

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 13, 2023

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

Re: Dutch Bros
2131 Gibson Blvd. SE
Traffic Circulation Layout
Engineer's Stamp 03-10-23 (M15-D021C)

Dear Ms. Uy,

The TCL submittal received 01-04-2023 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

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, 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."



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Dial 811

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

GEOTECHNICAL REPORT NOTES:

- THE FOLLOWING GEOTECHNICAL REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

GEOTECHNICAL INVESTIGATION
TERRACON CONSULTANTS, INC
PROJECT NO. 6625000
DATE: FEBRUARY 11, 2022
6805 ACADEMY PKWY WEST NE
ALBUQUERQUE, NM 87109
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
- THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

UTILITY CONNECTION NOTE:

ALL PRIVATE AND PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

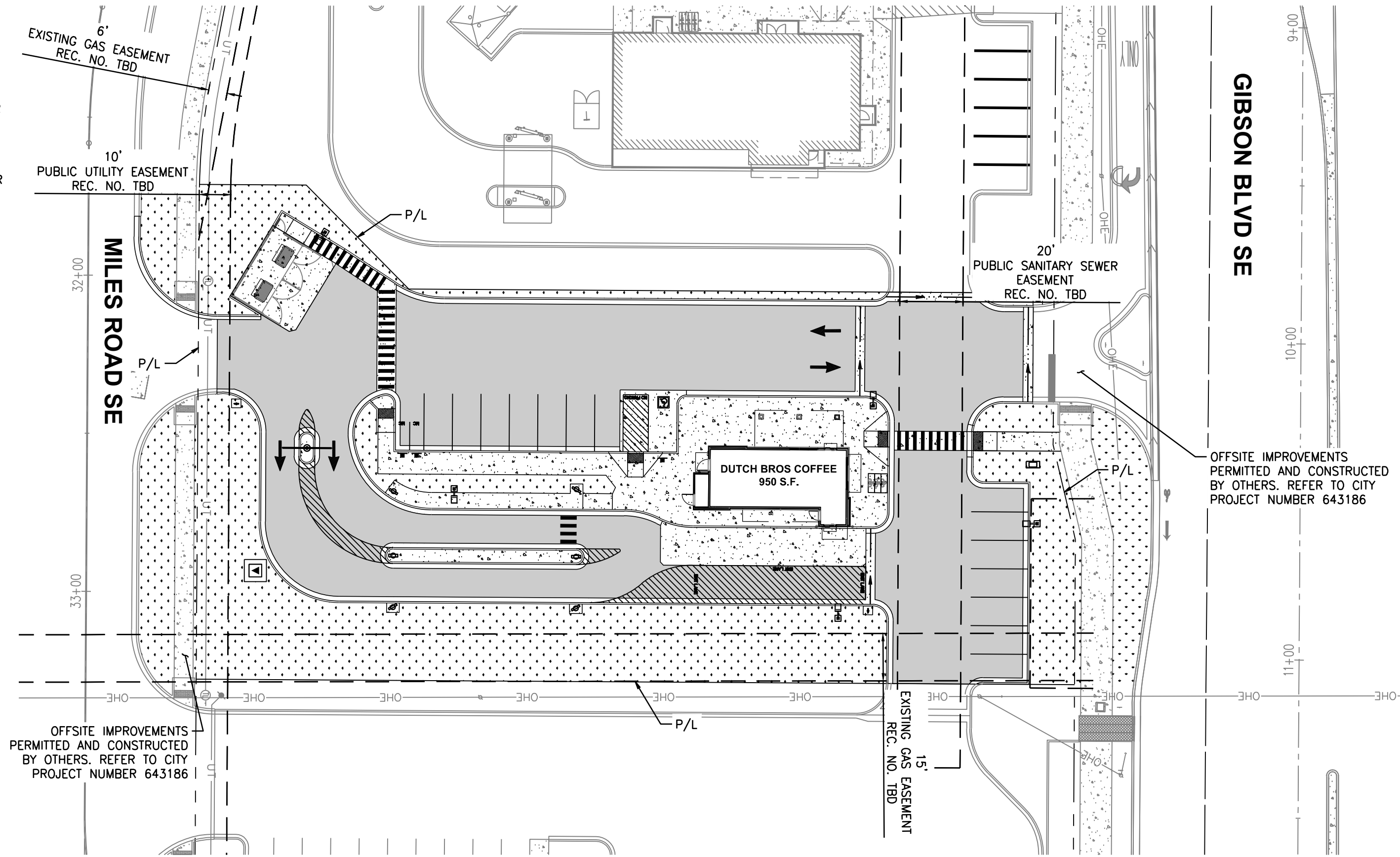
AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY DATED MAY 12, 2022; PERFORMED BY CSI--CARTESIAN SURVEYS AND HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER RECORDED PLAT 2022056241.

