DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 001346 AGENDA ITEM NO: 9
Whataburger on San Pedro and Alameda

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Provide a queuing analysis for the Whataburger. A median extension and signage prohibiting left turn movements are required for the entrance off of San Pedro Blvd. (Place required infrastructure on an infrastructure list.)

2. Include a copy of the Fire-One Plan prior to approval of site plan.

3. The exit from the drive-thru is too close to the entrance off of San Pedro. Incorporate minimum throat lengths, and take into account all properties sharing the entrance.

4. The minimum pathway required to the right-of-way is 6 feet. Widen the existing 5-foot pathway to San Pedro to 6 feet wide and show connection into existing sidewalk on San Pedro Blvd.

5. Provide sufficient curb radius at the exit from the drive-thru (around Keyed Note 29) where a minimum radius of 15 feet is required for turning vehicles. (Only a 5-foot radius is provided.)

6. List parking space lengths and widths for all parking lot segments. Follow minimum DPM requirements. If compact spaces are being provided, there is a limit to how many can be provided, and they must be marked as “Compact” in the back of the parking space.

7. On the drive-thru aisle, a minimum radius of 15 feet shall be used for the interior radius. Also list all curb radii on-site (including islands), and use keyed notes to specify a 6” – 8” curb height. For the exit from the site to the existing drive aisle, if trucks are utilizing this exit, a 25-foot radius should be used.

8. Reference curb ramp details on the site plan with a keyed note. Ensure a sufficient 4-foot ADA pathway around the back of any perpendicular ramp.

9. For the one-way aisle, place “One Way” signage and directional arrows. Place “Do Not Enter” signage at the egress.

10. On the civil detail sheet, include details for 6” to 8” curb for the landscape islands.

11. Use intersection sight distance triangles for the accessways off of San Pedro and Alameda Boulevard per the DPM guidelines. 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.” (These shall be shown on the landscaping plan, too.) Sight distance triangles should not be

shown to go through any structures such as fencing that cannot be seen through.

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

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DATE: April 6, 2022

ACTION:

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

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