

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 2, 2023

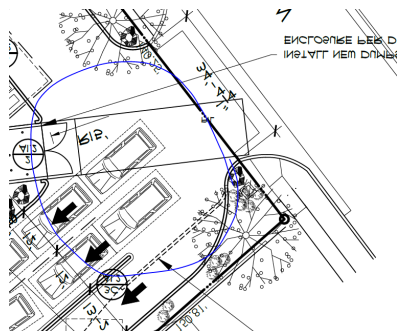
Martin Grummer, RA
Martin FM Grummer Architect
331 Wellesley Pl. NE
Albuquerque, NM 87106

Re: Rise & Roast TI
9160 Coors Blvd. NW
Traffic Circulation Layout
Architect's Stamp 05-12-23 (C13-D007)

Dear Mr. Grummer,

Based upon the information provided in your submittal received 05-16-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Identify the right of way width, medians, curb cuts, and street widths on Coors Blvd., Southwestern Polytechnic Rd. and Canal Frontage.
3. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
4. Please provide "ONE WAY" sign and pavement marking at the beginning of the drive-thru.



5. Site access must be updated to current standard and have Truncated Domes installed.
6. ADA curb ramp at the corner of Southwestern Polytechnic Rd. and Canal Frontage Rd. must be updated to current standards and have truncated domes installed.
7. Provide the proposed interior ramps details.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

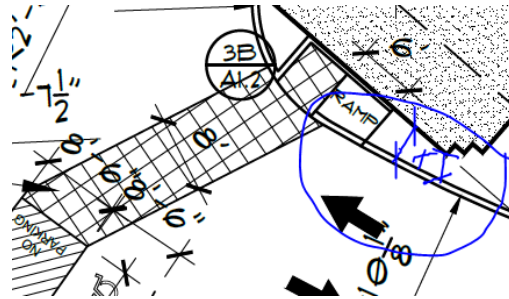
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

8. Please show on the site plan the 6' wide ADA pathway from the ADA aisle to the building entrance.



9. Please remove Refuse Enclosure details from TCL sheet.
10. Provide a copy of Solid Waste and Fire Marshal approval.
11. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
12. 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."
13. Please specify the City Standard Drawing Number when applicable.
14. 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.
15. Please provide a letter of response for all comments given.
16. 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**).

Once corrections are complete resubmit

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: RISE & ROAST Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: A.2 REPLAT OF TLA OF THUNDERBIRD PARTNERSHIP
City Address: 9160 COORS NW

Applicant: GAYLE ADAMS Contact: GAYLE
Address: 22 MOHASIL TR, SANDIA PARK, NM 87047
Phone#: _____ Fax#: _____ E-mail: DADAMSLAN@MSN.COM

Other Contact: MARTIN GRUMMER - ARCHITECT Contact: MARTIN
Address: 331 WELLESLEY PL NE
Phone#: 505-265-2507 Fax#: _____ E-mail: MGRUMMER@COUNTRYLINK.NET

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12 MAY 2023 By: MARTIN GRUMMER

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

12 May 2023

Marwa Al-Najjar
City of Albuquerque Building Dept.
Traffic Section
Albuquerque, NM

Re: Traffic Circulation Layout for 9160 Coors Blvd. NW

Attached is a TCL for a revised parking layout for 9160 Coors Blvd. NW in Albuquerque, NM. We are looking at changing the existing building to a Rise and Roast drive-thru with double drive-thru lanes and a bypass lane to access new parking on the west and south sides. We will relocate the dumpster enclosure to allow for the bypass lane. To accomplish the parking requirements, we need to close the existing drive pad on the south side.

Please let me know if you need any more information.

