DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 002402 AGENDA ITEM NO: 7
Avalon Subdivision, Whataburger

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Reference work order number for the accessway on the site plan. The accessway shall be in place prior to Certificate of Occupancy.

2. Reflect exact off-site improvements surrounding the site on the site plan. This would include dimensioning the proposed adjacent accessway and adjacent roadways as well as proposed surrounding roadway improvements such as the trail.

3. The Traffic Impact Study for the entire site shall be approved prior to site plan approval to ensure that there are not any traffic study recommendations that would impact the site layout.

4. Reflect traffic queue accurately at pick-up window. Wouldn't the cars be expected to merge at the queuing window? If there is an area where cars are not expected wait in the queue, provide striping for clarification. In addition to meeting IDO requirements for drive-thrus, provide a queuing analysis for a typical Whataburger.

5. The order window should allow more queuing to ensure that vehicles do not back up into parking aisle or adjacent accessway. Propose adjustment based upon expected operations as result of the queuing analysis.

6. For the one-way aisle within the drive-thru, provide one-way signage and directional arrows on the pavement.

7. A sufficient throat length shall be provided to the public right-of-way per DPM requirements based on proposed building square footage.

8. A 6-foot sidewalk shall be provided to the right-of-way from the building entry. (It looks like a dimension will need to be added to the sidewalk that extends to the Volcano Road right-of-way.)

9. Dimension each of the handicapped spaces provided. Follow minimum DPM requirements. Also, for the handicapped ramp from the van accessible aisle, there does not appear to be sufficient space behind the ramp for a 4ft by 4ft turn-around space; make adjustments as needed and provide dimensioning to ensure it will work.

10. Show motorcycle parking, and provide signage.

11. Provide a bike rack detail that follows current DPM requirements.

12. Provide a civil details sheet that includes details for curb, sidewalk, pavement, parking signage, curb ramps, etc.

13. Show clear sight triangles for exiting the site. Ensure that there are no conflicts with landscaping and include the standard landscaping note.

. 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

ACTION:

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

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