

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 6, 2024

Roland Gatti rolandgatti.tech@gmail.com
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.

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

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.

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 Barelmas Industrial Park, Unit #2
City Address, UPC, OR Parcel: 310 Avenida Cesar Chavez SW (UPC 101405610739920705)

Applicant/Agent: Wooten Engineering - Agent Contact: Jeffrey T. Wooten, P.E.
Address: PO Box 15814 , Rio Rancho, NM 87174 Phone: 505-980-3560
Email: jeffwooten.pe@gmail.com

Applicant/Owner: NMR-1600 RE, LLC Contact: Murad Fazal
Address: 1S376 Summit Ave, Oakbrook Terrace, 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 Submittal and the Type of Approval Sought:

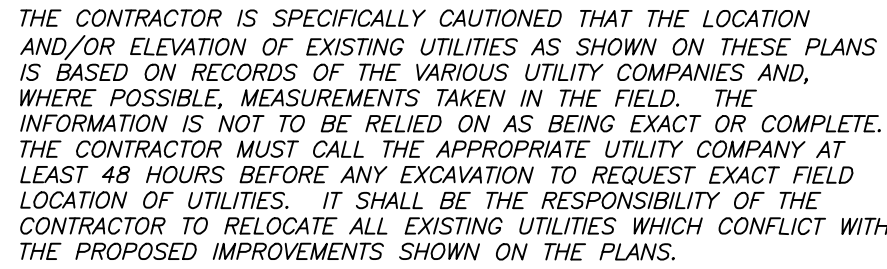
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: August 6, 2024



The map shows a complex residential area with several streets and lots. Key streets include AVE CESAR CHAVEZ, GUADALUPE OVERPASS, and A T & F RAILWAY SHOPS. Lots are labeled with numbers and sizes, and various zoning codes are indicated. A red line runs across the middle of the map, likely representing a proposed or existing boundary or easement. The map also shows the location of the BARELAS area, which is a residential development in San Jose, California.

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

ALL IMPROVEMENTS LOCATED IN THE PUBLIC
RIGHT-OF-WAY MUST BE INCLUDED ON THE
WORK ORDER.

Signed _____ Date _____

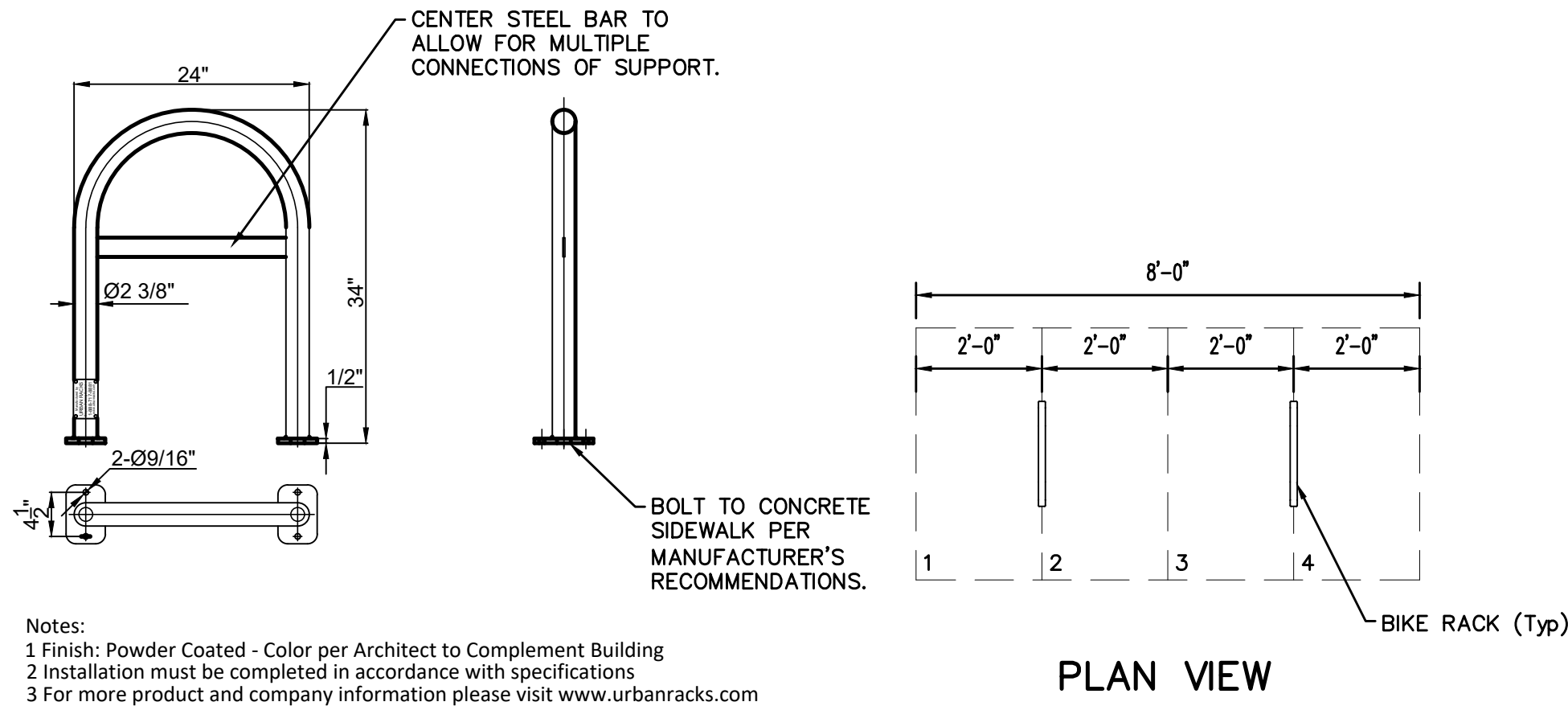
- PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT. SECTION ON SHEET C1.2.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415A. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT. SECTION ON SHEET C1.2.
3. INSTALL 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 COATS.
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 C1.2.
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. MIN. TWO COATS.
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.

