



BARGHAUSEN

December 28, 2022

Matt Grush, P.E., PTOE
Senior Engineer
City of Albuquerque
Planning Department
Plaza del Sol Building
600 Second N.W.
Albuquerque, NM 87102

RE: Responses to TCL Comments
Dutch Bros Coffee (NM-0203)
NEC - 98th Street N.W. and Volcano Road N.W., Albuquerque, New Mexico 87121
Our Job No. 22187

Dear Matt:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated December 7, 2022. Enclosed are the following documents for your review and approval:

1. Traffic Circulation Layout Plan

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

1. *Include bicycle and motorcycle parking in the parking calculation* **Not done**

Response: Bicycle and motorcycle parking has been included in the site plan. Calculation have been noted on C1.0 of the TCL plan-set in the project information block.

2. *Reference all COA Standard Drawing numbers for improvements in the City ROW.* **Not done**

Response: Offsite improvements permitted and constructed by others. Refer to city project number 676285.

3. *Add a general note requiring City of Albuquerque Work Order plans for work within the City's ROW.* **Not done**

Response: Offsite improvements permitted and constructed by others. Refer to city project number 676285.

4. *Identify street right-of-way widths and pavement widths and medians for adjacent streets.* **Not done**

Response: Street right-of-way widths and pavement widths and medians for adjacent streets have been noted on C1.0.

5. *Developer must provide sidewalk according to the COA DMP requirements along 98th St.* **Not done**

Response: Offsite improvements permitted and constructed by others. Refer to city project number 676285.

6. *Signs. Provide sign face detail drawings for all proposed traffic signs. One-way, Do Not Enter, Motorcycle Parking, Handicapped parking with fine.* **One-way and motorcycle signs missing**

Response: One-way and motorcycle signs have been noted on C2.0 accordingly.

BARGHAUSEN CONSULTING ENGINEERS, INC.

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7. *Place the one-way and do not enter signs with appropriate pavement markings in the site plan. Not done*

Response: Appropriate pavement markings have been included in the site plan.

8. *Add one Motorcycle Parking space with sign Not done*

Response: Two motorcycle parking spaces have been included in the site plan.

9. *Add three bicycle parking spaces. Provide bicycle rack details. Not done*

Response: Three bicycle parking spaces have been included in the site plan. Additionally, a bicycle parking rack detail has been included.

10. *Build the 2 lane driveway at 98th with curb returns and valley gutter. Not done*

Response: Offsite improvements permitted and constructed by others. Refer to city project number 676285.

11. *Show the delivery truck path and assure that there is sufficient clearance. Not done*

Response: Delivery truck path has been included on C2.2 – Delivery Truck Exhibit.

12. *Provide Fire Marshall and Solid Waste approvals. Not done*

Response: Fire Marshal and Solid Waste approval will be provided upon final submittal.

13. *Increase the pedestrian sidewalk/pathway from the public sidewalk to the main entrance to 6 feet. Plans have a 5-foot wide path. Dimension missing, not clear where the sidewalk is.*

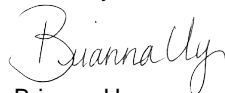
Response: The pedestrian path has been revised to meet the minimum 6-foot sidewalk width requirement.

14. *Show the sight triangles for the driveway on 98th and the driveway into the site. Not done*

Response: Sight triangles have been included accordingly.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated December 7, 2022. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Brianna Uy
Project Planner

BU/jk [22187c.005]

enc: As Noted

cc: Mackenzie Allan, Barghausen Consulting Engineers, Inc.
Sandra Fox, Barghausen Consulting Engineers, Inc.