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING AND COMPRISING ALL OF TRACTS "B-1" AND "C-1" OF LOVEFACE HEIGHTS ADDITION, BEING A REPLAT OF LOVEFACE HEIGHTS ADDITION AND TRACT 1-A, OF NEWPORT INDUSTRIAL PARK WEST - UNIT 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1985 IN VOLUME C28, FOLIO 44 AND ALL OF TRACT A-1A" OF LOVEFACE HEIGHTS ADDITION, BEING A REPLAT OF TRACT A-1 OF SAID ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 11, 1987 IN VOLUME C33, FOLIO.

DUTCH BROS. COFFEE - NM0303, ALBUQUERQUE, NM
COVER SHEET



ESTIMATED EARTHWORK QUANTITIES:

CUT: 500 CY
FILL: 150 CY
NET: 350 CY (CUT)
AREA TO BE DISTURBED = 0.61 ACRES

- THE QUANTITIES LISTED DO INCLUDE PROPOSED PAVING SECTIONS AS LISTED BY THE GEOTECHNICAL ENGINEER.
- EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING, TRENCHING, OR OVER EXCAVATION ETC. AS REQUIRED BY THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING SITE CONDITIONS AND CALCULATE THEIR OWN EARTH WORK QUANTITIES FOR THE PROJECT PRIOR TO BID
- EARTHWORK QUANTITIES DO NOT INCLUDE GRIND AND OVERLAY QUANTITIES

- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE DATED: FEBRUARY 11, 2022 PREPARED BY: TERRACON CONSULTANTS, INC.

TRAFFIC CIRCULATION
LAYOUT APPROVED

Emet Amijo 3/14/2023
Signed Date

MONUMENT PROTECTION NOTE:

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER NEW MEXICO REVISED STATUTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MONUMENTS ARE PROPERLY PROTECTED AND/OR PERPETUATED. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION, A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, 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 CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

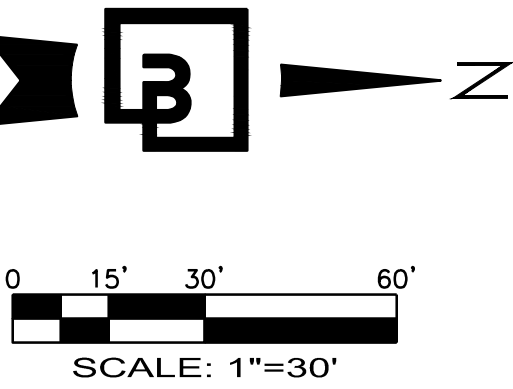
BENCHMARK:

ACS MONUMENT "19-L16"
ELEVATION = 5297.506 FEET, NAVD 88 DATUM

FLOOD ZONE:

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO.35001C0361G, DATED SEPTEMBER 26, 2008.

CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C1.0	COVER SHEET
1 OF 4	ALTA--NSPS LAND TITLE SURVEY
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C2.0	SITE PLAN
C2.1	HORIZONTAL CONTROL PLAN
C2.2	DELIVERY TRUCK ROUTE EXHIBIT
C3.0	GRADING PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS



OWNER

I25 & GIBSON, LLC
7620 JEFFERSON NE
ALBUQUERQUE, NM 87109
TEL: (505)338-2149
CONTACT: WES BUTERO

DEVELOPER

DUTCH BROS COFFEE
110 SW 4TH STREET
GRANTS PASS, OR 97526
TEL: (916) 765-7270
CONTACT: WALLY TIRHEIMER

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: HAL P. GRUBB, P.E.

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
15455 DALLAS PARKWAY, SUITE 600
ADDISON, TX 75001
TEL: (800) 680-6630
CONTACT: RODNEY MCNABB, R.L.A.

SURVEYOR

CSI--CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, NM 87174
(505) 896-3050
CONTACT: WILL PLOTNER JR., PLS

BUILDING ARCHITECT

GNICH ARCHITECTURE STUDIO
1001 SE SANDY BOULEVARD, SUITE 100
PORTLAND, OR 97214
TEL: (503) 552-9079
CONTACT: DUSTIN HENION

GEOTECHNICAL

TERRACON CONSULTANTS, INC
6805 ACADEMY PKWY WEST NE
ALBUQUERQUE, NM 87109
TEL: (505) 797-4287
CONTACT: STENSON D. LEE

CITY ENGINEERING

CITY OF ALBUQUERQUE
600 SECOND ST NW
ALBUQUERQUE NM 87102
TEL: (505) 768-3830

PROJECT DATA

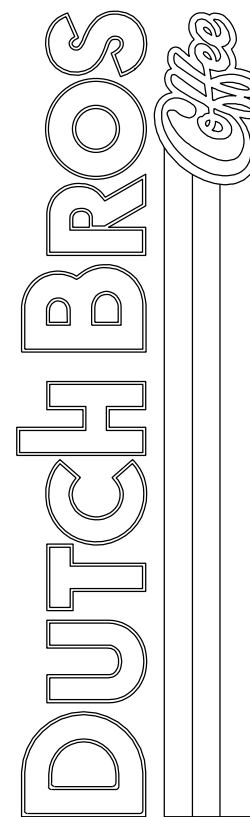
PARCEL ADDRESS:	2131 GIBSON BLVD SE, ALBUQUERQUE, NM, 87106
APN PARCEL #1:	101505550050811603 101505547050811602
APN PARCEL #2:	101505541251311601
EXISTING ZONE:	NR-C (NON-RESIDENTIAL - COMMERCIAL)
PROPOSED USE:	RESTAURANT - DRIVE-UP OR FAST FOOD
QUEUING	= 17
PARKING CALCULATIONS:	8 SPACES/ 1000 SF OF GFA
REQUIRED:	8 PARKING SPACES
PARKING SPACES PROVIDED:	14 REGULAR (1 ADA/VAN ACCESSIBLE SPACE)
BICYCLE PARKING CALCULATIONS:	
REQUIRED:	3 REQUIRED OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER - 3 SPACES
BICYCLE SPACES PROVIDED:	3 SPACES
MOTORCYCLE PARKING CALCULATIONS:	
REQUIRED:	1 SPACE FOR REQUIRED OFF-STREET VEHICLE PARKING BETWEEN 1-25 - 1 SPACE
MOTORCYCLE PARKING PROVIDED:	2 SPACES
REQUIRED SETBACKS	
FRONT:	5 FEET MIN
SIDE AND REAR:	0 FEET MIN
HEIGHT:	38 FEET MIN
PARCEL AREA:	35,601 SF (0.82 AC)
PROJECT AREA:	37,039 SF (0.85 AC)
TRASH ENCLOSURE	= 24' x 11'8"
SITE COVERAGE (ON-SITE):	
BUILDINGS W/ TRASH ENCLOSURE:	±1,222 SF (3.4%)
PARKING AND MANEUVERING:	±20,542 SF (57.7%)
WALKWAYS:	±3,641 SF (10.2%)
LANDSCAPE:	±10,196 SF (28.7%)
	±35,601 SF (100%)
PROPOSED SITE COVERAGE (OFF-SITE):	
WALKWAYS:	±12 SF (0.8%)
LANDSCAPE:	±1,426 SF (99.2%)
	±1,438 SF (100%)

LEGEND:

