

CITY OF ALBUQUERQUE



January 8, 2016

Martin Tapia
Modulus Architects
220 Copper Ave., NW
Albuquerque, NM 871102

Re: Dunkin Donuts
2301 Juan Tabo Blvd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 1-6-16 (H21-D051)

Dear Mr. Tapia,

Based upon the information provided in your submittal received 1-7-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please dimension and detail all existing sidewalks, right of ways and ADA access ramps per COA standard drawing. Please attach Site Detail Sheet.
2. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please add sign at the south side of building at the end of the Drive Thru and before the ADA pedestrian crossing to building entrance informing vehicles to not stop or block this area.
3. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show the sidewalk dimension.
4. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
5. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please add sign at south east entrance off of Towner Ave.

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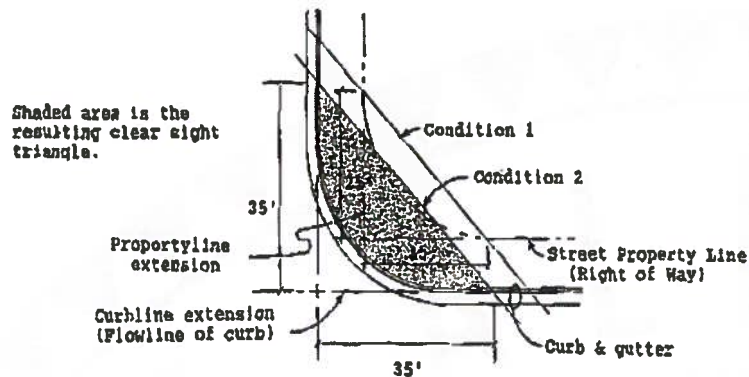
New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



6. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for entrances/exits at Towner Ave., Menaul Blvd., and Juan Tabo Blvd.



7. Please add the following note to the 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."
8. 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.
9. Please include two copies of the traffic circulation layout at the next submittal.

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Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

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

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: _____ City Drainage #: H210051
DRB#: N/A EPC#: N/A Work Order#: N/A
Legal Description: Snow Heights addition, Parcel 1-A, Block 88-B
City Address: 2301 Juan Tabo Blvd. NE

Engineering Firm: Wooten Engineering Contact: Jeff Wooten
Address: 1005 21st St SE, Suite B1 Rio Rancho, NM 87124
Phone#: 505-980-3560 Fax#: _____ E-mail: Jeffwooten.pe@gmail.com

Owner: NMR, LLC. Contact: Murad Fazal
Address: 17W662 Butterfield Road, suite 305, Oakbrook Terrace, IL. 60181
Phone#: 312-578-1888 ext.102 Fax#: _____ E-mail: meradf@fdngroup.com, ahabib@zjgroup.net

Architect: Modulus Architects Contact: Martin Tapia
Address: 220 Copper Ave NW, Ste. 350 Albuquerque, NM 87102
Phone#: 505-338-1499 Fax#: _____ E-mail: mtapia@modulusarchitects.com

Other Contact: Modulus Architects Contact: Craig Calvert
Address: 220 Copper Ave NW, Ste. 350 Albuquerque, NM 87102
Phone#: 505-338-1499 Fax#: _____ E-mail: CCalvert@modulusarchitects.com

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

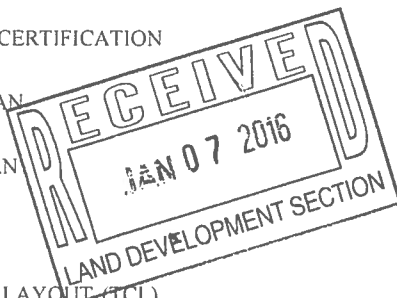
TYPE OF SUBMITTAL:

☐ 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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