SINCERELY



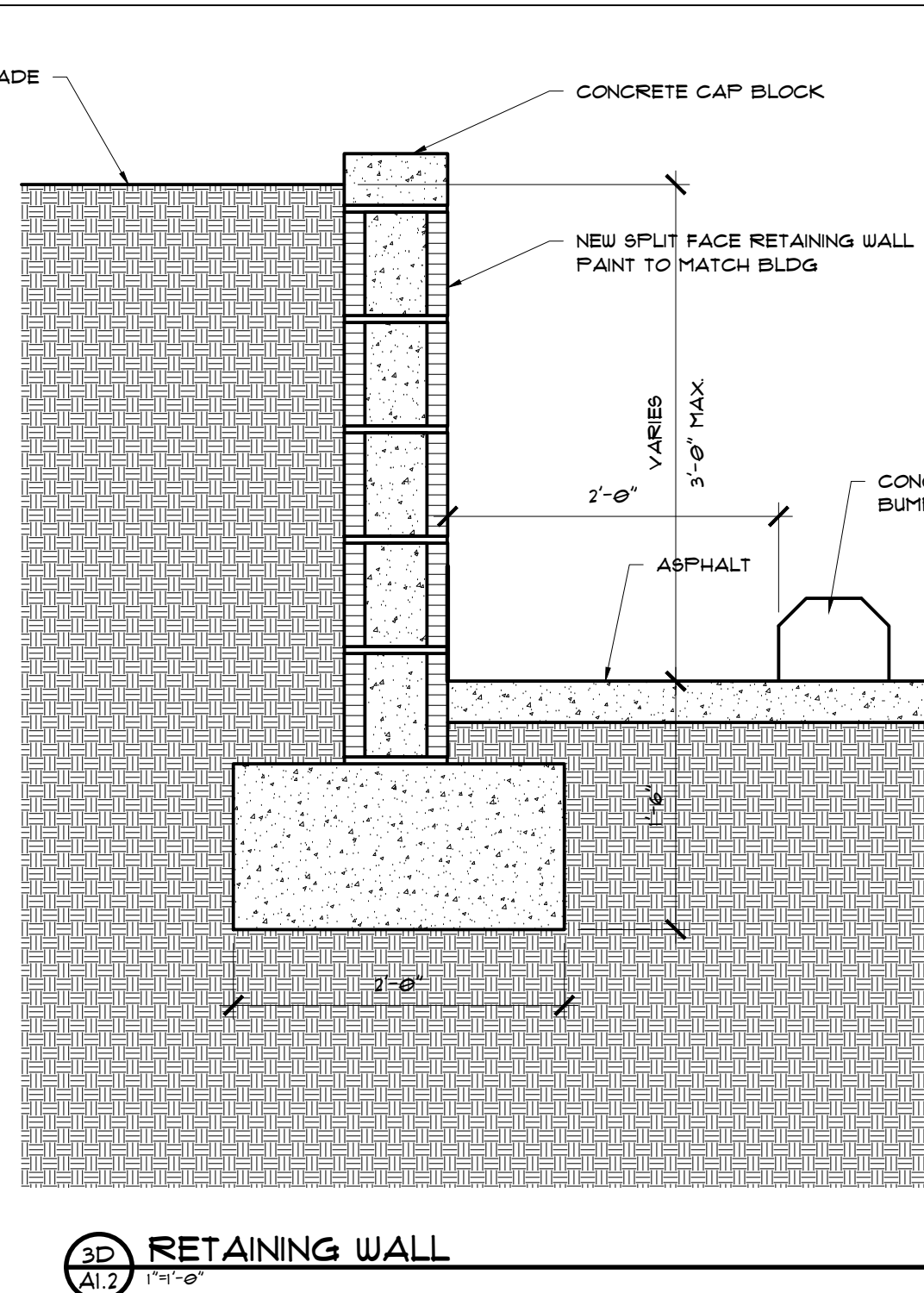