8/6/2024

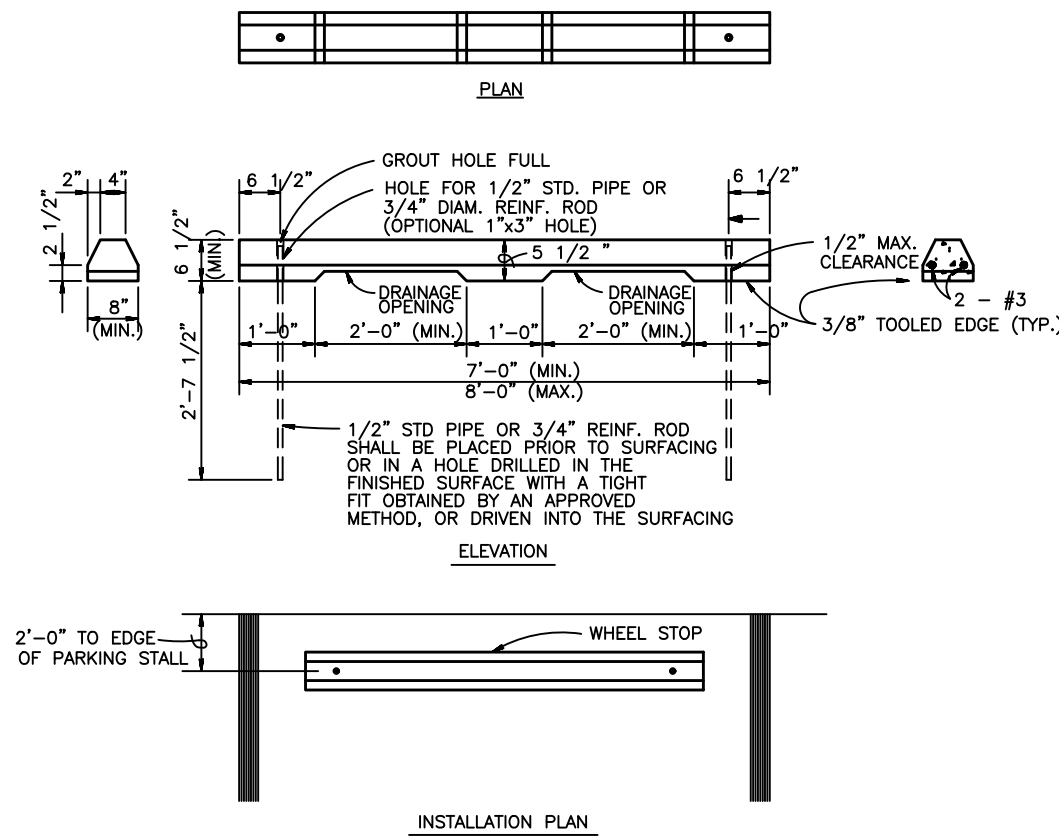
DUNKIN RESTAURANT
310 AVENIDA CESAR CHAVEZ SW
ALBUQUERQUE NM, 87102

