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 dimensioning of private roadways surrounding the site and adjacent proposed trail.

3. 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.

4. 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.

5. For the one-way aisle within the drive-thru, provide an additional "Do Not Enter" sign at the egress and directional arrows on the pavement. Also, add a One-way sign.

6. A sufficient throat length shall be provided to the public right-of-way per DPM requirements based on proposed building square footage. (There is also concern about the proximity of the drive off of the private roadway to 98th Street and the conflicting movements between vehicles exiting the site versus cars entering the subdivision from 98th Street.)

7. For the handicapped ramp at the accessible aisle, ensure that there is a minimum 4-foot dimension between the wing of the ramp and the corner of the building.

8. Show motorcycle parking signage in the details.

9. Provide a civil details sheet that includes details for sidewalk and ramps that match the type of ramp that is graphically displayed on the plan; on the site plan itself, reference exact curb ramp detail. Indicate a maximum 2% cross-slope on the sidewalk detail. Also, on the site plan, indicate which type of curb shall be used.

10. On 98th Street, use a clear sight triangle for intersection sight distance to be sure that there are no conflicts with the proposed landscaping. For the other sight triangles, show these outside of the pavement area per the DPM graphics.

11. Place the text, "No Parking" on the back of the accessible aisles.

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. 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: February 9, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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