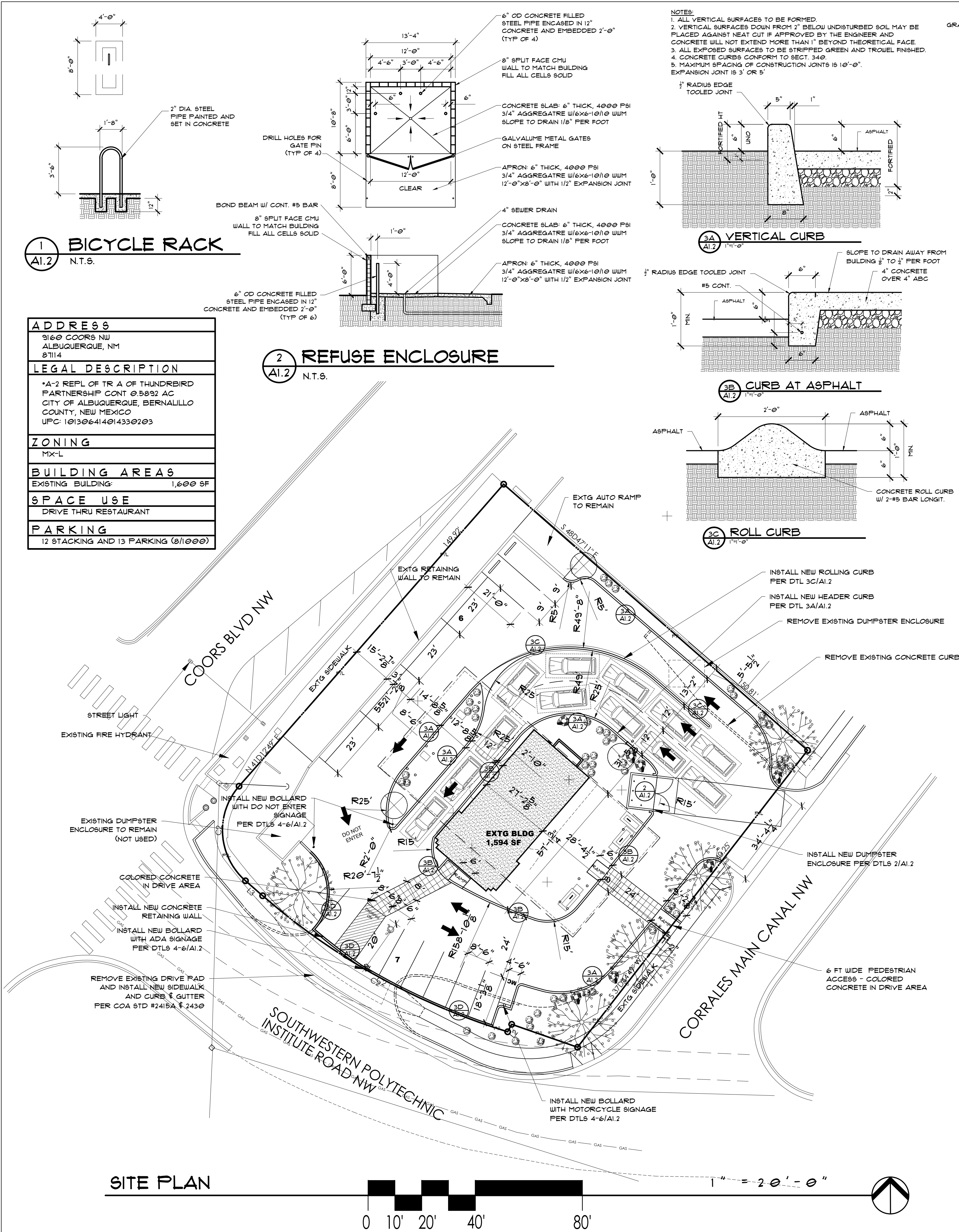
Martin FM Grummer

