



PLANNING BOARD AGENDA

Members:

Chairman: Stephen Upton (Town)

Vice-Chairman: Mark Lane (ETJ)

Teresa Daughtry (Town)

Ashley Spain (ETJ)

Oliver Johnson (Town)

Leslie Lazarus (Town)

Michael Johnson (Town)

Alisa Bizzell (Town Alt)

Stephen Wensman, AICP, ALA, Planning Director

Mark Helmer, AICP, CZO, Senior Planner

Julie Edmonds, Administrative Assistant

Meeting Date: Thursday, May 2, 2019

Meeting Time: 6:00 p.m.

Meeting Place: Council Chambers, Smithfield Town Hall

PLANNING BOARD

AGENDA FOR REGULAR MEETING

MAY 2, 2019

6:00 PM TOWN HALL

Call to Order.

Identify voting members

Approval of the agenda

Approval of the minutes for March 7, 2019

New Business

RZ-19-02 Town of Smithfield: The Planning Department is requesting an amendment to the UDO Article 6, Section 6.5 Table of Uses and Activities to allow food trucks in the O/I (Office/Institutional), B-1 (Business), and B-2 (Business) zoning districts and Article 7, Section 7.25 Food Trucks to revise the supplemental standards for food trucks.

Old Business

Administrative Actions report

Land Use Permit Report for March, 2019
Board Actions Report for March, 2019
Site Plan for American Pride Express Carwash

Adjournment

**Draft
Town of Smithfield
Planning Board Minutes
Thursday, March 7, 2019
6:00 P.M., Town Hall, Council Chambers**

Members Present:

Chairman Stephen Upton
Vice Chairman Mark Lane
Oliver Johnson
Ashley Spain
Leslie Lazarus
Michael Johnson

Members Absent:

Teresa Daughtry

Staff Present:

Mark Helmer, Senior Planner
Julie Edmonds, Administrative Support Specialist

Staff Absent:

Stephen Wensman, Planning Director

CALL TO ORDER

Chairman Stephen Upton asked each board member to acknowledge themselves.

APPROVAL OF MINUTES from February 7, 2019

Leslie Lazarus made a motion, seconded by Oliver Johnson, to approve the minutes as written.
Unanimously approved

APPROVAL OF THE AGENDA

Mark Lane made a motion, seconded by Leslie Lazarus. Unanimously approved

REVIEW OF PLANNING BOARD MINUTES FROM OCTOBER 6th, 2016

The October 6, 2016 Planning Board Minutes were passed out. Chairman Stephen Upton requested that each member please review RZ-16-03 for a few moments before beginning the new business.

NEW BUSINESS

RZ-19-01 John A. Whitley:

The applicant is requesting to rezone a 0.11 acre tract of land from an R-8 (Residential) zoning district to the O/I (Office Institutional) zoning district. The property considered for rezoning is located on the northeast corner of the intersection of South Third Street and Woodall Street and further identified as Johnston County Tax ID# 15030016. The property is located within the 100 year floodplain.

Mark Helmer pointed out that Mr. Whitley made application to rezone this same property on October 6, 2016 and on October 17, 2016 he withdrew his request. Mr. Whitley was undecided whether to rent the home out or use for commercial use in the wake of Hurricane Matthew.

Mr. Lane asked if Mr. Whitley withdrew his rezoning at that time because he was undecided on what he should do with it.

Mr. Helmer answered yes, after Hurricane Matthew he wanted to reevaluate the situation.

The property considered for rezoning to O/I is small (0.11 acres), shares a driveway with the residential property to the east, is entirely within the 100 year floodplain and would likely be considered a spot zoning. Staff recommends denial of the rezoning for the following reasons:

- The rezoning would result in a non-conforming O/I lot. The minimum lot size in the O/I district is 6,000 sq. feet; the subject parcel is only 4,792 sq. feet. The existing structure (home) would not meet the structure setbacks in the O/I district.
- Off-street parking and handicap accessible parking meeting UDO requirements for an office use would likely be difficult to provide given the small size of the lot.
- The property to the north is zoned O/I CUD, which is a different and district zoning district and could be considered a spot zone given its size. The zoning of this parcel to O/I would likely be a spot zoning which is prohibited.
- The proposed office use would be an intensification of land use in the 100 year flood zone.
- Office uses should be buffered from residential uses with a Type B landscape buffer which would be difficult given the small size of the lot and the configuration of the shared parking access on the rear of the lot.
- The rezoning is inconsistent with the comprehensive land use plan. The Plan guides the property as medium density residential.
- The rezoning would be an encroachment of commercial uses into a residentially zoned and guided area.

In order to approve the rezoning, the Town Council must find the rezoning consistent with Town Plans and Policies:

Consistency with the Strategic Growth Plan

The subject property is not consistent with the Strategic Growth Plan. The Plan guides the property as medium density residential.

Consistency with the Unified Development Code

The rezoning would create inconsistencies with the UDO creating nonconformities such as side yard setbacks, minimum lot sizes for the O/I District, buffer yards and potentially off-street parking.

Compatibility with Surrounding Land Uses

The property to the north is an office use and would be compatible, but the other properties surrounding the parcel are all residential and incompatible given the lack of buffering, shared driveway access to the east.

Mr. Helmer stated that The Planning Department recommends denial of the Zoning Map Amendment; and recommend that the Planning Board recommend denial with a statement declaring the request to be inconsistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is not reasonable nor in the public interest. He opened the floor up for any questions board members might have.

Mr. Lane said in 2016 we approved this same request. What has changed since then?

Mr. Helmer said I think the Planning Department has gained a healthier respect for the Comprehensive Land Use Plan. We have a greater respect for the complications that come with rezoning.

Mr. Lane said I understand what you're saying, but the applicant knows what he is getting into being he was flooded from Hurricane Matthew. If it was approved in 2016, I don't see why it should be denied this time around.

Mr. Helmer stated the Planning Departments recommendation may have changed but he doesn't think their reservations about the rezoning have changed. We've always been concerned about the number of variances needed from the Board of Adjustments; to get a site plan that provides off-street parking in accordance with the UDO. When you rezone, you're creating all these nonconformities. They are detrimental to the property in the long run. It's a good idea to avoid rezoning's that will create nonconformities and a need for variances. The development plan for commercial is going to require parking. He read the minutes from the previous meeting in October 2016 about parking in the street and that doesn't satisfy parking requirements for the UDO.

Mr. Lane asked if it satisfied requirements in 2016.

Mr. Helmer said no and he clearly stated that.

Mr. Lane asked why he didn't recommend denial at that time.

Mr. Helmer said the Planning Department is under different leadership now; we're trying to do it correctly. We have to give our best professional judgement.

Mr. Upton said in October 2016 this board listened to all that was said and analyzed the information given to them. They took the recommendations and asked Mr. Whitley about the parking situation.

Mrs. Lazarus said despite the fact the rezoning was previously approved, it also was withdrawn. I think now we have to reconsider it. We have to reanalyze it now and see if it complies with the UDO.

Mr. Oliver Johnson stated he was not on the Planning Board at the previous meeting in 2016, but asked if any adjacent property owners had shown any concerns.

Mr. Helmer said no not yet.

Mrs. Lazarus asked if they had been notified.

Mr. Helmer said no, the property was posted which is above what we're required to do.

Mr. Spain asked if there was something specific that was different now than in October 2016.

Mr. Helmer stated perhaps he made an error then, when reviewing the plan thinking the property was outside the 100 year floodplan. The maps have changed since then, we've adopted new ones. They are higher resolution, much easier to read now.

Mr. Spain said if the applicant is aware of the flooding and this property being in the 100 year flood plan, shouldn't that responsibility fall upon him.

Mr. Helmer said the structure is there, regardless what it is zoned it could suffer damages and we can't do anything about that. When you look at it in terms of the Comprehensive Land Use Plan it talks about the conservation district and the intensity of its land uses and preventing additional land development. If you rezone the property there could be an increase in value and an increase in loss.

Mr. Upton asked the applicant, Mr. Whitley to come forward for questions.

Mr. Spain asked Mr. Whitley if he had talked with any neighbors about his intentions to rezone his property.

Mr. Whitley stated yes that he had talked with Travel Odyssey which is beside his property. He also has talked with his adjoining property owner, Thomas Berkau and he is present at tonight's meeting as well.

Mr. Lane stated so you already have a business beside you.

Mr. Whitley said yes that is correct.

Mr. Whitley said his neighbors across the street Jonathan & Jennifer Gaskins are certainly aware of the rezoning.

Mr. Spain asked who shares the driveway with Mr. Whitley.

Mr. Whitley said I share a driveway with Mr. Thomas Berkau.

Mr. Spain asked if Mr. Berkau's house was residential and if so, if it was a rental house.

Mr. Berkau said yes it is a rental house.

Mr. Spain asked Mr. Whitley if the tenant living in Mr. Berkau's house had been talked to about the rezoning.

Mr. Whitley said he had not talked with the tenant.

Mr. Lane asked if Mr. Whitley could address the parking issues.

Mr. Whitley said his law business doesn't generate a lot of vehicular traffic at all. He predominately does business by phone, email and fax. Besides his car and his secretary's car, there should never be more than a couple cars at the business at any given time.

Mr. Upton asked where the cars would park that did come.

Mr. Whitley said the courthouse, one block away provides parking. He wouldn't encourage any parking on Woodall Street because there is no room. He would even put a no parking sign out by the office if needed. The only other option would be to park on Third Street.

Mr. Lane asked how many cars the rear of the property would hold.

Mr. Whitley said two cars

Mr. Oliver Johnson stated as a member of the UDO Sub-Committee, they make updates and edits to the Unified Development Ordinance (UDO). Individuals and businesses that might be

affected by those changes or edits are grandfathered in. He suggests that the Planning Board take the same approach with the issue before them.

Mr. Lane stated really there haven't been any changes in the UDO, just in leadership.

Mr. Helmer stated that was correct, we are enforcing the UDO as it is written.

Mrs. Lazarus asked Mr. Helmer what kind of buffer is considered a Type B landscape buffer.

Mr. Helmer said Type B is a 20 foot buffer with 12 shrubs per 100 Sq. feet. You count the linear feet of the lot line and multiply that by 100 which gives you the square feet and divide by 12 to get to total.

Mrs. Lazarus said not only is the lot size too small for an O/I zoning district but it also wouldn't meet the landscaping regulations in the UDO.

Mr. Helmer said I have not seen a site plan but it is only 0.11 acre lot. Parking in general as well as handicap parking accessibility would be a challenge and the ability to do landscaping. He would anticipate those three items needing a variance from the Board of Adjustment.

Mr. Upton asked if it was possible for the site plan to be presented to the Planning Department.

Mr. Helmer said no it would go before the Board of Adjustment for a variance.

Mr. Lane said so the Planning Department wouldn't see the site plan first.

Mr. Helmer said yes the Planning Department would receive the site plan for staff review. We wouldn't be able to approve it because it doesn't meet code. The applicant would then need to request a variance.

Mr. Spain asked Mr. Whitley if he had a site plan.

Mr. Whitley said no he did not at this time.

Mr. Whitley said he would like to address the handi-cap accessibility. The front of the property is ground level. He doesn't plan to change that. It can be made handicap accessible very easily. He brought a map of the surrounding properties and showed to the Planning Board. He said a buffer was mentioned earlier and Woodall Street is a man-made buffer.

Mr. Whitley said it's not about the money he has spent improving the home. It's about him trying to enhance an area he can be proud of. The house has been repainted; he added a metal roof on top. He plans to do some landscaping at some point. He is aware there will need to be a variance due to the size of the property. The business he owns will not be open late therefore it will be very compatible with the residential area.

Mr. Spain asked Mr. Helmer wouldn't the handicap parking and access be a requirement.

Mr. Helmer said the UDO will require on-site parking; the handicap accessibility is different because it falls under building code.

Mr. Upton stated that he thinks the site plan will answer a lot of questions once it has been reviewed.

Mr. Lane made a motion to recommend the Town Council approve the rezoning, RZ-19-01, from the R-8 (Single, Two and Multifamily Residential) zoning district to the O/I (Office/Institutional) zoning district finding the request to be consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest, seconded by Oliver Johnson. **Mark Lane, Stephen Upton, Oliver Johnson, Michael Johnson, Ashley Spain, and Alisa Bizzell's vote is to approve. Leslie Lazarus's vote is to deny. Vote: 6-1 to approve. Motion passed.**

Mr. Upton stated to the applicant that their next meeting would be with the Town Council on Tuesday, April 2nd, 2019 at 7pm in Town Hall Council Chambers.

Old Business

Mr. Lane mentioned at the special meeting held on January 21st, the Town Council approved the recommendation from the Planning Board to include public hearings. He was under the impression it would have gone before Town Council on March 5th.

Mr. Helmer said no we will have a revised ordinance and bring it back to the UDO Sub-Committee.

Mr. Helmer said the Hampton Inn site has been approved and construction will begin in the next couple of months. It will be located beside Golden Corral restaurant in Smithfield Business Park. He also stated he did a final inspection on Classic Ford and they were denied because they made modifications to their lighting plan that wasn't reflected on the plan they provided to the Planning Department. There were also some storm water/erosion issues that needed to be addressed.

Adjournment

Being no further business, Ashley Spain made a motion seconded by Leslie Lazarus to adjourn the meeting. Unanimous approved.

Respectfully Submitted,



Julie Edmonds
Administrative Support Specialist



Request for Planning Board Action

Agenda
Item: ZA-19-02
Date: 5/2/2019

Subject: Zoning Text Amendment
Department: Planning
Presented by: Stephen Wensman, Planning Director
Presentation: Business Item

Issue Statement

The Planning Department is requesting an amendment to the UDO Article 6, Section 6.5 Table of Uses and Activities and the supplementary standards for food trucks, Article 7, Section 7.25.

Financial Impact

None.

Action Needed

The Planning Board is respectfully requested to review the request for the zoning text amendment and to make a recommendation to the Town Council.

Recommendation

Planning Staff recommends the Planning Board recommend approval of the zoning text amendment ZA-19-02 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

Approved: Town Manager Town Attorney

Attachments:

1. Staff report
2. Draft Zoning Text Amendment
2. Consistency Statement
3. Application



Staff Report

Agenda ZA-19-
Item: 02

REQUEST:

The Planning Department is requesting an amendment to the Town of Smithfield Unified Development Ordinance (UDO) Article 6, Section 6.5 Table of Uses and Activities to allow Food Trucks in the O/I District, B-1 District, and B-2 District as a permitted use with supplementary standards.

ANALYSIS:

Currently, food trucks are only permitted in the B-3 Zoning District with supplementary standards, Section 7.25). A recent request for a Temporary Event Permit in the O/I District was denied because it included a request for a food truck. Soon after the denial, Staff learned that the Parks Department routinely has food trucks or slushy trucks operating in Town parks, in the O/I Zoning District. Food Trucks have also been in the B-1 and B-2 Districts with various events in the past, such as with the Ham and Yam festival and some Town Council approved special events. This caused the Planning Department to review the Food Truck regulations and to request an amendment to the Table of Uses and Activities to allow food trucks in all the commercial districts.

Staff reviewed the supplementary standards, Section 7.25, and found a number of issues with the ordinance and has recommended a number of changes to reflect how Food Trucks have been regulated in the past and to make improvements to the standards.

Outside of temporary events and the flea market, there has been only one food truck operating in Town, at it is located at the Carolina Premium Outlets, in a B-3 Zoning District. Another is proposed in West Smithfield, also in the B-3.

PROPOSED AMENDMENT:

The Article 6, SECTION 6.5 TABLE OF USES AND ACTIVITIES is proposed to be amended to read as follows:

Uses	O/I	B-1	B-2	B-3	Supplemental Regulations
Food Trucks	<u>PS</u>	<u>PS</u>	<u>PS</u>	PS	Section 7.25

The Article 7, Section 7.25 Supplementary Standard for Food Trucks is proposed to be amended with the following changes (See attached draft text amendment):

- Amended to clarify exceptions to the supplementary standards

- 7.25.1, Food trucks to be permitted to operate from Town property or closed public right of way during a Town-sponsored civic event or Town Council approved special event.
- 7.25.2, Amending the duration of a food truck zoning permit from 20 days, three individual weekends events, to 90 days per calendar year. The change will be easier to monitor for Staff and would provide an opportunity for seasonal food trucks in some locations.
- 7.25.3, added to location for food trucks that they must be at least 100 feet from the front door of a restaurant or dining area during business hours and changed the text to allow within 5' of a public sidewalk.
- 7.25.4, with the zoning permit, the Town will require a Johnston County Application for a Mobile Food Unit when applicable, NC Sales and Use Certificate, NC Department of Agriculture Permit when applicable, location of approved grease disposal facility, proof of food truck storage location and a copy of the vehicle or trailer registration.
- 7.25.7, allowing a small sandwich board sign for food trucks, similar to what is allowed for other businesses in town. Food trucks often have the menu on such signs.
- 7.25.8, increased the area in which food trucks must keep the property clean.
- 7.25.9.1, created an exception for food trucks operating at the flea market. The Town has currently been allowing such food trucks to operate under the zoning permit of the flea market like other vendors utilizing the same hours of operation.
- 7.25.9.2, created an exception on the number of food trucks and location of food trucks operating under a Town-sponsored civic event or Town Council approved special event.

CONSISTENCY STATEMENT:

The zoning text amendment as proposed is consistency with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

RECOMMENDATION:

Planning Staff recommends the Planning Board recommend approval of the zoning text amendment ZA-19-02 with a statement declaring the request consistent with the Town of Smithfield Comprehensive Growth Management Plan and that the request is reasonable and in the public interest.

RECOMMENDED MOTION:

“Move to recommend the Town Council approve ZA-19-02, amending Article 6, Section 6.5, and Article 7, Section 7.25., finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.”

DRAFT ORDINANCE # ZA-19-02
AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 6, SECTION 6.5, TABLE OF USES AND ACTIVITIES
AND ARTICLE 7.25 FOOD TRUCKS

WHEREAS, the Smithfield Town Council wishes to amend certain provisions in the Unified Development Ordinance by making changes to the Town of Smithfield Unified Development Ordinance to allow for expanded use of Food Trucks in all the O/I (Office Institutional) B-1 (Business) and B-2 (Business) and other Town sponsored events and other special events.

WHEREAS, it is the objective of the Smithfield Town Council to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

NOW, THEREFORE, be it ordained that the following Articles are amended to make the following changes set forth in the deletions (strikethroughs) and additions (double underlining) below:

[Revise Article 6, Section 6.5, to allow for the expanded use of Food Trucks in all the O/I (Office Institutional) B-1 (Business) and B-2 (Business) zoning districts and revise Article 7.25 Food Trucks that allow for the permitting of Food Trucks at Town sponsored events, Town Council approved special events and refinements to the supplemental standards for Food Trucks]

PART 1

SECTION 6.5 TABLE OF USES AND ACTIVITIES.

Uses	O/I	B-1	B-2	B-3	Supplemental Regulations
Food Trucks	<u>PS</u>	<u>PS</u>	<u>PS</u>	PS	Section 7.25

PART 2

SECTION 7.25 FOOD TRUCKS.

Food trucks shall be permitted in accordance with Section 6.5 ~~the Table of Uses and Activities, and~~ subject to the following standards:

7.25.1. ~~Exceptions to the Process.~~7.25.1.1. Food trucks may conduct sales while parked on a public street when the Town Council has approved a temporary street closing or on property owned by the Town for a Town-sponsored or civic event such as a street festival/fair, or Town Council approved special event.

7.25.1.2. Food trucks may operate on an individual private property for a maximum of ~~twenty (20) days, three individual weekend events, or both~~ 90 days, each calendar year when utilizing a temporary event permit for each individual parcel on which the food truck is located.

7.25.23. Food Truck Location.

Food trucks must be located at least 100 feet from the front door of any restaurant and outdoor dining area during restaurant business hours and at least 50 feet from any permitted mobile food vending cart location. Additionally, food trucks are prohibited ~~must be from parking~~ closer than at least 15 feet of a to any fire hydrant, and closer than 5 feet of a ~~from any~~ driveway, sidewalk, utility box or vault, handicapped ramp, building entrance or exit, or emergency call box. These minimum distance requirements are all measured in a straight line from the closest point of the proposed food truck location to the closest point from the buffered point, or in the case of a restaurant measured from the closest point of the restaurants main entrance. If a zoning permit is issued and a restaurant subsequently opens within 100 feet (measured from the restaurants main entrance) of the approved food truck location, the food truck may continue to operate until the permit expires.

7.25.34. Zoning Permit.

A zoning permit is required for each site and must be signed by the property owner, and completed and submitted along with a site plan or plot plan. If a property owner has a property large enough to accommodate more than one food truck, only one zoning permit is required to be submitted showing the location of all food trucks. The plot plan must show the limits of the property, the location(s) of the proposed food truck, and label adjoining uses on neighboring properties. The applicant must also submit a copy of a Johnston County Application for a Mobile Food Unit when applicable, NC Sales and Use Certificate, NC Department of Agriculture Permit when applicable, location of approved grease disposal facility, proof of food truck storage location and a copy of the vehicle or trailer registration.

7.25.45. Parking.

Food trucks may not occupy any required parking stall for the primary use while the primary use is open to the public. Food trucks and the primary use may share parking spaces when having separate hours of operation. Parking stalls that are overflow or extra according to the regulations in the UDO may be used to park a food truck; however, parking stalls leased to another business or adjacent use may not be used unless the food truck is operating under separate hours of operation. Food trucks may not park in handicapped accessible parking spaces, nor can they park in access or drive aisles. The approved location for the parking trucks, as shown on the zoning permit, must be physically marked. The food truck parking space can be marked with paint, tape or other easily identifiable material. Food trucks may not be parked in an approved location after hours of operation.

7.25.56. Hours of Operation.

Food trucks may operate between the hours of 6 a.m. and 10 p.m., unless the food truck is located within 150 feet of a property with a single- or two-family residential dwelling. When located within 150 feet of this residential dwelling, the hours of operation shall be between 7 a.m. and 6 p.m. This measurement is taken from the property line of the residential dwelling in a straight line to the closest point of the approved food truck location.

7.25.67. Prohibitions.

Food trucks may not use audio amplification. ~~Freestanding signage~~ shall be limited to a single sandwich board sign of a maximum height of four (4) feet and a maximum length of three (3) feet. All equipment and signage associated with the food trucks must be located within three (3) feet of the

food truck. The food truck operator is responsible for disposing of all trash associated with the operation of the food truck. Town trash receptacles may not be used to dispose trash or waste. All areas within fifteen (15) five (5) feet of the food truck must be kept clean. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets. Food trucks are all subject to the Town-wide noise ordinance.

7.25.78. Maximum Number of Trucks Per Property.

7.25.78.1. Maximum of two (2) food trucks on lots of one-half acres or less.

7.25.78.2. Maximum of three (3) food trucks on lots between one-half acre and 1 acre.

7.25.78.3. Maximum of four (4) food trucks on lots greater than 1 acre.

7.25.78.4. Outdoor seating associated with a food truck is only permitted on lots at least two acres in size or greater.

7.25.9. Exceptions.

7.25.9.1. Food Trucks when located at outdoor flea markets are exempt from Section 7.25.2 and Section 7.25.4. Food trucks at outdoor flea markets shall operate under a valid zoning permit for the flea market and are permitted to operate under the same hours of operation.

7.25.9.2. The number and location of Food Trucks operating with a Town-sponsored or civic event such as a street festival/fair, or Town Council approved special event shall be regulated with the permit.

PART 3

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

PART 4

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

Duly adopted this the ___ day of _____, 20__.

M. Andy Moore, Mayor

ATTEST

Shannan L. Parrish, Town Clerk

**THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
AMENDMENT CONSISTENCY STATEMENT
BY THE SMITHFIELD TOWN COUNCIL
ZA-19-02**

Whereas the Smithfield Town Council, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to approve a statement describing how the action is consistent with the Town of Smithfield *Comprehensive Growth Management Plan*; and

Whereas the Smithfield Town Council, upon acting on a zoning ordinance amendment to the *Unified Development Ordinance* and pursuant to NCGS §160A-383, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE SMITHFIELD TOWN COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT,

That the final action regarding zoning ordinance amendment ZA-19-02 is based upon review of and consistency with, the Town of Smithfield *Comprehensive Growth Management Plan* and any other officially adopted plan that is applicable, along with additional agenda information provided to the Town Council and information provided at the regularly scheduled meeting of Town Council; and

It is the objective of the Town of Smithfield Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment promotes this by offering fair and reasonable regulations for the citizens and business community of the Town of Smithfield as supported by the staff report and attachments provided to the Town Council at their regularly scheduled meeting. Therefore, the ordinance amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO RECOMMEND APPROVAL OF THE ORDINANCE FAILS,

That the final action regarding zoning ordinance amendment ZA-19-02 is based upon review of, and consistency, the Town of Smithfield *Comprehensive Growth Management Plan* and other officially adopted plans that are applicable; and

It is the objective of the Town Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The zoning ordinance amendment does not promote this and therefore is neither reasonable nor in the public interest.



Town of Smithfield
Planning Department
350 E. Market St Smithfield, NC 27577
P.O. Box 761, Smithfield, NC 27577
Phone: 919-934-2116
Fax: 919-934-1134

Permit Issued for March 2019

		Permit Fees	Permits Issued
Zoning	Land Use	1,050.00	11
Site Plan	Minor Site Plan	\$175.00	4
Zoning	Sign	\$500.00	10
Total:		\$1,725.00	25
Fiscal YTD Total:		\$14,400.00	190

SP19-000014	Site Plan	Minor Site Plan	Tesla Super Charger	1704 East Market Street
SP19-000015	Site Plan	Minor Site Plan	Inground Pool	1064 North Lakeside Drive
Z19-000036	Zoning	Land Use	Jones & Frank/Construction Storage	36 East Edgerton Street Unit G
SP19-000016	Site Plan	Minor Site Plan	Single Family Dwelling	Westerman Place
Z19-000037	Zoning	Sign	Kate Spade	1025 Outlet Center Drive Suite 1015
Z19-000038	Zoning	Sign	Sound Station & Security	713 East Market Street
Z19-000039	Zoning	Land Use	Interior Modification Only/ Existing SFD	825 Midway Street
Z19-000040	Zoning	Land Use	Zack's Chagrill	618-A East Market Street
Z19-000041	Zoning	Land Use	Sound Partners Insurance	133 North Second Street
Z19-000042	Zoning	Land Use	Old Time Grill	388-B Venture Drive
SP19-000017	Site Plan	Minor Site Plan	24' x18' Detached Garage	110 Lakeridge Drive
SP19-000018	Site Plan	Minor Site Plan	Handicap Ramp	1000 WILSON'S MILLS Road
Z19-000043	Zoning	Land Use	Keystone Fireworks	1273 North Brightleaf Boulevard
Z19-000044	Zoning	Sign	Keystone Novelties Fireworks Sales	1273 North Brightleaf Boulevard
Z19-000045	Zoning	Land Use	301 CBD Hemp, Kratom & Vape	600-B South Brightleaf Boulevard
Z19-000046	Zoning	Sign	Haines Vision Care	1319 North Brightleaf Boulevard
Z19-000047	Zoning	Land Use	Inomancy Home Health Care	1304-D West Market Street
Z19-000048	Zoning	Sign	Super 8 Hotel	735 Outlet Center Drive
Z19-000049	Zoning	Sign	301 CBD, Hemp, Kratom & Vape	600-B South Brightleaf Boulevard
Z19-000050	Zoning	Sign	Samsonite Company Stores, LLC	1025 Outlet Center Drive Suite 460
Z19-000051	Zoning	Land Use	Jackson Automotive	206 South Brightleaf Boulevard
Z19-000052	Zoning	Sign	Jackson Automotive	206 South Brightleaf Boulevard
Z19-000053	Zoning	Sign	Billboard Repair / Replace	Whitley Farm Road
Z19-000054	Zoning	Land Use	Johnston County Board of Elections	805-B South Third Street
Z19-000055	Zoning	Land Use	S2Technologies, LLC	115 North Second Street
Z19-000056	Zoning	Sign	AT&T	1319 North Brightleaf Boulevard



Town of Smithfield
Planning Department
350 E. Market St Smithfield, NC 27577
P.O. Box 761, Smithfield, NC 27577
Phone: 919-934-2116
Fax: 919-934-1134

BOARD ACTIONS REPORT - 2019

March

Town Council

Zoning Map Ammendments	0
Special Use Permit	1
Zoning Ordinance Amendments	1
Major Subdivisions	0
Annexations	0
Special Events	0
Site Plan	0

Planning Board

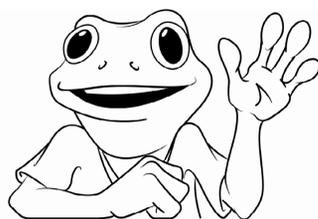
Zoning Map Amendments	1
Zoning Ordinance Ammendments	0
Major Subdivisions	0

Board of Adjustment

Variance	0
Admin Appeal	0

Historic Properties Commission

Certificate of Appropriateness	0
Historic Landmarks	0



XPRESS CARWASH AMERICAN PRIDE

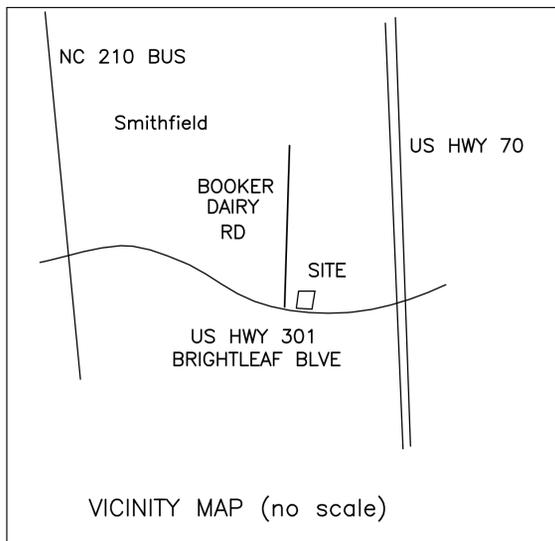
1203 N. BRIGHTLEAF BOULEVARD
SMITHFIELD, NC 27577

OWNER
AMERICAN PROPERTIES HOLDINGS, LLC
PO BOX 20909
RALEIGH, NC 27619-0909
919-847-7700

DEVELOPER
AMERICAN PROPERTIES HOLDINGS, LLC
PO BOX 20909
RALEIGH, NC 27619-0909
919-847-7700

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SMITHFIELD AND NCDOT STANDARD DETAILS AND SPECIFICATIONS.
2. ALL CURB AND GUTTER SHOWN ON SITE IS STANDARD 24" CURB AND GUTTER. ALL GUTTER SHOWN WITHIN RIGHT-OF-WAY SHALL BE STANDARD 30" CURB AND GUTTER.
3. A COMPLETE COORDINATE LISTING AND AUTOCAD DRAWING FILE IS AVAILABLE UPON REQUEST FROM THIS FIRM.
4. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. CONTACT ULCOO AT 1-800-632-4949 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
5. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
6. ALL PAVEMENT ON SITE SHALL BE IN ACCORDANCE WITH SECTION DETAILS ON THIS SHEET.
7. THE SLOPE OF HANDICAP PARKING SPACES SHALL NOT EXCEED 1/4" PER FOOT. THE LATERAL SLOPE OF SIDEWALK SHALL NOT EXCEED 2%.
8. UNLESS OTHERWISE NOTED ALL PROPOSED SPOT ELEVATIONS ARE TOP OF ASPHALT OR FINISHED SURFACE.
9. SEED ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT INDICATED TO BE PAVED OR PLANTED, UPON COMPLETION OF GRADING ACTIVITIES. USE REBEL 3 FESCUE IN ACCORDANCE WITH SEEDING SCHEDULE ON DETAIL SHEETS.
10. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND FEATURES.
11. SEE PLUMBING PLAN FOR LOCATION OF VAULTS, BACKFLOW PROTECTION ON FIRELINES AND PIPE SPECIFICATIONS OF FIRELINES.
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17. CONSTRUCT ALL FIRE HYDRANTS WITH BASE FLANGE SIX INCHES ABOVE FINAL GRADE.
18. THE CONTRACTOR IS RESPONSIBLE FOR INSURING POSITIVE DRAINAGE TO ALL STORM STRUCTURES.



SITE DATA TABLE				
SITE ADDRESS	1203 N. BRIGHTLEAF BOULEVARD, SMITHFIELD, NC 27577			
OWNER / DEVELOPER	AMERICAN PROPERTIES HOLDINGS, LLC PO BOX 20909 RALEIGH, NC 27619-0909			
APPLICANT	AIKEN & YELLE ASSOCIATES, PA 3755 BENSON DRIVE RALEIGH, NORTH CAROLINA 27609			
NCPIN	#06044-34-8508			
DEED BOOK 1796 PAGE 100				
EXISTING SITE AREA	1.310 ACRES			
EXISTING ZONING	B3 - HIGHWAY ENTRANCE BUSINESS DISTRICT			
WATER WATERSHED	LOWER NEUSE RIVER			
JURISDICTION	TOWN OF SMITHFIELD			
EXISTING USE	WASH CV (CAR WASH)			
PROPOSED USE	AUTOMATED CAR WASH			
NEW BUILDING	4,560 SF			
REQUIRED PARKING FOR CAR WASH	1 SPACE PER EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT = (9 EMPLOYEES X 1/3) = 3 SPACES			
TOTAL PARKING SPACES REQUIRED	180 SPACES			
PARKING SPACES PROVIDED FOR CAR WASH				
SPACES FOR SELF SERVICE VACUUMING OF VEHICLE INTERIOR	24 SPACES			
HANDICAP SPACES (VAN ACCESSIBLE)	1 SPACE			
TOTAL PARKING SPACES PROVIDED	25 SPACES			
REQUIRED OPEN SPACE	NONE REQUIRED			
DISTRICT STANDARDS (B3 ZONE)				
FRONT YARD	20'	REQUIRED	1644'	PROVIDED
SIDE YARD	12'		518'	
REAR YARD	25'		25'	
MIN. LOT AREA	12,000 SF		57,063 SF	
MIN. LOT WIDTH	125'		227.75'	
MIN. LOT DEPTH	96'		223'	
NEW BUILDING TO BE ONE STORY				
TOTAL LAND DISTURBANCE AREA			40,724 SF	= 0.93 AC
TOTAL EXISTING IMPERVIOUS SURFACE			41,077 SF	= 0.94 ACRES
TOTAL PROPOSED IMPERVIOUS SURFACE			41,463 SF	= 0.95 ACRES
% CHANGE IN IMPERVIOUS AREA			+0.94%	
TOTAL % IMPERVIOUS SURFACE (POST CONSTRUCTION)			(0.57 / 0.75)*100	= 72.6 %
PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE IS A SEPARATE SUBMITTAL, REVIEW AND APPROVAL PROCESS BY THE PLANNING DEPARTMENT. SIGNAGE FOR THIS SITE MUST COMPLY WITH THE TOWN OF SMITHFIELD SIGN ORDINANCE.				

ARCHITECT
DESIGN DEVELOPMENT
800 SALEM WOODS DRIVE, SUITE 102
RALEIGH, NC 27615
919-848-4474

LANDSCAPE ARCHITECT
TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTHPARK DRIVE, SUITE 200
DURHAM, NC 27713
919-484-8880

PREPARED BY

Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors

3755 Benson Drive
Raleigh, North Carolina 27609
919-877-9992 Fax 919-877-9979



Harold A. Yelle
03-18-19

INDEX OF SITE WORK DRAWINGS
SHEET TITLE

1. EXISTING CONDITIONS PLAN
2. SITE DEMOLITION PLAN
3. SITE LAYOUT PLAN
4. SITE GRADING, DRAINAGE AND UTILITY PLAN
5. SITE LIGHTING PLAN
6. SEDIMENT & EROSION CONTROL PLAN
7. SITE DETAILS
8. SITE DETAILS
- L-1. SITE LANDSCAPE PLAN
- A1.1. BUILDING FLOOR PLAN
- A2.1. BUILDING ELEVATIONS

SP-19-01

RECEIVED
By Mark E. Helmer, AICP at 11:49 am, Mar 27, 2019

BOOKER DAIRY ROAD
NCSR # 1923

WATER RECLAMATION MANHOLES

- MH-1 - INVERT - 141.30
- MH-2 - INVERT - 141.30
- MH-3 - INVERT - 141.30
- MH-4 - INVERT - 140.80
- MH-5 - INVERT - 140.80

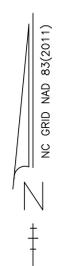
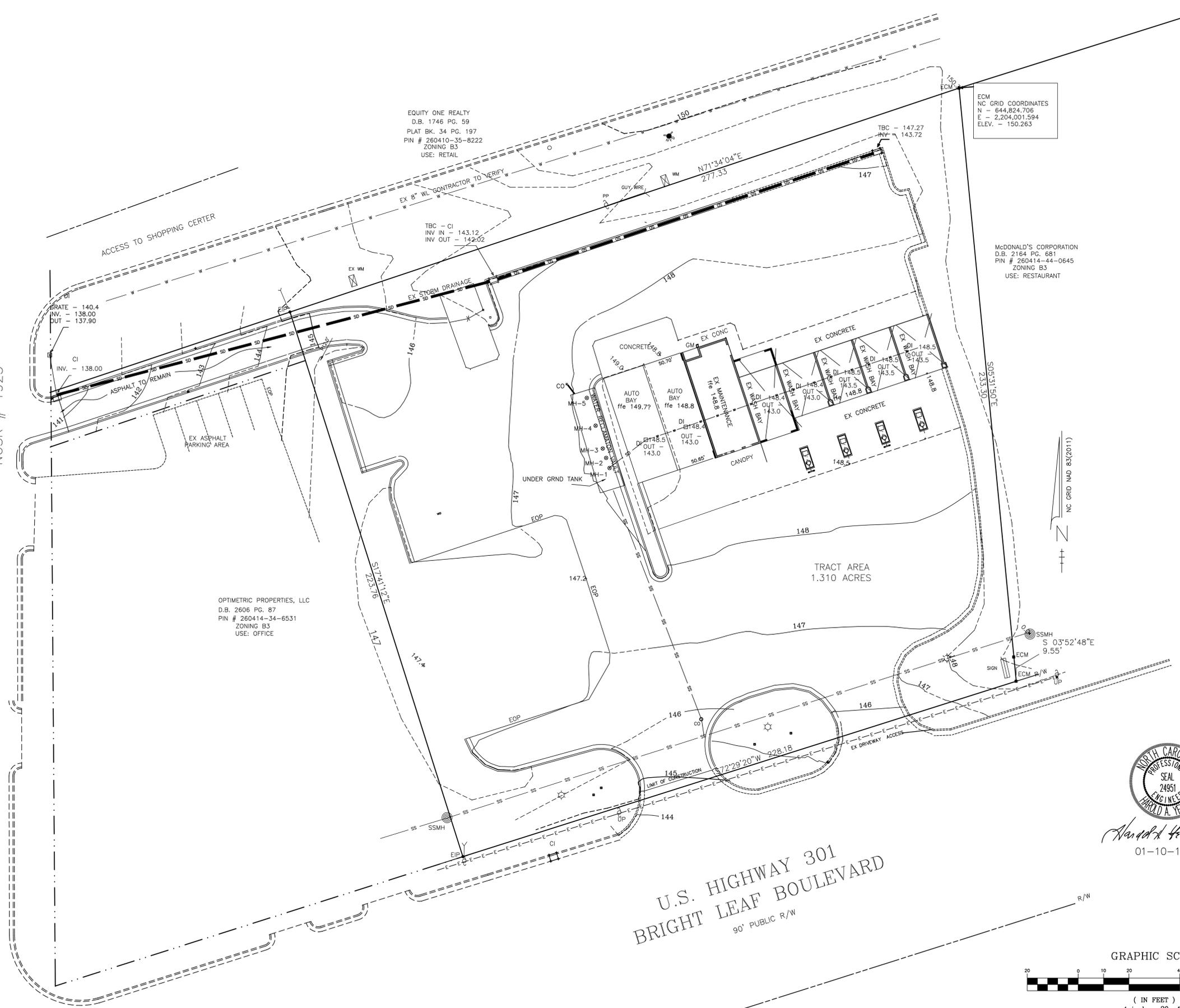
OPTIMETRIC PROPERTIES, LLC
D.B. 2606 PG. 87
PIN # 260414-34-6531
ZONING B3
USE: OFFICE