04142023

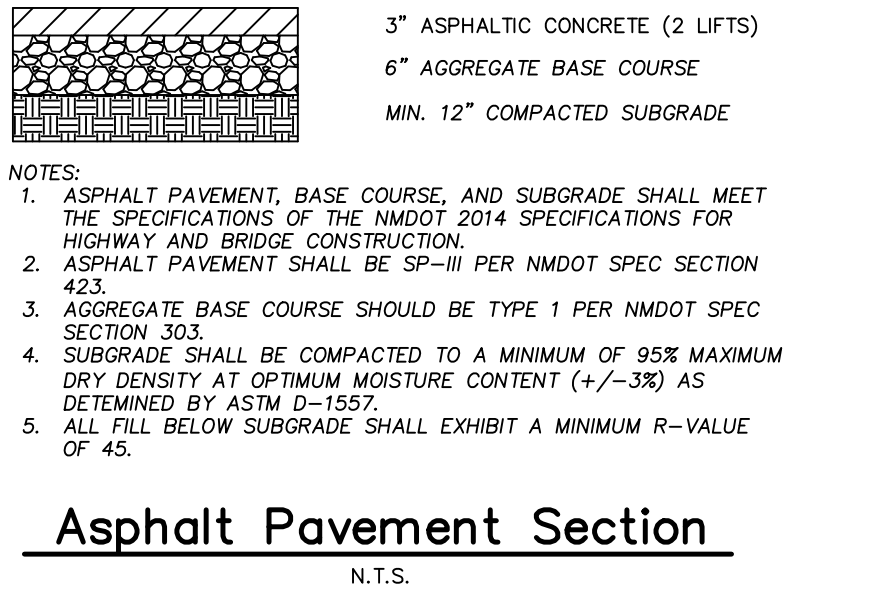
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