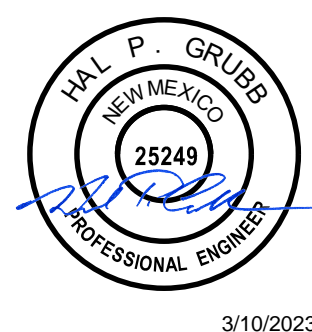
PROPOSED	EXISTING
C&G - CATCH	CURB
C&G - SPILL	PAINT STRIPE
CONCRETE	CONTOUR
ASPHALT	WATER
SAWCUT	SANITARY
CONTOUR	STORM
WATER	GAS
WATER METER	OVERHEAD POWER
WATER METER VAULT	YARD LIGHT
STORM	UTILITY POLE
SANITARY	JUNCTION BOX (AS NOTED)
GAS	CATCH BASIN
POWER	STORM DRAIN INLET
PAINT STRIPE	GAS METER
CLEANOUT	WATER VALVE (WV)
SITE LIGHT	FIRE HYDRANT(FH)
SITE SIGN(S)	WATER METER
	SIGN

COVER SHEET
SWC GIBSON BLVD AND YALE BLVD
ALBUQUERQUE, NM 87121

Title:



For:



Scale:

Horizontal 1" = 30'

Vertical N/A

Designed	JAH	Drawn	JAH	Checked	JAH	Approved	HFG	Date	02/01/23
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Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425-251-6222
barghausen.com

Job Number

22212

Sheet

C1.0

2019 DB
Franchising USA, LLC

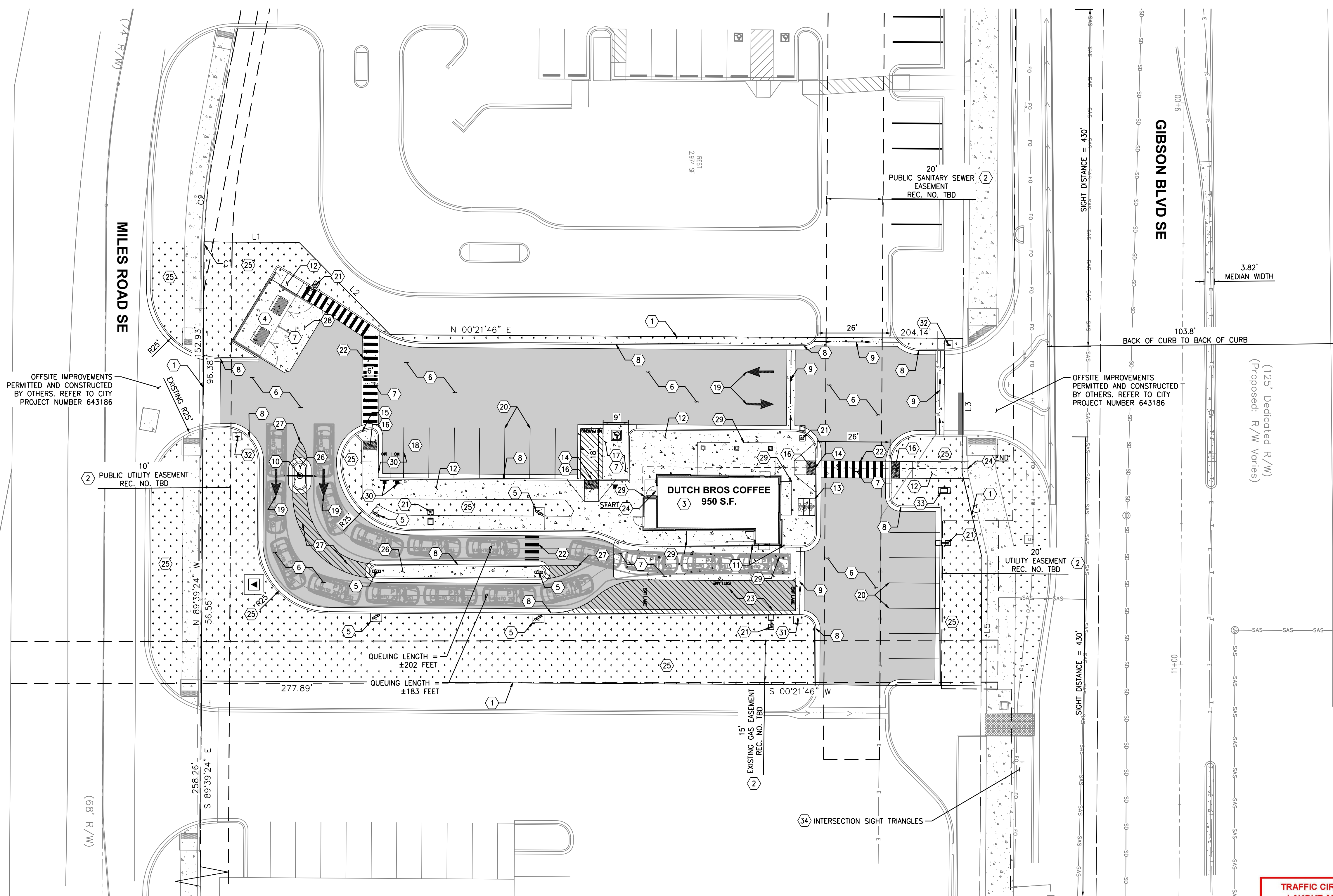
"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, 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."