M A R T I N F M G R U M M E R
A R C H I T E C T
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507 [**mgrummer@centurylink.net**](mailto:mgrummer@centurylink.net)

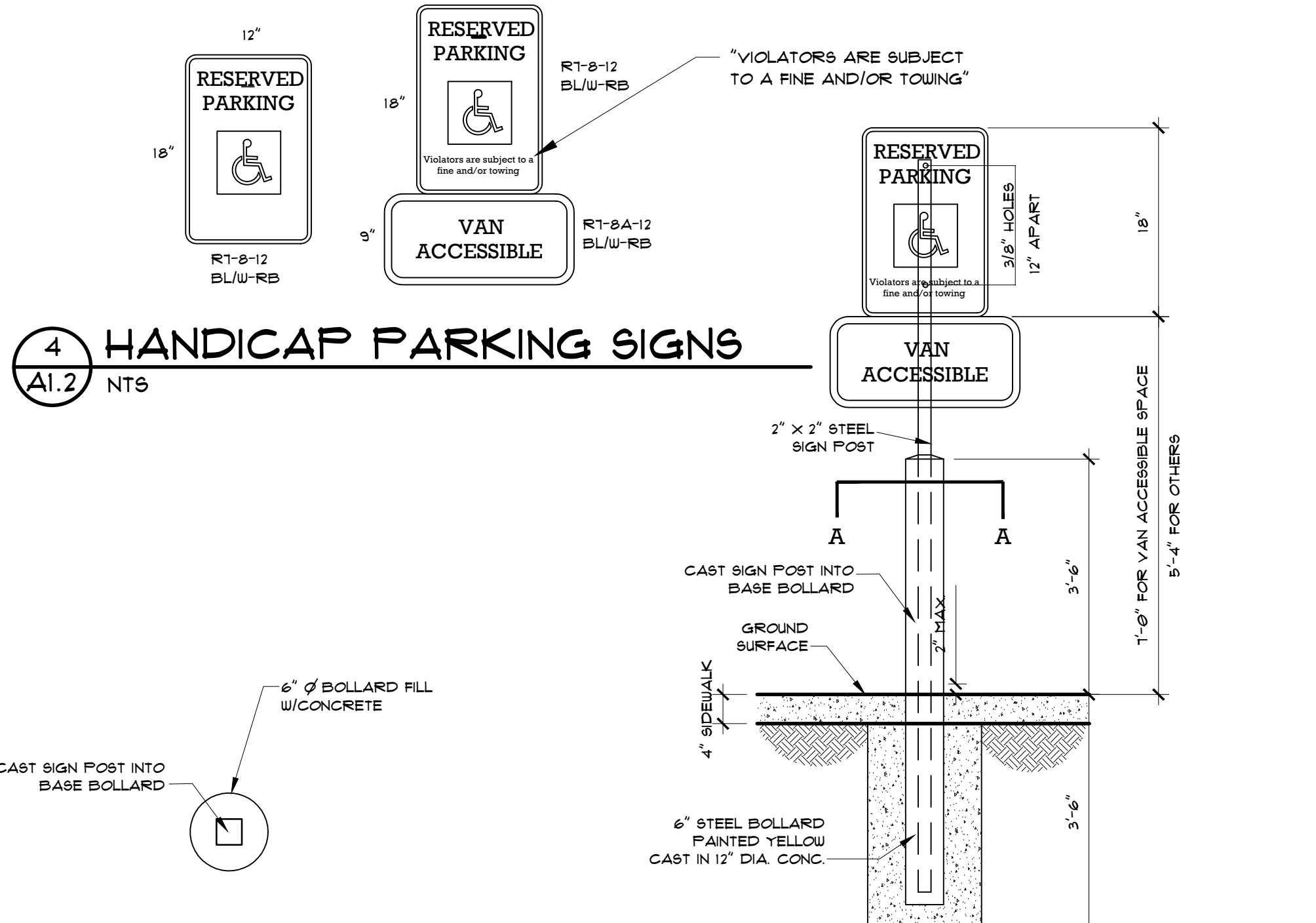
1 BICYCLE RACK

ADDRESS	
9160 COORS NW	
ALBUQUERQUE, NM	
87114	
LEGAL DESCRIPTION	
*A-2 REPL OF TR A OF THUNDERBIRD	
PARTNERSHIP CONT 0.5892 AC	
CITY OF ALBUQUERQUE, BERNALILLO	
COUNTY, NEW MEXICO	
UPC: 101306414014330203	
ZONING	
MX-L	
BUILDING AREAS	
EXISTING BUILDING:	1,600 SF
SPACE USE	
DRIVE THRU RESTAURANT	
PARKING	
12 STACKING AND 13 PARKING (8/1000)	