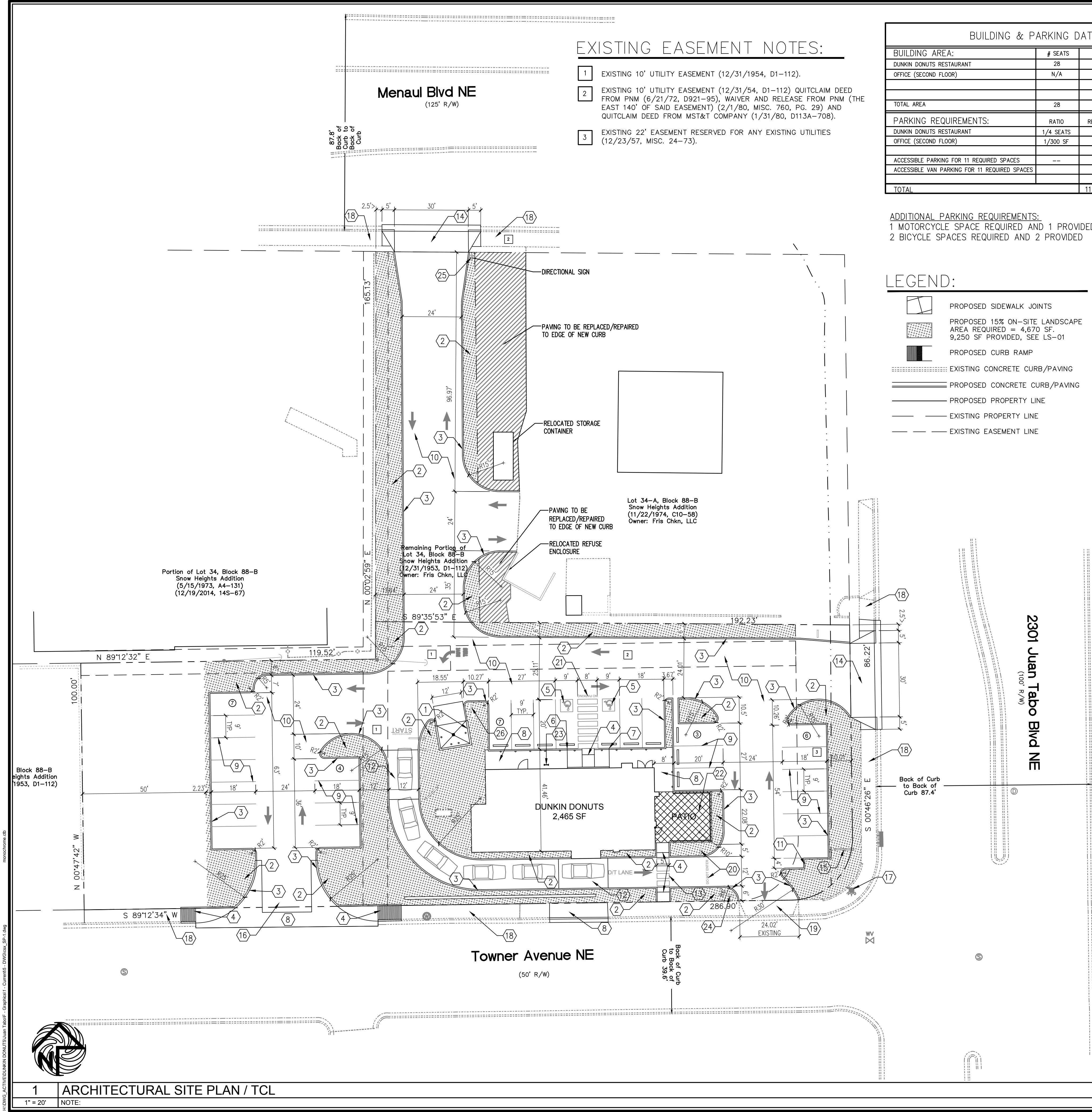
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 01/06/2016 By: Martin Tapia

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



EXISTING EASEMENT NOTES:

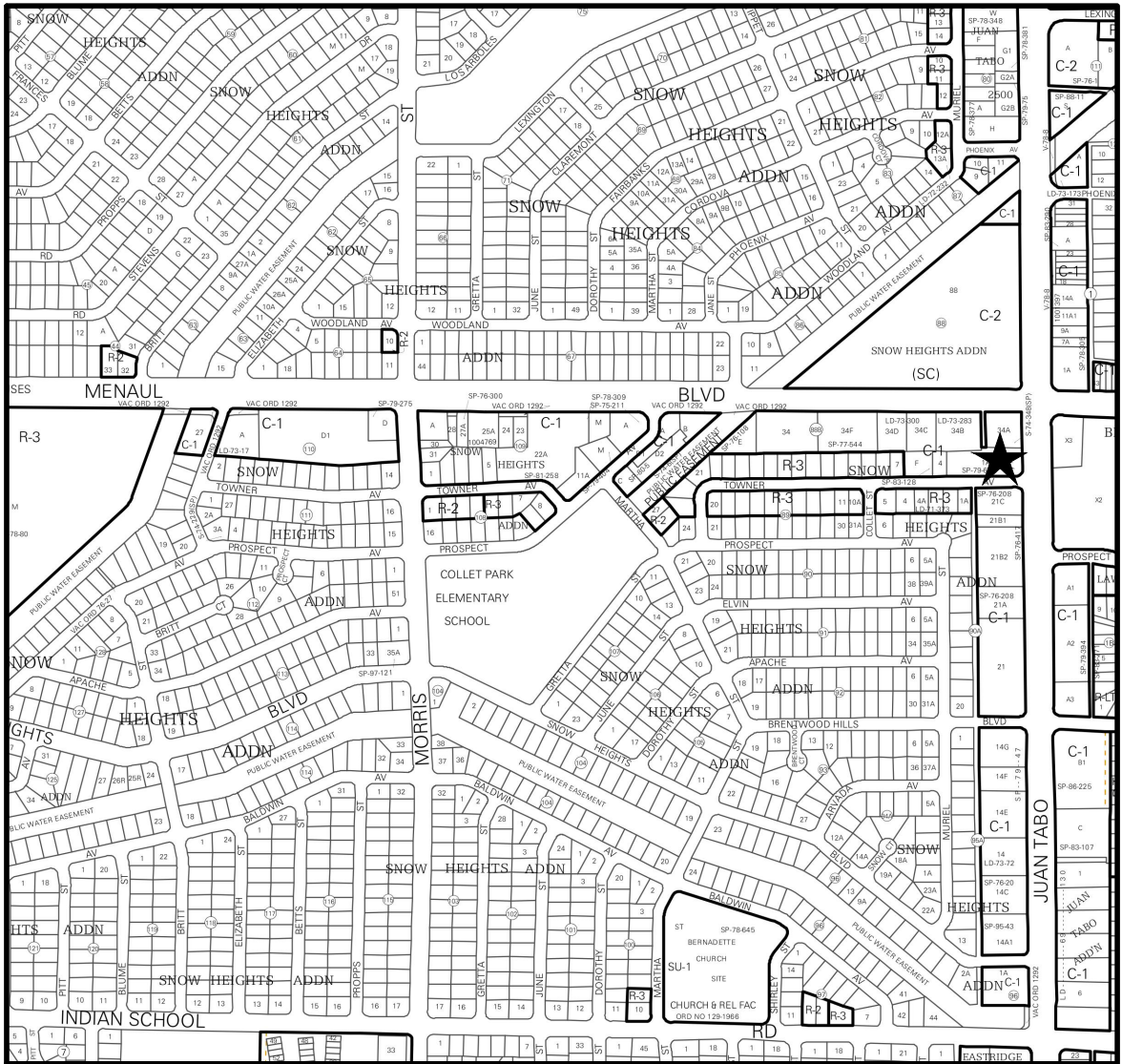
- 1 EXISTING 10' UTILITY EASEMENT (12/31/1954, D1-112).
- 2 EXISTING 10' UTILITY EASEMENT (12/31/54, D1-112) QUITCLAIM DEED FROM PNM (6/21/72, D921-95), WAIVER AND RELEASE FROM PNM (THE EAST 140' OF SAID EASEMENT) (2/1/80, MISC. 760, PG. 29) AND QUITCLAIM DEED FROM MST&T COMPANY (1/31/80, D113A-708).
- 3 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
TOTAL AREA		28	3,394 SF
PARKING REQUIREMENTS:		RATIO	REQUIRED
DUNKIN DONUTS RESTAURANT		1/4 SEATS	7 SPACES
OFFICE (SECOND FLOOR)		1/300 SF	4 SPACES
ACCESSIBLE PARKING FOR 11 REQUIRED SPACES		---	1 SPACE
ACCESSIBLE VAN PARKING FOR 11 REQUIRED SPACES		---	1 SPACE
TOTAL			11 SPACES

