



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** Whataburger at SEC Alameda Blvd & San Pedro Ave.

Building Permit #: N/A Hydrology File #: \_\_\_\_\_

Zone Atlas Page: C-18-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: See Attached

Development Street Address: No Address Assigned

**Applicant:** Sustainability Engineering Group, LLC Contact: Kevin Zenk

Address: 8280 E. Gelding Dr., Suite 101

Phone#: 480-740-8950 Fax#: \_\_\_\_\_

E-mail: kevin@azseg.com

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-BP

Project Type: New:  Change of Use:  Same Use/Unchanged:  Same Use/Increased Activity:

Change of Zoning:

Proposed Use (mark all that apply): Residential:  Office:  Retail:  Mixed-Use:

Describe development and Uses:

The proposed development is for a new 2,965 SF, 2-lane drive-thru restaurant.

Days and Hours of Operation (if known): Dine In - 24hrs/day; Drive-Thru - 24 hrs/day

### Facility

Building Size (sq. ft.): 2,965 SF

Number of Residential Units: N/A

Number of Commercial Units: N/A

### Traffic Considerations

ITE Trip Generation Land Use Code 934

Expected Number of Daily Visitors/Patrons (if known):\* Unknown

Expected Number of Employees (if known):\* Unknown

Expected Number of Delivery Trucks/Buses per Day (if known):\* Unknown

Trip Generations during PM/AM Peak Hour (if known):\* PM/AM: 97/119 (49/61 after pass-by reductions)

Driveway(s) Located on: Street Name Alameda Boulevard & San Pedro Drive

Adjacent Roadway(s) Posted Speed: Street Name Alameda Boulevard Posted Speed 35 mph  
Street Name San Pedro Drive Posted Speed 35 mph

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Alameda Blvd - Regional Principal Arterial; San Pedro Dr. - Major Collector  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Developing Urban  
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque

Adjacent Roadway(s) Traffic Volume: TAQA unavailable at this time Volume-to-Capacity Ratio (v/c): TAQA unavailable at this time  
(if applicable)

Adjacent Transit Service(s): Route 98 operates along Alameda Blvd. Nearest Transit Stop(s): EB and WB stops provided at near intersection of Alameda & San Pedro

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike lane currently provided along Alameda Blvd. Proposed Biked lane adjacent to site along San Pedro Dr.  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk currently provided on site frontage along both Alameda Blvd. and San Pedro Dr.

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes  No

Thresholds Met? Yes  No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied:

Notes:

*M.P. P.E.*

11/10/2021

TRAFFIC ENGINEER

DATE

**Submittal**

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov). Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

## Legal Description

PARCEL 1: LOT NUMBERED ONE-A (1-A) IN BLOCK NUMBERED TWENTY-NINE (29) OF PLAT OF LOTS 1-A, 2-A, 4-A & 6-A, BLOCK 29 OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 28, 2018, IN PLAT BOOK 2018C, PAGE 127, AS DOCUMENT NO. 2018085416.

PARCEL 2: NON-EXCLUSIVE RIGHTS OF EASEMENT FOR INGRESS, EGRESS AND PARKING, UNDER AND IN ACCORD WITH THE DECLARATION EASEMENTS, COVENANTS AND RESTRICTIONS, FILED SEPTEMBER 28, 2018, RECORDED AS DOCUMENT NO. 2018085695, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

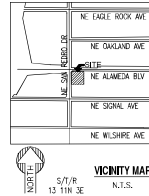
**DEVELOPER**  
 WHATABURGER REAL ESTATE  
 CONTRACT: ONEY/ESPINOZA  
 300 CONCORD PLAZA DRIVE  
 SAN ANTONIO, TX 78216  
 PHONE: 210-476-6190  
 EMAIL: CESPINOZAR@WHG.COM

**CIVIL ENGINEER**  
 SUSTAINABILITY ENGINEERING GROUP  
 8200 E. GILBERT DR., SUITE 101  
 SCOTTSDALE, ARIZONA 85260  
 PHONE: 480-233-2507  
 A/E/C: ALI FARAH

**OWNER**  
 GREEN JEANS WEST, LLC

## WHATABURGER SITE PLAN

6100 NE ALAMEDA BLVD, ALBUQUERQUE, NM  
 A PORTION OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST  
 BERNALILLO COUNTY, NEW MEXICO.



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

SUSTAINABILITY  
 ENGINEERING  
 GROUP



WHATABURGER



PROJECT NO. 210201

NO.	DATE	DESCRIPTION
1	11/01/2021	ISSUED FOR PERMITS
2	11/01/2021	ISSUED FOR PERMITS
3	11/01/2021	ISSUED FOR PERMITS
4	11/01/2021	ISSUED FOR PERMITS

DATE: 11/01/2021

DESIGNED BY: ERM/CD

CHECKED BY: JRM

DATE: 11/01/2021

PROJECT NO. 210201

SHEET NO. 3 OF 8

SCALE: 1" = 20'

CONCRETE PAVEMENT/SIDEWALK

HEAVY DUTY PAVEMENT

LIGHT DUTY PAVEMENT

EXISTING PAVEMENT

ACCESSIBLE PEDESTRIAN PATH

357/50' FIRE ACCESS TURN RADIUS

357/50' FIRE ACCESS TURN RADIUS

357/50' FIRE ACCESS TURN RADIUS

357/50' FIRE ACCESS TURN RADIUS

357/50' FIRE ACCESS TURN RADIUS

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357/50' FIRE ACCESS TURN RADIUS

### SITE PLAN KEYNOTES:

1. BUILD 6" VERTICAL CURB PER GRADING PLANS.
2. BUILD 4" CURB AND GUTTER PER GRADING PLANS.
3. CONSTRUCT TURNDOWN SLAB PER GRADING PLANS.
4. BUILD ACCESSIBLE RAMP PER GRADING PLANS.
5. PROMOTE LOADING ZONE RAMP PER GRADING PLANS.
6. BUILD CONCRETE SIDEWALK PER MAG STD. DET.330, WIDTH PER PLAN.
7. NOT USED.
8. NOT USED.
9. EXISTING TRASH ENCLOSURE.
10. PROMOTE PAINTED ADA SYMBOL PER DET. 1/C2.10.
11. PROMOTE 4" WIDE WHITE PAINTED STRIPING, TYP.
12. PROMOTE 5" WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45° 2 FEET O.C.
13. PROMOTE 8" WIDE PEDESTRIAN PATHWAY AT ACCESSIBLE PARKING WITH 4" WIDE YELLOW PAINT, AT 45° 2 FEET O.C.
14. INSTALL 6" STEEL BOLLARDS.
15. INSTALL 6" LIT STEEL BOLLARDS.
16. PROMOTE LIGHT DUTY ASPHALT PAVEMENT PER CIVIL PLANS.
17. PROMOTE HEAVY DUTY ASPHALT PAVEMENT PER CIVIL PLANS.
18. PROMOTE CONCRETE PAVEMENT PER GRADING PLANS FOR JOINT LAYOUT PLAN FOR CONCRETE PAVEMENT AND SIDEWALKS.
19. EXISTING ASPHALT.
20. INSTALL ACCESSIBLE PARKING SIGN PER DET. 2/C2.10.
21. INSTALL DRIVE-THRU CLEARANCE BAR PER ARCHITECTURAL PLANS.
22. INSTALL DRIVE-THRU MENU BOARD, PER DETAIL 6/C2.10.
23. PROMOTE 4" RESTAURANT CANOPY PER ARCHITECTURAL PLANS.
24. RELOCATED FIRE HYDRANT LOCATION.
25. INSTALL 28' HIGH FLAG POLE.
26. INSTALL FREE STANDING MAILBOX BY C.C.
27. INSTALL FREE BIKE RACK (4 SPACES), PER DET. 5/C2.10.
28. PROMOTE FDC LOCATION.
29. BUILD CONCRETE ISLANDS NOSE, TYPICAL AT ISLANDS.
30. NOT USED.
31. PROMOTE GRANITE STRIPS, REFER TO LANDSCAPE PLANS FOR DETAIL.
32. INSTALL LIGHT POLE PER ELECTRICAL PLAN.
33. NOT USED.
34. NOT USED.
35. INSTALL GREASE INTERCEPTOR PER UTILITY PLANS.
36. PROMOTE MONUMENT SIGN LOCATION.
37. INSTALL MENU BOARD CANOPY PER ARCHITECTURAL PLANS.
38. PROMOTE SIGNOUT PER CIVIL PLANS.
39. SHT 30'x30'.