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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

Job Number
22212

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Site Plan
SWC GIBSON BLVD AND YALE BLVD
ALBUQUERQUE, NM 87121

Title:

For:

Scale:
Horizontal
1" = 20'
Vertical
N/A

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

Job Number
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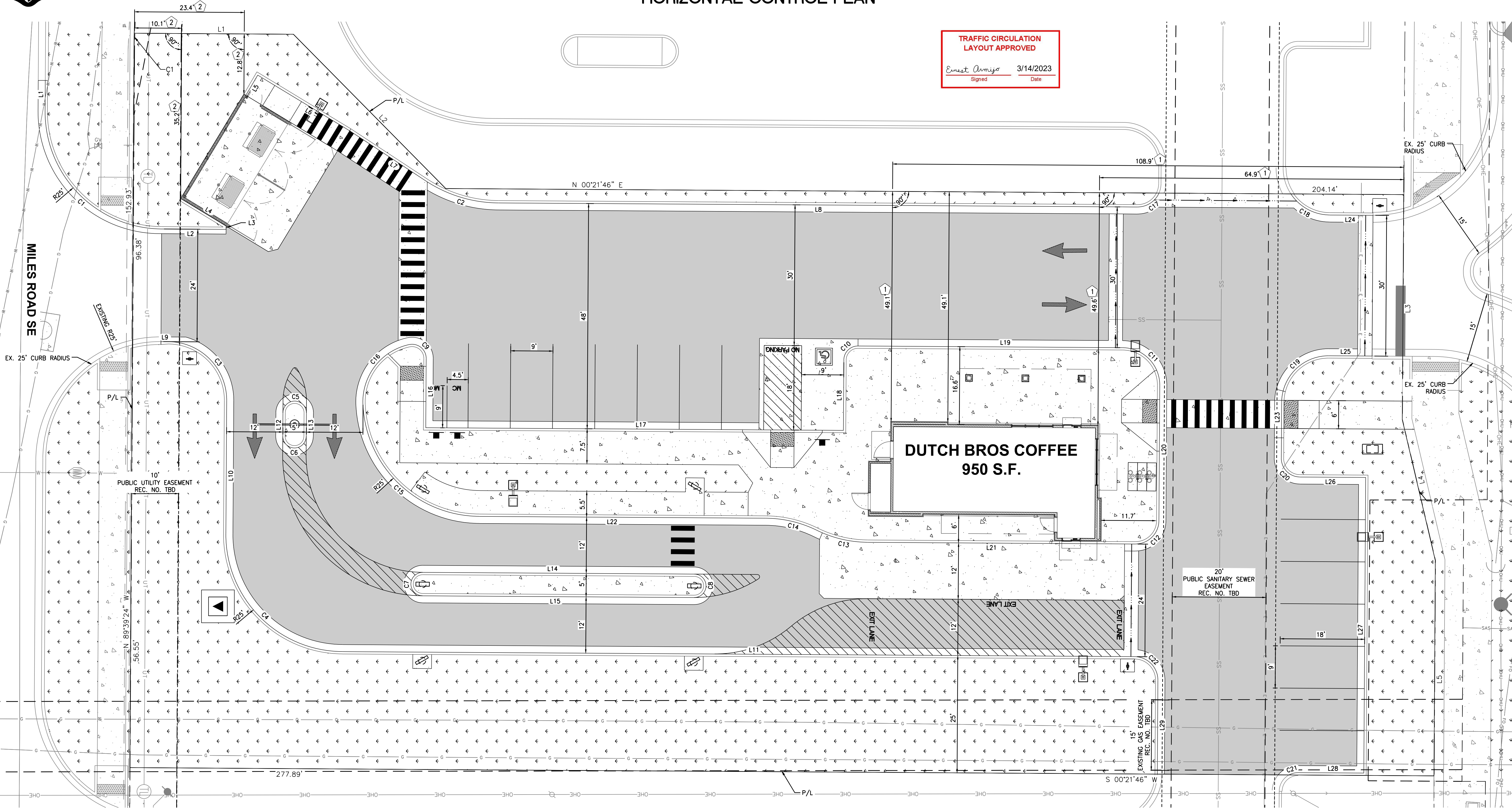
DUTCH BROS. COFFEE - NM0303, ALBUQUERQUE, NM