EQUITY ONE REALTY
D.B. 1746 PG. 59
PLAT BK. 34 PG. 197
PIN # 260410-35-8222
ZONING B3
USE: RETAIL

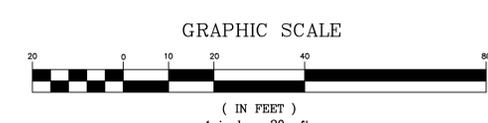
TBC - CI
INV IN - 143.12
INV OUT - 142.02

ECM
NC GRID COORDINATES
N - 644,824.706
E - 2,204,001.594
ELEV. - 150.263

MCDONALD'S CORPORATION
D.B. 2164 PG. 681
PIN # 260414-44-0645
ZONING B3
USE: RESTAURANT



Harold A. Yelle
01-10-19



U.S. HIGHWAY 301
BRIGHT LEAF BOULEVARD
90' PUBLIC R/W

AYES

Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3755 Benson Drive
Raleigh, North Carolina 27608
Phone: 919-877-7777
email: ayes@raleigh.ayec.com
Corporate License No. C-1024

DRAWN BY: HAY
CHECKED BY: 1"=20'
SCALE: 1"=20'
DATE: 02-04-17
REVISED: 04-03-18

EXISTING CONDITION EXHIBIT

**XPRESS CARWASH
AMERICAN PRIDE**
TOWN OF SMITHFIELD, NORTH CAROLINA

BOOKER DAIRY ROAD
NCSR # 1923

WATER RECLAMATION MANHOLES

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TO REMAIN/ CONVERT TO DI
TBC - CI
INV IN - 143.12
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TO REMAIN
CI
INV. - 138.00

ACCESS TO SHOPPING CENTER

ASPHALT TO REMAIN

EX ASPHALT
PARKING AREA

TO REMAIN

EX STORM DRAINAGE

DEMOLITION AREA

UNDER GRND TANK
TO REMAIN

REMOVE VAGUUM
STATIONS

TRACT AREA
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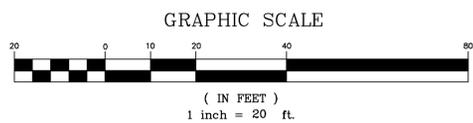
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Harold A. Yelle
01-10-19



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DRAWN BY: HAY
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04-03-18

SITE DEMOLITION PLAN

**XPRESS CARWASH
AMERICAN PRIDE**
TOWN OF SMITHFIELD, NORTH CAROLINA

STORM DRAINAGE DESIGN TABLE																
PIPE SECTION	A	A	IMP	GRASS	WOODED	C	Tc	Q(c-f)	Q(c-f)	PIPE L	RIM	US	DS	SLOPE	V	
FROM	TO	(sub)	(total)	AREA	AREA	AREA	(min)	SUB	TOTAL	(F)	ELEV	INV	INV	%	fps	
CB#1A	CB#1	0.11	0.11	0.10	0.01	0.00	0.89	5.0	0.71	0.71	36	146.70	143.75	143.15	1.67	7.06
CB#1	SM#2	0.09	0.20	0.07	0.02	0.00	0.82	5.0	0.53	0.53	75	146.40	143.10	140.44	3.55	10.30
CB#3A	CB#3	0.18	0.18	0.15	0.03	0.00	0.84	5.0	1.09	1.09	84	146.70	144.32	143.90	0.50	3.87
CB#3	EX DI#4A	0.08	0.26	0.07	0.01	0.00	0.86	5.0	0.50	0.50	12	147.30	143.90	143.82	0.67	4.46
EX CB#4A	EX DI#4	0.01	0.27	0.01	0.00	0.00	0.95	5.0	0.07	0.07	160	147.30	143.72	142.10	1.01	5.50
EX DI#4	SM#2	0.16	0.43	0.10	0.06	0.00	0.71	5.0	0.82	1.87	70	147.00	142.02	140.44	2.26	8.21
SM#2	EX CB#5	0.00	0.43	0.00	0.00	0.00	NA	5.0	NA	1.87	108	145.50	140.44	138.00	2.26	8.22

NOTE

CONTRACTOR SHALL USE CLASS IV RCP WHEN LESS THAN 2 FEET OF COVER OVER PIPES INSTALLED..

SPECIAL CONTRACTOR NOTE

CONTRACTOR SHALL USE STD NCDOT STORM STRUCTURES AND SHALL COORDINATE SITE GRADING & DRAINAGE PLAN, BUILDING PLUMBING PLAN) AND ARCHITECTURAL PLANS FOR UTILITY CONNECTIONS TO THE BUILDING, THE LOCATION OF VAULTS, BACKFLOW PROTECTION ON FIRELINES, PIPE SPECIFICATIONS OF FIRELINES AND OTHER ANCILLARY UTILITY SERVICES TO THE BUILDING.

ENGINEER'S STORMWATER CERTIFICATION

THE ENGINEER OF RECORD CERTIFIES THAT HE HAS REVIEWED SECTION 20 OF THE TOWN OF SMITHFIELD'S DEVELOPMENT ORDINANCE AND THAT THE PROPOSED STORMWATER MANAGEMENT PLAN MEETS THE STANDARDS OF THE TOWN OF SMITHFIELD.

BOOKER DAIRY ROAD
NCSR # 1923

WATER RECLAMATION MANHOLES

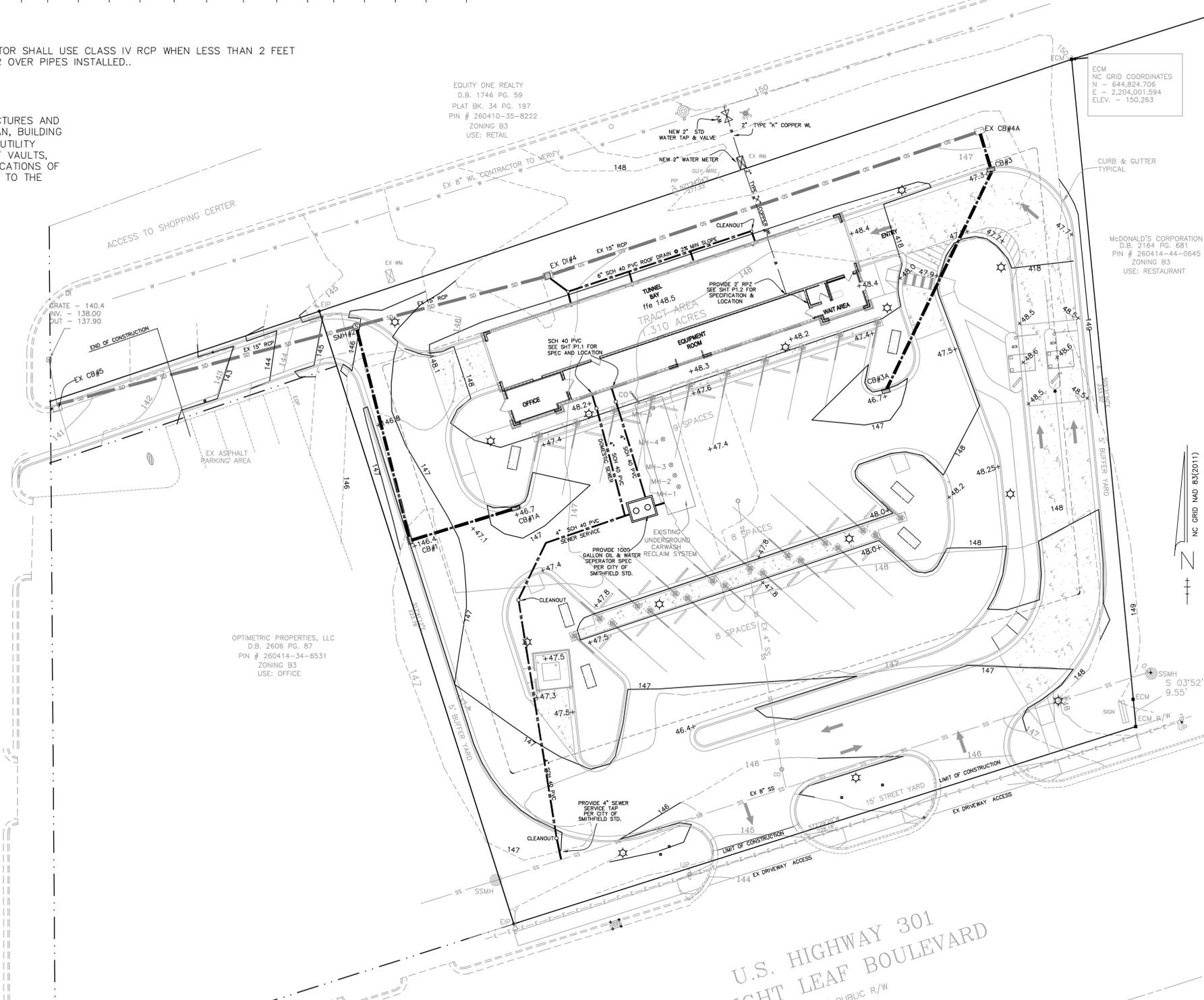
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ZONING B3
USE: OFFICE

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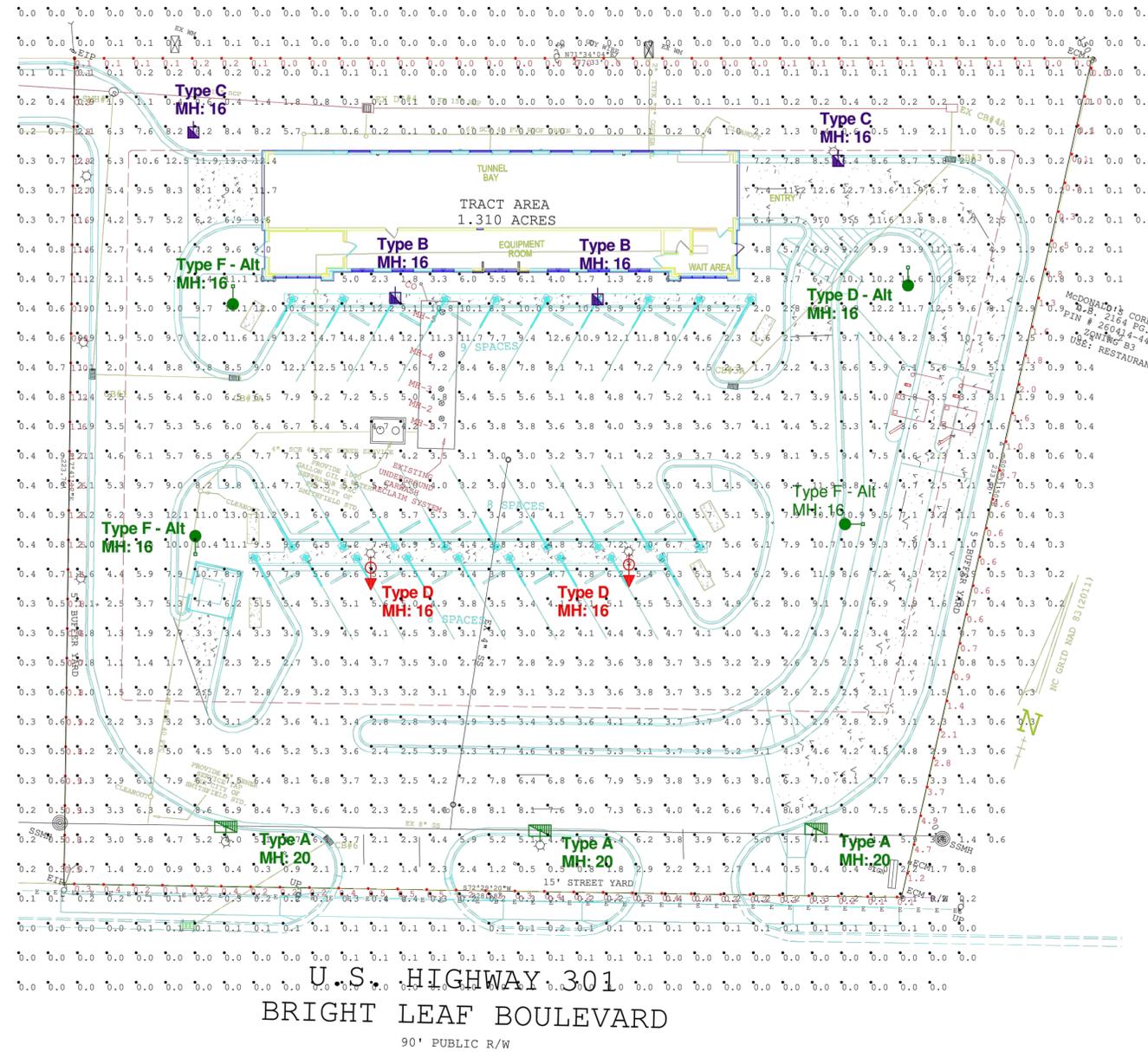


