

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 27, 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 xx-xx-xx (A11D017A)

Dear Ervin,

Based upon the information provided in your submittal received 8/23/24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

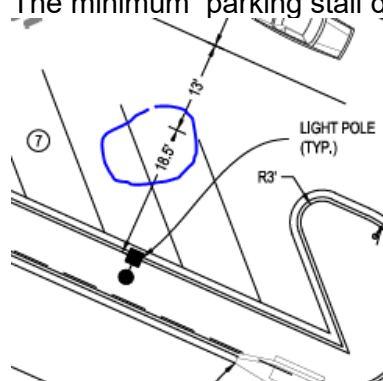
PO Box 1293

Albuquerque

NM 87103

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1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks on site plan C1.1.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. Show the North Arrow and scale of site plan, a scale of 1"=20' is recommended for sites less than 5 acres.
4. Identify the right of way width, medians, curb cuts, and street widths on Unser Blvd.
5. The minimum parking stall depth is 18.7 ft



6. 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.

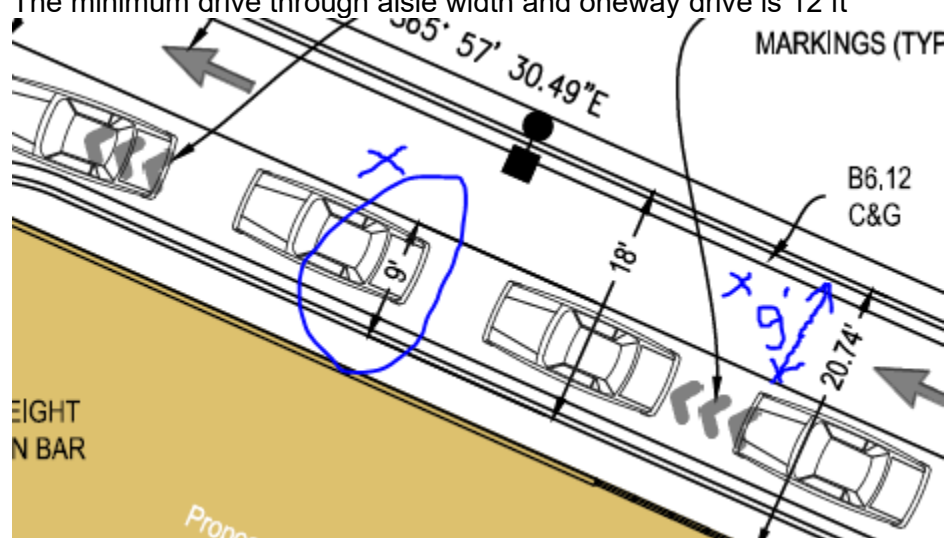
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7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
8. The ADA access aisles shall have the words **"NO PARKING"** 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)
9. ADA curb ramps must be updated to current standards and have truncated domes installed.
10. 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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide. Show the details.
14. The minimum drive through aisle width and oneway drive is 12 ft



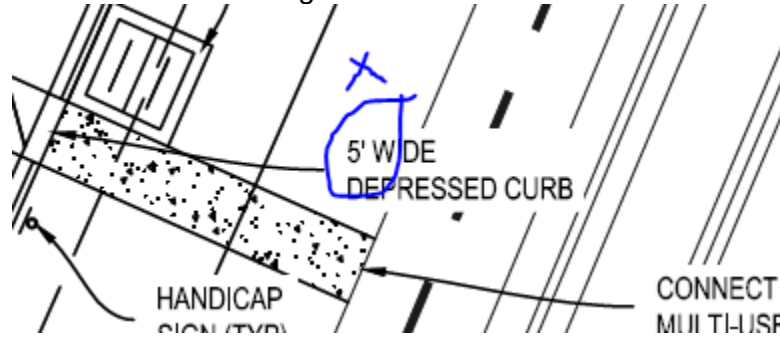
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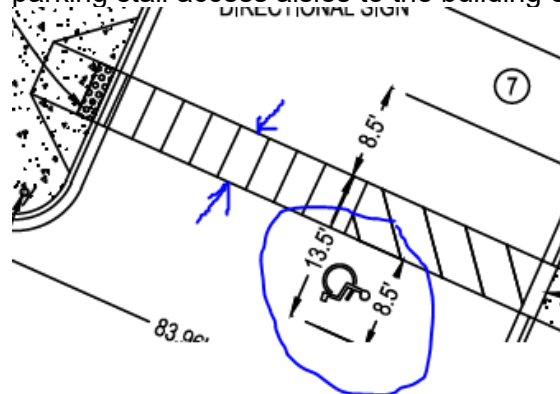


