

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 16, 2024

Jeffrey Wooten, PE
PO Box 15814
Rio Rancho, NM 87174

**Re: Dunkin Restaurant
Site Plan
Engineer's Stamp 11-13-23 (H16D122)**

Dear Mr. Wooten,

The TCL submittal received 1-16-24 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.

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 Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

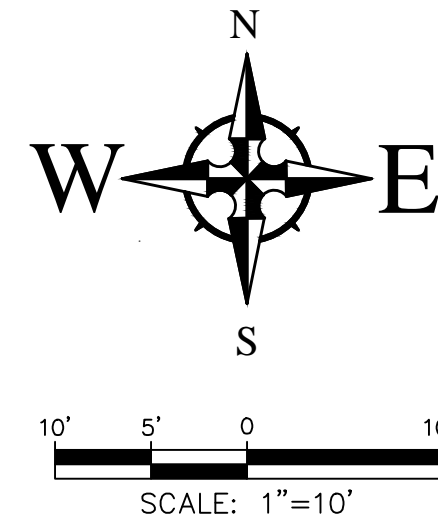
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File

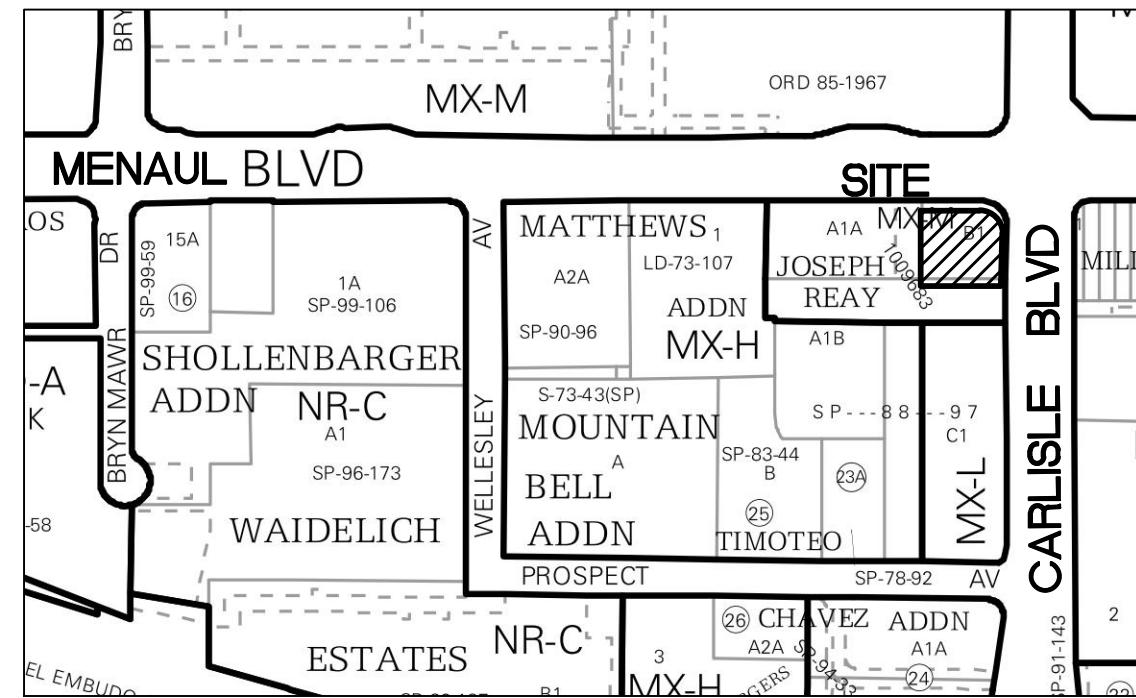


CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430. REMOVAL SHALL BE TO THE NEAREST EXISTING JOINT.

PARKING CALCULATIONS			
BUILDING AREA:		AREA (SQUARE FEET)	
DUNKIN DONUTS RESTAURANT DRIVE-THRU		+/- 1,200 SF	
PARKING REQUIREMENTS:		REQUIRED	PROVIDED
DUNKIN DONUTS RESTAURANT DRIVE-THRU: 8/1000 SF		9 spaces	10 spaces
TOTAL		9 spaces	10 spaces
		REQUIRED	PROVIDED
HANDICAP PARKING		1 spaces	1 spaces
MOTORCYCLE PARKING		1 spaces	1 spaces
BICYCLE PARKING		3 spaces	4 spaces



VICINITY MAP - Zone Atlas H-16-Z

LEGAL DESCRIPTION: PARCEL "B-1" OF JOSEPH REAY TRACT, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1988, IN VOLUME C37, FOLIO 16.

