

July 27, 2021

Ryan Lang
Senior Planner
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 July 20, 2021 and the subsequent Planning Board meeting. On behalf of MPF Investment Company, Quible & Associates, P.C., hereby submit for your review and approval the following documentation:

1. Fifteen (15) full size (24"x36") copies of the revised Site Plan Set;
2. Fifteen (15) full size copies of the revised Elevations;
3. One (1) PDF digital copy of all items.

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

Planning, Ryan Lang

1. Recommend applicant connect site to Blue Jay St. to allow traffic to enter the property from another street other than US 158. Additionally, allows access to Martin St. US 158 intersection including a traffic light via a public right of way and not only through an adjacent commercial property. *Acknowledged. We have thoroughly reviewed the potential of connecting the subject proposed development to Blue Jay St, and do not feel that the connection would improve the safety or maneuverability of the site. We feel that an added connection to the intersection of the two-way drive aisle with the stacking lane could cause confusion and add to potential "cut-ins" from Blue Jay St. into the drive-thru stacking lane. Please acknowledge that the site as currently designed is fully compliant with the Town Dimensional Standards, NC Fire Code, and other State requirements. The site is fully functional, Public Works is satisfied with refuse pick-up maneuverability, and patrons have full access to the light at Martin St. Furthermore, the proposed stacking provided is about three times the minimum required by the Town. We do appreciate the Town's apparent willingness to accommodate a connection to Blue Jay St. and the Applicant will certainly monitor the need for a connection presuming that the development is permitted.*

2. Sheet 8 "Wastewater Details" Sheet is missing from plan set. *The wastewater details sheet 8 is provided for reference and will be submitted to KDHWTP, LLC for review and approval.*
3. Sheet 1: Does not identify "Stop Sign" symbol. Label "Sign" on North East corner of property. *Sheet 1 has been updated to reflect these items.*
4. Sheets 3 and 4: Remove note "Proposed Removable Bollards (typ. of 3)" *Please note this has been removed on Sheets 3 and 4.*
5. Sheet 6: Landscaping Planting Summary does not meet the required number of plantings. Please provide breakdown of required and provided plantings (trees and shrubs) per property line. Required landscaping plantings are as follows: NCDOT Buffer - Trees: 15 Shrubs: 15, Northern Buffer - Trees: 8 Shrubs: 23, Southern Buffer - Trees: 8 Shrubs: 23, Western Buffer - Trees: 15 Shrubs: 15 *Sheet 6 has been updated based on the number of trees and shrubs listed in this comment.*
6. Architecturals Sheet 6PK-3: Pitch of Canopy needs to be identified. Canopy length cannot exceed 15'. Height of Mansard Roof needs to be identified. *Acknowledged. Please see the enclosed revised architectural Sheet 6PK-3.*

Fire – John Risoldi (252-449-5227)

1. Parking lot opened to Blue Jay Street, would provide the fire department another option to access the structure. *Acknowledged. Please refer to Planning response #1 above and note that the site as proposed is in compliance with NC Fire Code.*

Town Engineer -- Pete Burkheimer

1. My comments of June 21 have generally been addressed satisfactorily, except for #7 (referred to as h in the resubmittal letter). It stated "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." The engineer acknowledges this in the resubmittal letter, but when we said "Please note...", we meant that an actual note to this effect should be placed near the PERMEABLE CONCRETE PAVING DETAIL on Sheet 7. *This note has been added to Sheet 7 next to the permeable concrete paving detail.*
2. Also, a minor detail: In the TYPICAL BELGARD® AQUA BRIC TYPE 4 PERMEABLE PAVER INSTALLATION DETAIL, the callout "MINIMUM SLOPE 0.5% (PREFERABLY FLAT)" should read "MAXIMUM SLOPE 0.5% (PREFERABLY FLAT)". *This note has been updated on Sheet 7.*

Public Services – Derek A. Dail (252-480-4085)

1. Solid Waste — Site drawings and notes call for the dumpster to be screened and screening details to be provided on building plans. Dumpster screen details will need to meet the minimum requirements of the Town Two Dumpster Diagram. *Acknowledged.*
2. Streets/Drainage
 1. Provide NCDOT Access Permit for the proposed driveway modifications on US 158 or documentation from NCDOT that no Access Permit is required prior to Building Permit application. Applicant has indicated the Access Permit has been submitted to NCDOT for review. *Acknowledged. The NCDOT database indicates this submittal is still under review by the district.*
 2. The existing driveway culvert to be replaced needs to be regraded to drain to the next southern downstream drainage culvert under Boundary Street which has an elevation of

5.17' per the 2012 Autozone Asbuilt drawing. The existing culvert invert may be damaged or improperly installed. A copy of the 2012 Autozone Asbuilt drawing can be provide if requested. Please note the driveway culvert elevations have been modified to drain to the south as requested. Regrading within the existing ditch is shown on the enclosed Sheet 4 to tie into existing grades at 5.92' further downstream.

3. Designer is requested to install a small flume, curb wipe down or other conveyance on each side of the driveway in the US 158 right-of-way and just east of the sidewalk/crosswalk to allow stormwater to exit the low point of the driveway before flowing down the sidewalk. Designer is requested to coordinate with Public Service on final minor modifications in the driveway before submitting for Building Permit. *A wipe down curb has been called out on the enclosed Sheet 4 on the east side of the sidewalk/crossing.*

Sincerely,
Quible & Associates, P.C.



Cathleen M. Saunders, P.E.

Encl.: As stated

Cc:

File