Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

November 17, 2020

Memorandum

To: Planning Board

From: Cameron Ray, Assistant Planning Director (R)

Subject: **SITE PLAN REVIEW** — Cook Out Restaurant – 2005 S. Croatan Hwy in the Commercial Zone – Proposed 1,500 Sq. Ft. Restaurant with 18 Parking Spaces and Associated Site Improvements

Enclosed is a Site Plan Review submittal by Commercial Site Design, PLLC for the proposed construction of a new 1,500 Sq. Ft. "Cook Out" restaurant at 2005 S. Croatan Hwy with 18 parking spaces, two drive-through lanes, and associated site improvements. The proposed restaurant is a permitted use in the Commercial Zoning District (O) *Restaurant*. Attached you will find a Commercial Site Plan Review Application, Site Development Plans, water meter sizing form, KDHWWTP, LLC willingness to serve, the applicants response to Town Staff technical review (1) comments, and most recent staff comments.

The applicant has addressed most of staffs initial technical review comments; however, the following conditions remain to be addressed:

<u>Planning—Cameron Ray (252-449-5318)</u>

1. Landscaping: (C-8) *Landscape Calculations:* Croatan Highway requires 15 Trees and 15 Shrubs. Wrightsville Avenue requires 19 Trees and 19 Shrubs.

<u>Police –Dana Harris (252-449-5324)</u>

1. Suggests adding a bike rack on site.

Staff recommends that the Planning Board forward the plan to the Board of Commissioners with a favorable recommendation after the above listed conditions have been addressed.

TOWN OF KILL DEVIL HILLS
PUBLIC SERVICES

Post Office Box 1719, 107 Town Hall Drive
Kill Devil Hills, NC 27948
Administration (252) 480-4080 Fax (252) 441-6136
Office Hours: 8:00 a.m. – 5:00 p.m. Mon. – Fri.
Water Plant (252) 480-4090
www.kdhnc.com

STEPHEN F. ALBRIGHT
Director

DEREK A. DAIL
Assistant Director

MARCIA OLLIS
Administrative Services

ALFRED W. BURTON
Water Plant

WILLIAM H. WATERFIELD
Water Systems

L. RANDOLPH TURNER
Streets

LYNN E. LINDSEY
Solid Waste

November 09, 2020

To: Cameron Ray
Kill Devil Hills Planning

From: Derek A. Dail
Kill Devil Hills Public Services

Re: Site Plan Review II
Cook Out
2005 S. Croatan Highway (NC 158)

The Town of Kill Devil Hills Public Services has performed a Review II of the site plan application for the proposed improvements to the commercial property located at 2005 S. Croatan Highway (NC 12). Comments from Public Services are provided in the following sections and are based on the application resubmittal package dated 11/03/2020.

Solid Waste

1. No Comment: Private refuse hauler identified on plans.

Streets

1. Public Services contacted Caitlin Spear with NCDOT and she confirmed that the proposed entrance will not need a Driveway access permit, but the demolition of the existing northern driveway and the construction in the right of way will need an encroachment agreement. The executed encroachment agreement will be required before the issuance of the building permit.

Water System

1. No Comment: Applicant acknowledges the fees associated with the water service upgrade.

Wastewater

1. No Comment: Applicant acknowledges the requirement for KDHWWTP to provide the wastewater encroachment agreement and NCDEQ permits.

Ray, Cameron

From: Pete Burkhimer <PBurkhimer@american-ea.com>
Sent: Tuesday, November 10, 2020 6:59 AM
To: Albright, Steve; Dail, Derek; Ray, Cameron; Lang, Ryan
Subject: FW: Cook Out KDH
Attachments: 04 - OUT-2022 - Grading Plan.pdf

This addressed my suggested changes. Since they are wrapping their entire infiltration bed of #57 stone in a drainage fabric, they elected not to call for true "sock drain" passing through it, but just "perforated HDPE pipe". I'm not going to comment on that.

I am OK with the overall set with this sheet substituted.

Pete Burkhimer, PE
Senior Consultant
AMERICAN Engineering
448 Viking Drive, Suite 170
Virginia Beach, VA 23452
(757) 468-6800 (office), (757) 478-5970 (cell)
pburkhimer@american-ea.com

From: Jacob Strickland <strickland@csitedesign.com>
Sent: Monday, November 09, 2020 12:00 PM
To: Pete Burkhimer <PBurkhimer@american-ea.com>
Cc: Jacob Strickland <strickland@csitedesign.com>
Subject: RE: Cook Out KDH

[ALERT: This is an External E-mail. Use caution when opening attachments or clicking links.]

Pete,

Please see the attached revised grading plan with the revisions and modifications that we discussed last week. In addition to the items we reviewed, we have also changed the flared end section to the north of the new driveway on Wrightsville Blvd to a drop inlet at the request of Kill Devil Hills who contacted me this morning. Please take a look and let me know if you have any questions or concerns regarding these changes. If there are no further revisions to make, we will incorporate this into our set for the next submission.

