



Inter-Departmental Correspondence

To: Peter Siegrist, Zoning  
From: Al Giglio, DES Street Design  
Date: March 2, 2009  
Subject: SP-048-08-09: Kentucky Fried Chicken – 1230 University Avenue

Thank you for the opportunity to review and comment on the proposed plans for the Kentucky Fried Chicken (KFC) building project to be located at 1230 University Avenue, with plans dated February 18, 2009.

For vehicles entering the KFC site from the driveway off Culver Road, it is required to make a 120 plus degree turn into the KFC site. This turning movement is difficult to make without having to cross over into the exit lane, thus creating a hazardous condition for vehicles attempting to exit the KFC site. It is recommended that the proposed KFC access drive be either relocated further to the east, or eliminated entirely.

With the construction of the curbed islands and re-grading of the site, it appears that a low area will be inadvertently created within the main drive aisle adjacent to the north side of the site, near the proposed KFC access drive. A more in depth analysis of the existing/proposed storm water flow within this area should be done and any necessary remedial action taken to properly collect and discharge the storm water drainage. This may require that either a trench drain be installed across the access drive, or a new catch basin be installed.

Additional spot elevations need to be shown along the curbed island and concrete dumpster pad in order to better understand the proposed direction of storm water flow. Check the invert elevations for D-1 and D as they are shown at the same elevation.

Additional spot elevations along the back edge of the existing sidewalk at the corner of University Avenue and Culver Road need to be shown to verify that there will not be any issues created with the construction of the proposed concrete patio area for KFC. It appears that the back edge of the existing sidewalk will become a high point, and any reverse grade break should be smoothed out so as to be unnoticeable.

Stacking for the drive-up window allows storage for only four (4) vehicles, and there is a strong probability that additional vehicular stacking will occur offsite in the adjacent main drive aisle. Such stacking would impede traffic movements within the main drive thus creating a hazardous situation. This potential issue should be addressed by the Planning and Zoning Bureau.

The existing sidewalk access ramps located along the east side of Culver Road need to be shown on the plans.

rks/AG

xc: John Hart – Permit Office  
Lisa Reyes – Street Design

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