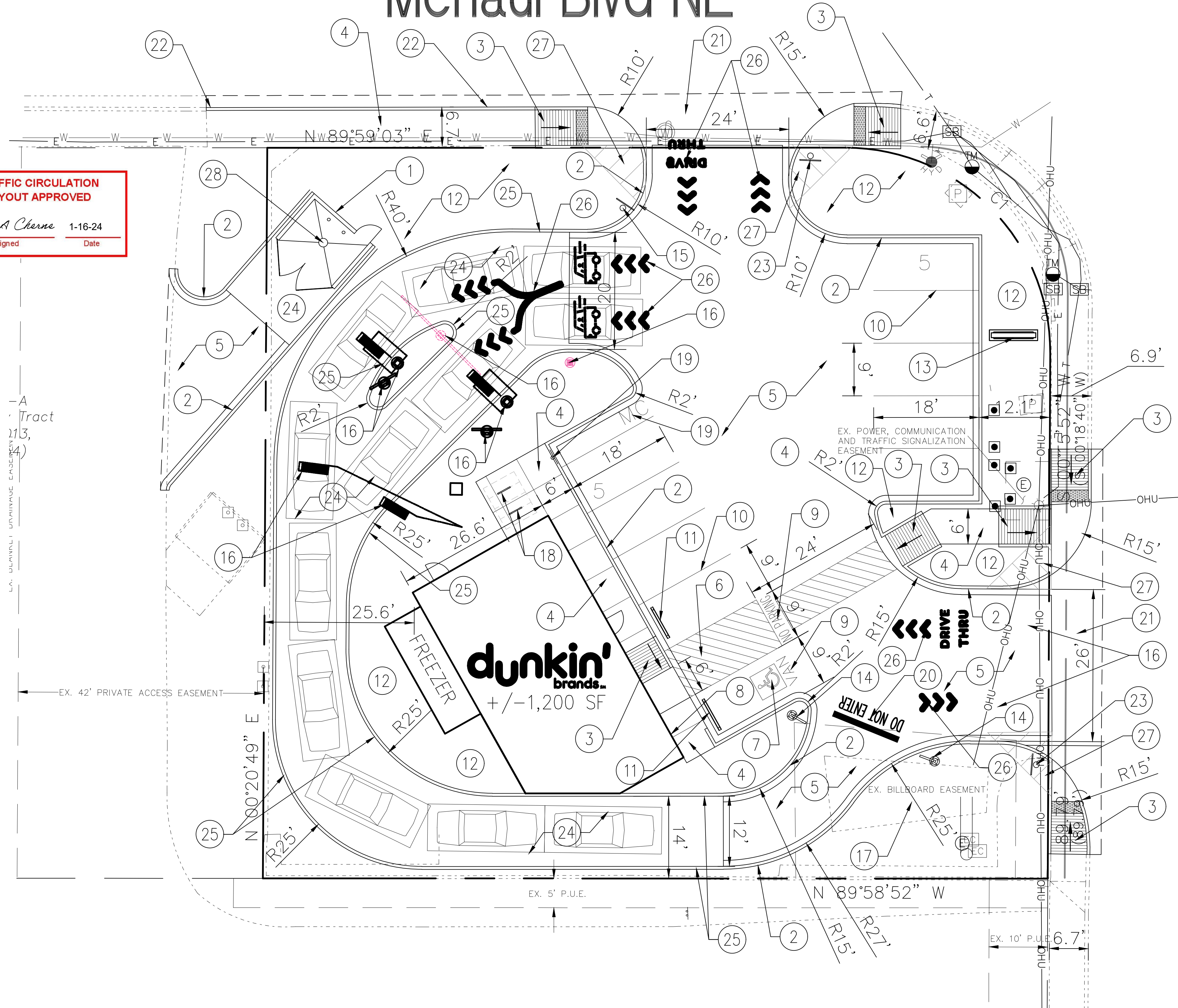
KEYED NOTES

- PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION. THE APPROACH TO THE FACE OF THE TRASH ENCLOSURE MEASURING 37' SHALL NOT EXCEED 1/8 INCH PER FOOT. A SMOOTH SURFACE WILL BE REQUIRED FOR CASTER SERVICE.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT. SECTION ON SHEETS C101.
- INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440-2446.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
- INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. HEAVY DUTY PAVEMENT SHALL BE PLACED IN MAIN DRIVEWAYS. LIGHT DUTY PAVEMENT MAY BE USED IN PARKING SPACE AREAS ONLY.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C101.
- PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C101.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- APPROX. LOCATION OF DUNKIN' DONUTS PYLON SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS. SIGN BY SEPARATE PERMIT.
- INSTALL DUNKIN DONUTS BRAND 'DO NOT ENTER' / 'SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- NSTALL 'DO NOT BLOCK DRIVEWAY' SIGN. SIGN POST DETAIL ON SHEET C101.
- INSTALL DUNKIN' DONUTS DRIVE THRU EQUIPMENT. REF. ARCHITECTURAL PLANS FOR DETAILS.
- EXISTING BILLBOARD TO REMAIN.
- INSTALL BICYCLE RACKS (2) FOR A TOTAL OF FOUR SPACES PER DETAIL, SHEET C101.
- MOTORCYCLE PARKING; 1 SPACE. ADD PAINT LABEL 'MOTORCYCLE ONLY' (2 COATS) AND SIGNAGE. REF. SHEET C101. FOR DETAIL.
- INSTALL 12" WIDE STOP BAR AND PAINT WORDS 'DO NOT ENTER' WITH LETTERS AT LEAST 24 INCHES HIGH AND 3 INCHES WIDE. COLOR: REFLECTIVE YELLOW. MIN. TWO COATS.
- INSTALL PRIVATE ENTRANCE PER PLAN AND PER COA STD DWG 2426.
- INSTALL CURB/GUTTER TO MATCH EXISTING PER COA STD DWG 2415A
- INSTALL STOP SIGN (R-1-1-30). SIGN POST DETAIL ON SHEET C102.
- INSTALL 6" HEAVY DUTY CONCRETE PER THE GEOTECHNICAL REPORT. SECTION ON SHEET C101.
- INSTALL MONOLITHIC CURB ONTO CONCRETE PAVEMENT TO MATCH THE MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
- PAINT DUNKIN DIRECTIONAL ARROWS AND SYMBOLS PER DUNKIN STANDARDS.
- 11'x11' MINI CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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.
- A DRAIN SHALL BE INSTALLED IN THE DUMPSTER ENCLOSURE AREA THAT CONNECTS TO THE SANITARY SEWER. REF. UTILITY PLAN, SHEET C300.