Thank You,
Jake

Jake Strickland, Engineering Technician
COMMERCIAL SITE DESIGN
strickland@csitedesign.com
Direct: 919-398-6541
Main: 919-848-6121

From: Jacob Strickland <strickland@csitedesign.com>
Sent: Thursday, November 5, 2020 2:45 PM
To: Pete Burkhimer <PBurkhimer@american-ea.com>
Cc: Jacob Strickland <strickland@csitedesign.com>
Subject: RE: Cook Out KDH

Pete,

Thanks again for your time and feedback this morning regarding the stormwater design on this project. We reviewed your recommendations internally this afternoon and are making the revisions based upon our conversation to address these items. We are revising the layout within the infiltration bed to include the perforated 15" HDPE sock drain connecting pipes between the inlets to allow more uniform dosing during heavy rainfall events. Regarding the usage of RCP vs HDPE for the conveyance pipes, we are following your recommendations and specifying HDPE instead of RCP given the observed improved performance and longevity. The drawings are currently being revised and I should have a revised grading plan showing these changes over to you by Monday if not sooner.

Thanks Again,
Jake

Jake Strickland, Engineering Technician
COMMERCIAL SITE DESIGN
strickland@csitedesign.com
Direct: 919-398-6541
Main: 919-848-6121

From: Pete Burkhimer <PBurkhimer@american-ea.com>
Sent: Thursday, November 5, 2020 1:43 PM
To: Jacob Strickland <strickland@csitedesign.com>
Subject: Cook Out KDH

Jake, I have thought about this a little more and I want to offer the following thoughts outside the formal review environment:

1. After a little checking, the permeability of clean #57 stone—assuming the filter fabric is well installed and effectively keeps it clean—is not triple that of the sand but probably more like 25x that of the sand. Given that, I believe your design will work as shown. It does, however, dose the stormwater into the infiltration bed at 4-5 points, with a resulting groundwater mound, during very intense rain events. That could result in groundwater "blowing out" onto the lower property to the south. If you really want to stick by the present design, I understand. But I think a 15" HDPE "sock drain" connecting 3-8 would dose the bed much more uniformly. Standard perforations are about 1.5 si/lf, so you'd get about 1.35 sf of cumulative openings.
2. Ultimately, we will not reject RCP for your on-site piping. But, shipping costs are much higher for RCP, and it will come in from 75-100 miles away. The use of HDPE with WT joints, either sock drain or non-sock drain, is suggested. ADS' "HP Storm" product, which is polypropylene, is also an excellent alternative. Material costs won't be much different from concrete, but installation will be much cheaper. Just sayin'....
3. We will not require the 10' x 10' x 22" rip-rap you are proposing at the ends of the 12" pipe in Wrightsville Blvd. We're looking at velocities of 1.5-2.5 feet per second here. If you insist, we won't reject it. But consider saving the $$.

Ray, Cameron

From: Risoldi, John
Sent: Monday, November 9, 2020 2:59 PM
To: Lang, Ryan
Cc: Ray, Cameron
Subject: RE: Site Plan Technical Review 2 -- Cook Out Restaurant -- 2005 S Croatan Hwy in the Commercial Zone -- Proposed 1500 Sq Ft Cook Out Restaurant with 18 Parking Spaces and Associated Site Improvements

No comments at this time. I will be looking for fire code compliance requirements when the building plans are submitted.

John L. Risoldi, Sr.
Fire Marshal/Health & Safety Officer
Town of Kill Devil Hills
1634 N. Croatan Highway, P. O. Box 1719
Kill Devil Hills, NC 27948
252-480-4060 – Phone
252-480-4069 – Fax
johnr@kdhnc.com

"Everyday is a Fire Prevention Day"

From: Lang, Ryan
Sent: Wednesday, November 4, 2020 8:44 AM
To: Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Elliott, Donna <DONNA@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Lindsey, Lynn Earl <LynnEarl@kdhnc.com>; Pete Burkhimer <PBurkhimer@american-ea.com>; Ray, Cameron <Cameron@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Turner, Tote <TOTE@kdhnc.com>
Subject: Site Plan Technical Review 2 -- Cook Out Restaurant -- 2005 S Croatan Hwy in the Commercial Zone -- Proposed 1500 Sq Ft Cook Out Restaurant with 18 Parking Spaces and Associated Site Improvements
Importance: High

Good Morning,

Attached is: **SITE PLAN TECHNICAL REVIEW 2** – Cook Out Restaurant – The REVISED plan call for a demolition of the existing office building and associated parking lot, and construction of a new 1,500 Sq. Ft. Cook Out Restaurant, 18 Parking Spaces, Two Drive Thru Isles and associated site modifications. The proposed Restaurant is a permitted use in the Commercial Zone (O) *Restaurant.* The proposed plan includes adding an entrance onto Wrightsville Blvd. Attached

Lang, Ryan

From: Harris, Dana
Sent: Wednesday, November 4, 2020 9:19 AM
To: Lang, Ryan
Subject: RE: Site Plan Technical Review 2 -- Cook Out Restaurant -- 2005 S Croatan Hwy in the Commercial Zone -- Proposed 1500 Sq Ft Cook Out Restaurant with 18 Parking Spaces and Associated Site Improvements

Ryan,

I do not see any additional concerns.

I have a suggestion, a bicycle rack for those that come up on bicycles to order at the walk up window. J -1 students main mode of travel are bicycles.

Thanks

Dana

From: Lang, Ryan
Sent: Wednesday, November 4, 2020 8:44 AM
To: Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Elliott, Donna <DONNA@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Lindsey, Lynn Earl <LynnEarl@kdhnc.com>; Pete Burkhimer <PBurkhimer@american-ea.com>; Ray, Cameron <Cameron@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Turner, Tote <TOTE@kdhnc.com>
Subject: Site Plan Technical Review 2 -- Cook Out Restaurant -- 2005 S Croatan Hwy in the Commercial Zone -- Proposed 1500 Sq Ft Cook Out Restaurant with 18 Parking Spaces and Associated Site Improvements
Importance: High

Good Morning,

Attached is: **SITE PLAN TECHNICAL REVIEW 2** – Cook Out Restaurant – The REVISED plan call for a demolition of the existing office building and associated parking lot, and construction of a new 1,500 Sq. Ft. Cook Out Restaurant, 18 Parking Spaces, Two Drive Thru Isles and associated site modifications. The proposed Restaurant is a permitted use in the Commercial Zone (O) *Restaurant.* The proposed plan includes adding an entrance onto Wrightsville Blvd. Attached you will find a link to download the revised site plan and response to staff comments. Physical copies will be shared by interoffice mail today. https://csdesign.egnyte.com/fl/8XG5o93ABD

Please review the plans with respect to your department's responsivities and submit written comments to the Planning Department by **Close of Business** on **Monday November 9, 2020**. Your comments are important and will be reviewed by the Planning Board and Board of Commissioners.

One hard copy has been sent to each department. Additional copies can be provided upon request or reviewed here in the Planning Department.

Thanks in advance for your cooperation.

COMMERCIAL
SITE DESIGN

8312 Creedmoor Road Raleigh, NC 27613
919.848.6121 Phone 919.848.3741 Fax

www.csitedesign.com

DATE: **November 3, 2020**
TO: **Ryan Lang, Senior Planner- Town of KDH Planning Department**
FROM: **Commercial Site Design – Chris Clayton**
RE: **SITE PLAN TECHNICAL REVIEW 1**
Cook Out Restaurant – 2005 S Croatan Hwy in the Commercial Zone
TRC 1st Review Response to Comments

Please find our responses to your first round of review comments for the above referenced project.

Staff has reviewed the plans and documentation for the above referenced proposed project and offers the following comments:
Planning—Ryan Lang (252-449-5315)

1. Site Plan:
   a. (C1): Sidewalk along US 158 to remain intact and accessible as much as feasibly possible during construction.
   RESPONSE: Understood. A note has been added to the plan set indicating that the sidewalk should remain as accessible as possible during construction.

   b. Southern driveway entrance to serve as construction entrance in order to help keep gravel from spilling onto US 158.
   RESPONSE: We are now showing a second construction entrance at Wrightsville Blvd. entrance.

   c. (C2) Curbs: West Property Line – all curbing from retaining wall to south property line parking stalls shall be standard 6" concrete curb.
   RESPONSE: All perimeter curb is now shown as standard curb.

   d. (C2) Curbs: East Property Line – all curbing from parking stalls to the proposed dumpster pad shall be standard 6" concrete curb.
   RESPONSE: All curbing abutting parking stalls is shown as standard curb.

   e. (C2): Entrance from Wrightsville Blvd shall provide standard 6" concrete curb from edge of Wrightsville Blvd to property line.
   RESPONSE: Entrance revised to show standard curb in the ROW up to the tie in point of Wrightsville Blvd.

   f. Consider 25' radius for entrance/exit onto US 158
   RESPONSE: 25' radii now shown at driveway onto US 158.

g. Provide dimensions at "Do Not Enter" markings.
RESPONSE: Dimension provided as requested.

h. Provide site triangles for Pages C2 and C8, 10'x20' at each driveway entrance.
RESPONSE: Sight triangles now shown on site plan and landscape plan.

i. Provide crosswalk marking between sidewalks at US 158 Entrance.
RESPONSE: Crosswalk added as requested.

j. Consider providing sidewalk from ROW to site to keep pedestrians out of drive isles.
RESPONSE: Sidewalk connection from Building to ROW is shown.

k. Handicap Parking shall be located as close as possible to main site features.
RESPONSE: HC Parking has been shifted west in front parking bay such that they are closer to main site features.

l. (C3)(C3a): Erosion Control Plan – Relocate silt fencing to allow for existing northern sidewalk to remain open as much as feasible possible.
RESPONSE: Silt fencing has been relocated behind sidewalk to allow sidewalk to remain open.

m. Provide construction entrance onto Wrightsville Blvd to provide site workers and deliveries the ability to access 8th Street traffic light.
RESPONSE: Construction entrance added to Wrightsville Blvd. entrance.

n. (C6) Details – Handicap Parking Sign Detail needs general statue signage, "G.S. 136-30".
RESPONSE: Handicap sign detail has been revised as requested.

2. Landscaping:
   a. Landscape Calculations: (1) tree for each 10 linear feet and (1) shrub per 10 linear feet.
   RESPONSE: Streetyards have been adjusted to conform with requirement of 1 tree per 10 linear feet.

   b. Breakdown proposed/required landscaping per property line detail needs to be shown, with size of plantings and count detailed.
   RESPONSE: Calculations revised to show proposed / required plantings per each property line.

   c. All landscaping shall be located within the landscape buffer along northern and southern property lines.
   RESPONSE: Plantings adjusted such that they fall within designated buffer areas.

   d. Confirm Japanese Zelkova Trees are drought and salt tolerant.
   RESPONSE: Zelkovas replaced with Black Pines.

e. Confirm Ruby Red Loropetalum are drought and salt tolerant.
RESPONSE: Loropetalum replaced with Wax Myrtles.

f. Provide note if irrigation will be provided or if all plantings are drought tolerant.
RESPONSE: A note has been added to Landscape Plan that irrigation will be provided.

g. "Note # 16" shall be "30 inches" in height not "3 feet"
RESPONSE: Note revised as requested.

h. "Note # 4" add "153.073 as reference".
RESPONSE: Note revised as requested.

3. Lighting:
   a. Per 153.074 (E)(3) All light produced on-site shall be contained within the perimeter of the site by design, orientation or shielding of the light source. Fixture Type A appears to produce light onto adjacent properties and right of ways, possibly shielding can accomplish this requirement.
   RESPONSE: Revised Lighting Plan is included in plan set.

   b. (C9): Show lighting fixtures on structures if any.
   RESPONSE: Wall packs now shown on Site Plan, Utility Plan, and Lighting Plan.

   c. Commercial Entrances shall have a minimum of 5 foot candles.
   RESPONSE: Revised Lighting Plan is included in plan set.

   d. Add to Notes: "Lighting poles and fixtures shall meet 140 mph building code wind requirements."
   RESPONSE: Note added to Lighting Plan.

   e. Consider lower lighting poles with smaller fixtures to better contain light on site where meeting minimum and meeting allowable foot candles.
   RESPONSE: Revised Lighting Plan is included in plan set.

4. Commercial Building Exterior:
   a. (A2.01) and (A2.02) proposed 2 rows of neon accents, neon is not allowed in accent lighting. LED accents are allowed and shall meet following requirements: shall be one color per commercial site, may not suggest movement, flashing, be intermittently illuminated or appear to be flashing or glittering, shall be no higher than 15 feet from the finished grade on the site, shall be permanently affixed to the structure not hanging or temporarily attached to the structure.
   RESPONSE: Neon has been removed from building.

   b. Provide detail for Black Ribbed Nichiha Panels.
   RESPONSE: See sheet A2.03.

c. Provide glazing calculations. Windows plus Bahama Awnings to be calculated for entire front façade area.
RESPONSE: Glazing calculations for front elevation included on sheet A2.01.

d. Add Note: "Per 153.186(D)(1) Mechanical equipment shall not be visible from any right-of-way and (2) All mechanical equipment and appurtenances shall be screened."
RESPONSE: Note added as requested to sheet A2.02.

Zoning – Donna Elliot (252-449-5310)

1. Sign permit will be required for all on site signage.
RESPONSE: Note added to site plan that signage is a separate permitting process.

Engineering—Pete Burkhimer (757-478-5970)

1. Stormwater Management proposal, as submitted, does not address the KDH requirement to manage a 2-hour, 4.3 inch rain. This has already been communicated to the Applicant's engineer and we are awaiting a resubmittal.
RESPONSE: We are working with Pete Burkhimer to revise our storm design to meet Town Standards. The enclosed plans reflect changes including expansion of infiltration bed, removal of the connection to public stormwater conveyance system, and capturing as much runoff onsite as possible.

Public Services—Derek Dail (252-449-4085)

Solid Waste:

1. The proposed site dumpster layout does not conform to the standard for dumpsters serviced by the Town's Solid Waste Division. If the site is to be serviced by the Town's Solid Waste Division, the dumpster site will need to be modified to accommodate the Town's side loading commercial solid waste vehicles and in accordance with the attached "Three Dumpster Diagram". If the owner intends to contract refuse collection with a private hauler, indicate on the plan that the dumpster shall be serviced by a private hauler.
RESPONSE: Cook Out intends to use a private trash hauler and a note stating that has been added to the site plan.

Streets:

1. The site entrance on Wrightsville Blvd. shall be constructed to the Town's commercial standards and shall include curb and gutter along the drive entry to the ends of proposed drive radii. Add flumes, inverts or gutters as necessary to convey stormwater from the right-of-way.
RESPONSE: Drive entrance onto Wrightsville Boulevard has been added to meet the Town's standards.

1. Sheet C-3 shows proposed grading/fill in the Wrightsville Blvd Right-of-Way at the north east corner of the property. Fill for lot grading is not permitted in the Town Right-of-Ways.
   RESPONSE: Grading revised such that no grading occurs in the ROW.

2. Note 30 should be revised to reflect the current North Carolina 811 utility locating process that requires a three working day notice prior to excavating.
   RESPONSE: Note revised to indicate 72-hour notice prior to excavating.

3. Public Services recommends utilizing the existing driveway cuts and existing pavement sections in the 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.
   RESPONSE: We have shifted the construction entrance within the driveway on US 158 further east to allow for less disturbance to the existing sidewalk. We also show a second construction entrance at the Wrightsville Ave. curb cut.

4. Existing stormwater piping in the Wrightsville Blvd is HDPe not CMP.
   RESPONSE: Revised as noted.

5. Proposed driveway culverts and piping materials in the Town Right-of-Way needs to be revised to double walled HDPe with gasketed water tight joints per the Town Code.
   RESPONSE: RCP in ROW revised to show double walled HDPE with gasketed water tight joints.

6. The existing concrete flared end section in the NCDOT Right-of-Way is identified as having an existing elevation of 7.79' and the new flared end section proposed is specified with an elevation of 8.90'. Please provide the reasoning for modifying the invert grades originally established by NCDOT. This modification will also have to be approved by NCDOT with the Access Permit.
   RESPONSE: The prior plans had a typo. The invert of the proposed flared end section is 7.90' not 8.90'.

7. Provide NCDOT Access Permit for the proposed driveway modifications on US 158.
   RESPONSE: Per email correspondence with Caitlin Spear at NCDOT, they are not requiring an access permit for this project.

8. The streets department would like the drop inlet in the center of the driveway on Wrightsville Blvd. removed from the roadside collection system if feasible. Please take a look at the design and advise if drop inlet can be removed.
   RESPONSE: Design revised such that a drop inlet is no longer proposed in the center of the driveway.

9. The existing drop inlet in the Wrightsville Blvd. identified as being filled with debris has been cleared. Filter cloth was covering the grate from a previous sedimentation control project and has been removed. The invert measured ±30" from rim. The proposed drop inlet invert on the north side of the driveway on Wrightsville Blvd may need to be raised slightly to maintain positive fall to the south.
RESPONSE: Noted and incorporated into design as necessary.

10. Proposed drop inlets in the Town Right-of-Ways are required to have a pedestrian grate with ½ inch maximum width openings.
RESPONSE: N/A. We are no longer proposing any drop inlets.

11. Provide silt fencing at the Wrightsville Blvd driveway area during construction if a construction entrance is not going to be established at this location.
RESPONSE: N/A – construction entrance now shown at Wrightsville Blvd. driveway.

12. The gas utility identified on the cover page needs to revised to Piedmont Natural Gas. Contact information will need to be updated as well.
RESPONSE: Contact information updated accordingly.

13. Traffic Control on US 158 for work at the roadside shall be maintained in accordance with the NCDOT latest NCDOT Roadway Standard Drawings and Specifications.
RESPONSE: Note added to site plan indicating traffic control requirement.

Water System:

1. Per conversations with the project engineer, the 2" water service is to be reduced to a 1.5" water service per the water meter sizing form and the existing 5/8x3/4 service is to remain in service and utilized as an irrigation meter.
RESPONSE: Utility Plan revised to reflect these size changes.

2. The existing water meter on Sheet C-1 needs to be revised from a 1" meter to a 5/8x3/4 meter.
RESPONSE: Meter size revised as requested.

3. 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.
RESPONSE: All the installation notes now reference the Town.

4. Anticipated upgrade fees associated with the proposed service based on the current rate schedule:

System Development 1.5" meter	=	$10,500.00*
Available Credit (Good Standing Accounts)	=	-$4,000.00*
1.5" Tap Fee	=	$3,760.00
1.5" Surety	=	$350.00
Total	=	$10,610.00

*Developer may receive a credit for the $4,000.00 System Development Fee for the existing 5/8"x3/4" service so long as it is in good standing at the time of building permit application.
RESPONSE: Fees are noted.

Wastewater

1. Since this wastewater service is connecting to the KDHWWTP sewer system, Public Services needs the KDHWWTP to be the owner and operator of the sewer infrastructure in the Town Right-of-Way just like on other gravity and pressure sewer projects in Town. Similar projects in Town have installed a sewer manhole at the service facility's property line and links the service to the downstream pump station via a standard sewer extension. Anything upstream is typically the facility's owner's responsibility and KDHWWTP is responsible for the downstream infrastructure located in the Right-of-Way.
RESPONSE: Noted and manhole now shown at property line as requested.

1. KDHWWTP will need to provide the Town's encroachment agreement for the wastewater infrastructure in the Wrightsville Blvd Right-of-Way.
RESPONSE: Noted. We are already in discussions with KDHWWTP regarding the sanitary sewer.

2. The wastewater infrastructure located under the Wrightsville Blvd pavement section will need to be installed via a trenchless construction method and in a manner that the installation is perpendicular to the most feasible extent with the street. The contractor is not allowed to cut the asphalt pavement for the wastewater infrastructure installation. Note 34 on sheet C-4 needs to be revised accordingly.
RESPONSE: Utility Plan has been revised to now show a jack-and-bore installation as well as a more perpendicular alignment.

3. Wastewater infrastructure in the Right-of-Way shall be installed to sufficient depth to accommodate future water system extension along Wrightsville Blvd. Sewer depth needs to be able to accommodate at 36" deep 6" water main with 18" separation below the water main.
RESPONSE: Sanitary line depth revised to accommodate future water line extension. See Utility Plan.

4. If any sewer extensions permits are required, a copy of the NCDEQ Wastewater Extension (Fast Track) permit will need to be provided prior to issuance of a building permit.
RESPONSE: We have already started working with KDHWWTP for the necessary DEQ permits.

5. The following Town of the Kill Devil Hills Standard Wastewater Notes for work within the Town Rights-of-Ways shall be included on the plans:

Kill Devil Hills Wastewater Notes

All work associated with sewer extension construction in the Town right-of-ways shall be performed in accordance with the following permit conditions and the executed Town of Kill Devil Hills Right-of-Way Encroachment Agreement:

Working Standards:

- Project Manager/Administrator - Project requires a designated contact person to coordinate and oversee proper project installation. This person will be the one that the Town contacts in regards to questions, concerns or directions.

  This person will be responsible for:

  - Conducting an on-site pre-construction meeting with KDH Public Services (KDHPS) and the Contractor prior to work commencing. At least a 2 day notice of such a meeting is needed by KDHPS.
  - Take pictures of project areas pre-existing conditions, provide copies to KDHPS no later than the pre-construction meeting.
  - Verify existing utility locations and depths on construction plans.
  - Notify and coordinate work around any effected wastewater customers of any planned outages.
  - Insure construction activities are kept to within approved project areas. This includes staging areas for pipes and equipment.
  - If any work is to be done in front of a property, mail letters to effected property owners notifying them that work will be occurring within the area adjacent to their properties. This letter should give owners 14 days prior to construction to remove any personal items from the town right of way. The letter outlines the extent of the work to be performed, especially if driveway disruptions are planned, the owner needs to be aware of this. A copy of this letter will be submitted to the town for approval prior to being sent.
  - Insure that all construction safety aspects of work within town rights-of-way are adhered to. This includes the use of proper construction signage within town rights-of-way, insuring that all construction personnel within the construction zone are equipped with the proper safety gear including safety vests and hard hats. Contractor equipment left overnight within the rights-of-way must have proper flagging/safety cones placed around it to notify drivers of the equipment.

- Road Closures - Any proposed road closures must be approved by KDHPS. Project Manager will be responsible for contacting Dare Central, KDH Police and Fire prior to road closures. Project Manager will then notify all agencies once the road has been reopened.
- Provide a licensed engineer to oversee the installation of all appurtenances installed within the town right-of-way. The engineer will verify that all infrastructure was installed per the plans. Engineer will sign off on this installation and submits to the State for final approvals. Any changes to the plans involving engineering work must be done by licensed NC engineer and approved by the town.

- The work within the town rights-of-way must be kept in an orderly and neat fashion. No material (soils, gravel or other project fill) can be placed directly on any street surface without matting being put down first. Any damage to any road surface from construction activities must be repaired at the owner's expense.
- Driveways - Any driveway removals must have a temporary surface put in the same day as removal. Approved surfaces are ABC or millings. No sand or other materials are approved.
- Driveway culverts - if any driveway culvert work is included in the project, culvert end elevations must be shown on plans prior to construction. Any culvert damage from construction activities must be repaired/replaced at the project owner's expense. Culverts in project area must have filter cloth installed at both ends prior to construction.
- Drainage infrastructure - All town drainage infrastructure within the project area will be returned to pre-existing conditions prior to final project approval.
- Seeding and Stabilization - seeding to be in place within 5 days of project final installations. Grass growth within 10 days. Special note - as it appears the project may be conducted during the hot/dry summer months, it will be of the utmost importance for the contractor to water the new seeding at least once a day, if not more, in order to get growth and stabilization.

  RESPONSE: Notes all added to Sheet C-7.

Fire—John Risoldi (252-449-5227)

1. The south side shall side of the building parking lot shall be marked "No Parking Fire Lane"

   RESPONSE: Site Plan now calls out "no parking fire lane" along the appropriate curb lines.

2. Appendix B shall be filled out.

   RESPONSE: See fire flow calculations on Utility Plan (sheet C-4).

3. Fire hood suppression system plans shall be submitted soon after building permit is issued for prior approval.

   RESPONSE: Noted.

4. The installation of the fire hood suppression system shall fall under the building permit.

   RESPONSE: Noted.

5. Acceptance testing of the fire hood suppression system shall be coordinated with the vendor, Fire Marshal and the building inspector.

   RESPONSE: Noted.

Police –Dana Harris (252-449-5324)

1. Crosswalk markings across driveway at US-158. Joining sidewalk.
   RESPONSE: Crosswalk now shown across driveway on Highway 158.

2. Stop painted on sidewalk, north and south, for Bicycles.
   RESPONSE: "Stop" is now shown as painted at sidewalk crossing on Highway 158.

