DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 001284 AGENDA ITEM NO: 11
6500 America's Parkway

SUBJECT: Site Plan (Previous Sketch Plat comments also included)

ENGINEERING COMMENTS:

Plat-Related, could affect site plan

1. Because this is located within a Center, 10-foot sidewalk is required on all frontages.

2. The Transportation Department has no objection to the vacation of easements.

3. Some of the utilities appear to be outside of right-of-way. Right-of-way adjustments may be needed.

4. The hotel sign is located within the right-of-way. It will either need to be located or a revocable permit will be needed.

5. Indian School is a minor arterial, and America's Parkway is a major collector. Minimum right-of-way width shall be established on both streets per DPM requirements.

6. Bike lanes are proposed on America's Parkway. Provide cross-section that can incorporate future right-of-way to include a bike lane.

Site Plan Comments

1. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide ramp and crosswalk details. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
2. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of all barrier curb. (Particularly for the parking lot islands, curbed landscaped islands should be used as opposed to striped islands in order to separate traffic flow from parked cars. Follow DPM requirements for dimensioning and radii.
3. Call out all paved surfaces for each parking lot segment.
4. ADA curb ramps must be called out with a keyed note on the plan; reference the details on the detail sheet according to the type of ramp needed.
5. Provide existing sidewalk width along Indian School Road.
6. Provide existing driveway entrance width for all driveways.

7. Provide all parking calculations, including those for ADA parking. It seems that the number of ADA parking spaces provided is less than what is required. Please revise the site plan VS building floor plan P1 as necessary. (sheet A3. 11)
8. Include necessary van accessible parking spaces and mark these on the plan with a minimum 8-foot wide dimension.
9. All compact parking spaces shall be marked as “Compact” in back. Note the maximum compact space parking requirement, and include these in the parking calculations.
10. Include motorcycle parking signage and mark “MC” in the back of the parking space.
11. Include the required note for violators to be towed on handicapped parking sign.
12. Show any electrical charge stations and include requirements for those in the parking calculations.
13. Include a copy of the private easement designated as Note 5 for the driveway off of America’s Parkway.
14. For the clear sight triangles, use criteria for intersection sight distance. Incorporate onto site plan and landscaping plan.
15. Bicycle parking requirements need to be included to check against number of spaces required. Provide dimensioning for overall bicycle parking areas.

. 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: January 5, 2022

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ACTION:

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

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