

# CITY OF ALBUQUERQUE



Date, 2016

Craig Calvert, PE, RA  
Modulus Architects  
220 Cooper Ave NW  
Albuquerque, NM 87102

**Re: Dunkin Donuts**  
**2301 Juan Tabo Blvd NE**  
Architect's Stamp dated 01-08-16 (H21D051)  
Certification dated 08-16-16

Dear Mr. Calvert,

Based upon the information provided in your submittal received 08-17-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

mao via: email  
C: CO Clerk, File



Racquel Michel  
**Planning Department – Transportation & Hydrology**  
City of Albuquerque  
600 2<sup>nd</sup> Street NW, Suite 201  
Albuquerque, NM 87102  
925.965.4475

August 16, 2016

**RE: Traffic Certification for TCL – Dunkin Donuts at 2301 Juan Tabo Blvd. NE**

Ms. Michel,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above reference project is in substantial compliance with and in accordance with the design intent of the TCL site plan dated 1-08-16 and approved by Transportation on 2-11-16 with the following corrections based on your letter dated August 12, 2016:

1. Paint header curb, on north side of the property and across from the accessible parking, red with "NO PARKING FIRE LANE" painted in white letters.

I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 8-16-16 and has determined by visual inspection that the corrections noted above were installed at that time. This certification is submitted in support of a request for a permanent certificate of occupancy.

The record information presented on the attached plan is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

Stephen Dunbar, AIA  
Principal in Charge  
**Modulus Architects, Inc.**  
110 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109  
(O) 505.338.1499, Ext. 1001





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** \_\_\_\_\_  
**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**CHECK 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

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*[Signature]*  
Signed \_\_\_\_\_ Date 2/12/16

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

**Menaul Blvd NE**  
(125' R/W)

**EXISTING EASEMENT NOTES:**

- EXISTING 10' UTILITY EASEMENT (12/31/1954, D1-112).
- EXISTING 10' UTILITY EASEMENT (12/31/54, D1-112) QUITCLAIM DEED FROM PNM (6/21/72, D921-95), WAIVER AND RELEASE FROM PNM (THE EAST 140' OF SAID EASEMENT) (2/1/80, MISC. 760, PG. 29) AND QUITCLAIM DEED FROM MST&T COMPANY (1/31/80, D113A-708).
- EXISTING 22' EASEMENT RESERVED FOR ANY EXISTING UTILITIES (12/23/57, MISC. 24-73).

**BUILDING & PARKING DATA**

BUILDING AREA:	# SEATS	AREA (SQUARE FEET)
DUNKIN DONUTS RESTAURANT	28	2,465 SF
OFFICE (SECOND FLOOR)	N/A	929 SF
<b>TOTAL AREA</b>	<b>28</b>	<b>3,394 SF</b>

PARKING REQUIREMENTS:	RATIO	REQUIRED	PROVIDED
DUNKIN DONUTS RESTAURANT	1/4 SEATS	7 SPACES	21 SPACES
OFFICE (SECOND FLOOR)	1/300 SF	4 SPACES	4 SPACES
ACCESSIBLE PARKING FOR 11 REQUIRED SPACES	---	1 SPACE	1 SPACE
ACCESSIBLE VAN PARKING FOR 11 REQUIRED SPACES	---	1 SPACE	1 SPACE
<b>TOTAL</b>		<b>11 SPACES</b>	<b>27 SPACES</b>

