



TOWN OF KILL DEVIL HILLS
Land Where Flight Began

MEMORANDUM

March 7, 2022

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: New Business

3. Site Plan Review – 2011 S Croatan Highway — Proposed 2927 sq. ft. Drive-Thru Carwash, 26 parking spaces, drive-thru aisle and associated site modifications (Attached NB-3)

Quible and Associates has submitted a site plan on behalf of MPF Investment Company, LP, to construct a 2,927 square foot drive thru car wash, with 26 parking spaces, drive thru aisle, and associated site modifications. This proposed car wash is a permitted use in the Commercial Zone.

At its February 15, 2022, meeting, the Planning Board reviewed this site plan and voted to forward it to the Board of Commissioners for consideration, pending minor revisions, which have been addressed by the applicant. Staff recommends approval of the site plan as submitted. A motion will be in order.

Director of
Planning and Inspections
MEREDITH GUNS



Assistant Director of
Planning and Inspections
CAMERON RAY

Building Inspector
MARTY SHAW
CHARLES THUMAN

Senior Planner
RYAN LANG

Code Enforcement Officer
JORDAN BLYTHE

Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

March 7, 2022

Memorandum

To: Debbie Diaz, Town Manager

From: Ryan Lang, Senior Planner *RL*

Subject: **SITE PLAN REVIEW** — 2011 S Croatan Highway in the Commercial Zone — Proposed 2927 sq. ft. Drive Thru Carwash, 26 parking spaces, drive thru aisle and associated site modifications

Enclosed is a site plan review submitted by Quible and Associates for the proposed construction of a new 2927 sq. ft. drive thru car wash, 26 parking spaces, drive thru aisle and associated site modifications. The proposed Car Wash is a permitted use in the Commercial Zone (N) *Retail Business (car wash)*. There are currently three separate parcels, all currently owned by the Town of Kill Devil Hills, that will be incorporated into the site. Attached you will find a commercial site plan application, owners authorization, proposed site plan, architectural plan, site narrative, stormwater calculations, wastewater commitment from KDHWTP, LLC, lighting plan, water meter sizing form and the applicant's response to Town Staff's technical review 2 comments.

The Planning Board reviewed this proposal on February 15, 2022 and forwarded it to the Board recommending approval with minor revisions which have been addressed by the applicant on the plans presented to the Board of Commissioners. Staff recommends approval of the site plan as submitted.

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



Applicant

Name: MPF Investment Company, LP
 Address: 102 W. Airstrip Rd
Kill Devil Hills, NC 27948
 Phone: 917-940-2894
 Fax: _____
 Cell: _____

Property Owner

Name: Town of Kill Devil Hills
 Address: PO Box 1719
Kill Devil Hills, NC 27948
 Phone: _____
 Fax: _____
 Cell: _____

Property Location

Address: 2011 S. Croatan Hwy & 2032 Wrightsville Blvd Lot, Block: Lot 2, 3, 4, 5, 6, PT 10; Blk 1
 Subdivision: Fresh Pond Beaches Pin#: 9893-1316-6228, 9893-1313-3272, 9893-1313-1395

Zoning District: Commercial LI-1 LI-2 OIR
 Total Lot Size: 43,500 Sq. Ft. Disturbed Area: 40,884 Sq. Ft.

Contractor

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

Town Privilege License Number: _____

Construction Information

Type of Construction: _____

- | | | | | |
|--|-------------------------------------|---|---|--|
| <input type="checkbox"/> Assembly | <input type="checkbox"/> Business | <input type="checkbox"/> Educational | <input type="checkbox"/> Factory/Industrial | <input type="checkbox"/> High Hazard |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Mercantile | <input type="checkbox"/> Residential | <input type="checkbox"/> Storage | <input type="checkbox"/> Utility/Misc. |
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Repair/Replace | <input type="checkbox"/> Remodel | <input type="checkbox"/> Other: _____ |

Square Footage Proposed:

Interior Space: 2,927 Sq. Ft. Covered Deck(s): 0 Sq. Ft. Storage: 0 Sq. Ft.
 Garage: 0 Sq. Ft. # of Bedrooms: N/A # of Open Deck(s): N/A
 Proposed Square Footage: 2,927 (INT) + Existing Square Footage: 0 = 2,927 Total Sq. Ft.
 % Impervious Coverage: 52.1 + % Pervious Coverage: 0 = 52.1 Total % Coverage
 # of Parking Spaces: Existing: 0 Proposed: 6 Total: 6
 Septic Tank Permit #: n/a Construction Type: Commercial

Estimated Construction Cost (including labor and materials): _____

Flood Information

Flood Zone: VE AE X Base Flood Elevation: n/a
 Proposed First Floor Elevation: 10' Sq. Ft Below Base Flood Elevation: n/a

**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 a drive through carwash ()
and associated utilities, parking, + walks

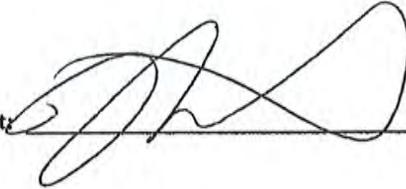
Required Site Plan Information Checklist:

- 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 (Commitment to serve)
 - 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
 - N/A 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 Not yet known
 - Layout, Size and Number of Parking Spaces including handicap w/ setbacks (Each Space Numbered)
 - Fire Lane and Driveways
 - N/A Loading Zone (Commercial Sites)
 - N/A 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



(Date)

1/13/22



TOWN OF KILL DEVIL HILLS, NORTH CAROLINA
OWNER AUTHORIZATION

I, Town of Kill Devil Hills, authorize Jeff Fabrikant
(Owner) (Agent/ Contractor)

to act as my agent for Site plan approval for proposed car wash during investigation period of contract
(Description)

located at 2011 South Croatan Highway, Kill Devil Hills, NC, 27948
(Address)

I understand and accept responsibility to comply with all regulations and required inspections.

I further understand and acknowledge that until a final inspection has been performed and approved and this project has received a Certificate of Occupancy/Completion (CO), no portion of this project is authorized for use or occupancy.

[Signature]
Signature of Owner

January 12 2022
Date

[Signature]
Signature of Agent

1/12/22
Date

P.O. Box 71125 Belle Meade, MD 20813
Address

917 940 2894
Telephone # (s)

OWNER AUTHORIZATION IS REQUIRED AT INITIAL SUBMITTAL

Please check with you Insurance Agent prior to construction. Your project may affect your flood insurance rates!

PO Box 1719 • Kill Devil Hills, NC 27948
252-449-5318 • 252-441-4102 (fax) • www.kdhnc.com

PURCHASE AND SALE AGREEMENT
For
ADDITIONAL SEWER CAPACITY

WHEREAS, KDHWWT, LLC, ("KDHWWT" as "Seller") is the owner and franchised operator of a wastewater treatment plant located in Kill Devil Hills, NC and

WHEREAS, in its treatment plant, KDHWWT currently has unused and available wastewater treatment capacity which is available for sale to existing and future customers, and

WHEREAS, MPF Investment Company and/or its assigns hereafter referred to as "Purchaser," has a contract to purchase the property which is the subject of this agreement and located at 2011 South Croatan Highway in Kill Devil Hills, NC 27948, which Legal Description is Dare County PIN 989313133228, PIN 989313133272 and PIN 989313131395. There is currently 510 gpd allocated to the subject property and the Purchaser desires to purchase an additional 4000 gpd of the unused and available treatment capacity belonging to KDHWWT to develop the property, which is currently located within the Public Utilities Service Area. This Agreement is specifically contingent on the Purchaser taking title to the property referenced above or shall be considered void.

W I T N E S S E T H:

1. Purchase and Sale. Purchaser hereby agrees to purchase, and Seller agrees to sell, capacity in the KDHWWT treatment plant, such purchase to consist of the right to use an additional 4000 gallons per day ("gpd") of the plant's treatment capacity.

2. Purchase Price. The purchase price for this purchase of capacity is \$12.98 per gpd for a total purchase price of \$51,920.00. In addition to the purchase price the purchaser shall be required to pay, by separate check, an additional \$15,394.28 if required by the North Carolina Utilities Commission as the Gross-Up for Taxes on all Contributions in Aid of Construction for a total of \$67,314.28. Full payment shall be made within thirty (30) days after the Purchaser takes title to the property.

3. Connection to System; Succession. It shall be Purchaser's responsibility to construct the necessary collection pipes and associated equipment, including any required lift stations and stand by generators, the location of which must be approved by the Public Utility, which are required to connect Purchaser's premises with Seller's existing plant facilities. Such construction shall meet standards prescribed by the North Carolina Department of Environmental Resources, Division of Environmental Quality and the Public Utility. Upon completion and upon request of the Seller all such pipes, lift stations, other equipment, easements and rights-of-way associated with the sewer lines and facilities, and any facility plans and specifications including as-built surveys shall be conveyed at no cost by the Purchaser to the Seller, or to any successor-in-interest of the Seller. Purchaser and Seller may convey their rights and obligations hereunder to third parties upon giving written notice to the other party.

