

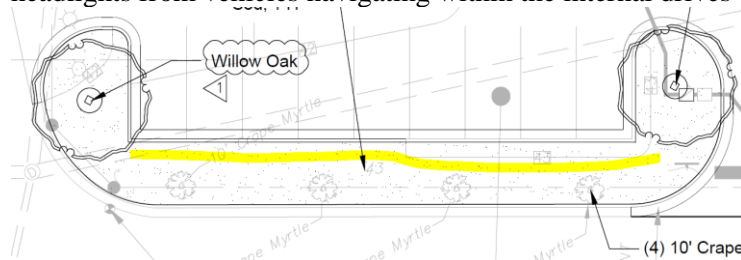
To: Mike Hull
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 12/13/2021
Re: Cava Restaurant TRC rev. 1

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

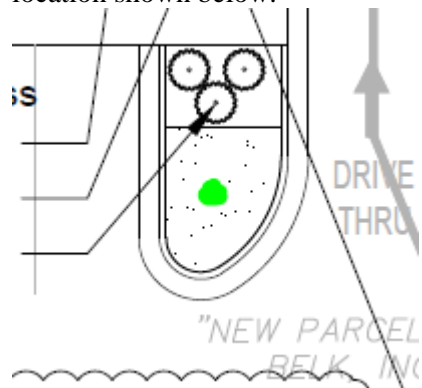
Staff	Department	Notes
Pat O’Mahony	Planning, Plan Review	Comments attached
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O’Mahony - Planning

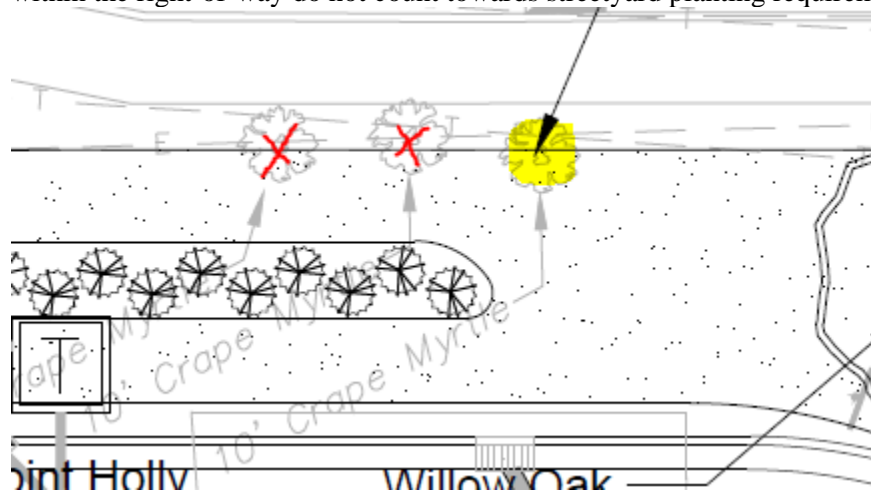
- Remove CFPUA plans from submittal. The City does not approve CFPUA plans.
- A pedestrian connection from the Oleander Drive sidewalk to the building entrance is required.
- Parking in excess of essential site improvements (2 spaces) as defined in Article 15 up to the maximum may be allowed with the options listed:
 - (1) Pervious paving materials used only on sites where soils are suitable for infiltration; and/or
 - (2) Runoff from additional parking area is managed by at least one (1) of the following techniques (refer to: NCDENR Best Management Practices Manual for design criteria): bioretention area; filter strip; sand filter; and or grassed swales.
- Elevations (in the RB zoning district) and signage are not approved through the TRC site plan review process. Please remove from plans.
 - However, staff *recommends* additional glazing along the Oleander-facing frontage.
- Dumpster screening shall consist of living and non-living material. Please note fence and height (Sec. 18-504).
- Parking area screening is recommended in the area shown below to shield parked headlights from vehicles navigating within the internal drives (Sec. 18-483).



- Shrubs required for streetyard are 12" at time of planting. Update plant list accordingly.
- Trees are required to be planted at the end of all parking rows. Please add tree in the location shown below.



- Confirm if the tree highlighted below is located within the streetyard. Trees planted within the right-of-way do not count towards streetyard planting requirements.



Project Name: CAVA

Formal TRC Date: 12/16/2021

Reviewer: Eric Seidel, PE

Department: Engineering – Plan Review Section

1. Application IV. Project Information; Line Items #8 & 9: Add 2,703 sf to Future Development and add to Total Onsite Impervious Surface.
2. No Further Comments.

Project Name: CAVA Restaurant

Formal TRC Date: DEC 16, 2021

Reviewer Name: Chris Walker

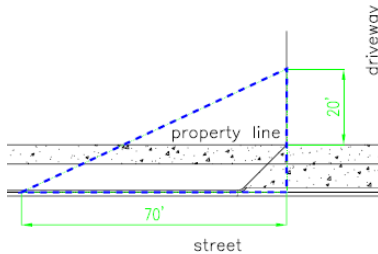
Reviewer Department/Division: Fire

No comments from Fire

BASE INFORMATION:

TECHNICAL STANDARDS – ACCESS:

1. Dimension the parking aisle width for the perpendicular parking.
2. Show and apply the City's 20'x70' sight distance triangle at each side of the exit only driveway. Show the sight triangle as per reference image below. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC]. [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC]. [Sec. 18-667 Figure 18-667 CofW Updated LDC: Vision clearance].



SIGHT DISTANCE TRIANGLE FOR ANY STREET/DRIVEWAY INTERSECTIONS WITH THOROUGHFARES

Oleander Dr is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. In accordance with the City Code, sight distances along thoroughfares must be calculated in compliance with the AASHTO requirements. [Chap VII (C) (1) of CofW Tech Stds] [Sec.18-556 CofW LDC] [Sec. 18-667 CofW Updated LDC]. Show AASHTO for the departing right turn movement from exit-only driveway off Oleander Dr.

Please let me know if you have any questions or if I can be of further assistance.

Project Name: **CAVA RESTAURANT**

TRC Date: **12.16.2021**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The site plans have proposed a 2535 SF Building with a 290 SF Patio, (2825 SF Total) for a new Fast Casual, Restaurant with Drive Thru Window, Land Use Code 930.
2. The site plans show the ITE Estimated Trip Generation Numbers for the project with the AM Peak Hour Total, PM Peak Hour Total and 24-Hour Daily Total:

Land Use	ITE Code*	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Fast Casual Restaurant w/ Drive Thru & outdoor seating (Building & patio) 2,825 SF	930	888	5	2	22	18

3. Based upon the estimated trip generation, no TIA is required for the project.
4. The proposed vehicle queue length appears to be inadequate to be contained within the drive thru lane. The minimum queue must contain the estimated vehicle queue, and vehicle length must be 20' (passenger car/ Pick-up Truck. Vehicles will not be allowed to block internal drive aisles or queue into the travel lanes for the Independence Mall.
5. Please relocate the proposed Stop Bar locations inside the property limits.
6. Please show Bicycle parking on the site plan.

Please let me know if you have any questions regarding the comments.