CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 18, 2024

Matthew Ervin, P.E. Koru Group, PLLC 2135 City Gate Lane, Suite 330 Naperville, IL 60563

matt@korugroup.com

Re: Dunkin

10631 Unser NW

Traffic Circulation Layout

Engineer's/Architect's Stamp 12-18-24 (A11D017A)

Dear Ervin,

The TCL submittal received 12-18-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation.

Albuquerque

NM 87103 evaluation by Transportation

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD,PE,CFM Sr. Engineer, Planning Dept. Development Review Services

C: CO Clerk, File



City of Albuquerque Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Proposed Retail	Hydrology File #
	n Center, within the Town of Alameda Grant, Section 2, Township 11N, Range 2E
City Address, UPC, OR Parcel: Lot 5 Unser & McMahon C	Center, 101106629230410206
Applicant/Agent: KORU Group, PLLC	Contact: Matthew Ervin
Address: 2135 City Gate Lane, Ste 330, Naperville, IL 60563	Phone: (331) 256-9769
Email: matt@korugroup.com	
Applicant/Owner: Z J Group Inc.	Contact: Amin Habib
Address: 1 South 376 Summit Ave, Court A Ste 2B, Oakbrook Terrace,	
Email: ahabib@zjgroup.net	
TYPE OF DEVELOPMENT: Plat (# of lots)	Single Family Home All other Developments
RE-SUBMITTA	AL: YES NO
DEPARTMENT: TRANSPORTATION	HYDROLOGY/DRAINAGE
Check all that apply under Both the Type of Submitt	al and the Type of Approval Sought:
TYPE OF SUBMITTAL:	TYPE OF APPROVAL SOUGHT:
Engineering / Architect Certification	Pad Certification
Conceptual Grading & Drainage Plan	Building Permit
Grading & Drainage Plan, and/or Drainage	Grading Permit
☐ Report	Paving Permit
Drainage Report (Work Order)	SO-19 Permit
Drainage Master Plan	Foundation Permit
Conditional Letter of Map Revision (CLOMR)	Certificate of Occupancy - Temp Perm
Letter of Map Revision (LOMR)	Preliminary / Final Plat
Floodplain Development Permit	Site Plan for Building Permit - DFT
Traffic Circulation Layout (TCL) – Administrative	Work Order (DRC)
Traffic Circulation Layout (TCL) – DFT	Release of Financial Guarantee (ROFG)
— Approval	CLOMR / LOMR
Traffic Impact Study (TIS)	Conceptual TCL - DFT
Street Light Layout	OTHER (SPECIFY)
OTHER (SPECIFY)	<u> </u>
	

REV. 04/03/24

DATE SUBMITTED: 8/22/24

LEGAL DESCRIPTION

<u>DESCRIPTION</u>
LOTS NUMBERED 5-A PLAT OF UNSER AND MCMAHON CENTER, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 21, 2021, IN PLAT BOOK 2021C, FOLIO 117, AS DOCUMENT NO. 2021125120.

PROJECT SUMMARY

PROPOSED THREE TENANT WITH TWO RETAIL UNITS AND ONE DRIVE-THRU AND A STANDALONE DRIVE-THRU BUILDING. THE PROJECT INCLUDES PARKING FACILITIES, DRIVE-THRU LANES, ACCESS DRIVES CONNECTING TO EXISTING DRIVES, UTILITIES, LANDSCAPING, SIGNAGE AND OTHER IMPROVEMENTS NECESSARY TO SERVICE THE SITE.

> TIE INTO EXIST. C&G CONTRACTOR TO -MATCH EX. C&G TYPE

> > I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE

SIGNED: 12/18/2024

LICENSED ENGINEER #29891

BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE CITY OF

ALBUQUERQUE. MY LICENSE EXPIRATION: 12/31/2025

MATTHEW T. ERVIN, P.E.

SITE NOTES

- 1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED. 3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY
- DISCREPANCIES ARE FOUND.
- 4. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- 5. SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- 6. CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- 7. ALL CURB AND GUTTER SHALL BE B6 BARRIER CURB UNLESS OTHERWISE NOTED ON PLANS 8. THREE (3) DRILLED AND GROUTED NO. 5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 5/8" IN DIAMETER, SHALL BE USED TO TIE THE NEW CURB AND GUTTER TO THE EXISTING CURB AND GUTTER ON EACH SIDE.
- 9. MOTORCYCLE SPACES SHALL BE DESIGNATED WITH A POSTED UPRIGHT SIGN, EITHER FREE STANDING OR WALL MOUNTED. EACH SIGN SHALL BE NO SMALLER THAN 12"X18" AND SHALL HAVE ITS
- LOWER EDGE NO LESS THAN 4' ABOVE GRADE. 10. 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." 11. ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE
- PLACED. (66-1-4.1.B NMSA 1978) 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. 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. BICYCLE RACKS SHALL BE
- STURDY AND ANCHORED TO CONCRETE PAD. 13. 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. 14. 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. 15. 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."
- 16. ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978)

