DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 001346 AGENDA ITEM NO: 3
Whataburger on San Pedro and Alameda

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. A Traffic Study shall be completed and approved prior to site plan approval. Any items that are required as part of the Traffic Impact Study shall be placed onto an infrastructure list. As part of this Traffic Impact Study, also provide a queuing analysis for the Whataburger.

2. List all sidewalk widths surrounding site on roadway frontages; the minimum sidewalk required on these roads is 6 feet. Label adjacent existing roadway widths and existing curb.

3. Include a copy of the Fire-One Plan prior to approval of site plan.

4. The exit from the drive-thru is too close to the entrance off of San Pedro. Incorporate minimum throat lengths, and take into account all properties sharing the entrance.

5. The minimum pathway required to the right-of-way is 6 feet. Widen the existing 5-foot pathway to San Pedro to 6 feet wide. Revise design to avoid placing a ramp (shown graphically) on San Pedro Boulevard.

6. Provide rounded curb, curb radii, and a pedestrian width at Keyed Note 29.

7. List parking space lengths and widths for all parking lot segments. Follow minimum DPM requirements. If compact spaces are being provided, there is a limit to how many can be provided, and they must be marked as “Compact” in the back of the parking space.

8. On the drive-thru aisle, a minimum radius of 15 feet shall be used for the interior radius. Also list all curb radii on-site (including islands), and use keyed notes to specify a 6” – 8” curb height. For the exit from the site to the existing drive aisle, if trucks are utilizing this exit, a 25-foot radius should be used.

9. Include curb ramps as part of the site plan in lieu of placing them on the grading plan.

10. For the one-way aisle, place “One Way” signage and directional arrows. Place “Do Not Enter” signage at the egress.

11. Show bicycle parking on the plan; call out overall dimensions for this bicycle parking area.

12. On the civil detail sheet, include details for 6” to 8” curb, sidewalk with a maximum 2% cross-slope, crosswalks, and curb ramps. Include all signage details as well.

13. Use intersection sight distance triangles for the accessways off of San Pedro and Alameda Boulevard per the DPM guidelines. Add the following note as well: “Landscaping, fencing and signing 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.” (These shall be shown on the landscaping plan, too.) Sight distance triangles should not be shown to go through any structures such as fencing that cannot be seen through.
14. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
15. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
16. Include dumpster location for Solid Waste Approval.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

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DATE: February 16, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)