

To: Rob Romero
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 11/1/2022
Re: Mess Hall Parking Lot TRC Rev. 2

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
Brian Chambers	Planning, Plan Review	Comments below
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O'Mahony- Planning – Attached

- Parcels must be recombined prior to final zoning approval.
- Identify parking as 'maximum' allowed, not minimum required.
- Maximum number of parking spaces per row is 12, row in front of building include 13 spaces.
- All parking lot landscape islands require a tree, see island south of vehicle turnaround.
- Identify tree species and height/caliper at planting.
- Show compliance transitional buffer (Type B) to the R-5 district on the western side of the property. Provide half of required plantings.
- Streetscape requires 1 canopy tree, 6 understory trees, and 9 shrubs per 100 feet. Based on expansion table, ¾ of the required amount must be provided. Show calculations.

Engineering has reviewed the 10/11/2022 submittal for the Mess Hall project and offers the following comments:

1. The proposed driveway should be a standard commercial driveway with straight flares per City SD 3-03.3.
2. The sidewalk linework/expansion joint should continue through the driveway apron per SD 3-03.3. Please revise.
3. The proposed ROW sidewalk must be 5 feet wide to meet City standards (City SD 3-10).
4. A public pedestrian access easement will be required for the sidewalk along Moss St. Show the easement on the plan and provide a callout.
5. Clearly and accurately show the property line boundary on the plan.
6. Remove the drainage note on the site plan. Roof runoff must be directed north to the proposed parking lot.
7. "It shall be the developer's responsibility to provide a drainage system to manage or convey all runoff that enters the development and water that may fall on the area of the development. All drainage shall be infiltrated or directed to a discharge point with adequate capacity to receive the drainage, such as a natural or man-made waterbody or watercourse, ditch, stormwater control measure, or storm drainage system" (City Land Development Code, Sec. 18-255, A, 2).
8. Add a callout that specifies directing all roof runoff to the north. Show roof drain locations.
9. There are sections of slope curb on Moss St that are damaged and will need to be replaced. Add a callout to the plans.
10. The proposed ADA ramp at the corner should direct pedestrians perpendicularly across Moss St. The ramp should be similar to those constructed at the intersection of Kent St and Wrightsville Ave. Add a callout to coordinate construction with City ROW inspector.

Project Name: **MESS HALL**

Formal TRC #2 Date: **10.18.2022**

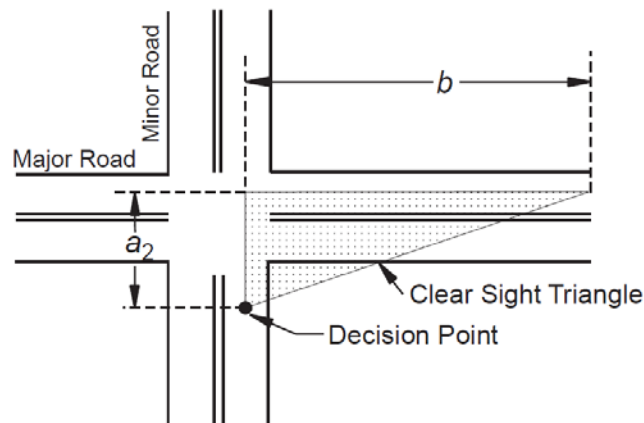
Reviewer Name: **Mitesh Baxi**

Reviewer Department/Division: **Engineering/Traffic Engineering**

SIGHT DISTANCE TRIANGLE FOR ANY STREET/DRIVEWAY INTERSECTIONS WITH THOROUGHFARES

This section of Wrightsville Ave 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 sight distance for traffic departing from Moss St. Below image is for reference only and sight clearance must be calculated based on speed and street configuration.

Refer 'AASHTO A Policy on Geometric Design of Highways and Streets', Chapter 9.5.2.2 Departure Sight Triangles.



Departure Sight Triangle for Viewing Traffic Approaching the Minor Road from the Right

TECHNICAL STANDARDS:

1. Please show location of accessible ramp and parking signs on the plan. If ramp is not required show graphics for detectable warning domes at the transition of drive aisle and sidewalk.

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

Project Name: **THE MESS HALL**

TRC Date: **10.31.2022**

Reviewer Name: **BILL McDow**

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

TECHNICAL STANDARDS:

1. The Trip Generation numbers in the Site Data Table are not correct.
2. Please revise the proposed ITE Estimated Trip Generation Numbers for the project with the AM Peak Hour Total, PM Peak Hour Total and 24-Hour Daily Total for all proposed uses:

Land Use	ITE Code*	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Warehouse, 3,000 SF, existing	150	5	1	0	0	1
Restaurant, 3,000 SF, proposed	932	322	23	18	25	24

*NCDOT Congestion Management publication recommends the use of Generator for AM & PM Peak Hour

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