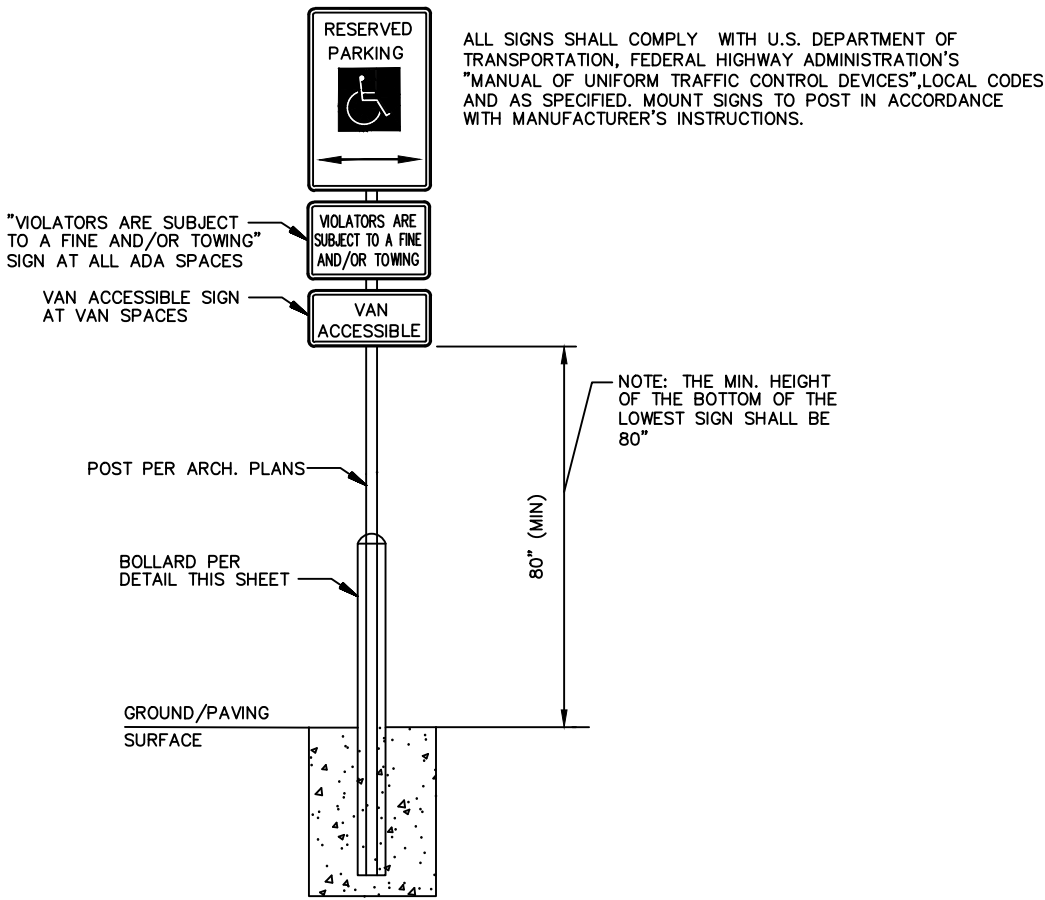
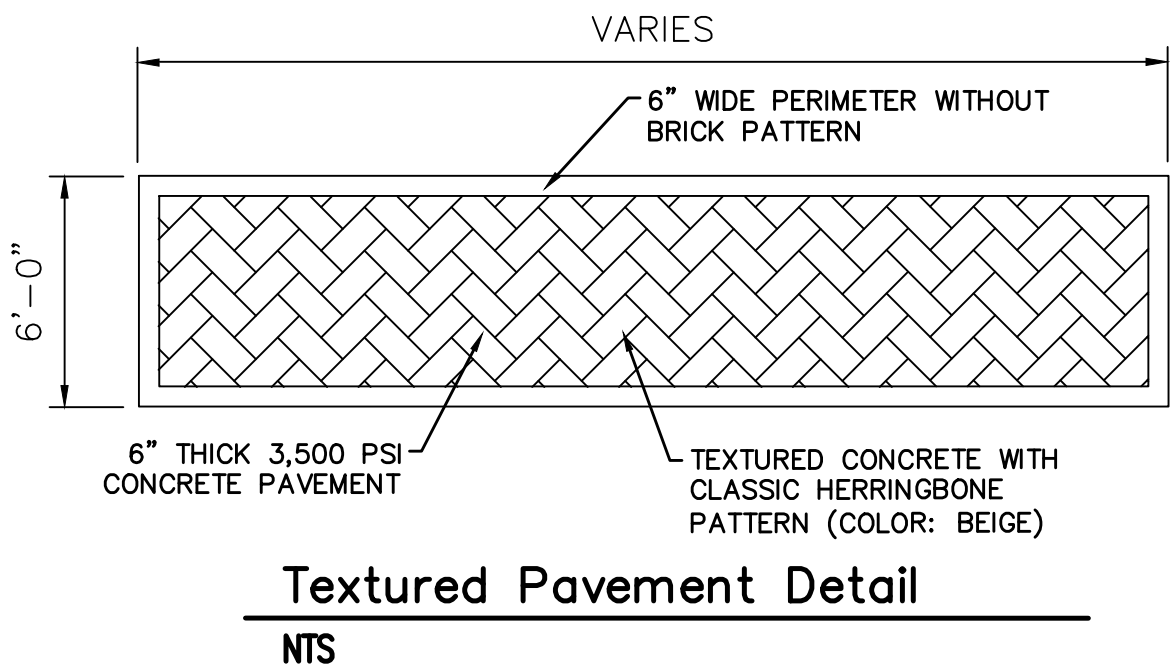
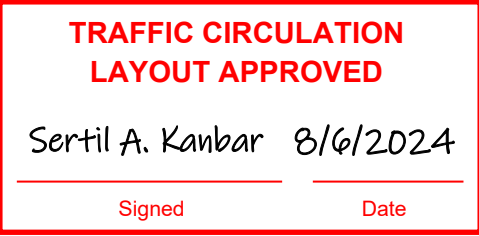
Urban Rack (UB-1000-STD)
NTS