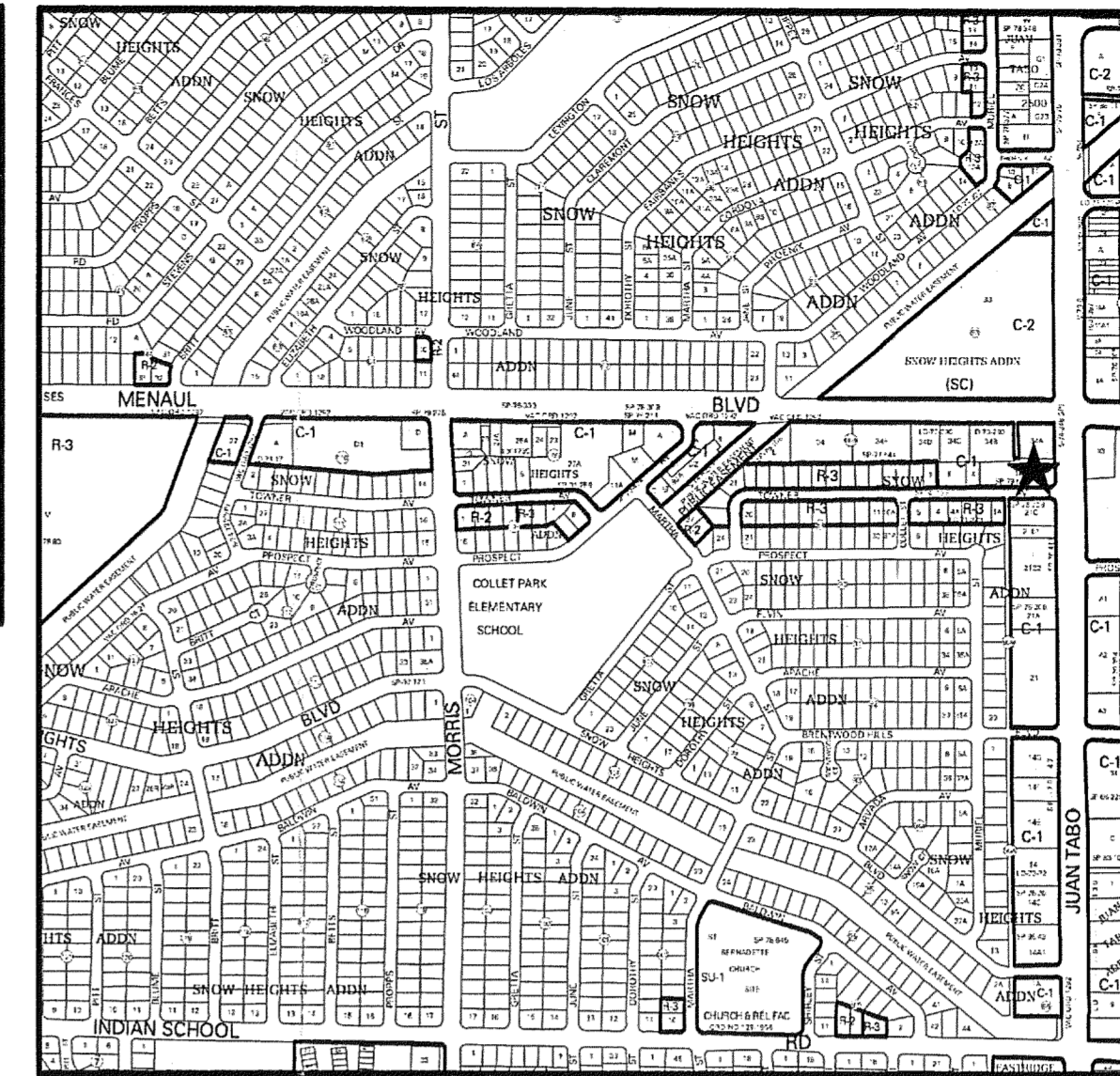
**ADDITIONAL PARKING REQUIREMENTS:**  
1 MOTORCYCLE SPACE REQUIRED AND 1 PROVIDED  
2 BICYCLE SPACES REQUIRED AND 2 PROVIDED

**LEGEND:**

- PROPOSED SIDEWALK JOINTS
- PROPOSED 15% ON-SITE LANDSCAPE AREA REQUIRED = 4,670 SF, 9,250 SF PROVIDED, SEE LS-01
- PROPOSED CURB RAMP
- EXISTING CONCRETE CURB/PAVING
- PROPOSED CONCRETE CURB/PAVING
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

**KEYED NOTES CONTINUED:**

- PROPOSED ILLUMINATED "ENTER" DIRECTIONAL SIGN.
- PROPOSED ILLUMINATED "PICK UP WINDOW" DIRECTIONAL SIGN.
- WHEEL STOP. SEE DETAIL 4/SP-5.
- PROPOSED ACCESSIBLE CURB RAMP. SEE DETAIL 1/SP-5.
- PROPOSED ACCESSIBLE CURB RAMP. SEE DETAIL 2/SP-5.
- PROPOSED "DO NOT STOP OR BLOCK THIS AREA" SIGN. SEE DETAIL 12/SP-2.
- CLEAR SIGHT TRIANGLE. "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 THIS AREA."
- EXISTING 4' CMU BLOCK WALL WITH WOOD SLAT FENCING ABOVE. TO REMAIN AS BUFFER ALONG RESIDENTIAL ZONE.



