE DETECTABLE WARNING STRIP MEETING ACCESSIBILITY REQUIREMENTS (SECTION 11B-705) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ACCESSIBILITY STANDARDS.

LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

**Site Plan**

**SWC GIBSON BLVD AND YALE BLVD**

**ALBUQUERQUE, NM 87121**

**Dutch Bros**

For:

3/10/2023

Scale:

Horizontal	1" = 20'
Vertical	N/A

Designed: JAH

Drawn: JAH

Checked: JAH

Approved: HFC

Date: 02/01/23

**Barghausen Consulting Engineers, Inc.**

18215 72nd Avenue South

Kent, WA 98032

425.251.6222

**barghausen.com**

Job Number: 22212

Sheet: C2.0

2019 DB Franchising USA, LLC

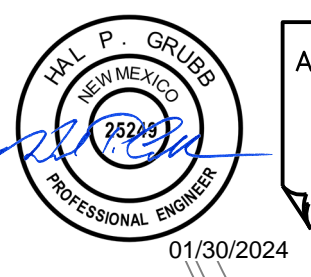
P:\22000s\22212\engineering\22212-A-TCL.dwg 3/9/2023 10:34 AM PJAU



"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."



Know what's below.  
Call before you dig.  
Dial 811

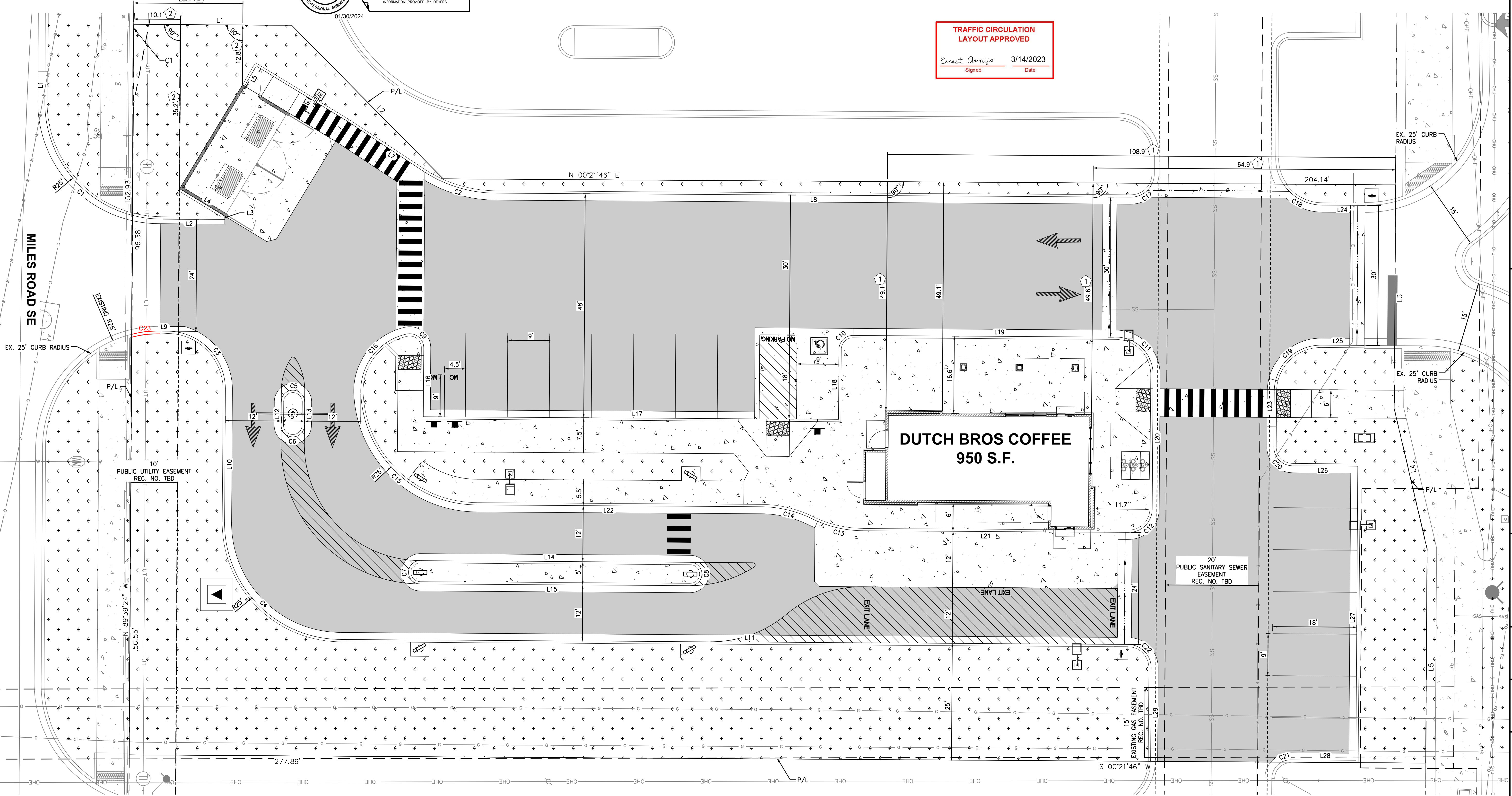


AS-BUILT RECORD DRAWING  
THIS AS-BUILT RECORD DRAWING WAS PREPARED FROM INFORMATION PROVIDED BY THE CONTRACTOR ON THIS PROJECT. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT PROVIDE ANY WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION PROVIDED BY OTHERS.

# DUTCH BROS. COFFEE - NM0303, ALBUQUERQUE, NM

## HORIZONTAL CONTROL PLAN

TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Ernest Armijo  