4. Paragraph Headings. The underlined paragraph headings are for the convenience of the parties and are not part of the substance of this Agreement.

5. Interpretation. This Agreement shall be construed pursuant to the laws of the State of North Carolina.

6. **Entire Agreement.** This Agreement represents the entire Agreement between the Purchaser and Seller regarding the subject matter of this Agreement. All prior discussions and negotiations are merged in this Agreement.

7. **Dispute Resolution.** In the event of disagreement or dispute concerning any of the terms of this Agreement, the Purchaser and Seller shall first attempt to negotiate a resolution themselves. If that fails, the parties will petition the North Carolina Utilities Commission for a resolution of the dispute. No lawsuits shall be filed by either party.

8. **Amendment.** This Agreement may be amended, in writing, with such written Amendment to be signed by both Purchaser and Seller or their respective successor(s) in interest.

9. **Date of Agreement.** This Agreement is executed on or as of _____

SELLER

KDHWTP, LLC

By: _____
George E. Goodrich
Manager

PURCHASER

MPF Investment Company

By: _____
(Name)
(Title)



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kill Devil Hills, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

Town of Kill Devil Hills

FEB 10 2022

February 9, 2022

Ryan Lang
County of Dare
Town of Kill Devil Hills Planning and Inspections
102 Town Hall Drive
Kill Devil Hills, NC 27948

Planning & Inspections Department

Re: Caliber Carwash
Major Site Plan Resubmittal
2011 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 February 8, 2022. On behalf of MPF Investment Company, Quible & Associates, P.C., hereby submits, for your review and approval, the following documentation:

1. Fifteen (15) full size (24"x36") copies of the revised Plan Set;

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

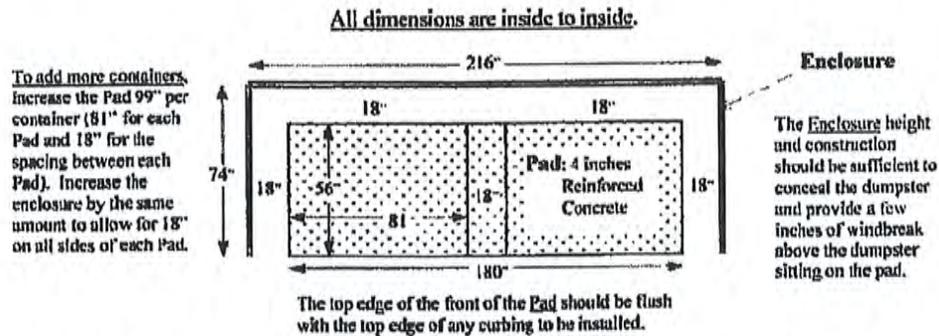
Planning – Ryan Lang (252-449-5315)

1. Sheet 8 "Utility Details" is not included in site plan. *Fifteen copies of this plan sheet is provided with this submittal package. It should be noted that review, approval, and permitting of the wastewater system is still ongoing with KDHWTP, LLC and the State NCDEQ office. Design of the wastewater pump station and associated appurtenances are subject to change based on comments received by these review agencies.*
2. Mechanical Equipment shall not be visible from any right-of-way and all mechanical equipment and appurtenances shall be screened per 153.186(D)(1) and (2). *Acknowledged. Screening is called out on Sheet 1 of 9.*

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

Solid Waste

1. The dumpster detail on Sheet 6 needs to be revised. The dumpster screen is required have an 18" clear space on all sides of the required dumpster pad, see detail excerpt below. *Acknowledged. Detail has been updated as requested.*



- Truck turning detail demonstrates that the truck can service the dumpster site but it is a very tight fit. The interior entrance radius needs to be increased to help ensure that the refuse truck does not drive over the interior entrance curbs and potentially damage the curbs.
Acknowledged. The interior entrance curb has been changed to 8' radius. See Sheet 1 of 9.

