DRB Project Number: 2019-002574 AGENDA ITEM NO: 2

Chick-Fil-A at Coors Pavillion

SUBJECT: Site Plan-DRB

ENGINEERING COMMENTS:

1. Motorcycle stalls need motor cycle sign. Provide sign detail.
	1. Response: Sign added, refer to Detail Plan, Sheet 8.
2. Consider changing the name of keyed note #12 from curb cut to curb opening.
	1. Response: Note changed, refer to the Site Plan, Sheet 1.
3. For Keyed note #16, clear sight triangle, dimension the clear site triangle.
	1. Response: Note changed to reflect a 35x35ft site triangle, refer to the Site Plan, Sheet 1.
4. Provide and show pavement within the proposed 20-foot private access easement for circulation west of the parking stalls.
	1. Response: Pavement shown in this area as hashed lines, see legend on the Site Plan, Sheet 1.
5. Please add a note on the plan stating, “All improvements located in the Right of Way must be included on a public work order.”
	1. Response: Note added, see #4 in the General notes section on the Site Plan, Sheet 1.
6. Please add the clear sight triangle on each side of the entrance to the site. 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.”
	1. Response: Site triangle added to the Site Plan. Note also added, see #5 in the General notes section on the Site Plan, Sheet 1.
7. One-way vehicular paths on-site require pavement directional signage and a posted **“Do Not Enter”** sign at the point of egress. Please show details and locations of these posted signs.
	1. Response: Complied. See Detail Plan, Sheet 8, and drive-thru exit detail call out #25 on the Site Plan, Sheet 1. One side of the sign will denote “Do Not Enter” from the drive aisle view, with the other side showing “Thank You” to those exiting the drive-thru. There are no other one-way vehicular paths.
8. Dimension width of landscape islands and on-site sidewalk along the building.
	1. Response: Dimensions added. See Site Plan, Sheet 1.
9. Provide curb ramp and bike rack details.
	1. Response: Details added, refer to the Detail Plan, Sheet 8.
10. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
	1. Response: The Site Plan, Sheet 1, has been updated to show the different pavement types. Refer to the Legend for shading and type.
11. Some part of circulation is happening outside the property line. Label pavement width to the north of the site to provide circulation and provide cross access easement since the traffic circulation will be outside of the property line. Define maintenance responsibilities.
	1. Response: The pavement width has been shown (24ft) on the Site Plan, Sheet 1. The Cross Access easement agreement, including maintenance responsibilities, has also been included with this resubmittal.

\*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E DATE: July 31, 2019

 Transportation Development

 505-924-3991 or jwolfenbarger@cabq.gov

ACTION:

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

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