11' CLEAR SIGH' TRIANGLE EASEMENT FOR PUBLIC ACCESS, PUBLIC WATER,— PUBLIC SEWER AND PUBLIC DRAINAGE "ONE WAY" & "DO NOT TIE INTO ENTER" SIGN & EXIST. C&G PAVEMENT MARKINGS "ALL TRAFFIC TURN RIGHT" SIGN 6" SOLID WHITE STRIPING WHITE BYPASS LANE ARROW MARKING (TYP.) DUNKIN BRAND DRIVE THRU PVMT MARKINGS (TYP) "DUNKIN TRAFFIC KEEP LEFT, FUTURE D-T TRAFFIC FUTURE POTENTIAL CONC. PAD TRANSFORMER PADS (PREVIOUSLY WHEEL STOPS (TYP 6 PL) INSTALLED BY MOTORCYCLE WALK/PVMT ACROSS SPACE (1) MOTORCYCLE SPACE SIGN SPEAKER & SIGN PER DET. 8 WAITING SIGN 3' WIDE UNSER BOULEVARD "PICK-UP #1" CURB CUT PROPOSED TRASH - ENCLOSURE W/ 10' DRIVE THRU PICK-UP WAITING CONCRETE APRON 200' CLEAR SIGHT DISTANCE DUNKIN BRAND · OUTDOOR :`` DIRECTIONAL SIGN BIKE RACKS (2) SEATING ... 4 SPACES (6' x 2' EACH) LIGHT POLE "ONE WAY" & "DO NOT - ENTER" SIGN & PAVEMENT MARKINGS CONNECT TO EX. MULTI-USE PATH HANDICAP SIGN PER DET. 8 MOTORCYCLE SPACES (2) EXISTING RAISED MEDIAN MOTORCYCLE SPACE SIGN DRIVE THRU DIRECTIONAL TIE INTO EXIST. C&G CONTRACTOR TO -MATCH EX. C&G TYPE TIE INTO EXIST. C&G TIE INTO

TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 12/18/2024

SITE

0631 Unser	Blvd I	۷W, Alb	uquerque,	NM

Drive-Through Restaurant, Retail Proposed Use: MX-L - Mixed-Use Low Intensity Zone Existing Zoning: MX-L - Mixed-Use Low Intensity Zone Required Zoning: 52,266 sf Parcel Area: ± 1.20 acres

BUILDING

Building Area (Future Drive-Thru): 2,500 sf Building Area (Dunkin): 1,935 sf Building Area (Retail): 2,225 sf

PARKING

Quantity Req'd: Quantity Provided:	14 Spaces (Restaurant: 5.6 spaces / 1,000 sf 14 Spaces = 13 Regular + 1 ADA
Dunkin	
Quantity Req'd:	11 Spaces (Restaurant: 5.6 spaces / 1,000 sf
Quantity Provided:	11 Spaces = 10 Regular + 1 ADA
Retail	
Quantity Req'd:	8 Spaces (General Retail: 3.5 spaces / 1,000 sf
Quantity Provided:	8 Spaces = 7 Regular + 1 ADA

Quantity Provided:	8 Spaces (General Retail: 3.5 spaces / 1,000 st) 8 Spaces = 7 Regular + 1 ADA
Motorcycle Spaces Req'd:	3 Spaces
Motorcycle Spaces Provided:	3 Spaces
Bicycle Spaces Reg'd:	3 Spaces
Bicycle Spaces Provided:	3 Spaces
Stall Size Req'd:	4' x 18' (Motorcycle), 8.5' x 18' (Standard), 8.5' x 18' (ADA)
Stall Size Provided:	4' x 18' (Motorcycle), 8.5' x 18' (Standard), 8.5' x 18' (ADA)
Driveway Width Req'd:	24' (2-Way 90°), 14' (Drive-Thru), 12' (1-way)
Driveway Width Provided:	24' (2-Way 90°), 14' (Drive-Thru)

SETBACKS

Stacking Spaces Provided (Dunkin Donuts):

Stacking Spaces Provided (Drive-Thru):

Stacking Spaces Req'd:

	FRONT YARD	REAR YARD	SIDE YARD	SIDE YARD	
BLDG. SETBACK Required:	5'	15'	0'	0'	
Dunkin Donuts - Provided:	79'	102.1'	65.8'	112.7'	
Drive-Thru - Provided:	78.9'	106'	122.5'	22.7'	
Retail - Provided:	78.9'	106'	122.5'	22.7'	

LEGEND

PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
PROPERTY LINE
SETBACK LINE
EASEMENT

CONCRETE

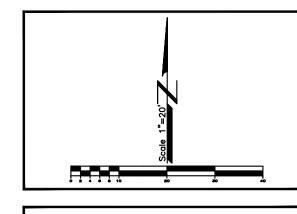
LIGHT POLE



24 Spaces (12 / Each Drive-Thru)

10 Spaces

10 Spaces





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CLIENT:



CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

ta

PROJECT NUMBER: 23103 DRAWN BY: TR REVIEWED BY: MTE SHEET TITLE: TCL PLAN SHEET NO. C1.1