

# CITY OF ALBUQUERQUE



July 8, 2020

Robert C Rayner, RA  
R2 Architectural Design  
PO Box 448  
Albuquerque, NM 87103

**Re: Dunkin Brands**  
**4201 Wyoming Blvd NE**  
**Traffic Circulation Layout**  
Architect's Stamp 07-06-2020 (G19-D042)

Dear Mr. Rayner,

Based upon the information provided in your submittal received 07-08-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. Coordinate these calculations with Zoning.
2. Identify the right of way width, medians, curb cuts, and street widths on Wyoming Blvd and La Mirada Place.
3. You have too many driveways/pad off La Mirada Place. Suggest closing the nearest driveway to Wyoming Blvd.
4. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
5. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

6. 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.
7. ADA curb ramps must be updated to current standards and have truncated domes installed at the corner of La Mirada Place and Wyoming.

8. Motorcycle parking space: Label pavement MC
9. All bicycle racks shall be designed according to the following guidelines (IF APPLICABLE OR NOT INCLUDED IN YOUR NOTES OR DESIGN):
  - 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.
10. Bicycle racks shall be sturdy and anchored to a concrete pad.
11. A 1-foot clear zone around the bicycle parking stall shall be provided.
12. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
13. Show all drive aisle widths and radii. Some dimensions are not shown.
14. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
15. 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. **Where is this connection from Wyoming? Explain?**
16. 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. The 6 ft width includes the ADA ramp.
17. All sidewalks along streets needs to be dimensioned (width).
18. Parking areas shall have barriers to prevent vehicles from extending over drive thru lanes.
19. Provide a copy of refuse approval for design and location.
20. You have one way pavement markings leading to two traffic pavement markings. This will be confusing to public usage. Please clear up this concern.
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. Provide detail for pavement markings and signage. The signage must be located within private property not on COA property(Keyed note 18).
22. Details are needed for any proposed pavement markings and/or signage.

23. The minimum drive through lane width is **12 feet** with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
24. All the existing driveways/pad don't provide ADA access across the entrance/exist width, especially Wyoming. Please explain what are the intents for not providing ADA access route especially on Wyoming Blvd.

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](mailto: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) 9243630.

Sincerely,



Nilo Salgado-Fernandez, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File