HORIZONTAL CONTROL PLAN

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo
Signed

3/14/2023
Date



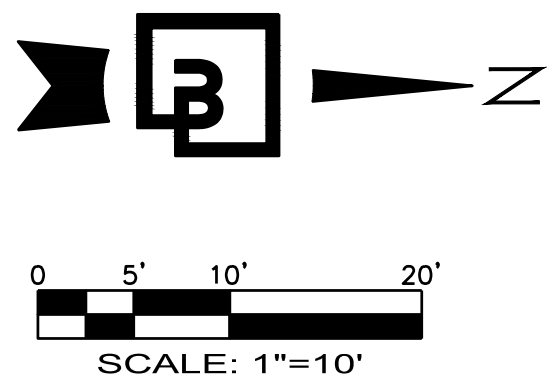
LINE TABLE		
Line #	Length	Direction
L1	6.50	N89° 38' 14.00"W
L2	13.73	S0° 21' 46.00"W
L3	0.71	S89° 38' 17.97"E
L4	11.33	N31° 13' 10.48"E
L5	4.99	S59° 38' 11.97"E
L6	22.91	S31° 12' 51.99"W
L7	19.35	S33° 20' 30.52"W
L8	136.14	S0° 21' 46.00"W
L9	1.59	N0° 21' 46.00"E
L10	28.32	S89° 38' 14.00"E
L11	168.80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



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

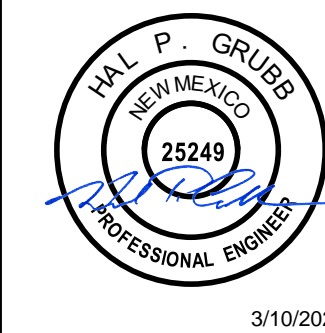
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EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
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PROPOSED ASPHALT	
PROPOSED CONCRETE	

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

Title:

DUTCH BROS

For:



Scale:

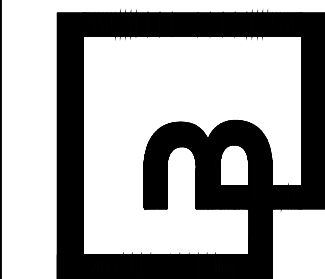
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1" = 10'

