



November 03, 2023

Marwa Al-najjar
Associate Engineer
Planning Department
City of Albuquerque
600 2nd St. N.W. Suite 300
Albuquerque, NM 87103

RE: Responses to Comments
Dutch Bros Coffee
1125 Snow Vista Boulevard Southwest, Albuquerque, New Mexico 87121
Our Job No. 23007

Dear Marwa:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated October 19, 2023. Enclosed are the following documents for your review and approval:

1. One (1) set of the TCL Plans

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. *Please show a vicinity map and the parking calculations table on the site plan sheet C2.0.*

Response: The Vicinity Map and parking calculations have been added to Sheet C2.0.

2. *Provide approved plat showing the shared accesses agreement.*

Response: A draft Survey showing the easements is in the attached PSA. The easement will not be recorded until the sale closes. Construction won't begin until the sale closes.

3. *List the number of Motorcycle and Bicycle parking spaces required by the IDO.*

Response: The number of required motorcycle and bicycle parking spaces has been added.

4. *Please show on the site plan the existing site access and sidewalk width.*

Response: The existing sidewalk width and access road width are shown on the plans.

5. *Show all drive aisle widths and radii. Some dimensions are not shown.*

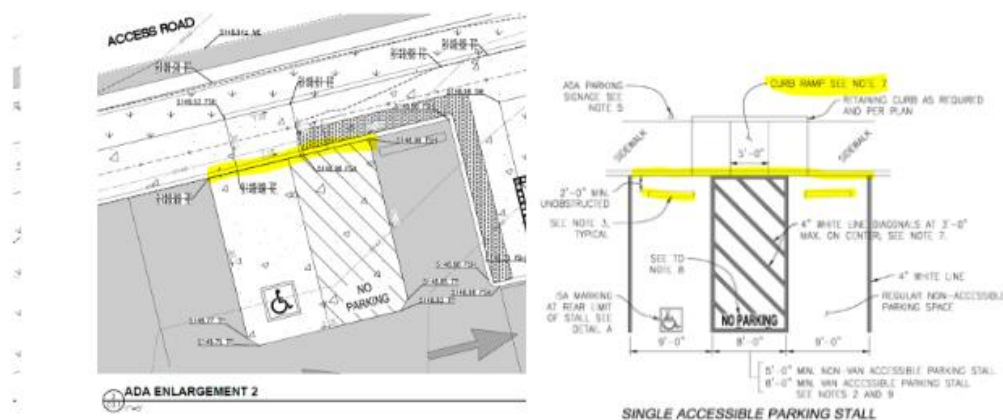
Response: the drive aisle widths and radii have been added.

6. The minimum drive aisle dimensions are shown below

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

Response: This comment is acknowledged.

7. The ADA parking space and pathway appear to be drawn differently on the details sheet. Please address this concern.



Response: The ADA detail has been revised to match what is shown on the Plan.

8. Please show Transportation details on one sheet.

Response: All transportation details are shown on Sheet C5.0.

9. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.

Response: The required language has been added to the sign detail. The detail and location of the sign are called out.

10. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.

Response: Signs for the motorcycle parking spaces have been added.

11. *The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.*

Response: The pavement marking "MC" has been added on the motorcycle parking spaces.

12. *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.*

Response: The rack is 34 inches tall and 21 $\frac{7}{8}$ inches wide.

- b. *The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.*

Response: The bicycle rack is supported at two places.

- c. *The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.*

Response: The bicycle rack is designed to support a bicycle in an upright position.

- d. *The rack allows varying bicycle frame sizes and styles to be attached.*

Response: The bicycle rack allows various bicycle sizes and frames to be attached.

- e. *The user is not required to lift the bicycle onto the bicycle rack.*

Response: The bicycle rack is designed for the user to walk up to the rack and attach the bicycle without lifting it.

- f. *Each bicycle parking space is accessible without moving another bicycle.*

Response: Sufficient spacing is provided such that a bicycle is accessible without moving another bicycle.

13. *Bicycle racks shall be sturdy and anchored to a concrete pad.*

Response: The bicycle racks are made of steel tubing and anchored to a concrete pad.

14. *A 1-foot clear zone around the bicycle parking stall shall be provided.*

Response: A 1-foot clear zone is provided around the bicycle parking stall.

15. *Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.*

Response: The bicycle parking spaces are 6 feet long and 2 feet wide.

16. *List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.*

Response: A Turning Movement Plan has been added; see Sheet C2.2. The above-noted vehicles can maneuver the site adequately.

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.*

Response: The pathway throughout the whole site is 6 feet wide, including from the public sidewalk to the building entrance.

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.*

Response: The pathway throughout the whole site is 6 feet wide, including from ADA parking to the building entrance.

19. *Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.*

Response: A refuse vehicle will maneuver on-site. Waste hauler approval is currently being coordinated.

20. *Please provide a copy of Fire Marshal approval.*

Response: Fire Marshal approval is currently being coordinated.

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.*

Response: Signage stating "One Way" and "Do Not Enter" has been added, as well as pavement markings.

22. *Show the Intersection 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.*

Response: The intersection clear sight triangle is shown on Sheet C2.1.

23. *Please specify the City Standard Drawing Number when applicable.*

Response: This comment is noted; the plans have been revised to call out the City Standard Drawing Number where applicable.

24. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

Response: The note has been added.

25. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).

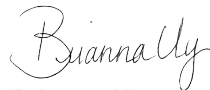
Response: See the attached TIS Form.

26. Please provide a letter of response for all comments given.

Response: This document satisfies this comment.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated October 19, 2023. 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

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enc: As Noted
cc: