CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

August 6, 2024

Roland Gatti <u>rolandgatti.tech@gmail.com</u>
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174

Re: Dunkin Restaurant

310 Avenida Cesar Chavez SW Traffic Circulation Layout

Engineer's/Architect's Stamp 5/6/2024 (L14D002)

Dear Mr. Gatti,

The TCL submittal received 5-7-2024 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.

PO Box 1293

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

Albuquerque

NM 87103

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.

www.cabq.gov

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD,PE,CFM Sr. Engineer, Planning Dept. Development Review Services

C: CO Clerk, File

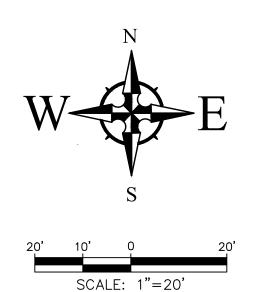


City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Dunkin Restaurant	Hydrology File #
Legal Description: Tract G-1 Plat of South B	arelas Industrial Park, Unit #2
City Address, UPC, OR Parcel: 310 Avenida Ces	sar Chavez SW (UPC 101405610739920705)
Applicant/Agent: Wooten Engineering - Age	ent Contact: Jeffrey T. Wooten, P.E.
Address: PO Box 15814, Rio Rancho, NM 87	7174 Phone: 505-980-3560
Email: jeffwooten.pe@gmail.com	
Applicant/Owner: NMR-1600 RE, LLC	Contact· Murad Fazal
Applicant/Owner: NMR-1600 RE, LLC Address: 1S376 Summit Ave, Oakbrook Terrac	e, IL Phone: 630-878-9965
Email: muradf@fdngroup.com	
(Please note that a DFT SITE is one that needs Site Plan	Approval & ADMIN SITE is one that does not need it)
`	
TYPE OF DEVELOPMENT: PLAT (#of lots)	RESIDENCE
DFT SITE	✓ ADMIN SITE
RE-SUBMITTAL: YES NO	
DEPARTMENT: TRANSPORTATION	HYDROLOGY/DRAINAGE
Check all that apply under Both the Type of Submitta	and the Type of Approval Sought:
TYPE OF SUBMITTAL:	TYPE OF APPROVAL SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	B UILDING PERMIT APPROVAL
PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY
CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DFT APPROVAL
GRADING & DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
DRAINAGE REPORT	FINAL PLAT APPROVAL
DRAINAGE MASTER PLAN	SITE PLAN FOR BLDG PERMIT DFT
CLOMR/LOMR	APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	SIA/RELEASE OF FINANCIAL GUARANTEE
ADMINISTRATIVE	FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL	GRADING PERMIT APPROVAL
TRAFFIC IMPACT STUDY (TIS)	SO-19 APPROVAL
STREET LIGHT LAYOUT	PAVING PERMIT APPROVAL
	GRADING PAD CERTIFICATION
OTHER (SPECIFY)	WORK ORDER APPROVAL
	CLOMR/LOMR
	OTHER (SPECIFY)
DATE SUBMITTED: August 6, 2024	



2

-Utility

Esmnt.

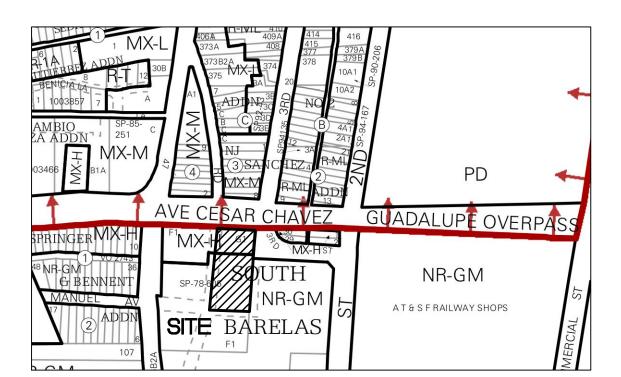
CAUTION - NOTICE TO CONTRACTOR

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 THE APPROPRIATE UTILITY COMPANY 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.

310 Avenida Cesar Chavez SW

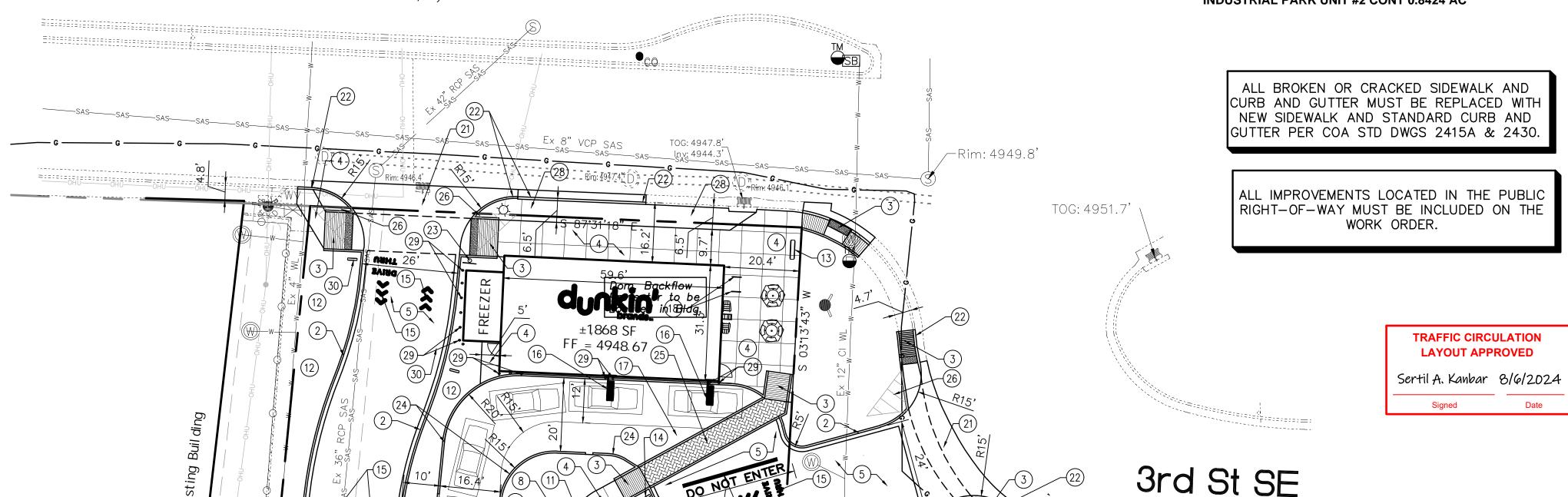
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PARKING CALCULATIONS			
BUILDING AREA:	AREA (SQL	AREA (SQUARE FEET)	
RESTAURANT	+/- 2	+/- 2,087 SF	
OUTDOOR DINING	+/- :	+/- 500 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED	
RESTAURANT (5.6/1,000 SF)	10 spaces	20 spaces	
OUTDOOR DINING (3/1,000 SF)	2 spaces	2 spaces	
TOTAL (w/ 20% Reduction)	11 spaces	20 spaces	
	REQUIRED	PROVIDED	
HANDICAP PARKING	1 spaces	2 spaces	
MOTORCYCLE PARKING	1 spaces	2 spaces	
BICYCLE PARKING	3 spaces	4 spaces	
DRIVE-THRU QUEUEING	12 spaces	16 spaces	



VICINITY MAP - Zone Atlas L-14-Z

LEGAL DESCRIPTION: TR G-1 PLAT OF SOUTH BARELAS INDUSTRIAL PARK UNIT #2 CONT 0.8424 AC



0.8424 Acres

Existing Building FF=4950.43'

S 87°30'09" E

Northerly Portion of Tract E-1-A-1 South Barelas Industrial Park Unit 1 (8/28/1996, 96C-370) Quitclaim Deed (1/5/2021, Doc. No. 2021001169)

Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 ~ "SO-19")

- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
 An excavation permit will be required before beginning any
- work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- 6. Backfill compaction shall be 95%.
- 7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
- 8. Work on arterial streets may be required on a 24-hour basis.
 9. For excavation and barricading inspections, contact DMD Construction Services Division.

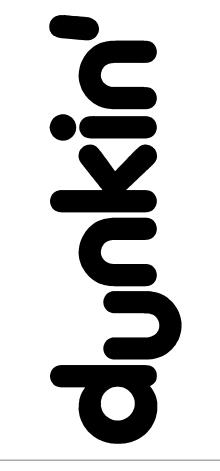
CITY INSPECTOR APPROVAL

Signature

Date

KEYED NOTES

- 1. 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.
- 2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT. SECTION ON SHEET C1.2
- 3. INSTALL PERPENDICULAR OR PARALLEL CURB RAMP PER PLAN USING COA STD DWGs 2440-2446.
- 4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
- 5. 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.
- 6. 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.
- 7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- 8. 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 C1.2.
- 9. PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- 10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO
- 11. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C1.2.
- 12. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- 13. APPROX. LOCATION OF DUNKIN' PYLON SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS. SIGN BY SEPARATE PERMIT.
- 14. INSTALL DUNKIN BRAND 'DO NOT ENTER / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- 15. PAINT DUNKIN DIRECTIONAL ARROWS AND SYMBOLS PER DUNKIN STANDARDS.
- 16. INSTALL DUNKIN' BRAND DRIVE THRU EQUIPMENT. REF. ARCHITECTURAL PLANS FOR DETAILS.
- 17. INSTALL 6" HEAVY DUTY CONCRETE PER THE GEOTECHNICAL REPORT. SECTION ON SHEET C1.2.
- 18. INSTALL BICYCLE RACKS (2) FOR A TOTAL OF FOUR SPACES PER DETAIL, SHEET
- 19. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL 'MOTORCYCLE ONLY' (2 COATS) AND SIGNAGE. REF. SHEET C1.2 FOR DETAIL.
- 20. 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.
- 21. INSTALL PRIVATE ENTRANCE PER PLAN AND PER COA STD DWG 2426.
- 22. INSTALL CURB/GUTTER TO MATCH EXISTING PER COA STD DWG 2415A
- 23. INSTALL STOP SIGN (R-1-1-30). SIGN POST DETAIL ON SHEET C1.2.
- 24. 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.
- 25. INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C1.2.
- 26. 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.
- 27. A DRAIN SHALL BE INSTALLED IN THE DUMPSTER ENCLOSURE AREA THAT CONNECTS TO THE SANITARY SEWER. REF. UTILITY PLAN, SHEET C3.1.
- 28. INSTALL LANDSCAPE BUFFER SWALE PER COA STD DWG 2414.
- 29. INSTALL CONCRETE BOLLARD. REF ARCHITECTURAL PLANS FOR DETAIL.
- 30. INSTALL DUNKIN BRAND 'WELCOME BACK / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- 31. INSTALL DUNKIN BRAND 'DRIVE—THRU / DRIVE—THRU' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.



ARCHIS ARCHITECTS
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ALBUQUERQUE, NEW MEXICO 87109
(505) 998-7717
www.archisarchitects.com



 NO DESCRIPTION
 DATE
 DATE

 1

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 SCALE

 3
 SCALE

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 CKD

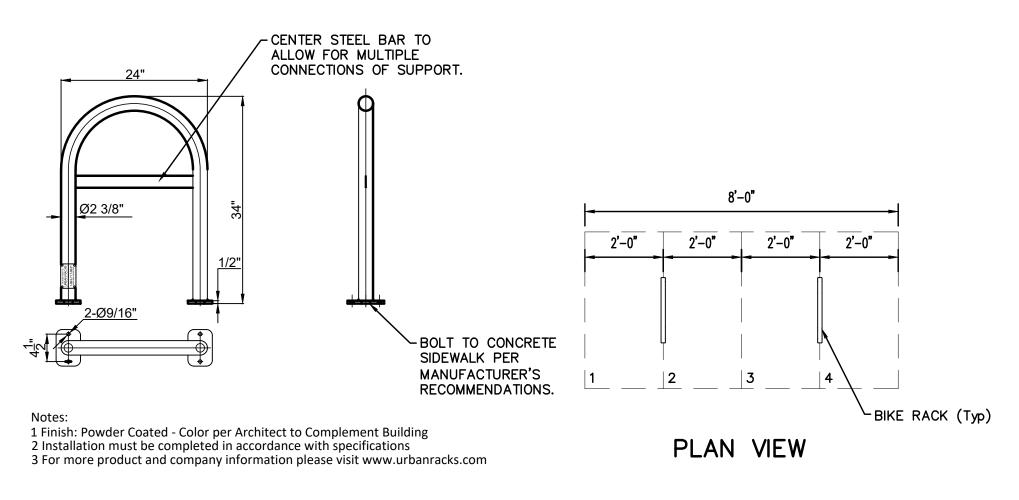
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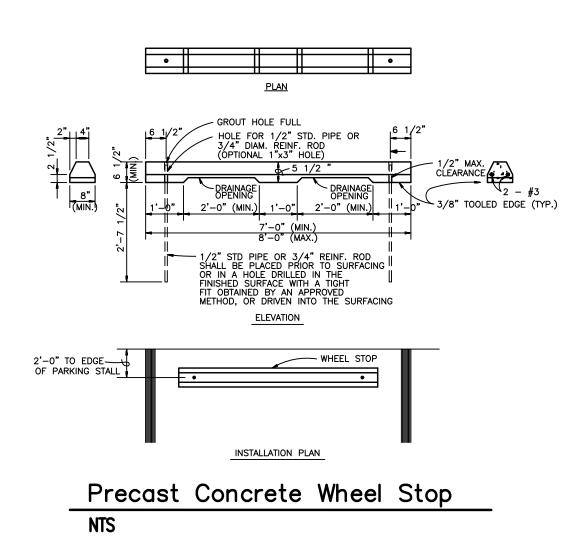
310 AVENIDA CESAR CHAVEZ SW ALBUQUERQUE NM, 87102 SITE PLAN