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Professional Engineer Seal
NORTH CAROLINA
SEAL
24951
ENGINEER
HAROLD A. YELLE
03-18-19

U.S. HIGHWAY 301
BRIGHT LEAF BOULEVARD
90' PUBLIC R/W

AYES
 Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 3765 Benson Drive #7609
 Raleigh, North Carolina 27609
 Phone: 919-777-7777
 email: ayes@aleigh.twebc.com
 Corporate License No. C-1024
 DRAWN BY: HAY
 CHECKED BY:
 SCALE: 1"=20'
 DATE: 12-18-18
 REVISIONS:
 01-23-19
SITE GRADING, DRAINAGE & UTILITY PLAN
XPRESS CARWASH AMERICAN PRIDE
 TOWN OF SMITHFIELD, NORTH CAROLINA
 SHEET 4 OF



Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	3	Type A	SINGLE	0.970	19715	267	ARE-EHO-4MB-HV-24-E-UL-SV-700-57K
	2	Type B	SINGLE	0.970	18726	252	ARE-EDG-4MB-AA-14-57K-E-UL-SV-525
	2	Type C	SINGLE	0.970	18726	252	ARE-EDG-4MB-AA-14-57K-E-UL-SV-525
	3	Type F - Alt	SINGLE	0.970	24860	232	ARE-EDG-4M-AA-14-57K-E-UL-SV-525
	2	Type D	SINGLE	0.970	21037	263	ARE-EDG-5M-AA-16-57K-E-UL-SV-525
	1	Type D - Alt	SINGLE	0.970	24860	232	ARE-EDG-4M-AA-14-57K-E-UL-SV-525

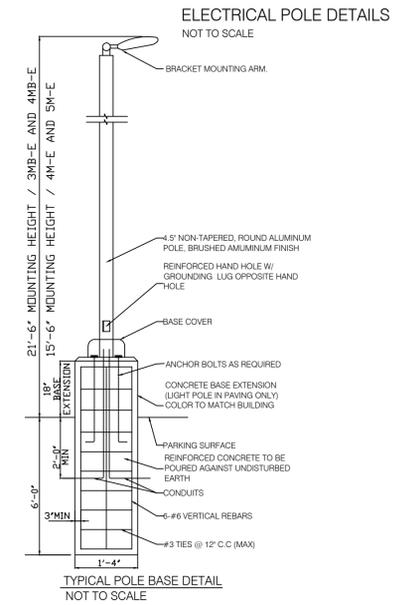
Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	3.44	15.4	0.0	N.A.	N.A.
Property Line	Fc	0.65	4.9	0.0	N.A.	N.A.

Fixture Mounting Height:
Pole Mounted: 8, 16' (15' Pole + 1.0' Base)

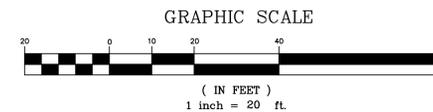
Proposed Poles Meets 120MPH Sustained Winds.

Additional Required Equipment:
(8) - PS4S15CTS-V - (15' x 4" x 0.125", Steel Square Pole, Tenon Mount, Silver)
(8) - PB-1A4SV - (Single Vertical Tenon, 4" Square Pole, Silver)

Customer to verify Color, Mounting, Fixture Location and Voltage prior to ordering.



PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER / BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER, LIGHTING MANUFACTURER OR AUTHORIZED LIGHTING CONTRACTOR VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO TOWN STANDARDS, THE APPROVED PLANS AND ANY APPLICABLE CONDITIONS.



Harold A. Yelle
03-06-19

1. AFTER THE PRECONSTRUCTION MEETING IS HELD, THE CONTRACTOR CAN INSTALL INITIAL EROSION CONTROL MEASURES ONLY. THIS INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION ENTRANCE, SILT FENCE, PERIMETER DIVERSION DITCH, CHECK DAMS (ROCK OR WOOD), TREE PROTECTION FENCE, EXISTING INLET PROTECTION, SKIMMER SEDIMENT BASINS, AND SEDIMENT TRAPS. THEY MAY CLEAR ONLY AS NECESSARY TO INSTALL THESE MEASURES.

2. CONTRACTOR IS RESPONSIBLE FOR E&C WEEKLY INSTALLATION AND MAINTENANCE LOG INCLUDING DATES OF TEMPORARY/PERMANENT GROUND COVER, A RAIN GAGE, COPY OF TOW SIGNED PLANS, REVISION SIGNED PLANS, NPDES LOG, AND CONSTRUCTION BOX MUST BE PRESENT AND EASILY ACCESSIBLE ON-SITE.

3. ONCE MEASURES ARE INSTALLED, CONTRACTOR/PRO TO CALL NC DEQ FOR AN INITIAL INSPECTION. IF SITE PASSES INSPECTION, A CERTIFICATE OF COMPLIANCE WILL BE ISSUED. CONTRACTOR CAN NOW BEGIN CLEARING, GRUBBING, AND GRADING.

4. CONTRACTOR TO MAINTAIN ACCESS ROAD FOR EMERGENCIES AT ALL TIMES.

5. PHASE PROJECT TO LEAVE OPEN AS LITTLE GROUND AS POSSIBLE.

6. TEMPORARILY SEED, STRAW AND TACK OR HYDROSEED WITHIN 7 DAYS OF ANY PHASE OF GRADING, INCLUDING SLOPES. SEED BASINS AND DITCHES IMMEDIATELY AFTER CONSTRUCTION. INCLUDE TABLE:

7. PRIOR TO REMOVAL OF TEMPORARY MEASURES, NC DEQ MUST APPROVE REMOVAL. ALL AREAS ABOVE TEMPORARY MEASURE MUST HAVE BARE GROUND COVER.

8. NC DEQ CONSTRUCTION INSPECTOR WILL EVALUATE THE SITE AT LEAST ONCE A MONTH. A COPY OF THE INSPECTION FORM WILL BE EMAILED TO THE PRO. THE WEEKLY EROSION LOG AND NPDES LOG MUST BE ON-SITE AND AVAILABLE FOR REVIEW.

9. IF THE SITE IS FOUND OUT OF COMPLIANCE A NOTICE OF VIOLATION WILL BE ISSUED GIVING THE CONTRACTOR/PRO 7 WORKING DAYS TO REMEDY THE PROBLEM. IF THE SITUATION IS NOT RESOLVED WITHIN THE TIME PERIOD A FINE MAY BE ISSUED.

10. IF SEDIMENT LEAVES THE SITE A FINE MAY BE ISSUED UP TO \$5,000 PER DAY PER VIOLATION. IF SEDIMENT ENTERS A BUFFER, STREAM, OR WETLAND NOTICE WILL BE NOTICED. THEY MAY ISSUE FINES UP TO \$50,000 PER DAY PER VIOLATION.

11. CALL THE NC DEQ UPON COMPLETION FOR A FINAL EROSION INSPECTION. A FUNDLIST MAY BE GENERATED ADDRESSING ANY REMAINING ITEMS. THERE MUST BE 80% GROUND COVER ON THE ENTIRE SITE PRIOR TO A CERTIFICATE OF OCCUPANCY. IF THE SITE IS FOUND TO BE IN COMPLIANCE AN EROSION CERTIFICATE OF COMPLETION WILL BE ISSUED.

EROSION CONTROL MAINTENANCE PLAN

1. REMOVE ALL LITTER AND DEBRIS THROUGHOUT SITE AS NEEDED.

2. EROSION CONTROL MEASURES MUST BE INSPECTED BY SITE CONTRACTOR ONCE A WEEK AND WITHIN 24 HOURS OF ANY RAINFALL EVENT.

3. MAINTAIN MINIMUM DEPTH OF 8" OF STONE IN GRAVEL CONSTRUCTION ENTRANCE.

4. INSPECT SILT FENCE AND CLEAN BUILDUP DAILY. REMOVE SEDIMENT BUILDUP FROM SILT FENCE OUTLET DAILY.

5. INSPECT RIP RAP APPROX AFTER EACH RAINFALL EVENT. ADD STONE IF EROSION IS EVIDENT.

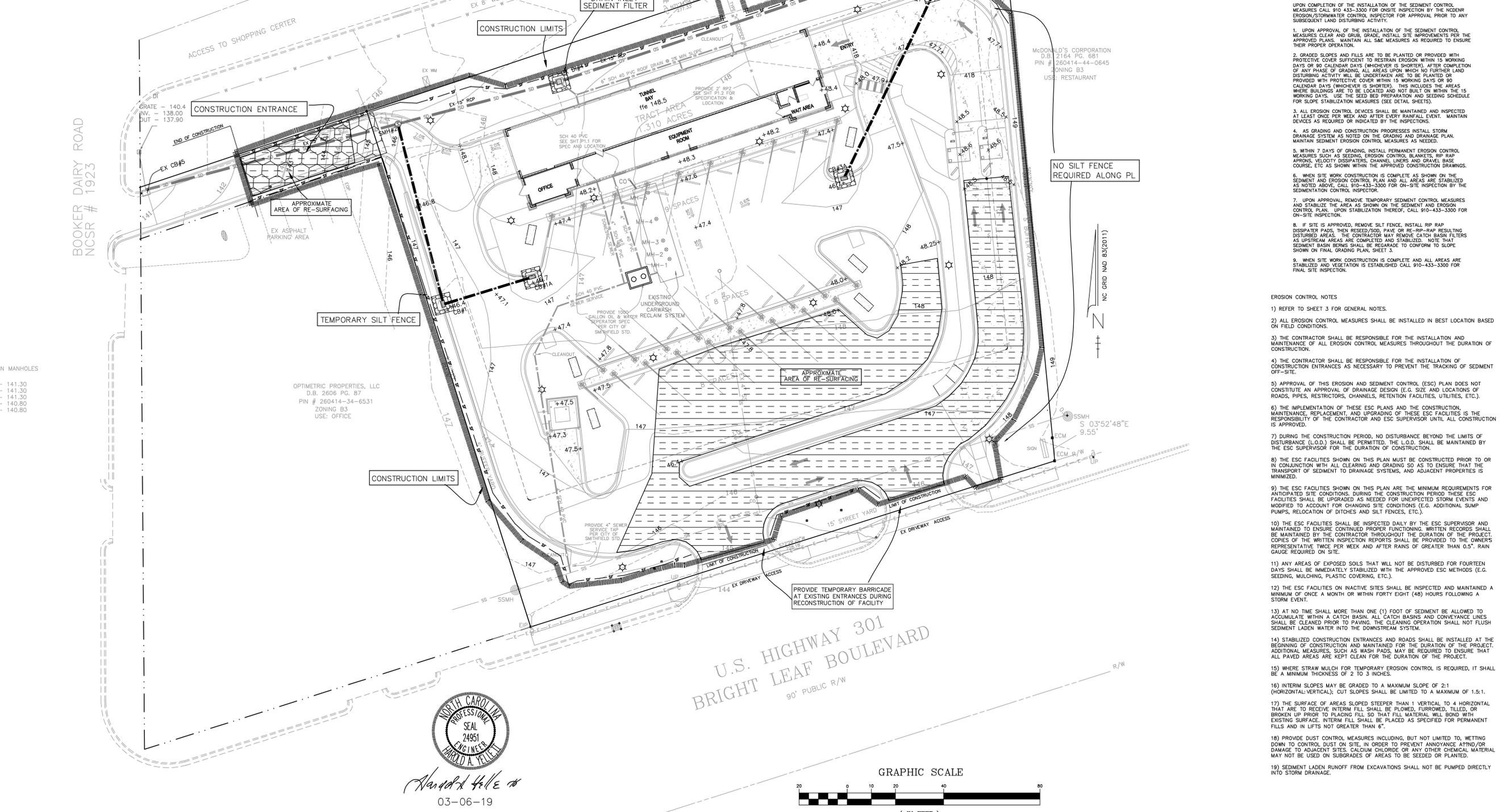
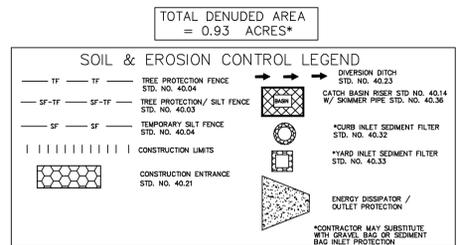
6. STREETS IN FRONT ON THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

7. CUT AND FILL SLOPES THAT ARE 2:1 OR GREATER SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION DEVICES OR A SUITABLE COMBINATION OF PLANTINGS AND RETENTION DEVICES. SLOPES GREATER THAN 3:1 SHALL NOT BE STABILIZED WITH TURF GRASS, BUT MUST BE STABILIZED WITH VEGETATION THAT REQUIRES MINIMAL MAINTENANCE. RED FESCUE OR OTHER APPROVED VARIETY.