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



VICINITY MAP


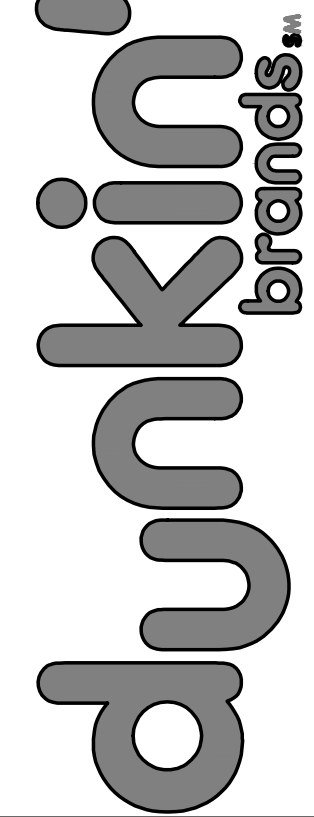
SITE DATA:

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:

- 1. PROPOSED REFUSE ENCLOSURE, SEE SITE DETAIL SHEET.
- 2. PROPOSED LANDSCAPE AREA, SEE LANDSCAPE PLAN.
- 3. PROPOSED 6" HIGH CONCRETE CURB.
- 4. PROPOSED ACCESSIBLE CURB RAMP, SEE SITE DETAIL SHEET.
- 5. PROPOSED ACCESSIBLE PARKING SYMBOL PAVEMENT MARKING.
- 6. PROPOSED ACCESSIBLE PARKING SIGN - WALL MOUNTED.
- 7. PROPOSED VAN ACCESSIBLE PARKING SIGN TO INCLUDE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" - WALL MOUNTED.
- 8. PROPOSED CONCRETE SIDEWALK.
- 9. PROPOSED 4" WIDE PAVEMENT STRIPING.
- 10. PROPOSED ASPHALT PAVEMENT.
- 11. PROPOSED MOTORCYCLE PARKING SIGN
- 12. PROPOSED CONCRETE PAVEMENT @ DRIVE-THRU.
- 13. PROPOSED CONCRETE PEDESTRIAN CONNECTION.
- 14. NEW CONCRETE DRIVEPAD PER C.O.A. STD. DETAIL 2425.
- 15. EXISTING FREE STANDING SIGN TO BE REFACED AND PERMITTED BY SIGN SUPPLIER. SIGN SUPPLIER TO FOLLOW CoA ZONING AND PERMITTING REQUIREMENTS.
- 16. NEW PRIVATE ENTRANCE PER C.O.A. STD. DETAIL 2426.
- 17. EXISTING FIRE HYDRANT TO REMAIN.
- 18. EXISTING SIDEWALK TO REMAIN.
- 19. EXISTING ACCESS DRIVEWAY TO REMAIN.
- 20. PROPOSED "DO NOT ENTER" PAVEMENT MARKING AND SIGN.
- 21. PROPOSED "NO PARKING" PAVEMENT MARKING IN CAPITAL LETTERS, EACH OF WHICH SHALL BE 12" HIGH AND 2" WIDE MINIMUM.
- 22. PROPOSED OUTDOOR PATIO, SEE DETAIL #1 SHEET SP-4.
- 23. PROPOSED 2-BIKE CAPACITY HOOP RACK BY DERCO.
- 24. PROPOSED ILLUMINATED "EXIT" DIRECTIONAL SIGN.
- 25. PROPOSED ILLUMINATED "ENTER" DIRECTIONAL SIGN.
- 26. PROPOSED ILLUMINATED "PICK UP WINDOW" DIRECTIONAL SIGN.

FINISH MATERIAL SCHEDULE - Traffic Striping Paint				
Checked: 12/18/2014				
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
TP-01	PAINT	SHERWIN WILLIAMS	Pro Park	"White": 8970D2434
TP-02	PAINT	SHERWIN WILLIAMS	Pro Park	"Blue": 8970D2022
TP-03	PAINT	SHERWIN WILLIAMS	Pro Park	"Yellow": 8970D2467
TP-04	PAINT	SHERWIN WILLIAMS	Pro Park	"Orange": Custom Mix 8970D2467
				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 8970D2012
				CCE* Colorant 02 32 64 128 W1-White 6 --- --- L1-Blue - 6 ---



STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
01-06-16

01-06-16	DATE	01-06-16	AS SHOWN	SCALE	7-2-13	DRAWN	MT	CKD	APPD
NO DESCRIPTION	DATE	4-1-13	7-2-13	2-10-14	SHEET REVISIONS				
1 INITIAL ISSUE									
2 DIM UPDATE									
3 GENERAL UPDATES									

NEW DUNKIN DONUTS
2301 JUAN TABO BLVD NE

SITE PLAN, SITE DATA
AND TCL

PC NUMBER

SP-1