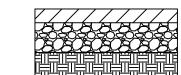
C1.1





Urban Rack (UB-1000-STD)
NTS



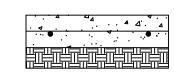


3" ASPHALTIC CONCRETE (2 LIFTS) 6" AGGREGATE BASE COURSE MIN. 12" COMPACTED SUBGRADE

- 1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.

 2. ASPHALT PAVEMENT SHALL BE SP—III PER NMDOT SPEC SECTION
- 3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC AGGREGATE BASE COURSE SHOULD BE TIPE I PER NMDOT SPEC SECTION 303.
 SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/-3%) AS DETEMINED BY ASTM D-1557.
 ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Asphalt Pavement Section



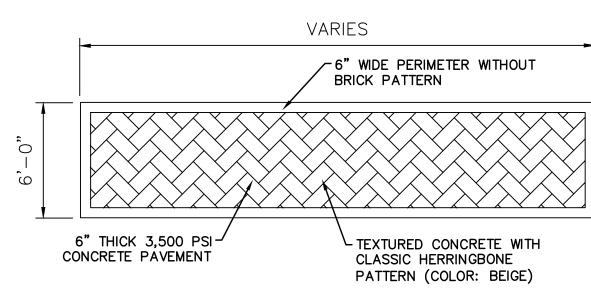
6" 4,000 PSI PORTLAND CEMENT CONCRETE w/ #3 BARS AT 24" CENTERS EACH DIRECTION MIN 12" COMPACTED SUBGRADE (R VALUE > 30)

NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

Concrete Pavement Section

Sertil A. Kanbar 8/6/2024

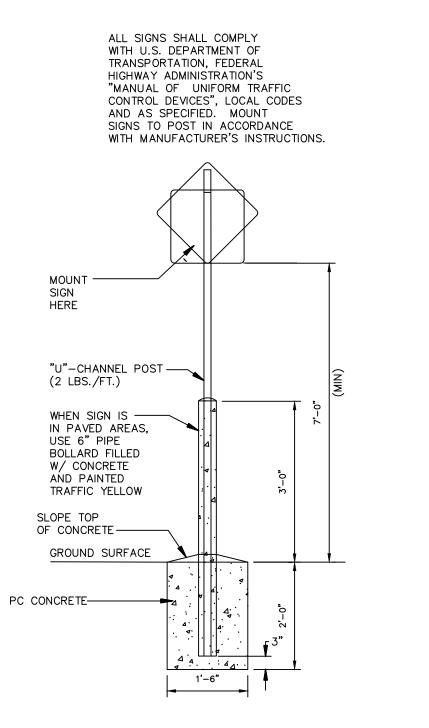
TRAFFIC CIRCULATION LAYOUT APPROVED



Textured Pavement Detail

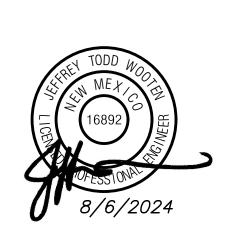
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. "VIOLATORS ARE SUBJECT — TO A FINE AND/OR TOWING" SIGN AT ALL ADA SPACES NOTE: THE MIN. HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 80" POST PER ARCH. PLANS-BOLLARD PER DETAIL THIS SHEET — GROUND/PAVING

H/C Sign Detail



Standard Sign Base

ARCHIS ARCHITECTS 4700 LINCOLN RD NE, SUITE 102 D ALBUQUERQUE, NEW MEXICO 87109 (505) 998-7717 www.archisarchitects.com



DUNKIN RESTAURANT 310 AVENIDA CESAR CHAVEZ SW ALBUQUERQUE NM, 87102 SITE