

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 26, 2024

Jeff Wooten, PE.
Wooten Engineering
P.O. Box 15814
Rio Rancho, NM 871174

**Re: Dunkin Restaurant
1600 Eubank Blvd NE
Site Plan
Engineer's Stamp 4-10-24 (J21D004A)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 4-10-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Provide the plat or easement document for the access easement to Lot B-2-B (property behind Dunkin) and to 1608 Eubank Blvd NE (lot north of Dunkin).
2. Circulation is one-way on Lot B-2-B (East of Dunkin). If the access easement on the Dunkin site is only 12' wide, provide One-Way pavement markings and signage at the west end of the access and Do Not Enter signage and pavement markings on the east end.
3. The area at the exit of the drive-thru has vehicles: driving southbound to exit, entering from Eubank then turning north, vehicles exiting the drive-thru and vehicles driving north from the parking area to turn left to exit.. Provide signage/pavement markings to control flow or redesign this area.
4. I noticed the streetlight and the sign in the area of the 6' sidewalk south of the south entrance. It is preferred to not have the streetlight in the sidewalk. There is a Revocable Permit for the sign, but we can revoke it if necessary. Please provide dimensions/detail for this area.
5. There is an existing arrow pavement marking to direct vehicles to the businesses north of Dunkin in the 24' access easement. Please remove the Dunkin puppy-tracks from the north entrance/exit and restore the exiting arrow pavement marking.
6. Please update the required parking table as parking required for restaurants is 5.6/1000 sq. ft. The amount of provided parking is acceptable.
7. The minimum number of bicycle parking is 3 spaces. Please update the parking table. Please revise the bike parking detail on Sheet C102 to show the length of a bicycle parking space of 6 feet plus a 1 foot buffer on each end for a total of 8 feet.
8. Add the dimensions for the motorcycle parking space.
9. It is not clear there is a 5 foot deep keyway for the parking space at the SE corner of the building. Provide the 5' dimension.

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10. The STOP sign , Keyed Note 21, should be moved to the private side of the property line.
11. Dimension the motorcycle parking space.
12. It would help the Contractor to show the size and lettering for the motorcycle sign on Sheet C102.

Please send the revised plan directly to me, rather than to PLNDRS.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

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

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