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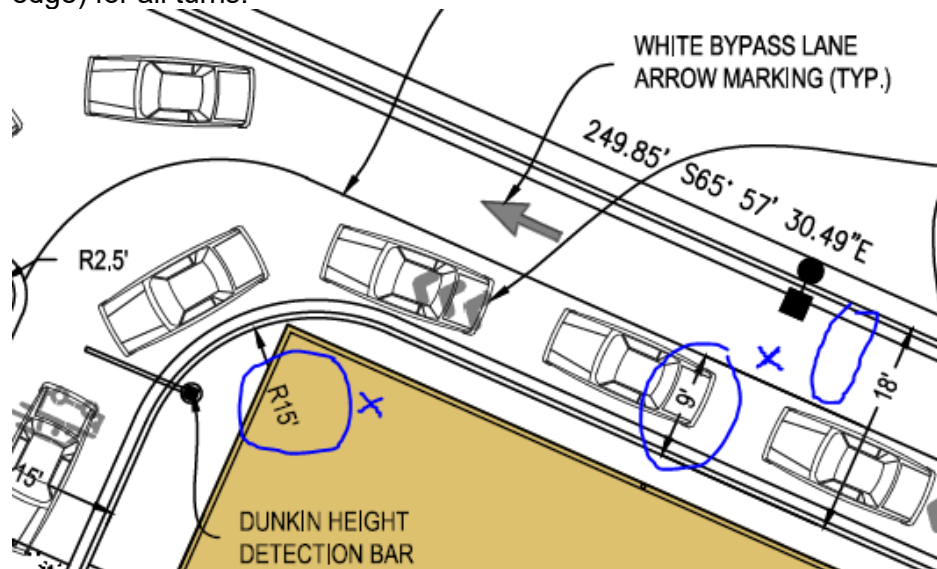
15. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances.



16. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances.



17. 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.
18. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns.



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19. Show the 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."
20. 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.
21. This detail is missing



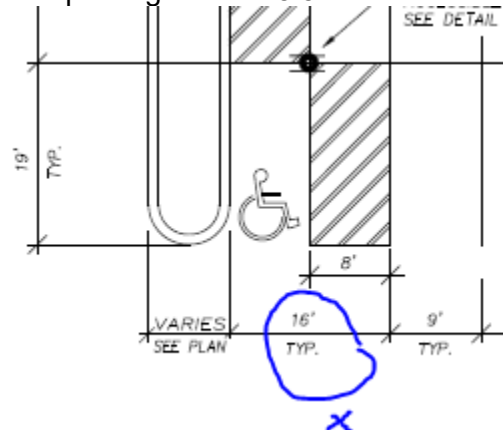
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22. ADA parking width is 8.5 ft



23. Provide approvals from solid waste dept. and fire marshal.
24. 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 Traffic Scoping Form (TSF) Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Curtis Cherne: CCherne@cabq.gov**), see the attached TSF.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)

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3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
 4. The \$75 re-submittal fee.
- for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3909.

Sincerely,

Sertil A. Kanbar

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

PO Box 1293 \xxx via: email
C: CO Clerk, File

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