Signed  
3/14/2023  
Date



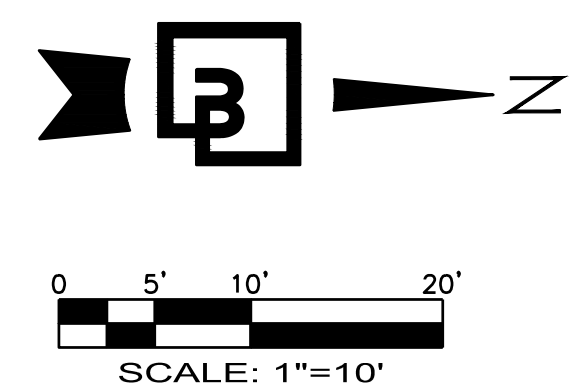
LINE TABLE		
Line #	Length	Direction
L1	6.50	N89° 38' 14.00"W
L2	13.73	S0° 21' 46.00"W
L3	0.71	S89° 38' 17.97"E
L4	11.33	N31° 13' 10.48"E
L5	4.99	S59° 38' 11.97"E
L6	22.91	S31° 12' 51.99"W
L7	19.35	S33° 20' 30.52"W
L8	136.14	S0° 21' 46.00"W
L9	1.59	N0° 21' 46.00"E
L10	28.32	S89° 38' 14.00"E
L11	168.80	N0° 21' 46.00"E
L12	5.00	N89° 38' 14.00"W
L13	5.00	S89° 38' 14.00"E
L14	57.88	N0° 21' 46.00"E

LINE TABLE		
Line #	Length	Direction
L15	57.88	S0° 21' 46.00"W
L16	14.77	N89° 38' 14.00"W
L17	89.00	N0° 21' 46.00"E
L18	15.00	N89° 38' 14.00"W
L19	56.35	N0° 21' 46.00"E
L20	28.82	S89° 38' 14.00"E
L21	56.99	N0° 21' 46.00"E
L22	61.01	N0° 21' 46.00"E
L23	7.55	N89° 38' 14.00"W
L24	9.21	N0° 21' 46.00"E
L25	9.21	S0° 21' 46.00"W
L26	14.00	N0° 21' 46.00"E
L27	63.00	S89° 38' 14.00"E
L28	14.00	S0° 21' 46.00"W

LINE TABLE		
Line #	Length	Direction
L29	20.00	N89° 38' 14.00"W

CURVE TABLE			
Curve #	Length	Radius	Delta
C1	39.27	25.00	90.00
C2	16.49	28.50	33.15
C3	19.63	12.50	90.00
C4	39.27	25.00	90.00
C5	7.85	2.50	180.00
C6	7.85	2.50	180.00
C7	7.85	2.50	180.00
C8	7.85	2.50	180.00
C9	5.37	3.00	102.58
C10	4.71	3.00	90.00
C11	12.57	8.00	90.00
C12	7.85	5.00	90.00
C13	11.28	25.00	25.84
C14	11.28	25.00	25.84

