

To: Summey Engineering Associates
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 1/11/2023
Re: Cookout – Market Street

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
Chris Walker	Fire	No further comments
Bill McDow	Transportation	Comments below
Mitesh Baxi	Traffic Engineering	Comments below
Jeff Walton	Planning, Plan Review	Comments below
Richard Christensen	Engineering	Comments attached

Bill McDow – Transportation Planning

TECHNICAL STANDARDS:

1. The project does not appear to meet the improvements listed in the Cook Out Market Street TIA Approval with Conditions, dated April 25, 2022:

SR 1301 (Princess Place Drive) and Birchwood Drive/Site Driveway 2

- *Align the site driveway with Birchwood Drive.*
- *Provide site driveway with one ingress and one egress lane, an internal protected stem of 75 feet and stop controls for northbound approach.*

2. The Birchwood Drive and Princess Place Driveway does not have the required 75' internal protective stem length required in the TIA. Please increase the stem length.

US 17 Business (Market Street) and Site Driveway 1

- *Construct a westbound right turn lane on US 17 Business with 100 feet full width storage and 25 feet of taper.*
- *Provide site driveway with one ingress and one egress lane, an internal protected stem of 75 feet and stop controls for southbound approach.*

3. The site plans do not have the 100 feet full width storage and 25 feet of taper for the westbound right turn lane on US 17 Business, (Market Street). Please increase the length of the westbound right turn lane on Market Street on the Site and Utility Plan, Overall Traffic Layout, and other plan sheets.
4. The Market Street driveway does not have the required 75' stem length. Please increase the stem length per the TIA requirement.

Mitesh Baxi – Traffic Engineering

EXISTING CONDITIONS:

- Show and callout an existing streetlight in the front of this property off Market St.

TECHNICAL STANDARDS:

1. Verify and revise as required, the dimensions for parking facility and driveway off Princess Pl Dr.
2. Install wheelchair ramp at corner of street style driveway off Market St, per NCDOT and/or City standards. Connect sidewalk with ramp. [Chapter II (E) (6) of CofWTSSM].
3. Install detectable warning domes for the cut-through island at the median off Market St if island has sufficient length of at least 6’.
4. The median at the driveway off Princess Pl Dr should be extended to restrict the left turn into parking area for Traffic entering.
5. Dimension the corner radii and the width of the street style driveway off Market St.
6. The maximum width of the driveway at the gutter flow line measured between the points where the curb returns, or driveway apron meets the curb line or edge of roadway is sixty-two (62) feet. [Chapter VII, C, page 7-10 CofWTSSM]. Please verify or subject to variance.
7. Dimension the cut-through island and median width.
8. Show, callout and dimension the 20’x70’ SDT for driveway off Market St as per City standard. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC].
9. Provide turning movement for fire vehicle if expected to access the driveways and parking facility.

STRIPING AND SIGNAGE PLAN:

1. Detail the type of pavement markings for the right turn lane, taper and storage with dimensions as per NCDOT/City standards.
2. Stop sign and bar should be installed in advance of the potential crosswalk across the street style driveway off Market St. If installed it shall be outside the Market St ROW.
3. Clarify the type and purpose of sign shown in front of the sidewalk across the street style driveway off Market St. If installed it shall be outside the Market St ROW.
4. Crosswalk striping are not required at the private driveway off Market St and shall not be installed.
5. Yield signage should be installed wherever yield markings are proposed within the facility.
6. Yield or stop sign/markings should be installed for the west side drive through lane also.
7. If drive aisle for perpendicular parking spaces is proposed to be a one-way, install ‘Do not enter’ sign to regulate the traffic appropriately.

SIGHT DISTANCE TRIANGLE FOR ANY STREET/DRIVEWAY INTERSECTIONS WITH THOROUGHFARES

Market St 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]. Show and callout AASHTO departure sight distances for driveway off Market St.

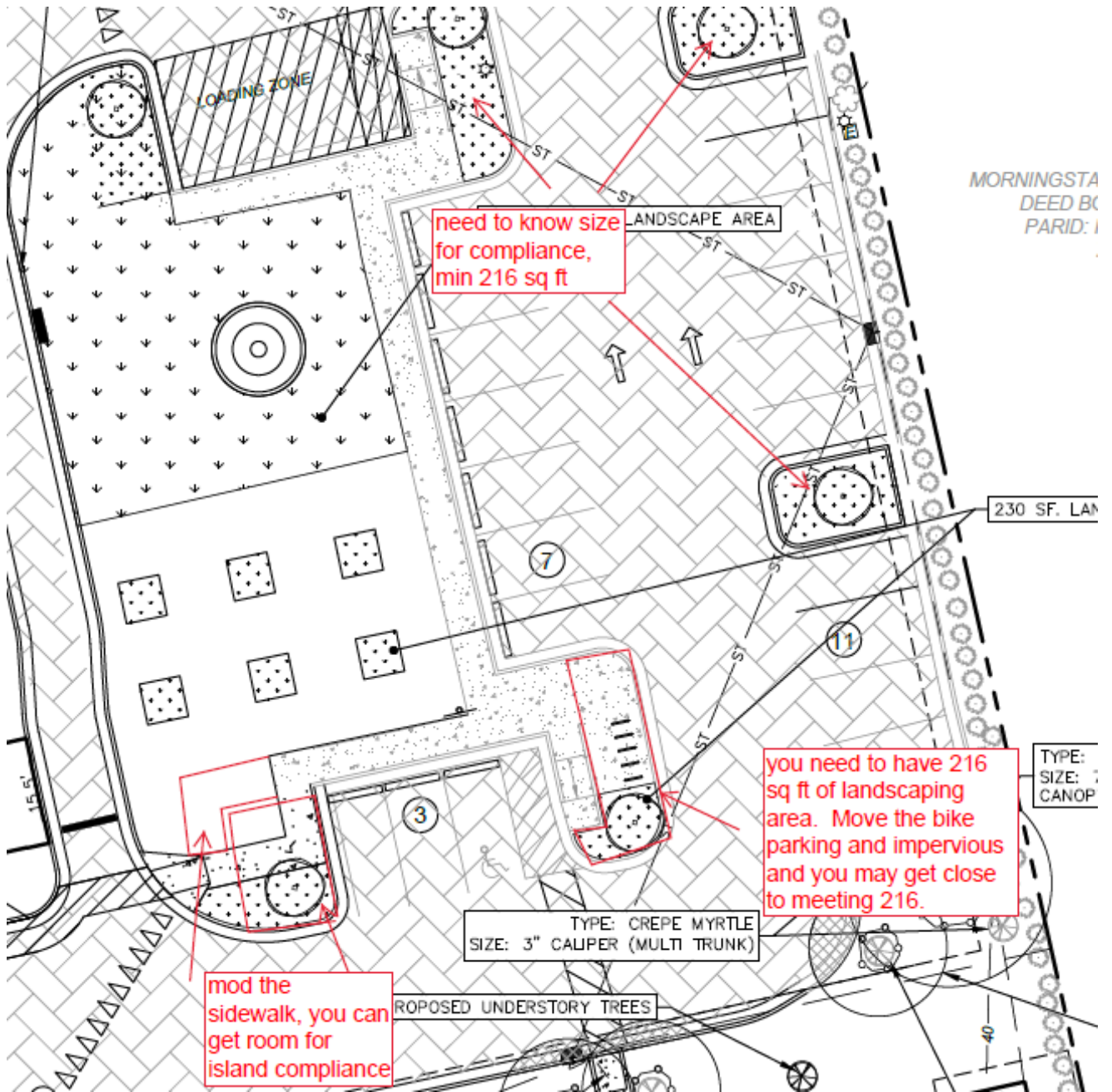
Jeff Walton – Planning

Site Plan Comments:

- O&I-1 zone requires that exterior building materials for new construction
 - I think NICHIHA MIRAIA are board/stucco panels? No metal panels would be allowed.
 - I need to know if they comply, have the architect clarify on his elevation sheets. Please submit building elevations as they were part of this submittal.

Landscape Plan:

- All parking rows shall have 216 sq ft landscape islands at the end of each row.
 - I made some suggested redlines that may help in compliance. Next page



MORNINGSTAR
DEED BOOK
PARCEL: 1

need to know size
for compliance,
min 216 sq ft

mod the
sidewalk, you can
get room for
island compliance

you need to have 216
sq ft of landscaping
area. Move the bike
parking and impervious
and you may get close
to meeting 216.

TYPE: CREPE MYRTLE
SIZE: 3" CALIPER (MULTI TRUNK)

PROPOSED UNDERSTORY TREES

230 SF. LAN

TYPE:
SIZE:
CANOP

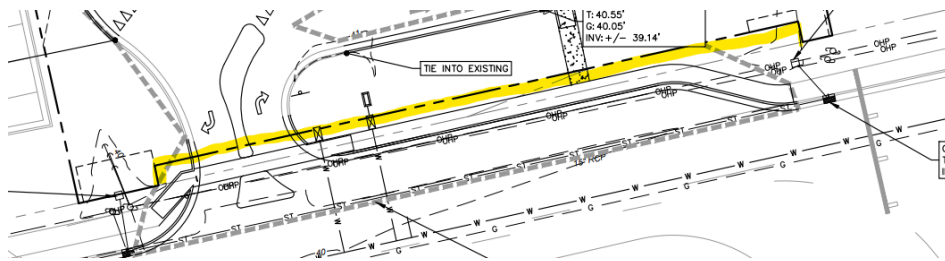
Engineering has reviewed the plans for the Cookout Market Street project submitted December 12, 2022, for TRC review and have the following comments:

Stormwater Management Permit Application Form

1. *Previous comment: IV. Project Information: #5 thru #11 & #13: The math does not appear to be correct. Please check the math. Check the numbers on DA-1 and DA-2 as well. This was not addressed in the 12/12/22 submittal.*
2. IV. Project Information: #1-#13: Make sure the application entries are up-to-date due to the minor site changes and the addition of the Market Street improvements.

Plans

3. C-3: Please explain what the highlighted area is. Is this additional right-of-way? Or is it public pedestrian access easement to cover the sidewalk that is outside of the public r/w? Please add a label.



Please call or email if there are any questions. Thank you.