

# CITY OF ALBUQUERQUE



Planning Department  
Alan Varela, Director

Mayor Timothy M. Keller

December 7, 2022

Briana Uy  
Barghausen Consulting Engineers, Inc.  
110 SW 4th Street  
Grants Pass, OR 97526  
Via email [buy@barghausen.com](mailto:buy@barghausen.com), [sking@barghausen.com](mailto:sking@barghausen.com)

Re: **Dutch Bros. Coffee NM0203**  
**220 98th Street NW**  
**Traffic Circulation Layout**  
Architect's Stamp date 11/30/2022 (K09D048B)

Dear Ms. Uy,

Based upon the information provided in your resubmittal received 12-2-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

The submitted TCL is not complied as they should be. The TCL submittal should only address and present information related to the TCL. The TCL drawing package is used by our inspectors when doing the certification of occupancy. I sent a set of selected drawing from your construction plan set that closely represents a TCL submittal. Please recompile your submittal presenting information that relates to the TCL only. You can refer to the check list that were previously provided. This submittal is being rejected due to being incomplete and not what the City expects for a TCL.

The following are comments that were sent to you in August. The review comments done 12/7/2022 are in red.

1. Include bicycle and motorcycle parking in the parking calculation, **Not done**
2. Reference all COA Standard Drawing numbers for improvements in the City ROW. **Not done**
3. Add a general note requiring City of Albuquerque Work Order plans for work within the City's ROW. **Not done.**
4. Identify street right-of-way widths and pavement widths and medians for adjacent streets. **Not done**
5. Developer must provide sidewalk according to the COA DMP requirements along 98th St. **Not done**
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**
7. Place the one-way and do not enter signs with appropriate pavement markings in the site plan. **Not done**
8. Add one Motorcycle Parking space with sign **Not done**
9. Add three bicycle parking spaces. Provide bicycle rack details. **Not done**
10. Build the 2 lane driveway at 98<sup>th</sup> with curb returns and valley gutter. **Not done**
11. Show the delivery truck path and assure that there is sufficient clearance. **Not done**
12. Provide Fire Marshall and Solid Waste approvals. **Not in plans**

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

Please resubmit the TCL including:

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.

If you have any questions, please contact me at (505) 924-3362.

Sincerely,

PO Box 1293  
Matt Grush, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Albuquerque

NM 87103

C: CO Clerk, File

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