**VICINITY MAP**

H-21-Z-1

**SITE DATA:**

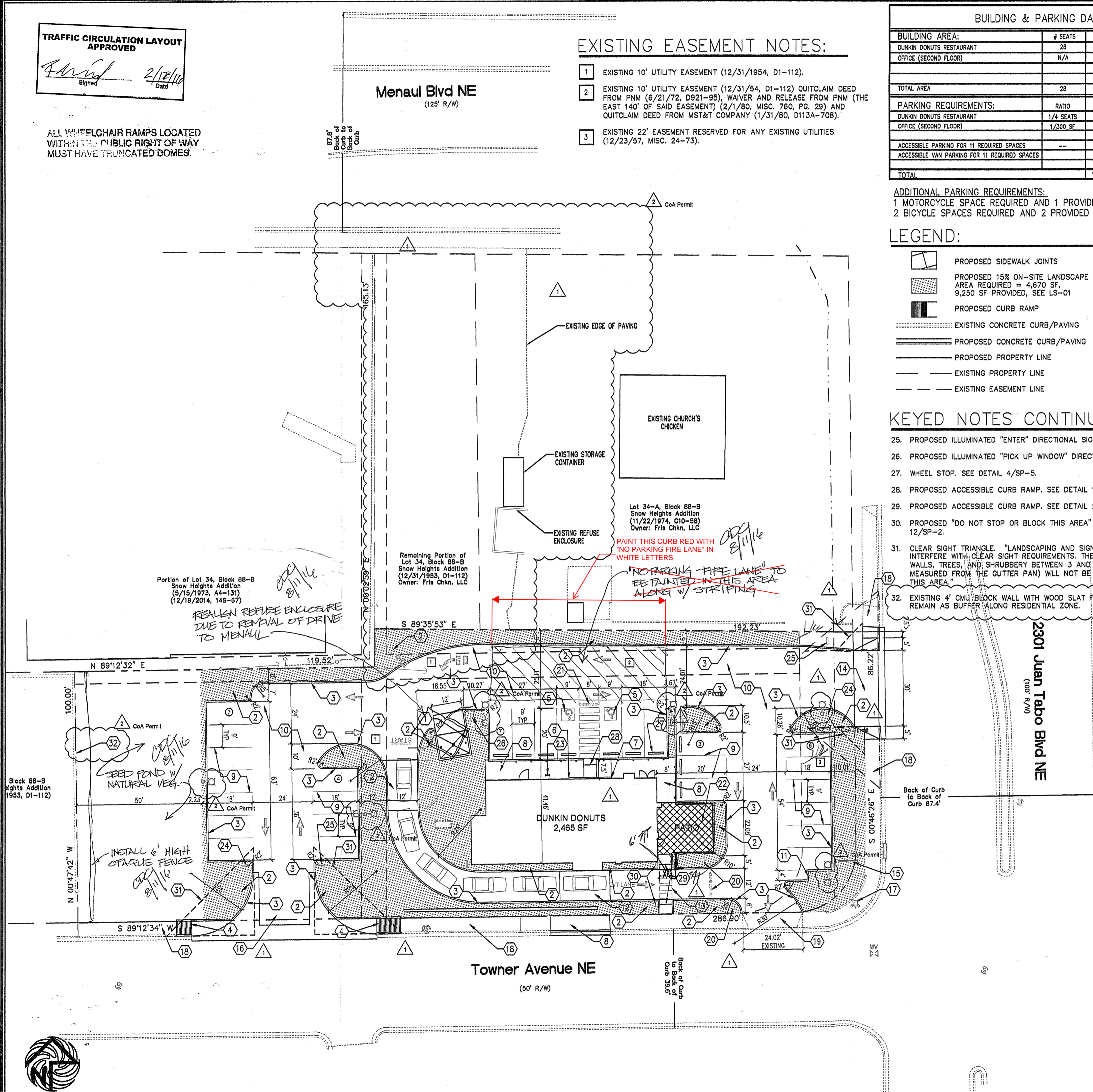
LEGAL DESCRIPTION: SNOW HEIGHTS ADDITION, PARCEL 1-A, BLOCK 88-B  
UPC: 102105950024442324  
ADDRESS: 2301 JUAN TABO BLVD. NE  
PROPERTY AREA: 0.77 ACRES  
CURRENT ZONING: C-1 (SC)  
BUILDING AREA: PROPOSED DUNKIN DONUTS RESTAURANT = 3,394 SF