STOCKPILE GENERAL NOTE:

ALL EXCESS OR UNUSABLE SOILS SHALL BE REMOVED FROM SITE. NO STOCKPILE AREA HAS BEEN PROVIDED. ALL EXCESS OR UNUSABLE SOILS SHALL BE REMOVED FROM SITE TO A SUITABLE LANDFILL WITH APPROPRIATE PERMITS TO RECEIVE THE SOILS.

STABILIZATION TIMEFRAMES	STABILIZATION TIME LIMITS	TIME LIMIT EXCEPTIONS
PERIMETER SLOPES, SMALL DITCHES, SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (H2O) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS IS ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 5:1
ALL OTHER AREAS WITH SLOPES FLATTER THAN 3:1	14 DAYS	NONE EXCEPT FOR PERIMETERS AND H2O ZONES



EROSION CONTROL NOTES

- REFER TO SHEET 3 FOR GENERAL NOTES.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN BEST LOCATION BASED ON FIELD CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONSTRUCTION ENTRANCES AS NECESSARY TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.
- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF DRAINAGE DESIGN (E.G. SIZE AND LOCATIONS OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE LIMITS OF DISTURBANCE (L.O.D.) SHALL BE PERMITTED. THE L.O.D. SHALL BE MAINTAINED BY THE ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT. COPIES OF THE WRITTEN INSPECTION REPORTS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE TWICE PER WEEK AND AFTER RAINS OF GREATER THAN 0.5" RAIN GAUGE REQUIRED ON-SITE.
- ANY AREAS OF EXPOSED SOILS THAT WILL NOT BE DISTURBED FOR FOURTEEN DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- INTERIM SLOPES MAY BE GRADED TO A MAXIMUM SLOPE OF 2:1 (HORIZONTAL:VERTICAL); CUT SLOPES SHALL BE LIMITED TO A MAXIMUM OF 1.5:1.
- THE SURFACE OF AREAS SLOPED STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL THAT ARE TO RECEIVE INTERIM FILL SHALL BE PLOWED, FURROWED, TILLED, OR BROKEN UP PRIOR TO PLACING FILL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. INTERIM FILL SHALL BE PLACED AS SPECIFIED FOR PERMANENT FILLS AND IN LIFTS NOT GREATER THAN 6".
- PROVIDE DUST CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, WETTING DOWN TO CONTROL DUST ON SITE, IN ORDER TO PREVENT ANNOYANCE ATFND/OR DAMAGE TO ADJACENT SITES. CALCIUM CHLORIDE OR ANY OTHER CHEMICAL MATERIAL MAY NOT BE USED ON SUBGRADES OF AREAS TO BE SEEDED OR PLANTED.
- SEDIMENT LADEN RUNOFF FROM EXCAVATIONS SHALL NOT BE PUMPED DIRECTLY INTO STORM DRAINAGE.

N MANHOLES

- 141.30
- 141.30
- 141.30
- 140.80
- 140.80

OPTIMETRIC PROPERTIES, LLC
D.B. 2806 PG. 87
PIN # 260414-34-6531
ZONING B3
USE: OFFICE

EQUITY ONE REALTY
D.B. 1746 PG. 59
PLAT BK. 34 PG. 197
PIN # 260410-35-8222
ZONING B3
USE: RETAIL

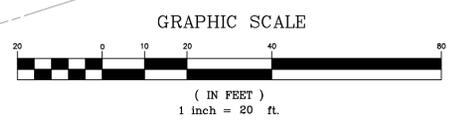
ECM
NC GRID COORDINATES
N - 644,824.706
E - 2,204,001.594
ELEV. - 150.263

McDONALD'S CORPORATION
D.B. 2164 PG. 691
PIN # 260414-44-0645
ZONING B3
USE: RESTAURANT



Handwritten signature: Harold A. Yelle
Date: 03-06-19

U.S. HIGHWAY 301
BRIGHT LEAF BOULEVARD
90' PUBLIC R/W

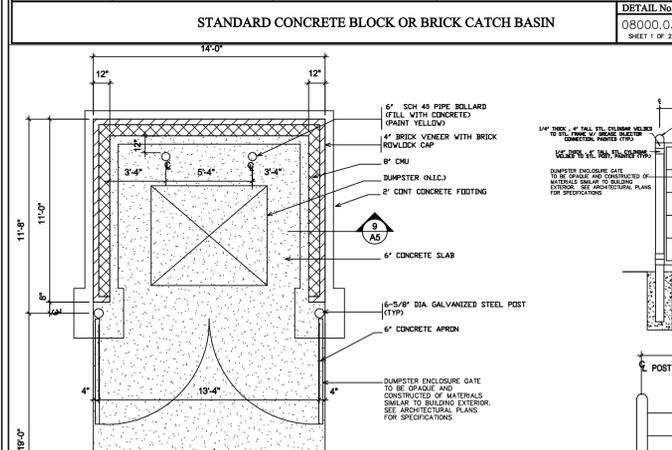
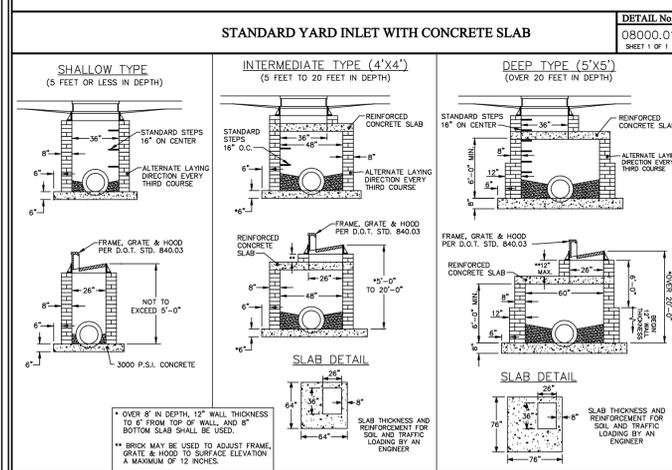
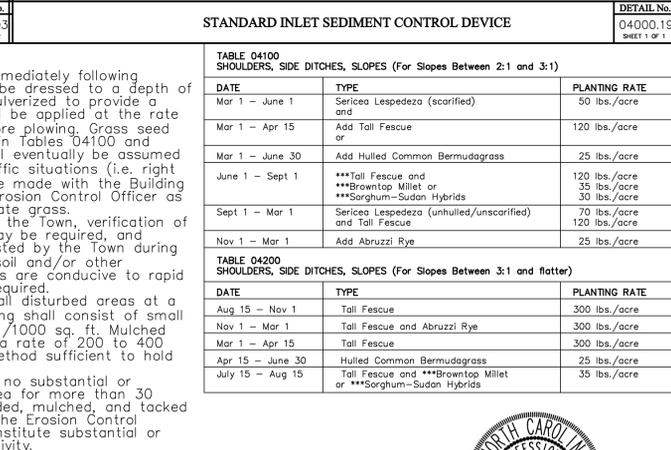
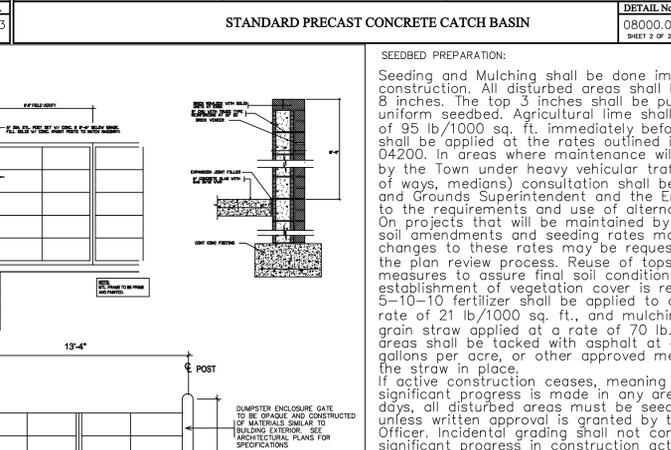
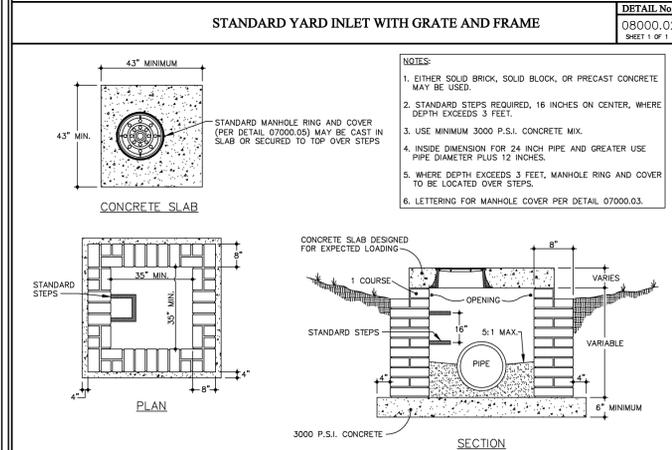
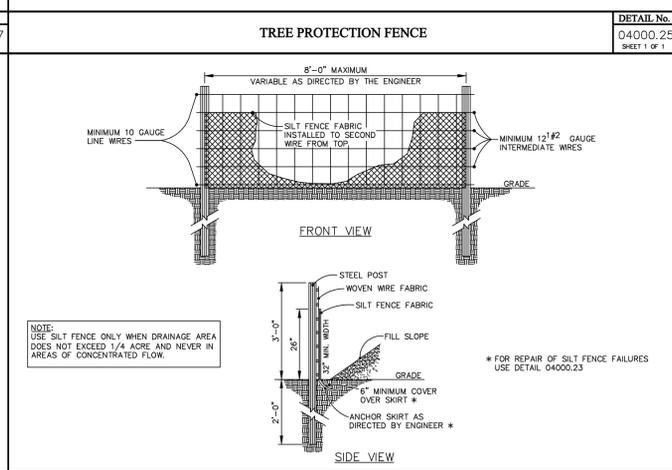
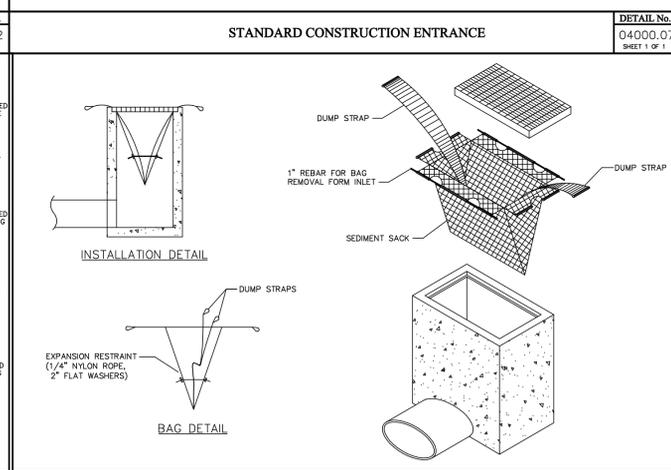
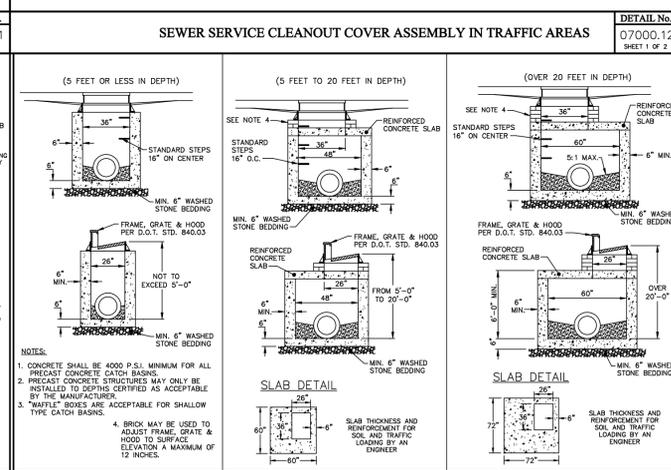
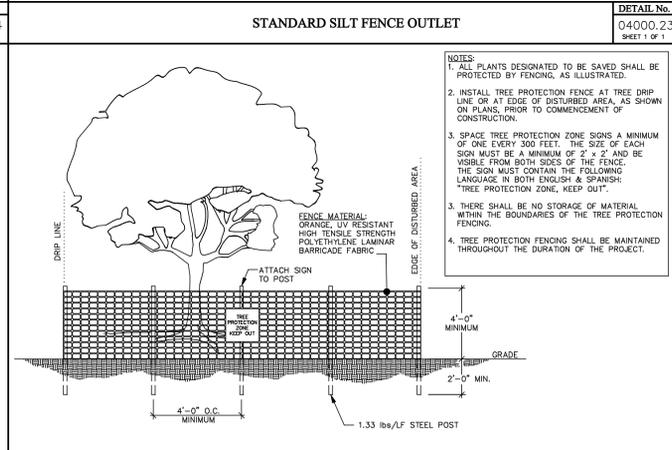
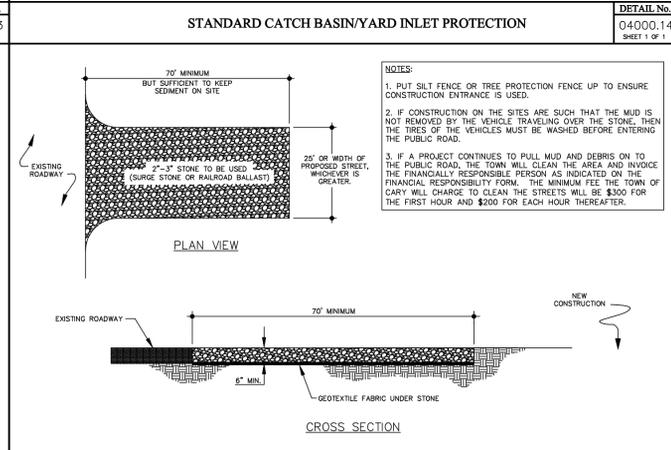
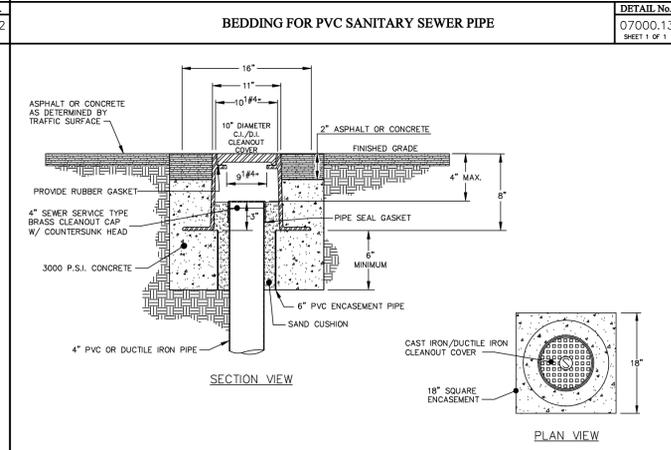
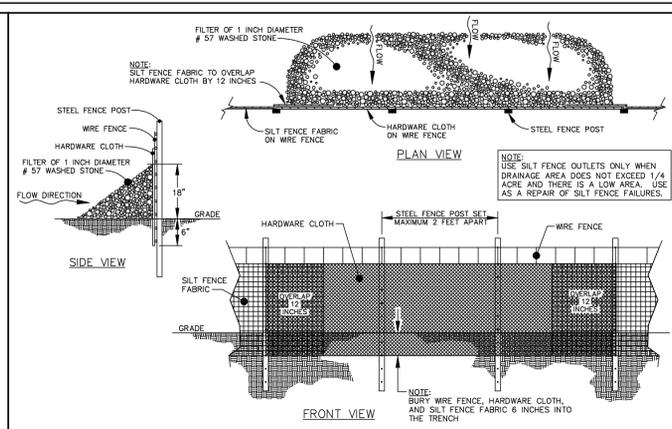
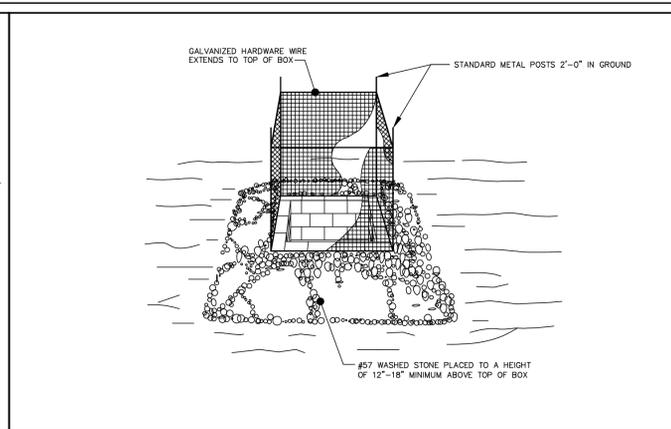
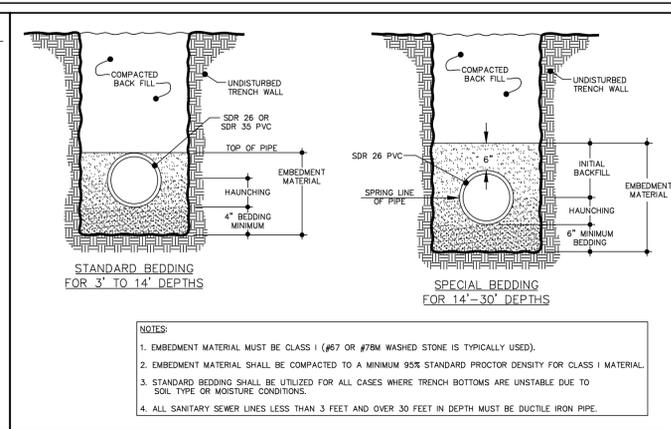
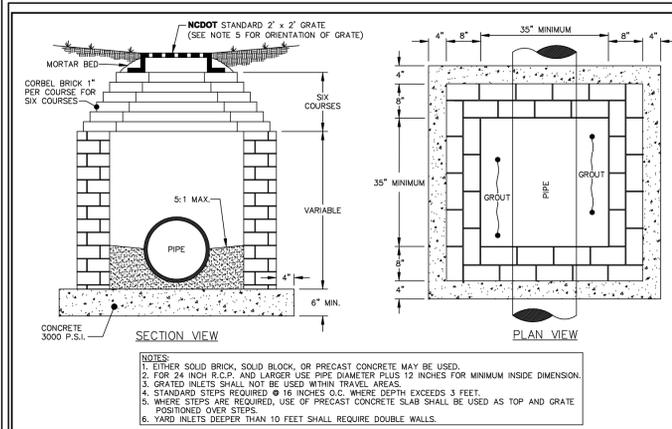


Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3765 Benson Drive
Raleigh, North Carolina 27609
Phone: 919-777-1100
Email: ayes@aleightwbc.com
Corporate License No. C-1024

DRAWN BY: HAY
CHECKED BY: 1"=20'
SCALE: DATE: 12-12-18
REVISITONS: 01-23-19

SITE SEDIMENTATION & EROSION CONTROL PLAN

XPRESS CARWASH AMERICAN PRIDE
TOWN OF SMITHFIELD, NORTH CAROLINA



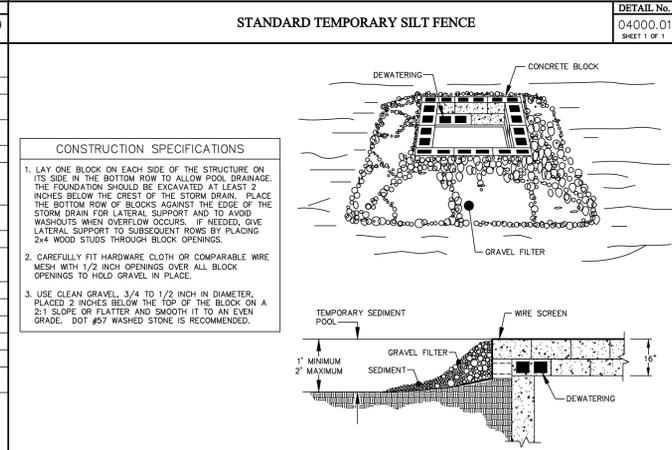
SEEDBED PREPARATION:
 Seeding and Mulching shall be done immediately following construction. All disturbed areas shall be dressed to a depth of 8 inches. The top 3 inches shall be pulverized to provide a uniform seedbed. Agricultural lime shall be applied at the rate of 95 lb/1000 sq. ft. immediately before plowing. Grass seed shall be applied at the rates outlined in Tables 04100 and 04200. In areas where maintenance will eventually be assumed by the Town under heavy vehicular traffic situations (i.e. right of ways, medians) consultation shall be made with the Building and Grounds Superintendent and the Erosion Control Officer as to the requirements and use of alternate grass.
 On projects that will be maintained by the Town, verification of soil amendments and seeding rates may be required, and changes to these rates may be requested by the Town during the plan review process. Reuse of topsoil and/or other measures to assure final soil conditions are conducive to rapid establishment of vegetation cover is required.
 5-10-10 fertilizer shall be applied to all disturbed areas at a rate of 21 lb/1000 sq. ft., and mulching shall consist of small grain straw applied at a rate of 70 lb./1000 sq. ft. Mulched areas shall be tacked with asphalt at a rate of 200 to 400 gallons per acre, or other approved method sufficient to hold the straw in place.
 If active construction ceases, meaning no substantial or significant progress is made in any area for more than 30 days, all disturbed areas must be seeded, mulched, and tacked unless written approval is granted by the Erosion Control Officer. Incidental grading shall not constitute substantial or significant progress in construction activity.

TABLE 04100 SHOULDERS, SIDE DITCHES, SLOPES (For Slopes Between 2:1 and 3:1)

DATE	TYPE	PLANTING RATE
Mar 1 - June 1	Sericea Lespedeza (scarified) and	50 lbs./acre
Mar 1 - Apr 15	Add Tall Fescue	120 lbs./acre
Mar 1 - June 30	Add Hulled Common Bermudagrass	25 lbs./acre
June 1 - Sept 1	***Tall Fescue and ***Browtop Millet or ***Sorghum-Sudan Hybrids	120 lbs./acre 35 lbs./acre 30 lbs./acre
Sept 1 - Mar 1	Sericea Lespedeza (unhulled/unscarified) and Tall Fescue	70 lbs./acre 120 lbs./acre
Nov 1 - Mar 1	Add Abruzzi Rye	25 lbs./acre

TABLE 04200 SHOULDERS, SIDE DITCHES, SLOPES (For Slopes Between 3:1 and flatter)

DATE	TYPE	PLANTING RATE
Aug 15 - Nov 1	Tall Fescue	300 lbs./acre
Nov 1 - Mar 1	Tall Fescue and Abruzzi Rye	300 lbs./acre
Mar 1 - Apr 15	Tall Fescue	300 lbs./acre
Apr 15 - June 30	Hulled Common Bermudagrass	25 lbs./acre
July 15 - Aug 15	Tall Fescue and ***Browtop Millet or ***Sorghum-Sudan Hybrids	35 lbs./acre



Alken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 3755 Research Drive
 Raleigh, North Carolina 27609
 919-877-9992 Fax 919-877-9979
 email: AYES@BELLNET.HT

DRAWN BY: HAY
 CHECKED BY: 1-2-20
 SCALE: 1"=20'
 DATE: 12-12-18
 REVISED: 01-23-19

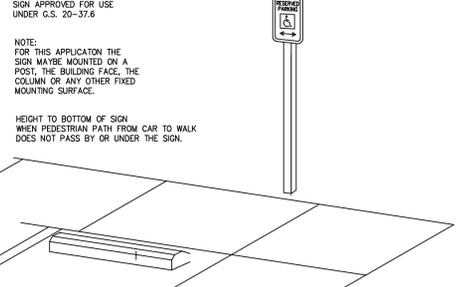
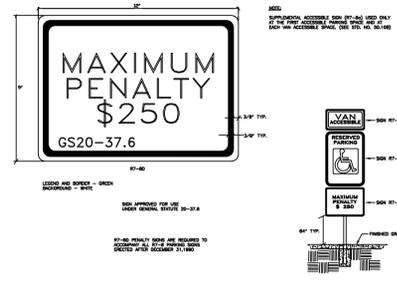
AYES
 24951
 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 HAROLD A. YELLE

XPRESS CARWASH
 AMERICAN PRIDE
 TOWN OF SMITHFIELD, NORTH CAROLINA

SITE DETAILS

02-21-19

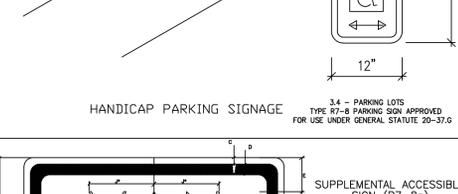
SHEET 7 OF



SUPPLEMENTAL ACCESSIBLE SIGN (R7-8D)

