DRB Project Number: 001346 AGENDA ITEM NO: 12

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.

Response:

TIS provided. Please refer to Permit # SI-2022-00298. TIS has been reviewed by traffic and was resubmitted to Traffic Engineer Matt Grush on 03/18/2022 and approved on 03/25/2022.

1. 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.

Response:

Widths of existing public sidewalks and roadways were added to the plan.

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

Response:

Noted.

1. 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.

Response:

Per email correspondence with Jeanne Wolfenbarger on 3/2/2022, we are to provide at least 2-vehicles worth of space between the exit and San Pedro curb. This has been updated in the site plan

1. 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.

Response:

Pedestrian pathway was widened to 6'. Connection from the pathway to the public sidewalk at San Pedro Avenue is proposed without a ramp, sidewalk is flushed at ground level.

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

Response:

Rounded curbs with 2' radiuses were incorporated in the plan. Pathway width was added as well.

1. 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.

Response:

Parking spaces lengths and widths are shown as typical dimensions, except for the ADA spaces which are called out separately. No compact spaces are proposed.

1. 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.

Response:

required for typical dt width at 12' this site not typical and has 25' wide dt lane allowing for maneuverability

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

Response:

Ramp details have been added to the site plan.

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

Response:

A "One-way" signage was added at the drive-thru ingress, similarly a "Do not Enter" signage was added to the drive-thru egress. All per COA standard details.

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

Response:

Bicycle parking shown with keynote no. 18, dimensions added accordingly.

1. 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.

Response:

All curbs are 6". Sidewalk Signage details are provided for details not part of the City standard drawings.

1. 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.

Response:

Sight triangles were added to driveways connecting to San Pedro Avenue and Alameda Boulevard, all 11' X 11' per DPM.
Sight distance note was added to the plan.

1. 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)

Response:

"No Parking" paint was added to the ADA access aisle, keynote no. 8A indicates the associated detail.

1. 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."**

Response:

Signage detail was updated to show this text. (Det. 2/C2.10)

1. Include dumpster location for Solid Waste Approval.

Response:

Existing dumpster on the southeast corner of the site will be utilitized.

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

FROM: Jeanne Wolfenbarger, P.E. DATE: March 30, 2022

 Transportation Development

 505-924-3991 or jwolfenbarger@cabq.gov

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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