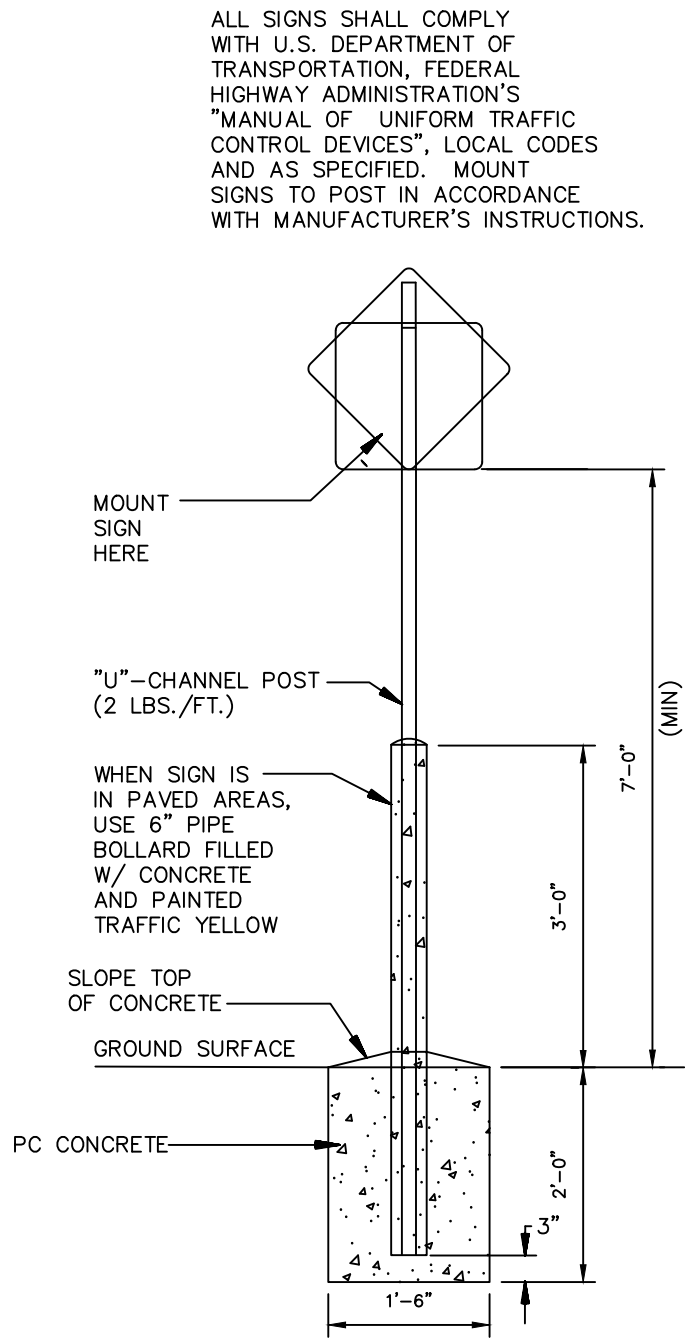
Precast Concrete Wheel Stop
NTS



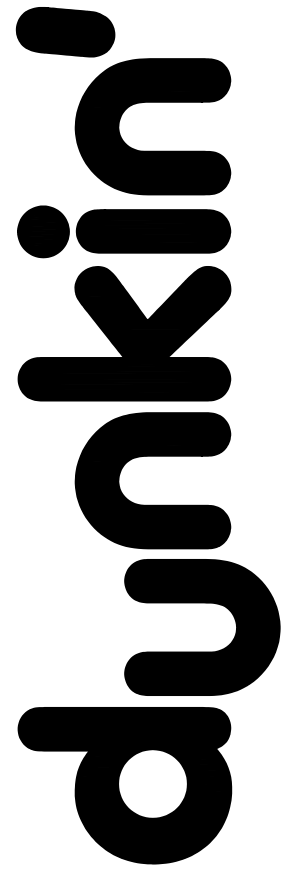
Concrete Pavement Section
N.T.S.



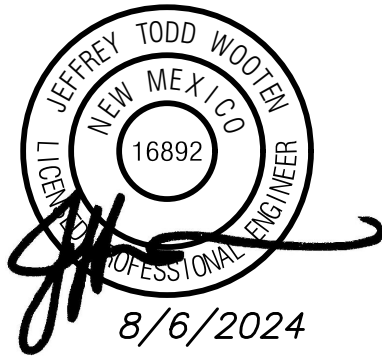
H/C Sign Detail
NTS



Standard Sign Base
NTS



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



NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
1						
2						
3						
4						
5						
6						
7						
8						
9						

DUNKIN RESTAURANT 310 AVENIDA CESAR CHAVEZ SW ALBUQUERQUE NM. 87102	SITE DETAILS	
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C1.2