Sincerely,

Chris Clayton
Project Manager
COMMERCIAL SITE DESIGN, PLLC

Town of Kill Devil Hills Planning and Inspections
Commercial Site Plan Review Application*

Applicant

Name: Chris Clayton - Commercial Site Design, PLLC
Address: 8312 Creedmoor Road
Raleigh, NC 27613
Phone: 919-848-6121
Fax: 919-848-3741
Cell: 919-604-4474

Property Owner

Name: 2418 N. Main, LLC
Address: 15 Laura Lane, Suite 300
Thomasville, NC 27360
Phone: 336-313-5226
Fax:
Cell: 336-279-3242

Property Location

Address: 2005 S. Croatan Highway
Lot, Block: Lot 5 & 6
Subdivision: Fresh Pond Beaches
Pin#: 989313131625

Zoning District: ☑ Commercial ☐ LI-1 ☐ LI-2 ☐ OIR

Total Lot Size: 31,614 Sq. Ft.
Disturbed Area: 38,996 Sq. Ft.

Contractor

Company Name: TBD
License Number: TBD
Name: TBD
Phone:
Address: TBD
Cell:
Fax:

Town Privilege License Number:

Construction Information

Type of Construction: V-B

☑ Assembly ☐ Business ☐ Educational ☐ Factory/Industrial ☐ High Hazard
☐ Institutional ☐ Mercantile ☐ Residential ☐ Storage ☐ Utility/Misc.
☑ New Construction ☐ Addition ☐ Repair/Replace ☐ Remodel ☐ Other:

Square Footage Proposed:

Interior Space: 1500 Sq. Ft. Covered Deck(s): N/A Sq. Ft. Storage: N/A Sq. Ft.
Garage: N/A Sq. Ft. # of Bedrooms: N/A # of Open Deck(s): N/A
Proposed Square Footage: 1500 + Existing Square Footage: 0 = 1500 Total Sq. Ft.
% Impervious Coverage: 63 + % Pervious Coverage: 9 = 72 Total % Coverage
# of Parking Spaces: *Existing:* 0 *Proposed:* 18 *Total:* 18
Septic Tank Permit #: Unknown Construction Type: V-B

Estimated Construction Cost (including labor and materials): $750,000

Flood Information

Flood Zone: ☐ VE ☐ AE ☒ X
Base Flood Elevation: N/A
Proposed First Floor Elevation: 14.0
Sq. Ft Below Base Flood Elevation: N/A

Town of Kill Devil Hills
OCT 09 2020
Planning & Inspections Department

**This form is designed as a guide for Commercial Site Plan Review.*
Additional plans and information will be required prior to building permits.

Project Description

Construction of new 1,500 SF Cook Out Restaurant with associated parking lot and utility infrastructure.

Required Site Plan Information Checklist:

- ☑ Permit Application (Completed)
- ☑ Site Plan Including the following
  - Submittal Requirements:
    - ☐ Vicinity Map
    - ☐ 15 Copies of Site Plan & Building Plan Elevations – Front, Side, and Rear
    - ☐ Tentative Health Department Approval
    - ☐ Site Plan Development Review Fee Paid in Full
  - Existing Conditions:
    - ☐ Boundary of Entire Lot
    - ☐ Width and Location of Existing Right of Ways
    - ☐ Nature, Purpose, Locations, and Size of Existing Easements
    - ☐ Iron Pins and Concrete Monuments
    - ☐ Scale (1" = 50" Minimum)
    - ☐ North Arrow
    - ☐ Streets Including Width of Pavement
    - ☐ All Underground Utilities, Gas/Propane Below or Above Grade
    - ☐ Dare Co. Register of Deeds Map Book/Subdivision Ref.
    - ☐ Street Address
    - ☐ Present Recorded Owner, Developer, Engineer contacts
    - ☐ Adjacent Property Owners, Adj. Use & Zone
    - ☐ Corp. of Engineers Report / Wetland Study
    - ☐ NFIP Flood Zone (ref: Elevation Datum (NAVD 1988))
    - ☐ Minimum, Lot Size indicated
  - Proposed Improvements:
    - ☐ Zoning Use Compliance/Setbacks labeled
    - ☐ Landscaping Plan / Buffers / Screening (per section 153.073)
    - ☐ Lighting Plan - photometric showing point output (section 153.074)
    - ☐ Sedimentation & Erosion Control Plan including details
    - ☐ Disturbed Areas delineated & areas calculated
    - ☐ Location of Sidewalks on the Croatan Highway and Curbs
    - ☐ Location of Sewer Facilities and Drain field
    - ☐ Proposed Building Type, # of Floors and dimensions, floor area ratio, Height
    - ☐ Existing and Finished Grades of Entire Site
    - ☐ Storm Water Management Plan including calculations
    - ☐ Total Units and Density per Acre (Multi-Family) or floor area ratio (in OIR)
    - ☐ Lot Size and Lot Coverage Calculation
    - ☐ Utility Plan indicating location & sizes of proposed improvements
    - ☐ Water Service Sizing Checklist
    - ☐ Layout, Size and Number of Parking Spaces including handicap w/ setbacks (Each Space Numbered)
    - ☐ Fire Lane and Driveways
    - ☐ Loading Zone (Commercial Sites)
    - ☐ Mail Delivery Cluster Sites (Multi-Family)

