

Kimley»»Horn

April 6, 2020

Town of Kill Devil Hills
102 Town Hall Drive
P.O. Pox 1719
Kill Devil Hills, NC 27948

**Subject: Harris Teeter Fuel Center #175 – Kill Devil Hills
Response to Town Review Comments**

Dear Reviewers:

We are writing in response to the comments made on the site plans for the Harris Teeter Fuel Center #175 on March 24, 2020.

As requested, this written response letter addresses each review comment and associated updates to the construction drawings.

Planning- Ryan Lang 252-449-5315

1. General

- a. Area along US-158 is extremely congested with frequent accidents. Please keep this in mind with design of entrances. Suggest exploring deceleration lane, only having one entrance from existing grocery store. Taper existing grocery store radius, or any other design options to improve traffic safety.

Response: Harris Teeter does not own the property on which the grocery store is located. Harris Teeter is reaching out to the owner, their landlord, of the property to discuss possible improvements to the existing driveway entrance on US-158.

- b. (C2-0): Zoning Code Summary shall be revised to list the following: Proposed Use (N) Retail, Proposed Building Height: Provide building height, list minimum lot width "50 ft", list minimum lot depth "NA", list maximum building height "50ft".

Response: All items have been added to the Zoning Code Summary on Sheet C2-0 Overall Site Plan.

- c. (C2-0): Revise Open Space Summary to be listed as "lot coverage/open space summary". Revise acreage to square footage. Note Maximum Allowable Coverage to be "65%"

Response: Please see Sheet C2-0 Overall Site Plan for a revised Lot Coverage / Open Space Summary showing revised acreage in square footage and percentages for maximum allowable coverage.

- d. Sidewalk along US-158 shall remain accessible as much as feasibly possible during construction. Recommendation: (C0-3) Northern existing site entrance on US-158 be utilized as a construction entrance and show existing sidewalks to not be removed until necessary for construction of new entrance.

Response: *Noted. Construction entrance in Phase I is being shown at the existing site entrance on US-158 and a note has been added to both Erosion Control Sheets C1-0 and C1-1 for the contractor to maintain existing sidewalks to the maximum extent possible throughout construction.*

- e. (C0-2): Maintenance-Erosion Control: add note for Inspection/Maintenance log will be kept on site for the duration of the project.

Response: *A note has been added to Sheet C0-2 under the Maintenance – Erosion Control general notes section as note #8 for the inspection/maintenance log to be kept onsite for the duration of the project.*

- f. Proposed propane cages must meet site setbacks.

Response: *Propane cages have been relocated out of site setbacks. Please see Sheet C2-3 Fuel Station Fixture Plan.*

- g. (C2-1): Identify Solid Line surrounding dashed proposed canopy line.

Response: *Solid line surrounding the dashed proposed canopy line was originally shown as the concrete boundary. However, since the whole site is proposed to be concrete, the line has been removed.*

- h. (C2-1): Site Legend "Y" not shown on site detail sheet.

Response: *Please see Sheet C6-3 Site Details for site legend "Y" radius protector detail.*

- i. (S1-0): Light pole foundation note: revise AASHTO to North Carolina Building Code.

Response: *Please see Sheet S1-0 General Notes & Light Pole Foundation for a revised light pole foundation note.*

- j. (C2-1): Site Legend "O" monument sign plans by Casco Signs not included in original submittal.

Response: *Site Legend "O" monumental sign plans have been included in this resubmittal as a reference. This sign package will be submitted separately by Casco Signs for review/approval.*

- k. Development indicates it will be connecting to existing KDHHWTP force main for wastewater disposal. Provide willingness to serve.

Response: *Willingness to serve letter from KDHHWTP included in this resubmittal.*

2. Sedimentation and Erosion Control:

- a. (C1-0), (C1-1): Utilize existing entrance and keep existing sidewalk in tact until entrance is ready to be installed

Response: *Noted. Construction entrance in Phase I is being shown at the existing site entrance on US-158 and a note has been added to both Erosion Control Sheets C1-0 and C1-1 for the contractor to maintain existing sidewalks to the maximum extent possible throughout construction.*

- b. (C1-0),(C1-1): Consider installing 2" construction entrance from southern adjacent property.

Response: *Noted.*

- c. (C1-0),(C1-1): Under general erosion control notes add note stating log will be kept on site for the duration of the project.

Response: *Note #2 under the General Erosion Control Notes has been added stating log will be kept on site for the duration of the project.*

3. Parking/Driveways:

- a. Parking Spaces shall be a minimum of 10' in width. As proposed each space is only 9.5'.

Response: *Parking spaces have been revised to have a minimum 10' width. Please see Sheet C2-1 Fuel Station Site Plan for dimensions.*

- b. Handicap Accessible Space shall be located as close as possible to proposed site amenities.

Response: *Handicap Accessible Space has been revised to be as close as possible to the kiosk.*

- c. Handicap Accessible Space shall be connected to a marked accessible route.

Response: *Handicap accessible space is adjacent to a marked accessible route to the kiosk. Please see Sheet C3-0 Grading and Drainage Plan for spots showing compliance of accessible route.*

- d. Dimension the following: Drive Aisle between Loading Zone and Fuel Pump, Drive Aisles between Fuel Pumps.

Response: *Please see Sheet C2-1 Fuel Station Site Plan for dimensions between the loading zone and fuel pumps as well as a dimension between fuel pumps.*

- e. Driveway Entrance connecting to US-158 proposes 38' width. Width shall be revised not to exceed the maximum allowable driveway width adjoining US-158 (36').

Response: Width of the driveway entrance connecting to US-158 has been revised to be a maximum of 36'. Please see Sheet C2-1 Fuel Station Site Plan for dimensions.

- f. Provide crosswalk markings across US-158 entrance connecting sidewalks. Provide crosswalk markings on southern adjacent property entrance where truck is shown entering.

Response: Pedestrian crosswalk markings have been added to the entrances connecting sidewalks on US-158. Please see Sheet C2-1 Fuel Station Site Plan.

- g. Proposed southern driveway entrance proposes a radius of 20'. Radius shall be revised to not exceed 15'.

Response: Per phone conversation with Planning, the Fire Marshal would like to see wider radius' than the code allows, and this driveway connection can be approved with a 25' radius. Driveway has been designed per the requested criteria, and radii have been revised to show 25'.

- h. (C2-4): Proposed southern entrance: provide 10'x20' site triangle for intersection. Consider moving stop sign and stop bar further south to improve site triangle.

Response: Please see Sheet C2-4 Sight Distance Triangle Profile for 10'x20' sight triangles for the southern entrance.

4. Landscaping:

- a. (C5-0): Landscape Requirements: Perimeter buffering requirements: include note: one tree per ten linear feet of landscape area and one shrub per ten linear feet of landscaped area along front property line.

Response: Note has been added for front property line.

- b. Revise landscape calculations table for South Croatan Highway to have 23 Trees required and a minimum of 23 provided.

Response: Croatan Highway has been provided 23 trees.

- c. Key Notes: Revise #1 along Eastern Basin. (shows arrow in sodded area instead of mulching).

Response: Note arrow has been adjusted.

- d. Provide Key Notes on landscape plan for clarification.

Response: Key notes are provided on the landscape plan.

- e. (C6-1): Confirm all species in plant schedule are salt and drought tolerant.

Response: Plant species have been updated to be salt and drought tolerant species.

5. Lighting:

- a. Add Lighting note: "All light produced on-site shall be contained within the perimeter of the site by design, orientation or shielding of the light source."

Response: Please see attached for updated lighting plan including the requested note.

- b. Provide proposed lighting fixture cut sheet.

Response: Please see attached for proposed fixture cut sheets.

6. Commercial Building Exterior:

- a. Canopy: Provide exterior elevations in compliance with 153.186 to include, but not limited to (A) General Façade Standards (materials), (A2) Architectural Variation, (C) Roof Standards, and (D) Mechanical Equipment Standards.

Response:

153.186 Commercial Building Exterior - Canopy

(A) General Façade Standards – The columns consist of brick and roof consists of standing seam metal.

(B) Front Façade Standards –

(1)/(2) Architectural variation- The canopy roof is being revised to provide architectural variation per the standards outlined in Section 153.186.

(3) Glazing and glazing façade – Glazing is not required on canopy structures.

(C) – Roof Standards

(1a) – The canopy proposes a mansard roof.

(1b) – The canopy pitch is 9/12

(1c) – The canopy overhang is greater than 10 inches

(D) – Mechanical Equipment Standards

(1) – No mechanical equipment is visible from the right-of-way.

(2) – All mechanical equipment is screened.

(C) Kiosk:

i. Provide glazing calculations.

ii. Must meet 153.186 (C) Roof Standards

iii. Mechanical Equipment shall not be visible from any right of way.

Response:

153.186 Commercial Building Exterior – Kiosk

(A) General Façade Standards – The building is made up of majority brick.

(B) Front Façade Standards –

(1)/(2) Architectural variation- is not required as the building is only 13'4" in width.

(3) Glazing and glazing façade – There is 71 SF of glazing on the front of the building facing US 158. The total building frontage is 179 SF of façade. $71 \text{ SF} / 179 \text{ SF} = 39.6\%$ glazing.

(a) – 39.6% is greater than 10% glazing.

(b) – 39.6% is less than 40% glazing.

(c) – The glazing (or building) does not exceed 15 feet in height

(C) – Roof Standards

(1a) – The kiosk roof is being revised to a mansard roof.

(1b) – The kiosk roof pitch is being revised to 9/12

(1c) – The kiosk roof overhang is being revised to provide 10".

(D) – Mechanical Equipment Standards

(1) – No mechanical equipment is visible from the right-of-way.

(2) – All mechanical equipment is screened.

Zoning- Donna Elliot 252-449-5310

1. They will be permitted a 64 square foot free-standing sign. An additional two square feet of wall sign may be displayed on the building/canopy for each lineal foot of building frontage. The building frontage is 13'. 26 square feet of signage may be permitted on the building and/or canopy.

Response: Noted. Sign package will be submitted separately by Casco Signs.

Building Inspector- Charles Thuman 252-449-5312

1. Accessible parking shall be located as close as possible to kiosk.

Response: The accessible parking space has been revised to be as close as possible to the proposed kiosk.

2. Label and define accessible route to kiosk from parking spot.

Response: Accessible handicap route from the parking space to the kiosk has been shown and labeled on C2-1 Fuel Station Site Plan. Please see Sheet C3-0 Grading and Drainage Plan for spots showing compliance of accessible route.

3. Kiosk plan showing incorrect wind zone. (140)

Response: Kiosk is being revised to incorporate the correct wind zone. Building plans will be submitted separately to the building department for review.

4. Kiosk plan is missing PM&E's.

Response: Building plans will be submitted separately to the building department for review.

5. Kiosk required to have an accessible route of 36" from door to cashier booth.

Response: Noted. Building plans will be submitted separately to the building department for review.

6. There are numerous missing pages noted on the drawing index. Only the first 3 pages of the index are provided.

Response: Building plans will be submitted separately to the building department for review.

7. With interior elevations on sheet E6 and E7 missing, it is difficult to determine if the sales service counter meets the parameters of ICC A117.1 section 904 and clear floor areas per section 902 as required by the 2018 NCBC 1101.2

Response: Building plans will be submitted separately to the building department for review.

8. There are concerns of proper accessibility clearances within the merchandise areas. Especially accessible clear space exiting the main entry door. The required 48" and 42" clearances for direct approach or side approach for outswing doors are not met per the requirements of Fig 404.2.3.2. The center kiosk presents multiple challenges within this space.

Response: Building plans will be submitted separately to the building department for review.

Engineering- Pete Burkheimer 757-478-5970

1. Stormwater Management/Storm Drainage

- a. The Kill Devil Hills 10-year, 2-hour storm is 4.3 inches in volume, not 4.13 inches. Please correct computations and adjust swale volumes as required.

Response: Stormwater computations have been updated to utilize the 4.3 inches intensity, and swale volumes have been adjusted to meet requirements.

- b. The northeastern quadrant of the site is shown discharging directly into the NCDOT/US 158 right of way. Capture the on-site runoff and direct to the front swale. A DI with on-site pipe under the entrance throat may be used, or a trench drain system.

Response: Low points in the northeastern driveway have been added to catch the on-site runoff and direct it into the front swale. Please see Sheet C3-1 Grading and Drainage Plan.

- c. By separate cover, we will provide you with the relevant sheet(s) of the Town's stormwater inventory map, which should clarify the configuration of the existing pipe system in the US 158/S Croatan Highway right of way. These are not offered in lieu of your own topographic surveying, but to offer assistance regarding your note on Sheet C3-0: "Contractor to confirm if

there is a storm sewer connection across S. Croatan Hwy. Contact Engineer if connection exists." Note that the elevations on that map were determined using GPS methods and likely will not agree exactly with your ground-run survey information. We suggest eliminating the invert drop at structure 11-CB. Keeping it full depth will preserve options for any future southward extension of this system.

Response: Per the Town's stormwater inventory map, the existing catch basin on S Croatan Highway discharges into the Kill Devil Hills stormwater system across S. Croatan Highway. The existing catch basin will be converted to a drop inlet in order to preserve it and to continue to allow water from the onsite swales to discharge into the system. Please see Sheet C3-0 Grading and Drainage Plan.

2. Entrance Configuration

- a. We believe that the existing entrance to the main Harris Teeter grocery store site, immediately south of this fuel center site, is problematic. It is a relatively high-volume entrance. Like many entrances along US 158, it has no right-turn lane or taper. The inbound lane is only about 12' wide, and the inbound radius is only about 20'.

Response: Harris Teeter does not own the property on which the grocery store is located. Harris Teeter will reach out to the owner, their landlord, of this property to discuss possible improvements to the existing driveway entrance on US-158.

- b. It is beneficial that the fueling center site plan eliminates one of the two entrances from its site, we still believe that the development of the fuel center presents an opportunity to mitigate the marginal access situation of the main Harris Teeter site.

Response: Harris Teeter does not own the property on which the grocery store is located, but does own the future fuel center property. Given that these have two separate ownerships and uses, Harris Teeter would like to reserve the right for access to both parcels off of US-158.

- c. Please include plans to substantially improve the inbound flow through this entrance. NCDOT has indicated that they would not concur with a full-width RTL, so we should look at improving the width and/or radius, or perhaps a taper.

Response: Harris Teeter does not own the property on which the grocery store is located. Harris Teeter will reach out to the owner, their landlord, of this property to discuss possible improvements to the existing driveway entrance on US-158.

- d. A conference call or meeting may be in order to pursue this matter further.

Response: Noted.

Public Services- Derek Dail 252-449-4085

Solid Waste:

3. The proposed site dumpster layout does not conform to the standard for dumpsters serviced by Kill Devil Hills. If the site is to be serviced by the Town's Solid Waste Division, the dumpster site will need to be modified to accommodate the Town's side loading commercial solid waste vehicles and in accordance with the attached "One Dumpster Diagram". If the owner intends to contract refuse collection with a private hauler, indicate on the plan that the dumpster shall be serviced by a private hauler.

Response: *The site will be accessed by a private hauler and not the Town's Solid Waste Division.*

Streets:

1. Any necessary NCDOT driveway access permits and/or encroachment agreements shall be provided prior to permit approval.

Response: *Noted.*

2. The plans need to show how the drop inlet in US 158 will connect to the existing drainage system.

Response: *The drop inlet in US 158 has been removed as we were provided with additional information from the Town's stormwater inventory map that the existing catch basin on US 158 already connects to the Town's stormwater system. The existing catch basin will be converted to a drop inlet in order to preserve it and to continue to allow water from the onsite swales to discharge into the system. Please see Sheet C3-0 Grading and Drainage Plan.*

3. Public Services recommends utilizing the existing driveway cut and section of asphalt in the Right-of-Way as the construction entrance for as long as possible to limit the amount of time the sidewalk/pedestrian corridor is closed during the construction process.

Response: *Noted. Construction entrance in Phase I is being shown at the existing site entrance on US-158 and a note has been added to both Erosion Control Sheets C1-0 and C1-1 for the contractor to maintain existing sidewalks to the maximum extent possible throughout construction.*

4. The concrete sidewalk detail depicts the sidewalk immediately adjacent to the curb with no separation. The sidewalk needs to maintain the $\pm 5'$ separation from the curb along US 158/Croatan Hwy per the site drawings.

Response: *The concrete sidewalk detail on Sheet C6-3 Site Details has been updated so that it does not show the sidewalk being placed immediately adjacent to the curb with no separation.*

5. Once the existing driveway located at the north end of the property is removed, the 15" CMP under the driveway will need to be removed from the right-of-way and a swale installed, graded to the proposed pipe inlet that drains east to the NCDOT drainage system.

Response: The 15" CMP under the existing driveway will be removed from the right-of-way, and a swale has been designed to carry the water to the existing low point that connects to the NCDOT drainage system. Please see Sheet C3-0 Grading and Drainage Plan.

Water System:

1. Show existing waterlines in the NCDOT Right-of-Way on the drawings. There is an 6" Town of Kill Devil Hills water main and a 16" Dare County Water transmission main located in the Right-of-Way, adjacent to the property, and verify there are no construction conflicts with either.

Response: The existing waterlines in the NCDOT Right-of-Way have been shown based on their locations in the Town of Kill Devil Hill's GIS systems as well as aerial mapping views. Based on these locations, there should be no construction conflicts with the lines.

2. Provide the Town's water meter sizing form documenting all proposed fixtures to verify that the existing meter is adequately sized.

Response: The Town's water meter sizing form has been attached with this resubmittal.

3. The existing 1" water service account is currently in good standing and is still registered under Towne Bank. Please contact the Public Services Office at 252-480-4080 to complete the account change of ownership documentation and update current billing information. There will be no additional development fees with regards to the account so long as the account remains in good standing.

Response: Noted. Please see Sheet C4-0 Utility Plan for a note to the contractor notifying them to utilize the existing 1" water service account and to contact the public services office to complete the change of ownership.

4. The proposed irrigation meter on sheet C4.0 notes mention that the future sprinkler system is to be Design/Build by the contractor. The sprinkler system designer needs to provide required flow demand to determine the adequacy of the proposed irrigation meter. If the demand flow is not known at this time. The application for and the installation of the irrigation meter should be removed from the plans and the application for the irrigation meter be applied for at a later date once the designer has determined the required demand flow.

Response: Since the demand flow is not known at this time, the proposed irrigation meter has been removed from the plans and the application for the irrigation meter will be applied for at a later date. A note has been added to Sheet C4-0 for the contractor to produce these plans prior to installation.

5. Sheet C4-0 depicts the contractor making the water service taps to the water system. Be advised that Kill Devil Hills Water Systems Division will be performing all service line taps to the distribution system, and all service appurtenances up through the meter including the meter box. The contractor will be responsible for all plumbing downstream of the meter and any necessary backflow prevention devices.

Response: Noted. The water distribution note #2 on Sheet C4-0 has been revised to specify that Kill Devil Hills Water Systems Division will be performing all service line taps to the distribution system.

6. Sheet C6-3 depicts "Dare County" water service details. These details are to be removed as they are a different water system and The Town's Water Systems Division will be installing all service improvements up through the meter.

Response: *Noted. All Dare County water service details have been removed.*

7. Public Services will need a copy of the passing testing results for the reduced pressure zone assembly (RPZ) prior to receiving occupancy.

Response: *Noted. A note has been added to Sheet C4-0 Utility Plan AS Water Distribution Note #3 specifying that Public Services will need a copy of the passing testing results prior to receiving occupancy.*

8. Provide make and model the RPZ.

Response: *A 975XL2 Zurn Wilkins backflow preventer will be utilized on this project, Backflow has been specified on Sheet C4-0 Utility Plan.*

Wastewater:

1. The following wastewater documents shall be provided:

- a. Willingness to serve letter from KOH WWTP, LLC

Response: *Noted. The willingness to serve letter from KOH WWTP, LLC has been attached with this resubmittal.*

- b. Copy of the NCDEQ Wastewater Extension permit

Response: *NCDEQ Wastewater Extension permit is underway, and will be provided to the Town upon approval.*

Other Comments:

1. Sheet One; Utility and Governing Body Notes:

- a. Telephone unities are provided by Centrylink, not Windstream

Response: *Noted. The telephone contact on Sheet C0-0 Cover Sheet have been updated.*

- b. The Town of Kill Devil Hills does not have an Engineering Department

Response: *Noted. The Engineering contact on Sheet C0-0 Cover Sheet has been updated.*

- c. Cable Television is provided by Spectrum, not Time Warner

Response: *Noted. The cable television contact on Sheet C0-0 Cover Sheet have been updated.*

- d. The Town of Kill Devil Hills does not provide Sanitary Sewer to this property. Sewer is available from the private KDHHWTP, LLC system.

Response: Noted. The sanitary sewer contact on Sheet C0-0 Cover Sheet have been updated.

- e. Electric utilities are provided by Dominion Energy, not Duke Energy

Response: Noted. The electric utilities contact on Sheet C0-0 Cover Sheet have been updated.

2. Sheet One; Project Owner and Consultant Information

- a. Confirm that the surveyor listed on the Cover Sheet is licensed in North Carolina

Response: Timothy S Campbell (L-4629) is a licensed surveyor in the state of North Carolina. Status is current and expires in 12/31/2020 per NCEES.

Fire- John Risoldi 252-449-5227

1. Drive lanes shall be painted 12" letters, "No Parking Fire Lane"

Response: "No Parking Fire Lane" site signage has been added to Sheet C2-1 Fuel Station Site Plan.

2. Appendix B shall be completed.

Response: Appendix B will be provided with the building plans under a separate submittal to the building department.

3. All requirements for Chapters 3 and 23 of the NC Fire code shall be met.

Response: Noted.

4. I will want to witness the pressuring of the piping for the gas/fuel pumps.

Response: Noted. A note has been added to Sheet C0-0 Cover Sheet as well as in note #9 on Sheet C2-1 Fuel Station Site Plan.

Police- Dana Harris 252-449-5324

1. The new exit/entrance from the unnamed street south side, can it be moved further West so as to prevent people from easily cutting through the narrow Dollar tree lot to access the Eighth St. Stop Light and vice versa?

Response: The new exit/entrance from the unnamed street south side has been moved further west to prevent people from easily cutting through the narrow dollar tree lot.

2. Crosswalks painted as on the attached.

Response: Please see Sheet C2-1 Fuel Station Site Plan for proposed crosswalk locations.

3. "Stop" or another affective wording painted at intersections of crosswalks and driveways. Bike Pedestrian coalition has some stencils which may be used or will have some made if Town has to do same, will provide paint also.

Response: "Stop" has been added to the intersections of crosswalks and driveways. Please see Sheet C2-1 Fuel Station Site Plan.

4. No Left Turn sign and Stop sign maintained (Replaced at exit of the current driveway to Dollar Tree/Harris Teeter at US-158)

Response: A note has been added to Sheet C2-1 for contractor to maintain existing stop sign and to add a no left turn sign at the existing shopping center entrance/exit.

If you have any questions, please feel free to contact me at the office at 704-409-1812, or via email at maggie.jones@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Maggie Jones, P.E.