Bowman

January 7, 2022

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Project Location: **Whataburger – Volcano Rd. & 98th St.**
DRB Project Number: **PR-2019-002402**

Bowman Consulting is in receipt of the comments dated January 5, 2022, issued by City of Albuquerque for the Whataburger restaurant at NEC of Volcano Rd. & 98th St, Albuquerque, NM 87121. Please see below for the responses to the comments:

Transportation Development - Engineering Comments

Comment 1: Reference work order number for the accessway on the site plan. The accessway shall be in place prior to Certificate of Occupancy.
Response: Comment noted. The accessway is under design by others and once a work order number is available it will be referenced on the site plan.

Comment 2: Reflect exact off-site improvements surrounding the site on the site plan. This would include dimensioning the proposed adjacent accessway and adjacent roadways as well as proposed surrounding roadway improvements such as the trail.
Response: All off-site improvements will be designed and constructed by others. The proposed accessways and roadways have been dimensioned accordingly.

Comment 3: The Traffic Impact Study for the entire site shall be approved prior to site plan approval to ensure that there are not any traffic study recommendations that would impact the site layout.
Response: Comment noted. Thank you.

Comment 4: Reflect traffic queue accurately at pick-up window. Wouldn't the cars be expected to merge at the queuing window? If there is an area where cars are not expected wait in the queue, provide striping for clarification. In addition to meeting IDO requirements for drive-thrus, provide a queuing analysis for a typical Whataburger.
Response: The current design of the drive-thru has been optimized for maximum stacking provided the constraints of the site. A drive-thru queuing analysis will be performed, and results will be provided once available.

Comment 5: The order window should allow more queuing to ensure that vehicles do not back up into parking aisle or adjacent accessway. Propose adjustment based upon expected operations as result of the queuing analysis.
Response: Comment noted. Thank you

Comment 6: For the one-way aisle within the drive-thru, provide one-way signage and directional arrows on the pavement.
Response: One way signage and directional arrows on pavement have been added to the site plan.

Comment 7: A sufficient throat length shall be provided to the public right-of-way per DPM requirements based on proposed building square footage.
Response: Throat length has been found to be sufficient and is labeled on the updated site plan.

Comment 8: A 6-foot sidewalk shall be provided to the right-of-way from the building entry. (It looks like a dimension will need to be added to the sidewalk that extends to the Volcano Road right-of-way.)
Response: Sidewalk width has been increased to 6ft. and labeled accordingly.

Comment 9: Dimension each of the handicapped spaces provided. Follow minimum DPM requirements. Also, for the handicapped ramp from the van accessible aisle, there does not appear to be sufficient space behind the ramp for a 4ft by 4ft turn-around space; make adjustments as needed and provide dimensioning to ensure it will work.
Response: All handicapped spaces and ramp areas have been dimensioned accordingly.

Comment 10: Show motorcycle parking, and provide signage.
Response: Motorcycle parking and signage are shown and labeled on site plane.

Comment 11: Provide a bike rack detail that follows current DPM requirements.
Response: A bike rack detail has been added to the construction detail sheet included in this resubmittal.

Comment 12: Provide a civil details sheet that includes details for curb, sidewalk, pavement, parking signage, curb ramps, etc.
Response: A construction detail sheet with applicable details has been included with this resubmittal.

Comment 13: Show clear sight triangles for exiting the site. Ensure that there are no conflicts with landscaping and include the standard landscaping note.
Response: A clear sight triangle has been drawn and labeled on the site plan at each drive entrance.

If you have any questions or require additional information, please call me at (972) 497-2992, or send an email to kaddo@bowman.com.

Thank you,

Kofi Addo
Team Lead
Bowman