- ☒ Proposed First Floor Elevation
- ☒ Dumpster Pad Location
- ☒ Proposed Sign Location
- ☒ Sight triangle shown
- ☐ Commercial Building Plans showing architectural compliance
- ☒ Plans to N.C.D.O.T. (if required)
- ☒ NC Engineer/Land Surveyor Seal on Site Plan

*** The items listed in the Site Plan portion of the above checklist represent information that must be indicated on any site plan submitted for review by the Kill Devil Hills Planning Department, Planning Board, and Board of Commissioners. All of the above required documents shall be submitted on or before the 3rd Tuesday of each month. Upon completion of review, the Planning Board shall transmit its recommendations to the Board of Commissioners. The Board of Commissioners shall review site plans on the second Monday of each month.

Signature of Applicant: Chi S. Cf **(Date)** 10/09/20

KDHWWTP, LLC
P.O. Box 3629
Kill Devil Hills, NC 27948
NCUC W-1160

Willingness to Serve

September 18, 2020

Commercial Site Designs
8312 Creedmoor road
Raleigh, NC 27613

Re: 2005 S. Croatan Highway, Kill Devil Hills, NC 27948

To whom it may concern:

The Public Utility currently has sufficient sewer capacity available and we are Willing to Serve the above referenced property.

This Willingness to Serve commitment is conditional upon the subject property being added to the Public Utilities Service Area by the North Carolina Utilities Commission and approval by the Division of Environmental Quality of the North Carolina Department of Environment and Natural Resources.

My best regards,

Eddie Goodrich

Eddie Goodrich
Member Manager

Town of Kill Devil Hills

Water Meter Service Sizing Forms – Water Customer data Sheet

Customer: 2418 N. MAIN, LLC (COOK OUT) Address: 2005 S. CROATAN HIGHWAY
Building Address: 2005 S. CROATAN HIGHWAY Zip Code: 27948
Lot: 5+6 Block: _____ Section: _____ Subdivision: FRESH POND BEACHES
Type of Occupancy: ASSEMBLY

Fixture	Fixture Value 35 P.S.I.	=	# of Fixtures	=	Fixture Value
Bathtub	8	=	0	=	0
Bedpan Washers	10	=	0	=	0
Combination Sink & Tray	3	=	0	=	0
Dental Unit	1	=	0	=	0
Dental Lavatory	2	=	0	=	0
Drinking Fountain – Cooler	1	=	0	=	0
Drinking Fountain – Public	2	=	0	=	0
Kitchen Sink – ½" Connection	3	=	1	=	3
Kitchen Sink – ¾" Connection	7	=	0	=	0
Lavatory – 3/8" Connection	2	=	0	=	0
Lavatory – ½" connection	4	=	1	=	4
Laundry Tray – ½" Connection	3	=	0	=	0
Laundry Tray – ¾" Connection	7	=	0	=	0
Shower Head (Shower Only)	4	=	0	=	0
Service Sink – ½" Connection	3	=	2	=	6
Service Sink – ¾" Connection	7	=	0	=	0
Urinal – Pedestal Flush Valve	35	=	1	=	35
Urinal – Wall Flush Valve	12	=	0	=	0
Urinal – Trough (2 ft. unit)	2	=	0	=	0
Wash Sink (each set of faucets)	4	=	4	=	16
Water Closet – Flush Valve	35	=	1	=	35
Water Closet – Tank Type	3	=	0	=	0
Dishwasher – ½" Connection	5	=	0	=	0
Dishwasher – ¾" Connection	10	=	0	=	0
Washing Machine – ½" Connection	5	=	0	=	0
Washing Machine – ¾" Connection	12	=	0	=	0
Washing Machine - 1" Connection	25	=	0	=	0
Hose Connection (Wash Down) – ½"	6	=	5	=	30
Hose Connection (Wash Down) – ¾"	10	=	0	=	0
Hose (50ft Wash Down) – ½"	6	=	1	=	6
Hose (50ft Wash Down) 5/8"	9	=	0	=	0
Hose (50ft Wash Down) – ¾"	12	=	0	=	0

COMBINED FIXTURE TOTAL	135

PER AWWA STANDARDS

Swimming Pool – size/water Connection	Total GPM	=	—
Ornamental Sprinkler - # of Heads 15 x 1.16 (SPRAY SYSTEM)	Total GPM	=	17.4
Fire Suppression Sprinklers - # of Heads	Total GPM	=	—
Other uses such as Saunas, Whirlpools, Etc,:	Total GPM	=	—
	Total GPM	=	—
	Total GPM	=	
Customer Peak Demand from sizing book by Press. (PER AWWA)	Total GPM	=	54
TOTAL FIXTURE DEMAND IN GALLONS PER MINUTE	Total GPM	=	54+17.4 =

NOTE: THIS FORM MUST BE COMPLETED BEFORE SERVICE IS PURCHASED!

71.4 GPM = MIN 1.5" METER REQUIRE

CHRIS CLAYTON – Chris. Clayton 10/8/20

Person Completing Form Date