DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 006547 AGENDA ITEM NO: 4
Panda Express on Coors Blvd.

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. A Traffic Impact Study is required for approval prior to approval of the site plan. All recommended infrastructure as part of the Traffic Impact Study shall be placed onto an infrastructure list.

2. All work within Coors Blvd. right-of-way shall be coordinated with the NMDOT and require a state permit. Add note to this effect on the plan. Provide 6-foot wide sidewalk construction along Coors, coordinate the sidewalk construction with the NMDOT and include detectable warning surfaces on ramps.

3. Meet minimum curb radii requirements per the Development Process Manual. Provide a minimum 15-foot radius for cars and a 25-foot radii for inner curb radius within the drive-thru lanes.

4. Seek Fire Marshall approval prior to site plan approval.

5. A minimum 6-foot ADA pathway shall be provided to the buildings from the handicapped spaces and from the building to the right-of-way.

6. Provide sidewalk, curb, and curb ramp details. Reference correct curb ramp details with keyed notes on the site plan.

7. For the drive-thru, one-way, “Do Not Enter” signage, and pavement arrows shall be called out on the site plan.

8. Show stacking with 20-foot minimum car lengths. A minimum of 12 vehicles for a restaurant is required per IDO. Also, provide a queuing analysis for this specific restaurant to determine additional stacking requirements.

9. Call out curb on the site plan with keyed notes. A minimum 6” – 8” curb is required to separate parking lot and spaces from landscaped islands and sidewalk.

10. Provide handicapped signage details, and show “No Parking” on the pavement in the back of the van accessible aisle. Label handicapped spaces with a keyed note on the site plan.

11. Motorcycle and bicycle parking details are needed. Provide these required spaces on the plan. Follow DPM requirements for the bike rack details.

12. Show all parking calculations including those for the handicapped spaces, motorcycle, and bicycle parking.

13. Clearly show property lines on the site plan.

14. Provide clear intersection sight distance triangles at the entrance. Reflect these on the site plan and landscaping plan. Provide standard note on landscaping height requirements within this sight triangle.

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

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
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DATE: March 2, 2022

ACTION:

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

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