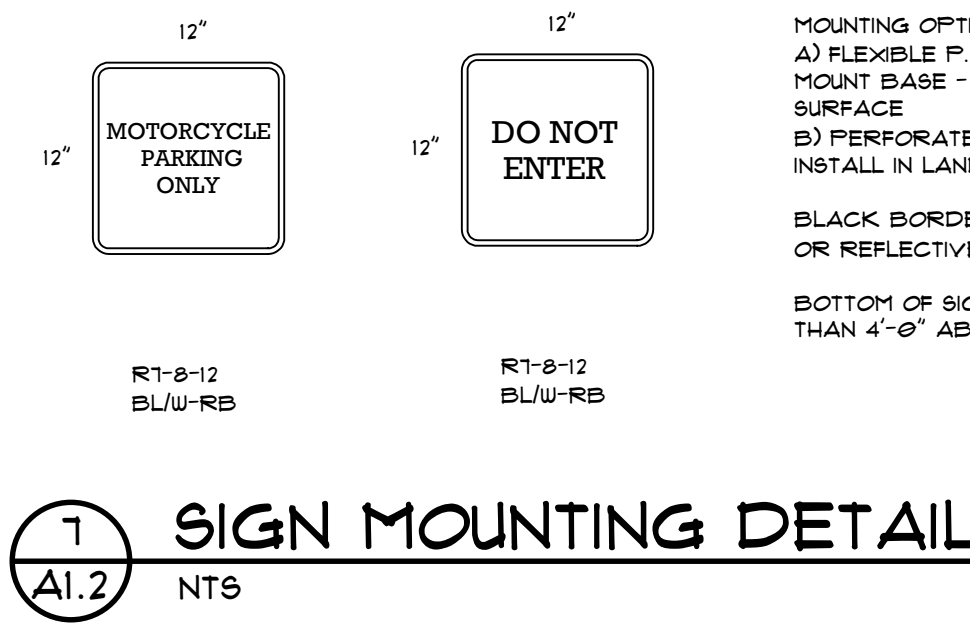
2 REFUSE ENCLOSURE



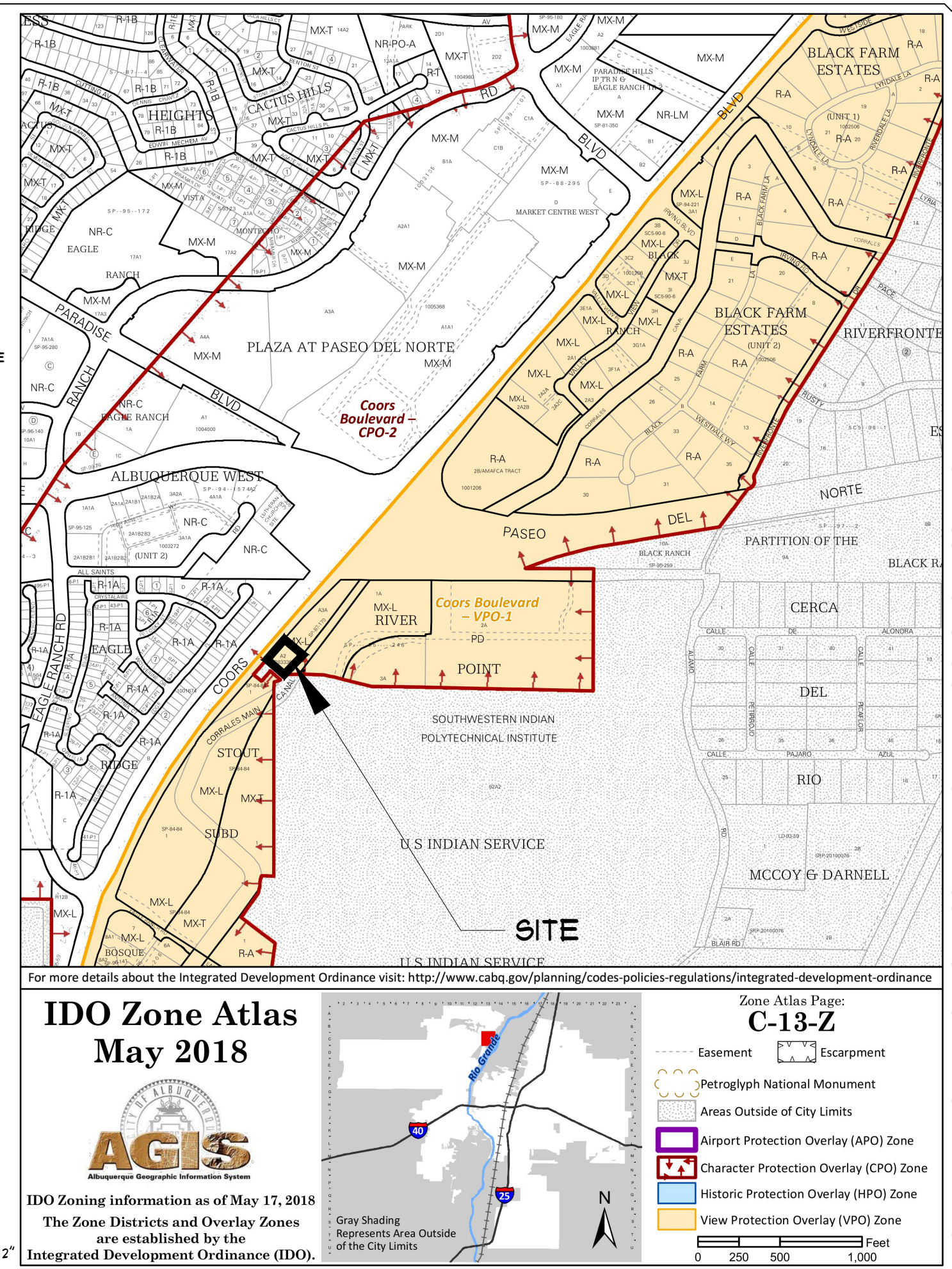
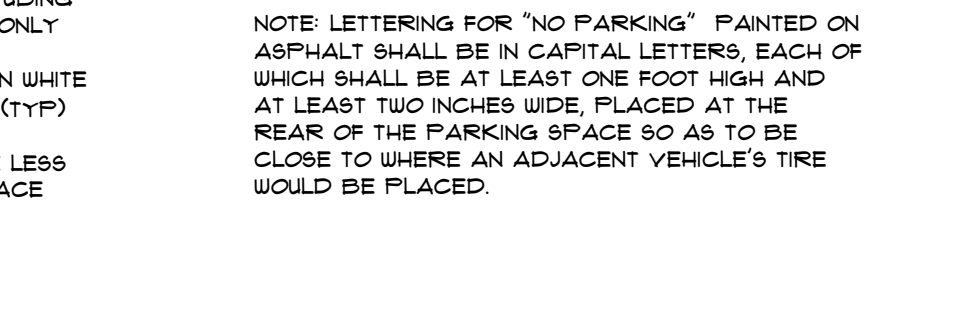
4 HANDICAP PARKING SIGNS



7 SIGN MOUNTING DETAIL



7A SIGN PAINTING DETAIL



STATE OF NEW MEXICO

MARTIN F.M. GRUMMER

REGISTERED ARCHITECT

No. 002046

12 MAY 2023

MARTIN F.M. GRUMMER

ARCHITECT

331 WILSON BLVD NE

ALBUQUERQUE, NEW MEXICO 87106

(505) 265-2507

RISE + ROAST

COFFEE + DONUTS

9160 COORS NW

RISE & ROAST TI

ALBUQUERQUE, NM 87114

SITE PLAN

DATE:

12 MAY 2023

DRAWN BY:

MFMG

CHECKED BY:

VERIFIED BY:

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO:

A1.2