CITY OF ALBUQUERQUE

Planning Department Alan Varela - Director

Mayor Timothy M. Keller



September 8, 2023

Luay Aboona KLOA, Inc. 9575 West Higgins Road Suite 400 Rosemont, IL 60018

Re: Proposed Dunkin Drive-Through draft TIS 3520 Menaul Boulevard NE HT#H16D122

Report dated August 23, 2023 Engineer's Stamp -----Via email laboona@kloainc.com

Dear Mr. Aboona,

The subject Traffic Impact Study draft received August 23, 2023, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has prepared comments to be address in the next submittal. Please submit the revised report for review and approval.

Recommendation Section, page 1;

- Indicate that the final site traffic layout and queuing acceptance is dependent on the Traffic Circulation Layout (TCL) approval by the City.
- Add a recommendation to provide clear intersection sight distance at each driveway as per COA DPM 7-4(I)(5)(iii) Intersection Sight Distance

The access driveway on Menaul is too close to the intersection. Refer to CITY DPM TABLE 7.4.45 Minimum Distance Between Commercial Site Access and Intersection. When an access is located on a Principal Arterial approaching an Arterial the minimum distance for a commercial access from the intersection is a minimum 300 feet. Provide a discussion on the available frontage along Menaul for access and the potential of sharing access with the properties to the west of your proposed development. The City would prefer a shared access on Menaul farther towards the west if the property owners are willing to share access and the driveway operations are shown to be acceptable.

Page 27;

• On-Site Circulation and Drive-Through Stacking Site traffic circulation and vehicle queuing at the drive through final approval is dependent on the City's TCL review and acceptance.

Page 29 Conclusion recommendations;

 Indicate that the final site traffic layout and queuing is dependent on the Traffic Circulation Layout (TCL) approval by the City. The parking shall comply with the City's IDO parking requirements.

PO Box 1293

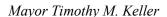
Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department Alan Varela - Director



Sincerely,

C:



• Note that the site access shall comply with CITY DPM TABLE 7.4.45 Minimum Distance Between Commercial Site Access and Intersection. The proposed site access driveway on Menaul Blvd is not in compliance being to close on the approach to Carlisle.

If you have any questions, feel free to contact me at (505) 924-3362.

Matt Grush, P.E.
City of Albuquerque
Senior Engineer, Planning Dept.
Development Review Services
via: email

Applicant, File

gnpz-P.E.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov