

July 6, 2021

Ryan Lang  
County of Dare  
Town of Kill Devil Hills Planning and Inspections  
102 Town Hall Drive  
Kill Devil Hills, NC 27948

Re: Drive-Thru Restaurant  
**Major Site Plan Resubmittal**  
1208 S. Croatan Highway  
Kill Devil Hills, Dare County, NC

Mr. Lang,

Thank you for the TRC review comments for the Major Site Plan submittal of the above referenced project dated June 14, 2021. On behalf of MPF Investment, Company, Quible & Associates, P.C., hereby submits, for your review and approval, the following documentation:

1. Fifteen (15) full size (24"x36") copies of the revised Plan Set;
2. Fifteen (15) full size copies of the revised elevations;
3. One (1) copy of the Wastewater Agreement;
4. One (1) copy of the water meter sizing form;
5. Fifteen (15) copies of the revised lighting plan and cut sheets;
6. One (1) copy of the refuse exhibit;
7. One (1) copy of the Drainage Area Exhibits;
8. One (1) copy of the NCDOT Permit Application Package;
9. One (1) PDF digital copy of all items.

Please find our responses listed below in *italics* to your review comments.

## **Planning, Ryan Lang**

1. General:
  - a. Add separate site plan sheet with proposed improvements including basic information of zoning use compliance, setbacks, parking "each space numerically labeled", lot coverage breakdown, zoning district, NFIP Flood Zone, Street Address etc. *Please see newly added Sheet 1, with utilities removed, this new sheet shows basic zoning compliance.*
  - b. Provide dimensions for the following improvements for distance from property line: Drive Thru on south and west property line, parking space 25 from north property line. *Please see Sheet 1 for dimensioning of improvements as noted.*
  - c. Parking space 23 shall be minimum 5 ft. from northern property line.  
*Please see dimensions for parking spots 23 & 25.*

- d. Provide radiuses for all entrances.  
*Please see added radius dimensions for entrances on Sheet 1.*
  - e. Proposed concrete south of parking 20: Consider adding landscaping and or curbing to protect parking space. *Acknowledged. Concrete curbing has been extended into the site to provide protection.*
  - f. Stacked employee parking 10, 11, 12 and 13 are not safely accessible, allow proper circulation and do not provide a turnaround area. Bollards and drive thru spaces prevent proper circulation. *The bollards have been removed as requested to allow for 24' clear behind the employee spaces. A prefabricated rubber speed hump is proposed in lieu of bollards along with striping and no parking signs within the drive-thru stacking lane.*
  - g. Provide breakdown of Parking Required and Parking Proposed.  
*Please see added breakdown of parking required and parking proposed.*
  - h. Provide Note: "All lighting shall be contained on site" 153.074 (E)(3)  
*Please see revised lighting plan and note 24 on Sheet 1.*
  - i. Provide Light Pole locations on site plan.  
*Please see added light pole locations provided on Sheet 3.*
  - j. Provide lot coverage calculations on all sheets.  
*Please see added lot coverage calculations.*
  - k. All stormwater shall be maintained on site. Southeast corner appears to be draining onto adjacent property. *Please note all of the existing site currently drains to adjacent properties untreated. We have provided existing and proposed drainage area maps to provide the effect of development on the southeast corner. Total drainage to the southeast adjacent property will be reduced after the project is completed. The need to tie into existing grades on the adjacent property requires some portion of the lot to drain onto the adjacent property. Please also acknowledge that we have now proposed permeable pavements to alleviate any potential of runoff from entering the adjacent parcel.*
  - l. Proposed construction entrances from adjacent properties require neighboring property owner consent. *Please see the revised location of the construction entrance on current Sheet 5.*
  - m. Suggest looking into other locations for construction entrance. *Acknowledged, Construction entrance has been moved to driveway leading to US 158.*
  - n. Southern property line required to have ornamental landscaping per 153.073(F)(2)(b). None proposed. *Please see proposed landscaping on southern property line shown on Sheet 6.*
  - o. Breakdown in table form for required landscaping per property line.  
*Please see added summary breakdown of town required landscaping per property line.*
  - p. Consider adding concrete sidewalk to connect to sidewalk along US 158 to site amenities. *Acknowledged. Due to site conditions and Town stormwater requirements, there is a lack of room to add a concrete sidewalk connecting the sidewalk along US 158 and site amenities.*
2. Existing Conditions and Demolition Plan
- a. Add note: Demolition Permit shall be obtained from Town of Kill Devil Hills.  
*Acknowledged and added to Sheet 1.*
  - b. Sidewalk along US 158 shall be maintained as long as feasibly possible.  
*Acknowledged. This noted is depicted on Sheets 2 and 5.*
3. Lighting Plan

- a. Proposed parking lot light levels shall be minimum 7, maximum 10 foot candles on site. Current lighting plan exceeds maximum foot candles allowed. *Please see revised lighting plan.*
  - b. Light shall be contained on site. Current lighting plan does not contain lighting on site. *Please see revised lighting plan.*
4. Commercial Building Exterior
- a. Building elevations provided do not provide adequate information to ensure compliance with Chapter 153.186. *Please see revised commercial building plans.*
  - b. Architectural Plans shall include heated square footage, unheated square footage, proposed floor plan, glazing calculations, proposed siding materials, and roof design compliance with Town roof standards. *Please see revised architectural plans with requested information.*

### **Zoning, Donna Elliot**

1. Zoning
  - a. Sign permit will be required for all on site signage. *Acknowledged, signed permit for signage will be acquired and submitted.*

### **Public Services, Derek Dail**

1. Solid Waste
  - a. The proposed site dumpster appears to be sized for two dumpsters and slightly larger than the Town's requirements. If this site is intended to be serviced by the Town of Kill Devil Hills Solid Waste Division, the dumpster site shall be installed in accordance with the attached Town's Two Dumpster Site Diagram and is to be screened in accordance with the diagram. If the dumpster is to be serviced by a private hauler, please indicate that the dumpster will be serviced by a private hauler on the site plan. *The dumpsters are to be serviced by Kill Devil Hills. The client's standard dumpster size is larger than the town's requirements and will be screened by materials matching the building elevations. Details on the associated screening will be provided on the building plans and associated permit application. Notes regarding dumpster screening are shown on Sheet 6.*
  - b. Provide concrete pavement section in the dumpster service area in accordance with the attached Town Two Dumpster Diagram and the detail for "Concrete Section (Refuse Area and Drive Aisle)" on Sheet 6 of the drawing set. *Please note the provided detail on Sheet 7 requires 6" thick concrete at 3,000 psi and the plan has been revised to show concrete accordingly.*
  - c. Provide truck turning template for refuse dumpster service vehicle backing into dumpster service area. *Please see attached truck turning template.*
1. Streets/Drainage
  - a. Provide NCDOT Access Permit for the proposed driveway modifications on US 158 or documentation from NCDOT that no Access Permit is required. *Please see attached NCDOT Permit Application that is under review with NCDOT.*
  - b. The proposed plan depicts the removal of the existing gutter pan across the driveway and paves to the asphalt in US 158. Public Services recommends reinstalling the gutter pan and maintain the south to north drainage of the existing gutter in US 158. *Please see revised gutter plan that maintains south to north drainage.*

- c. Provide existing and proposed grades of the driveway culvert in the US 158 Right-of-Way. *Existing spot shots have been provided on Sheet 1. Proposed inverts have been provided on current Sheet 4.*
  - d. Portions of the proposed driveway in the US 158 Right-of-Way appear to be draining directly to the sidewalk. The designer is requested to review the drainage in this area and identify if flumes or other conveyance measures can be installed to prevent water draining to the pedestrian sidewalk. *The sidewalk and parking area are designed to tie into existing grades and are not anticipated to cause a drainage issue at the sidewalk as survey data appears to show the sidewalk draining from west to east. The existing ditch and 8" HDPE at the northern property line are proposed to remain.*
  - e. Public Services recommends utilizing the existing driveway cuts and existing pavement sections in the US 158 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. Modifications to the construction sequence and demolition plan may be warranted to convey this to the contractor. *Please see revised plans that show the existing driveway along US Route 158 as the only construction entrance.*
  - f. Traffic Control on US 158 for work at the roadside shall be maintained in accordance with the latest NCDOT Roadway Standard Drawings and Specifications. *Acknowledged, all roadside work will be in accordance with NCDOT Roadway Standard Drawings.*
  - g. Limits of disturbance extends west of the silt fence along the Blue Jay Street Unimproved Right-of-Way and into the existing ditch. Identify any proposed land disturbing activities in this area. *Disturbance within the existing ditch is not proposed, the limits of disturbance was set to encompass the landscaping installation and silt fencing.*
2. Water System
- a. Provide water meter sizing form for all proposed water fixtures. *Please see attached water meter sizing form for proposed water fixtures. Please note the proposed connection has been shifted to reuse the existing water service and meter, if acceptable.*
  - b. Water service to the restaurant will require an RPZ for backflow protection and will need to be shown on the plans downstream of the water meter and close to the property line. *Please see revised plans for RPZ back flow protection.*
  - c. Plans reference that the contractor is to install the water service and tap. Please note that the Town's Water Systems Division will be installing all service taps and meters. The contractor is not permitted to tap the Town's water mains. The plan notes need to be updated or removed accordingly. *Please see the revised notes for installation on Sheet 3.*
3. Wastewater
- a. The existing facility's wastewater is managed by the private KDHWWTTP, LLC sewer system. Provide at willingness to serve letter for the new facility from KDHWWTTP, LLC stating they have adequate capacity and are willing to serve the facility or provide a copy of an executed contract agreement between the new owner/tenant and KDHWWTTP, LLC. *Please see attached willingness to serve letter/executive contract agreement.*
  - b. The sewer pump station and grease interceptor are shown within approximately one foot of the north property line. Coordinate the location of the lift station and grease interceptor with KDHWWTTP, LLC and appropriate service providers to determine the constructability and serviceability of this sewer pump station and

grease interceptor. If the pump station and grease interceptor are to remain at this location. Provide construction methodology that will ensure that the construction and maintenance activities associated with the sewer pump station and grease interceptor will not extend beyond the limits of disturbance and onto adjacent private properties. Confirm setbacks for grease interceptors and make location adjustments as necessary, Dare County Environmental Health Supervisor advises that grease interceptors have a 10-foot setback to property lines. *Please see revised plans that show new location of the pump station and grease interceptor.*

**Town Engineer, Pete Berkheimer**

1. Engineering

- b) Dimension the radii of the entrance curb returns. *Please see added dimensioning of the entrance curb throughout the plan set.*
- c) On Sheet 2, relabel the "site triangle" as "sight triangle." *See revised edit on Sheet 1 (previously sheet 2) "sight triangle."*
- d) Provide a detail or other additional information to clarify the configuration and functionality of the 6" PVC overflow system for the front parking spaces. *Please see detail provided for the 6" PVC overflow system on Sheet 4.*
- e) On Sheet 2, add to Note 29, "...and stormwater management requirements of the Town of Kill Devil Hills." *Please see revision to note 29 on Sheet 3 (previously Sheet 2).*
- f) Clarify the intent of the removable bollards. The long stacking lane may need a relief exit for customers who become frustrated with a long wait and want to bail out of the queue. *The bollards have been removed per planning staff's comments.*
- g) The Rims of DI's 5, 6, 9 and 10 are all set at 8.00, vs. the bottom of the basins being at 7.1. Would it make sense to lower and/or tilt these rims, so that stormwater from the intake DI's is admitted into the basins sooner? Also, would making the interconnecting pipes HDPE "sock drain" in lieu of solid-wall RCP allow for earlier/easier transmission of some of the site stormwater into the soil? This item is offered as a suggestion and not a review requirement. *The SHWT is around 6.1' elevation, due to the elevation of the site and cover over the proposed piping, the inverts are within the SHWT. This is why "sock drain" piping was not proposed. Rim elevations were set to maintain a minimum cover over the pipe.*
- h) Please note that Pervious Concrete, or Permeable Concrete, shall be installed in accordance with the latest version of ACI 522.1, "Specification for Pervious Concrete," shall have a minimum void ratio of 15%, and shall be by a contractor with demonstrated successful prior experience in the installation of Pervious Concrete. *Acknowledged, Pervious, or Permeable Concrete shall be installed in accordance with ACI specifications. Contractor will also have successful prior experience installing pervious concrete.*
- i) On Sheet 3, change the note on the Depth Benchmark from "...shall be based on true elevations from mean sea level" to "...shall be based on true elevations from NGVD 1988." *Please see revision on sheet 3*
- j) On Sheet 2, clarify the note that begins "1,000 WATTS SERIES 909 RPZ..." *The RPZ associated with irrigation has been removed.*
- k) Finalize and note the size of the water meter prior to final approval of the site plan. Also, clarify the piping configuration at the proposed RPZ. *Please note the Town's water meter sizing form has been provided with this package.*

**Building Inspector, Marty Shaw**

1. Building Inspection

- a. It appears that the three bollards where the end of the parking lot meets the drive thru line are within the depth of the drive aisle providing access to parking space #11. See attached markup. *Please note the bollards have been removed and this area has been striped as no parking.*

**Fire, John Risoldi**

1. Fire

- a. The accessibility to the structure when the drive through lane is blocking the fire lane access. *Please note the fire apparatus can come within 150' of all portions of the structure from the front drive aisles.*

**Police, Dana Harris**

1. Possibly add "Do Not Enter" sign with bollards, concerned with motorcycles and bicycles cutting through parking lot and drive through lane. *Acknowledged. Additional signage will be used with a speed hump and striping.*
2. Provide Drive thru markings with arrow at beginning of drive thru line (stacking line) to help prevent people from turning into Fire Lane area and having to turn around to try to get back into the drive thru line. *Please see revised plan showing drive-thru markings additional signage will be provided at the site to alert customers how to access the drive-thru lane.*

Sincerely,  
**Quible & Associates, P.C.**



Cathleen M. Saunders, P.E.

Encl.: As stated

Cc:

File