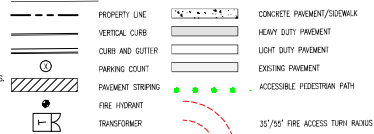
### SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. FIRE LINES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPWAYS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. INDICATED DOMES, AS DETECTABLE INDICATORS, ARE REQUIRED, AS SHOWN IN PLANS, ON ALL SITE RAMPWAYS AND WALKS THAT CROSS A VEHICULAR WAY PER ADAAG CHAPTER 7.
7. PERI BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
8. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
9. A MINIMUM 6'-0" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
10. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
11. LINES AND SCREEN WALLS TO BE COORDINATED WITH UNDERGROUND STORAGE TANKS, PENDING DECISIONS ON SYSTEM REMOVAL.

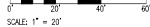
### DEVELOPMENT SUMMARY TABLE

PROJECT ADDRESS: 6100 ALAMEDA BLVD NE, ALBUQUERQUE, NM	
DEVELOPMENT DESCRIPTION:	
PROPOSED USE: RESTAURANT W/ DRIVE THRU	
DEVELOPMENT INFORMATION:	
APR.:	10004 40000 80000
LOT SIZE:	48,885 SF 1.100 AC
PROPOSED USE:	RESTAURANT W/ DRIVE THROUGH
BUILDING AREA:	2,965 SF
BUILDING HEIGHT:	MAX 28 FT
MARKING REQUIREMENT:	PROPOSED 28 FT
BUILDING AREA TOTAL:	2,965 SF
REQUIRED PARKING:	24 PER 1000 SF OF GA
PROPOSED PARKING:	24
REQUIRED BIKE RACKS:	4
PROPOSED ADA:	2
REQUIRED BIKE PARKING:	4
PROPOSED BIKE PARKING:	4

### PROPOSED LEGEND:

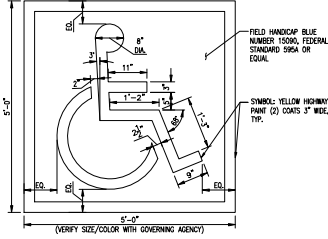


SITE PLAN  
 SCALE: 1" = 20'



LOCATION: 210201 PROJECT: WHATABURGER, ALBUQUERQUE, NM - 500' ALAMEDA BLVD & SAN PEDRO AVE - 210201, CO. (2021) 11.4. 03/23/2021 09:00 - 03:00 PM. SAID BY: ERM/CD. DATE: 11/7/2021

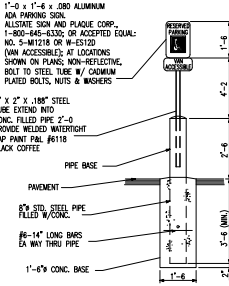
LOCATION: 23 SUMNER PROJECTS, WHARTBURGER, ALABAMA, NM - SEC. ALABAMA BLDG. & SIGN PERMITS - 210907.01.00 (2021) 1.4 (03) (02) (03) - 22.0000 - SIGNED BY: ESM, REVISED DATE: 11/7/2021



SYMBOL OF ACCESSIBILITY



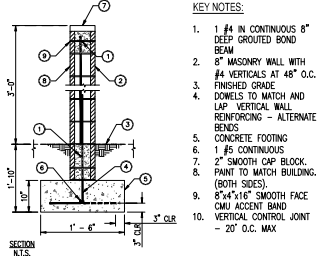
1



ACCESSIBLE PARKING SIGN



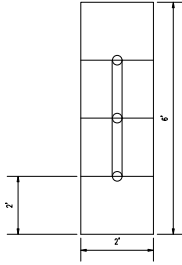
2



3' MASONRY SCREEN WALL AND FOOTING



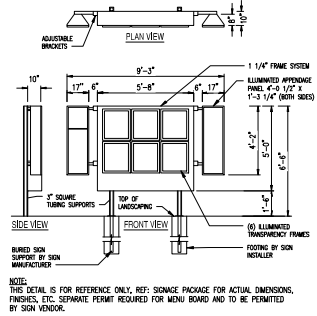
3



BICYCLE RACK



5



MENU BOARD ELEVATION  
N.T.S.



6

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



WHARTBURGER



PROJECT: ALABAMA BLDG. & SIGN PERMITS  
 CLIENT: WHARTBURGER, ALABAMA, NM  
 LOCATION: 23 SUMNER PROJECTS, WHARTBURGER, ALABAMA, NM  
 DATE: 11/07/2021  
 ISSUED FOR: ESM, CD, CHW, S, P, M, R, E, B, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

ISSUED FOR: ESM, CD, CHW, S, P, M, R, E, B, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

REVISIONS:

NO.	DESCRIPTION	DATE

SITE PLAN DETAILS

SHEET NO. 4 OF 8  
 SHEET NO. C2.10

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