

November 17, 2022

Marwa Al-najjar
Associate Engineer, Planning Dept.
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

**RE: Dutch Bros 2501 Juan Tabo Blvd. NE
Traffic Circulation Layout**

Dear Marwa Al-najjar:

Isaacson & Arfman, acting as agents for Accelerated Development, the Developer of the above-referenced project, is applying for Traffic Control Layout for Building Permit. A conceptual TCL was previously submitted with Engineer Stamp Date 10-24-2022 and comments were provided. The following is an explanation of how those comments have been addressed.

1. A vicinity map has been added to the plan.
2. Additional dimensions and notes have been added to the plan.
3. Per our phone conversation the 150' requirement does not apply. I am attaching a PDF of the plat for the property. Property line labels have also been added to the plan. In addition, Accelerated Development Services had a call with Jeanne Wolfenbarger in May and discussed the conceptual site plan for the above referenced property. Jeanne later approved the proposed access point location and configuration on Juan Tabo and Muriel as designed. Ernest Armijo indicated that he did not have a problem with the access on Juan Tabo Blvd as long as Jeanne had already approved this access point. Enclosed is the e-mail correspondence from Jeanne and Ernest. The dimensions for the access on Juan Tabo are now depicted on the site plan.
4. Radii dimensions added to Juan Tabo entrance.
5. See response 3 above.
6. The ADA space has been modified to be 8.5' wide.
7. The entry along Muriel is existing and we are proposing to modify it to comply with COA STD DWG 2425A per direction from Ernest Armijo. Keyed notes have been added to the plan.
8. The plan has been updated to include reconstructing the ADA ramp as requested.
9. See response 8.
10. The plan has been updated to show the car queuing.
11. Bicycle parking and associated details have been added to the plan.
12. See response 11.
13. See response 11.
14. See response 11.
15. A 6' ADA path has been added to the plan from R/W and ADA parking to doors.
16. See response 15.
17. Solid Waste signature has been added to the plan.

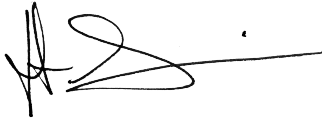
18. Approved Fire 1 included in attachments.
19. Site signage details have been included. These signs have been used on other Dutch Bros projects in Albuquerque.
20. A sight distance exhibit is included.
21. Clear sight triangles have been added to the plan.
22. The plan has been updated to include COA STD DWG numbers.
23. The plan has been revised to address this item.
24. <this letter>
25. Completed Traffic Scoping Form in attachments.

If you have questions regarding this resubmittal, please email me at thors@iacivil.com.

Thank you.

Sincerely,

Isaacson & Arfman, Inc.

A handwritten signature in black ink, appearing to read 'Justin Thor Simenson', with a long horizontal line extending to the right.

Justin Thor Simenson

Attachments

- 1- Previous TCL Comments
- 2- Stamped Site Plan and Site Details for TCL
- 3- Approved Fire 1
- 4- Completed Traffic Scoping Form
- 5- Plat
- 6- Site signage details
- 7- Site bike rack detail
- 8- Previous emails regarding site layout