Streets/Drainage

- Public Services has concerns with erosion potential on the east side of the driveway entrance where the street stormwater enters the roadside swale. Public Services request the engineer take a look at this and provide an erosion control measure to address this concern. Possible options may include a modified flume, sod installation in the area of the discharge point, etc. *Sod is to be provided along the swale on the east side of the driveway entrance. See revised Sheet 5.*
- Public Services has concerns with construction parking and staging on Wrightsville Boulevard that could cause damage to the road side swale and recently paved street. We would like to see a parking deterrent such as construction fencing or other measure to keep contractor activities off the right-of-way in Wrightsville Boulevard that is currently identified as "No Parking" on the official traffic map. *Acknowledged, Safety fencing is now shown within the right-of-way. See revised Sheet 5.*

Water System

- Valve marker detail on Sheet 3 is not required for the water services. *Acknowledged. Detail has been removed.*
- Anticipated water fees associated with the project are provided below and are based on the current rate schedule and proposed 2" service:

System Development Fee:	= \$13,900.00
2" Tap Fee	= \$ 4,315.00
Surety Deposit	= \$ 550.00
Total	= \$18,765.00

Acknowledged

Sincerely,
Quible & Associates, P.C.

Cathleen M. Saunders, PE

Encl.: As stated

Cc: Jeff Fabrikant, MPF Investment Company, File

Town of Kill Devil Hills

Water Meter Service Sizing Forms – Water Customer data Sheet

SEP 02 2022

Customer: _____ Address: _____
 Building Address: 2011 S. Croatan Hwy, Kill Devil Hills, NC Zip Code: 27948 Planning & Inspections Department
 Lot: _____ Block: _____ Section: _____ Subdivision: _____
 Type of Occupancy: _____

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

COMBINED FIXTURE TOTAL	34
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Swimming Pool – size/water Connection	Total GPM	=	
Ornamental Sprinkler - # of Heads	Total GPM	=	
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.	Total GPM	=	
TOTAL FIXTURE DEMAND IN GALLONS PER MINUTE	Total GPM	=	

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

Person Completing Form

Date

PECO Carwash - Water Distribution

	Equipment/Application	Water Type	Water Flow	Fresh Water	Reclaim Water	RO Reject
1	Prep Unit	Reclaim	4		2.5	
2	Foaming Bath Arch	RO Reject	2			1
3	MRF CTA #1	RO Reject	1			0.25
4	Bumper Prep Manifold	Reclaim	6		4	
5	MRF CTA #2	RO Reject	1			0.25
6	Top Brush - Soap & Water	RO Reject	6			4
7	Tire Brush - Water	Reclaim	6		6	
8	Wash Around Brush - Soap & Water	Reclaim	6		6	
9	Full Side Washer - Soap & Water	Reclaim	6		6	
10	Tire Brush - Water	Reclaim	6		6	
11	Under Carriage	Reclaim	12		12	
12	Full Sider Washer - Soap & Water	Reclaim	6		6	
13	High Pressure Rinse - Sides	Reclaim	35		25	
14	High Pressure Rinse - Top	Reclaim	15		20	
15	Triple Foam - Wax & water	RO Reject	1.5			0.75
16	Diagonal Curtain - Water	Reclaim	6		4	
17	Rocker Washer - Water	Reclaim	6		5	
18	Rinse Water	Fresh	4	4		
19	Sealer Wax/Drying Agent	RO Reject	4			2.5
20	SpotFree Rinse	Fresh	4	4		

TOTAL (Gallons)

8

102.5

8.75

Vehicle Washing Statistics	
Vehicles Washed - Estimated Per Hour	70
Vehicles Washed - Estimated Per Day	500

Water Statistics	
Evaporation Carry-out (Gallons/Car)	6
Fresh Water (Gallons/Car)	16.75
Reclaim Water (Gallons/Car)	102.5
Total Gallons/Car	119.25
Flow Through Settling Tanks (Gallons/Car)	113.25
Overflow Discharge to Sewer (Gallons/Car)	10.75
Reclaim Percent	86.0%
Fresh Water Percent	14.0%

Reclaim Water Settling Time	
Settling Capacity For Recycled Water (Gallons)	7500
Setting Time In Tank (Minutes)	66.23

Effluent Water Settling Time		
MAIN TANKING	Settling Capacity Prior to Overflow to Sand/Oil (Gallons)	3750
	Total Flow Through Reclaim Tanking (GPM)	132.13
	Time In Tank Prior To Overflow to Sand/Oil (Minutes)	28.4
SAND/OIL SEPARATORS	Settling Capacity of Sand/Oil (Gallons)	1500
	Total Flow Through Sand/Oil Separator(GPM)	12.54
	Time In Sand Oil Separator prior to overflow to Sewer (Minutes)	119.60
Combined Effluent Setting Time (Minutes)		147.98

Effluent Discharge	
Average Water Flow (GPM)	12.54
Average Per Day (Gallons)	5,375

Water Distribution

