

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

August 9, 2021

Jeffrey T. Wooten, PE  
Wooten Engineering  
PO BOX 15814  
Rio Rancho, NM 87174

**Re: Dutch Bros Coffee  
Project Address ???  
Traffic Circulation Layout  
Engineer's Stamp 07-30-2021 (B10-D003I)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 08-05-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

**1. Work Order will be needed for the following concerns (Keyed Note 19);**

- Asphalt trail fronting Universe Blvd.
- Proposed entrance/driveway (includes geometry, ADA ramps[ both sides of entrance/driveway, etc...)
- Auxiliary Access Road infrastructure, sidewalk, and curb and gutter requirements.
- Universe Blvd: Remove construction note for median cut since there existing a median cut.

2. A secondary access point (**For Emergency vehicles**) will need to be provide to existing Access Road off Universe Blvd. This will include 24 ft of asphalt roadway and details provided.

3. **End treatment (traffic devices and signage) will need to be shown off the primary entrance to the south and to the north of proposed drive aisle to alert traffic that pavement and drive aisle end.**

4. Identify all existing access easements and rights of way width dimensions (**If applicable**).

5. Identify the right of way width, medians, curb cuts, and street widths on **Universe Blvd Nw and the auxiliary Access Road behind the development.**

6. Maximum access width for arterial(**Universe**), collector, and local streets are as follows:

- **Provide entrance width (not shown on site plan off Universe)**

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

7. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide. **Dimension not clearly shown.**
8. ADA curb ramps must be updated to current standards and have truncated domes installed (**Entrance/driveway off Universe**).

Bicycle Infrastructure notes (**If applicable**):

9. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.
  - e. The user is not required to lift the bicycle onto the bicycle rack.
  - f. Each bicycle parking space is accessible without moving another bicycle.
10. Bicycle racks shall be sturdy and anchored to a concrete pad.
11. A 1-foot clear zone around the bicycle parking stall shall be provided.
12. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
13. **The minimum drive aisle dimensions are shown below :**
- 14.

	Minimum Drive Aisle Width
Two Way Traffic	22'
<b>Main Circulation Road</b>	<b>24'</b>
Fire Lane	20'

15. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.**
16. **FD approval will be needed for the proposed layout.**
17. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details. **Dimension not shown clearly.**

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

18. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. **Please clearly show this pathway and provide details. Please dimension.**
19. All sidewalks along streets should be placed at the property line **(Auxiliary Access Road)**.
20. Provide a copy of refuse approval.
21. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
22. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
23. Please provide a sight distance exhibit
24. Show the clear sight triangle and add the following note to the plan: "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.
25. Please specify the City Standard Drawing Number when applicable.
26. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
27. **Add a note stating** "All broken or cracked curb & gutter." A build note must be provided referring to the appropriate City Standard drawing **(2415A)**.
28. Please provide a letter of response for all comments given.
29. Traffic Studies: **Provide the APPROVED Traffic Impact Study (TIS)**.
30. Resubmittal fee receipt will need to be provided.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

Sincerely,

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', is written over the word 'Sincerely,'.

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)