CURVE TABLE			
Curve #	Length	Radius	Delta
C15	37.92	25.00	86.90
C16	17.57	12.50	80.51
C17	5.80	5.00	66.42
C19	15.71	10.00	90.00
C20	6.28	4.00	90.00
C21	2.02	4.00	28.96
C22	7.85	5.00	90.00
C23	6.06	25.00	13.89



### HORIZONTAL CONTROL NOTE:

- HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN PARALLEL TO THE PROPERTY LINE FROM THE NORTHWEST PROPERTY CORNER OF THE PARCEL TO THE FACE OF STUD AT THE BUILDING CORNER.
- HORIZONTAL CONTROL DIMENSIONS FOR THE TRASH ENCLOSURE BUILDING ARE SHOWN FROM THE EXISTING SOUTHWEST PROPERTY CORNER OF THE PARCEL TO THE FACE OF CMU BLOCK AT THE STRUCTURE CORNER. THE TRASH ENCLOSURE IS NOT PARALLEL TO THE WEST PROPERTY LINE.

### HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTORS RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS REFLECTING ANY ISSUED PLAN REVISIONS.

LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
EXISTING LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

Job Number  
**22212**

Sheet  
**C2.1**

Franchising USA, LLC  
2019 DB

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425-251-6222  
[barghausen.com](http://barghausen.com)

**DUTCH BROS.**  
Cafe

For:

Scale:  
Horizontal  
1" = 10'  
Vertical  
N/A

Designed: JAH  
Drawn: JAH  
Checked: JAH  
Approved: HPG  
Date: 02/01/23

Title:  
**HORIZONTAL CONTROL PLAN**  
SWC GIBSON BLVD AND YALE BLVD  
ALBUQUERQUE, NM 87121

Project:  
P:\22000s\22212\Engineering\22212-H-CL.dwg 3/9/2023 2:59 PM RGLMER

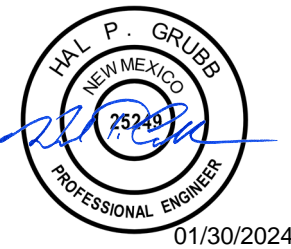


"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."



Know what's below.  
Call before you dig.  
Dial 811

AS-BUILT RECORD DRAWING  
THIS AS-BUILT RECORD DRAWING WAS  
PREPARED FROM INFORMATION PROVIDED  
BY THE CONTRACTOR ON THIS PROJECT.  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
DOES NOT PROVIDE ANY WARRANTY AS TO  
THE ACCURACY OR COMPLETENESS OF SUCH  
INFORMATION PROVIDED BY OTHERS.