Vertical

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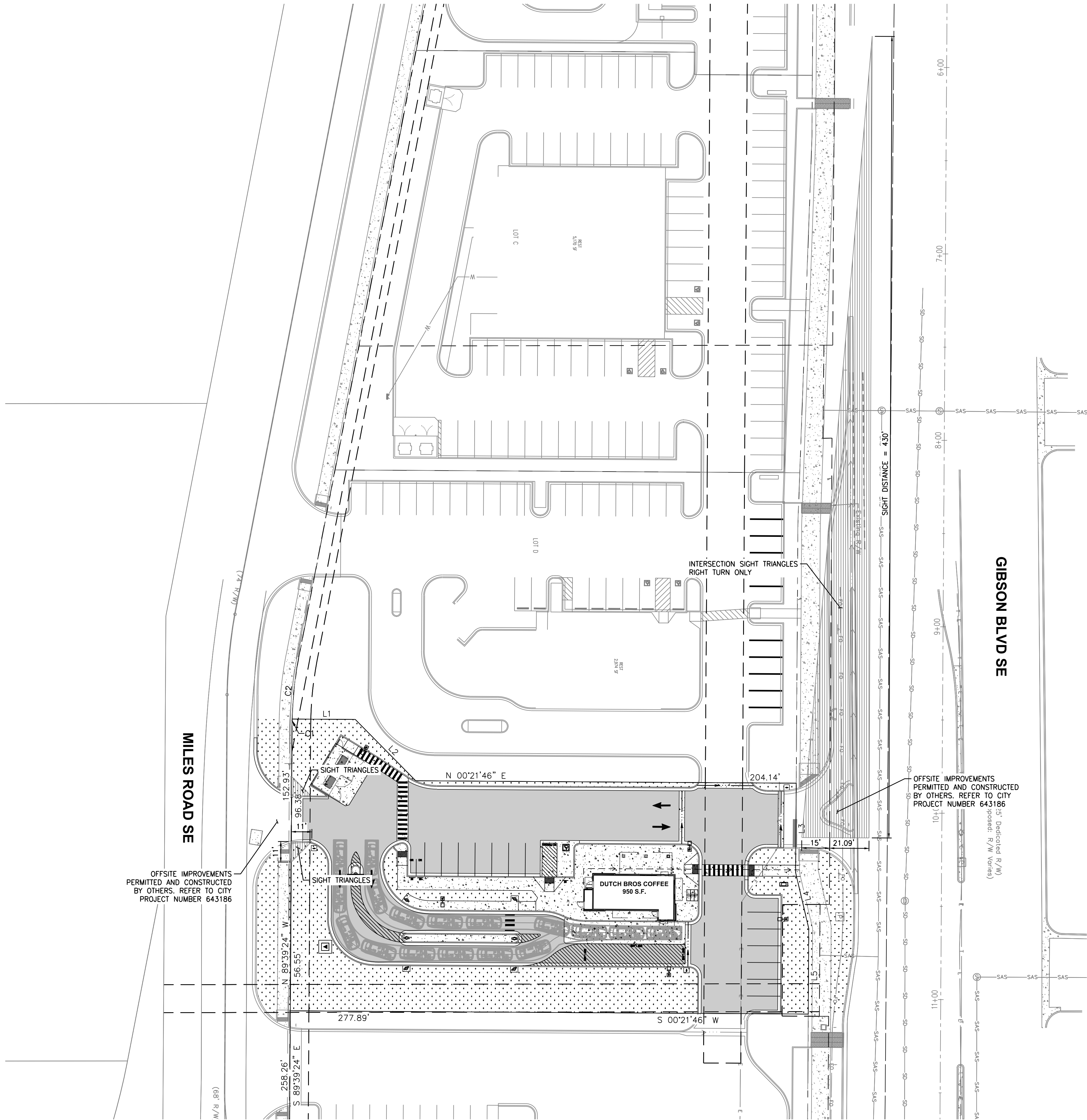
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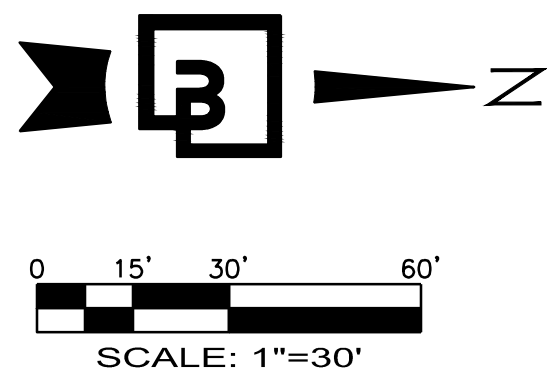
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SITE PLAN



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.



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18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

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Scale:
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Vertical
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Drawn	JAH
Checked	JAH
Approved	HFG
Date	02/01/23

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