DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006547 AGENDA ITEM NO: 8
Panda Express on Coors Blvd.

SUBJECT: Site Plan

ENGINEERING COMMENTS:

Previous Comments to still be addressed:

1. The Traffic Impact Study has been approved by the City of Albuquerque, but NMDOT has infrastructure requirements as part of their review that need to be reflected in more detail on the infrastructure list. Include all details including the requested detection loop, signal timing, restriping, and dimensions of the widening which include the entire length of the requested turn lane. Due to number of changes at the intersection, refresh all existing striping to remain in place.

2. City right-of-way should be dedicated on Old Airport Drive to cover any proposed detection loops along with all publicly maintained infrastructure. Coordinate any plat requirements with both the COA and the NMDOT.

3. Concurrence from NMDOT on the full infrastructure list is required before proceeding with the proposed action.

4. The note requiring a State permit for all NMDOT work should be shown in bold on the plan. Due to the amount of work that NMDOT is requesting, a COA work order is needed and this shall also be added to the same note as well.

5. Include the driving aisle width along the east side of the site. (If it varies, call out width at various critical points on the site plan.)

6. Along with the curb and curb ramp details provided, reference the exact details as part of the keyed notes on the site plan, calling out perpendicular ramp and/or parallel ramp per the COA standard drawing number. Also, provide more detail for the 6-foot ADA pathway connection to the right-of-way, using maximum slope requirements and ramp and landing dimensions.

7. For the drive-thru, add “Do Not Enter” signage on the site plan.

8. Use standard bicycle rack detail per the new DPM requirements from Chapter 7.

9. Provide clear intersection sight distance triangles at the entrance that are based on intersection sight distance to be reflected on the site plan and landscaping plan. Provide standard note on landscaping height requirements within this sight triangle. (“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.”

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

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 13, 2022

ACTION:

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

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