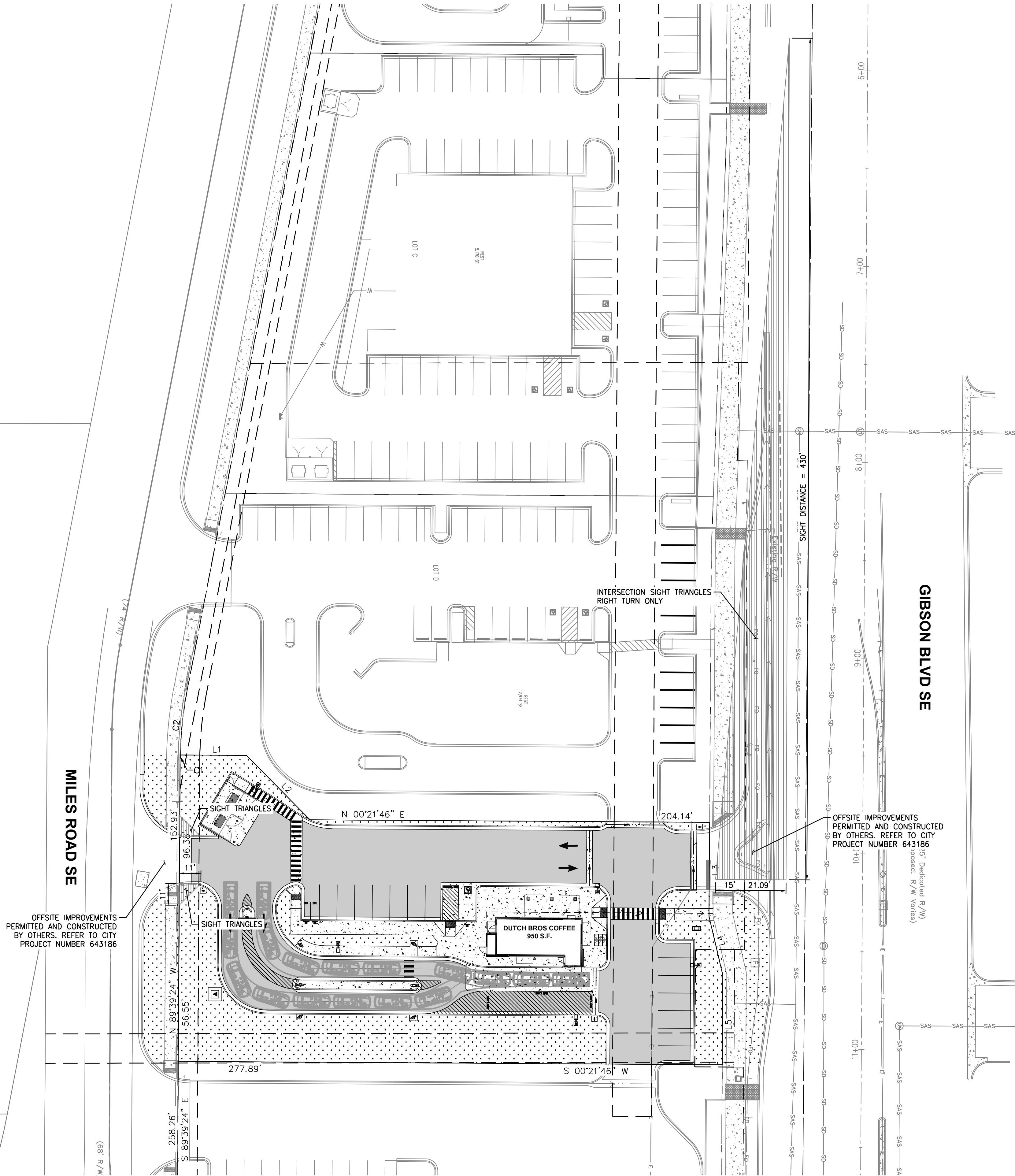
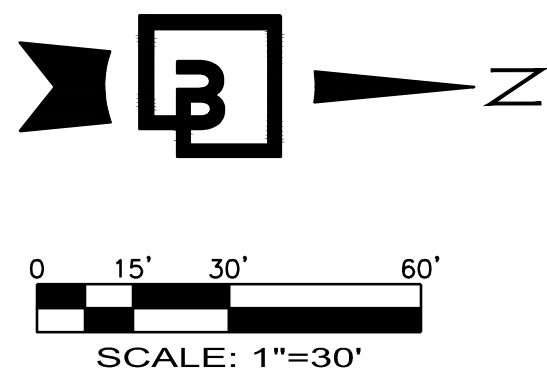


# DUTCH BROS. COFFEE - NM0303, ALBUQUERQUE, NM

## SITE PLAN



**SITE DISTANCE 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.



LEGEND	
BUILDING LINE	////
EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING	.....
PROPOSED ASPHALT	=====
PROPOSED CONCRETE	.....

Job Number  
**22212**

Sheet  
**C2.0**  
2019 DB  
Franchising USA, LLC

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
**barghausen.com**

**For:**  
  
Scale:  
Horizontal 1" = 30'  
Vertical N/A  
Designed JAH  
Drawn JAH  
Checked JAH  
Approved HPG  
Date 02/01/23

**Dutch Bros**  
Coffee

**Title:**  
SITE PLAN  
SWC GIBSON BLVD AND YALE BLVD  
ALBUQUERQUE, NM 87121

P:\220005\22212\Engineering\22212-A-TCL.dwg 3/9/2023 10:34 AM PUAU