TRAFFIC CIRCULATION LAYOUT APPROVED

Curtis A. Cherna 1-16-24

Signed Date

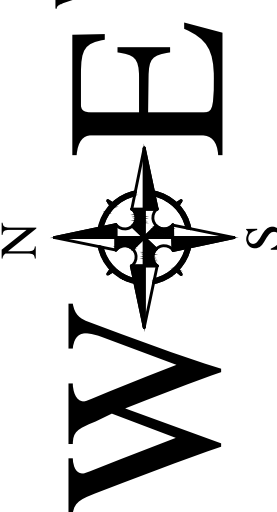


Carlisle Blvd NE

NO.	DATE	REMARKS	BY
DESIGN			
REVISIONS			
DATE: November 2023			
DATE: November 2023			
JOB NO.: 2023008			
CHECKED BY: JW			
DATE: November 2023			



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

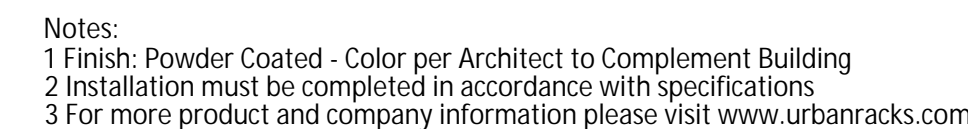


dunkin' brands™

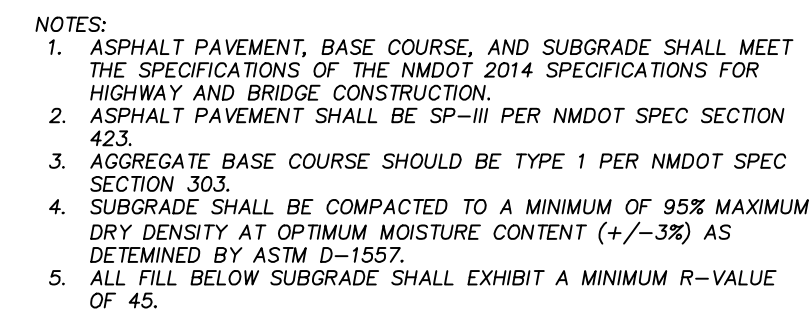
3520 Menaul Blvd NE
Albuquerque, NM 87107

SITE PLAN

C100



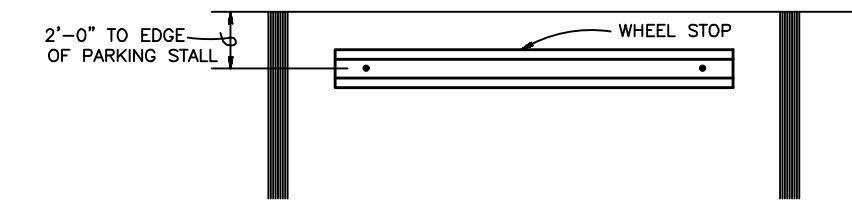
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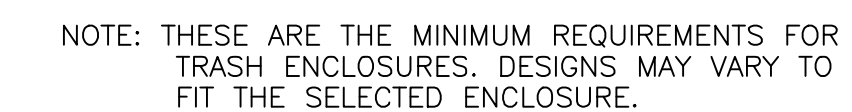
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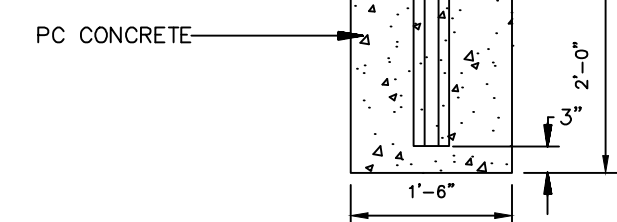
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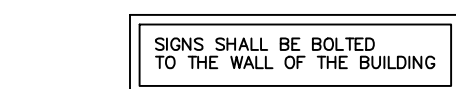
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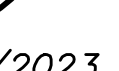
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NTS



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W E

SITE DETAILS

C101