**KEYED NOTES:**

- PROPOSED REFUSE ENCLOSURE, SEE SITE DETAIL SHEET SP-4.
- PROPOSED LANDSCAPE AREA, SEE LANDSCAPE PLAN.
- PROPOSED 6" HIGH CONCRETE CURB. SEE DETAIL 5/SP-5.
- PROPOSED ACCESSIBLE CURB RAMP, SEE DETAIL 3/SP-5.
- PROPOSED ACCESSIBLE PARKING SYMBOL PAVEMENT MARKING.
- PROPOSED ACCESSIBLE PARKING SIGN - WALL MOUNTED.
- PROPOSED VAN ACCESSIBLE PARKING SIGN TO INCLUDE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" - WALL MOUNTED.
- PROPOSED CONCRETE SIDEWALK. SEE DETAIL 6 & 7/SP-5.
- PROPOSED 4" WIDE PAVEMENT STRIPING.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED MOTORCYCLE PARKING SIGN. SEE DETAIL 10/SP-2.
- PROPOSED CONCRETE PAVEMENT @ DRIVE-THRU SEE DETAIL 6/SP-2.
- PROPOSED CONCRETE PEDESTRIAN CONNECTION.
- NEW CONCRETE DRIVEPAD PER C.O.A. STD. DETAIL 2425.
- EXISTING FREE STANDING SIGN TO BE REFACED AND PERMITTED BY SIGN SUPPLIER. SIGN SUPPLIER TO FOLLOW CoA ZONING AND PERMITTING REQUIREMENTS.
- NEW PRIVATE ENTRANCE PER C.O.A. STD. DETAIL 2426.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING SIDEWALK TO REMAIN. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER PER C.O.A. STD. DETAILS 2430 & 2415A.
- EXISTING ACCESS DRIVEWAY TO REMAIN.
- PROPOSED "DO NOT ENTER" PAVEMENT MARKING AND SIGN. SEE DETAIL 11/SP-2.
- PROPOSED "NO PARKING" PAVEMENT MARKING IN CAPITAL LETTERS, EACH OF WHICH SHALL BE 12" HIGH AND 2" WIDE MINIMUM.
- PROPOSED OUTDOOR PATIO, SEE DETAIL #1 SHEET SP-4.
- PROPOSED 2-BIKE CAPACITY HOOP RACK. SEE DETAIL 9/SP-2.
- PROPOSED ILLUMINATED "EXIT" DIRECTIONAL SIGN.

**FINISH MATERIAL SCHEDULE - Traffic Striping Paint**

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
TP-01	PAINT	SHERWIN WILLIAMS	Pro Park	"White": B97YD2434
TP-02	PAINT	SHERWIN WILLIAMS	Pro Park	"Blue": B97LD2022
TP-03	PAINT	SHERWIN WILLIAMS	Pro Park	"Yellow": B97YD2467
TP-04	PAINT	SHERWIN WILLIAMS	Pro Park	"Orange": Custom Mix B97YD2467 CCE* Colorant 02 32 64 128 W1-White 6 1 ... R4-New red 4 53 1 ... Y3-Deep Gold - 06 - 1
TP-05	PAINT	SHERWIN WILLIAMS	Pro Park	"Pink": Custom Mix B97RD2012 CCE* Colorant 02 32 64 128 W1-White 6 ... L1-Blue 6 ...

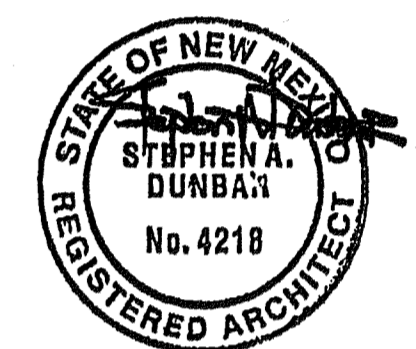
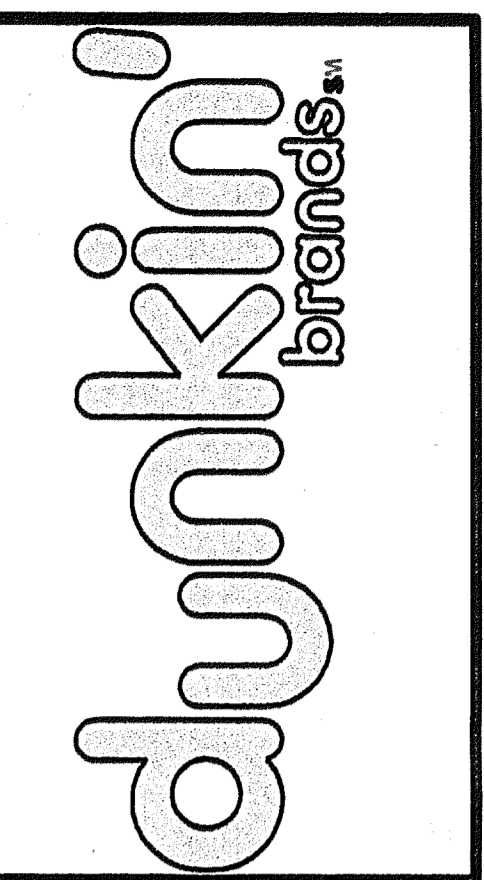


1 ARCHITECTURAL SITE PLAN / TCL

1" = 20'

NOTE:

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.



01-08-16

NO	DESCRIPTION	DATE	SCALE	AS SHOWN	MT	CDC	SAD
1	INITIAL ISSUE	4-1-13	7-2-13				
2	DMB UPDATE	7-2-13	2-10-14				
3	GENERAL UPDATES	2-10-14					
SHEET REVISIONS		01-26-16	CKD				
APPENDUM #2		02-10-16					
APPENDUM #3							

NEW DUNKIN DONUTS  
2301 JUAN TABO BLVD NE  
SITE PLAN, SITE DATA  
AND TCL  
PC NUMBER

**SP-1**

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"