HANDICAP PARKING SIGNAGE

TOTAL NUMBER OF SPACES	MINIMUM NUMBER OF ACCESSIBLE SPACES	MINIMUM NUMBER OF ACCESSIBLE SPACES TO BE ADJACENT TO THE MAIN ENTRANCE
1 to 25	1	1
26 to 50	2	2
51 to 75	3	3
76 to 100	4	4
101 to 150	5	5
151 to 200	6	6
201 to 250	7	7
251 to 300	8	8
301 to 400	9	9
401 to 500	10	10
501 to 1000	2% of total	2% of total
1001 and over	2% of total	2% of total



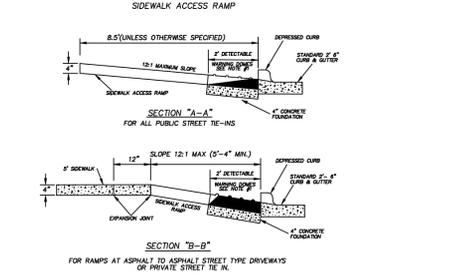
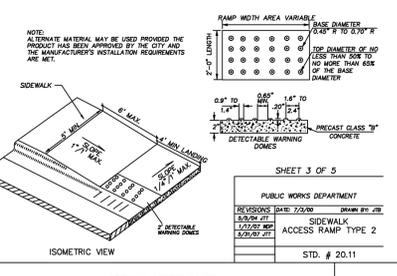
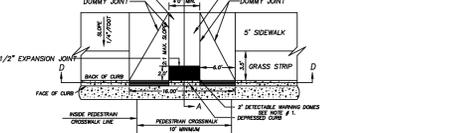
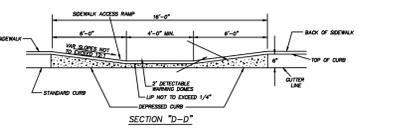
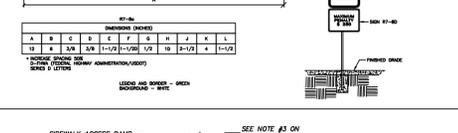
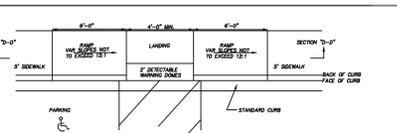
ACCESSIBLE PARKING REQUIREMENTS

1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8 & R7-1) SHALL BE MOUNTED BY THE TOP EDGE TO THE BOTTOM EDGE OF SIGN FACE (NOTED).

2. SIGNS SHALL BE MOUNTED ON A POST, THE COLUMN OR ANY OTHER FIXED MOUNTING SURFACE.

3. HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR TO WALK DOES NOT PASS BY OR UNDER THE SIGN.

RESERVED PARKING SIGN (R7-8a)



GENERAL NOTES

1. NORTH CAROLINA GENERAL STATUTE 136-44.14 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRUCKS OPERATIONS, REPAIRS, CONNECTIONS OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1993 SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT THE OTHER POINTS OF PEDESTRIAN FLOW.

2. IN ADDITION, SECTION 228 OF THE 1975 FEDERAL AID HIGHWAY SAFETY ACT REQUIRES PROVISION OF DETECTABLE CURBS ON ANY CURB CONSTRUCTED AFTER 12/18/93 WHETHER A SIDEWALK IS PROPOSED INITIALLY OR IS PLANNED FOR A FUTURE DATE.

3. THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES COMPREHENSIVE CIVIL RIGHTS PROTECTION SIMILAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THE ADAPTED SIDEWALK ACCESS RAMP HAS BEEN DESIGNED TO COMPLY WITH CURRENT ADA STANDARDS.

4. SIDEWALK ACCESS RAMP SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMP SHALL BE LOCATED AS INDICATED IN THE DETAIL HOWEVER, THE LOCATION MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT FIXES, FIRE HYDRANTS, POLE ALLEYS, ETC. AFFECT PLACEMENT. AT ALL LOCATIONS, NOT LESS THAN 2 FEET OF FULL CURB SHALL BE PLACED BETWEEN SIDEWALK RAMP.

5. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" HOWEVER, RAMP MAY EXCEED 48".

6. USE CLASS 2 (600 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH WORKING SURFACE.

7. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND AS SHOWN ON THE PLANS.

8. SINGLE OR DIAGONAL RAMP ARE ONLY PERMISSIBLE FOR NEW CONSTRUCTION, AS SHOWN ON SHEET 5 OF 5.

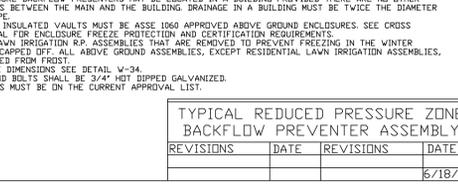
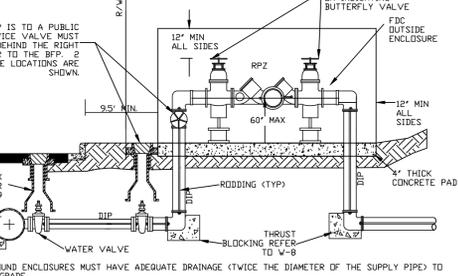
STANDARD CLEAN OUT

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.07

DATE: 04/03/2018



GENERAL NOTES

1. DETECTABLE WARNING DOMES SHALL COVER 2" MINIMUM AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL. LENGTH AND WIDTH OF PAVEMENT SHALL BE 1' X 1'.

2. OBTAIN FOR CONTRAST VISIBILITY WITH ADJACENT SURFACES, EITHER LIGHT OR DARK, OR DARK OR LIGHT SEQUENCE COVERING THE DETECTABLE WARNING AREA.

3. IF THE TAP IS TO A PUBLIC MAIN, A SERVICE VALVE MUST BE PLACED BEHIND THE RIGHT OF WAY PRIOR TO THE B.P. 2 POSSIBLE LOCATIONS ARE SHOWN.

4. ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE SUPPLY PIPE) TO DAYLIGHT ABOVE GRADE.

5. REDUCED PRESSURE BACKFLOW PREVENTERS MAY BE LOCATED IN A BUILDING PROVIDED THERE ARE NO OTHER UNPROTECTED TAPS BETWEEN THE MAIN AND THE BUILDING. DRAINAGE IN A BUILDING MUST BE TWICE THE DIAMETER OF THE SUPPLY PIPE.

6. ABOVE GROUND INSULATED VAULTS MUST BE ASSE 1066 APPROVED ABOVE GROUND ENCLOSURES. SEE CROSS CONNECTION MANUAL FOR ENCLOSURE, FREEZE PROTECTION AND CERTIFICATION REQUIREMENTS.

7. RESIDENTIAL LAWN IRRIGATION R.P. ASSEMBLIES THAT ARE REMOVED TO PREVENT FREEZING IN THE WINTER MONTHS MUST BE CAPPED OFF. ALL ABOVE GROUND ASSEMBLIES, EXCEPT RESIDENTIAL LAWN IRRIGATION ASSEMBLIES, MUST BE PROTECTED FROM FROST.

8. FOR ENCLOSURE DIMENSIONS SEE DETAIL V-204.

9. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.

10. ALL ASSEMBLIES MUST BE ON THE CURRENT APPROVAL LIST.

STANDARD GREASE INTERCEPTOR

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.05

DATE: 04/03/2018

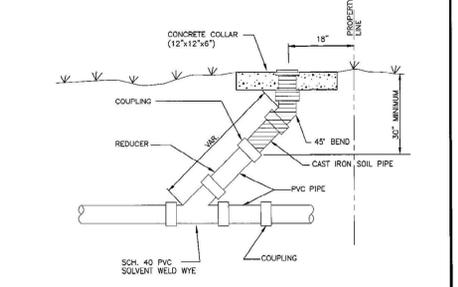
DETECTION OF UNDERGROUND LATERALS

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.08

DATE: 04/03/2018



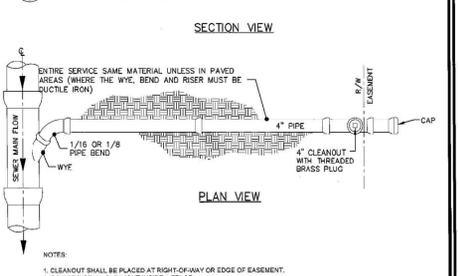
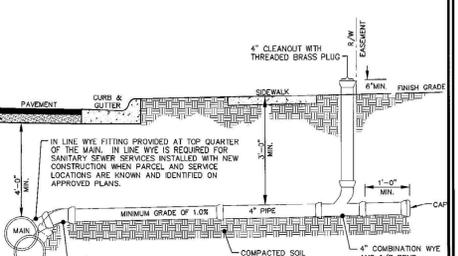
STANDARD SANITARY SEWER TAP AND SERVICE

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.05

DATE: 04/03/2018



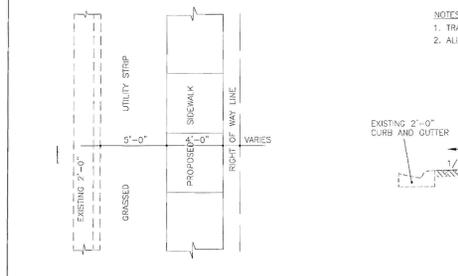
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SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

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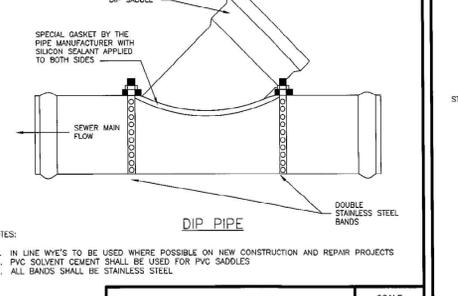
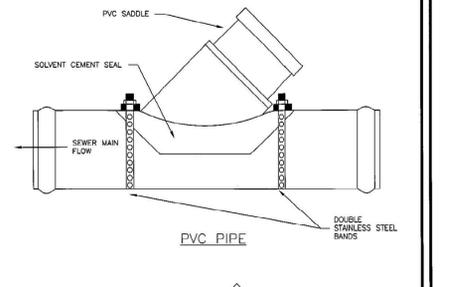
DETECTION OF UNDERGROUND LATERALS

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

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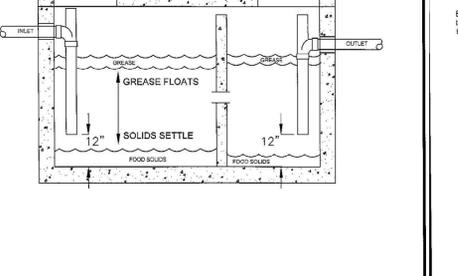
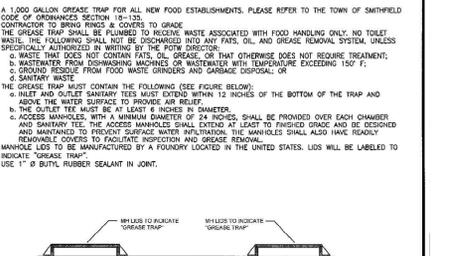
STANDARD GREASE INTERCEPTOR

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

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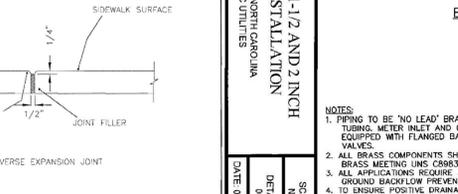
DETECTION OF UNDERGROUND LATERALS

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.08

DATE: 04/03/2018



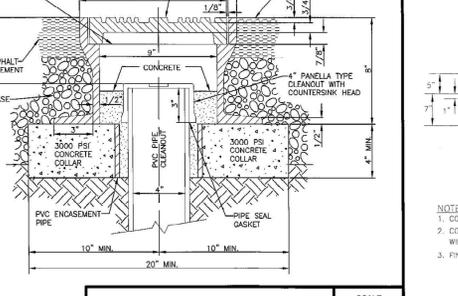
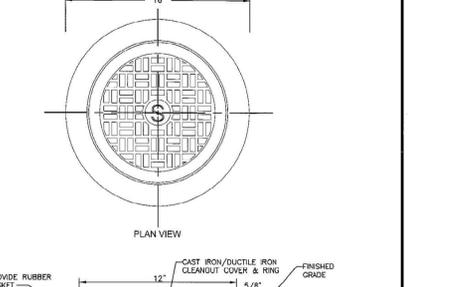
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SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.08

DATE: 04/03/2018



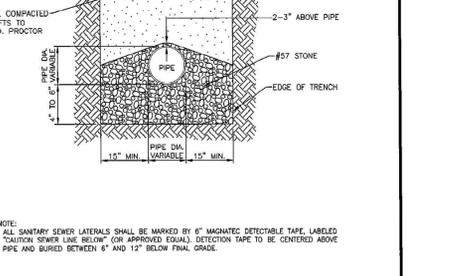
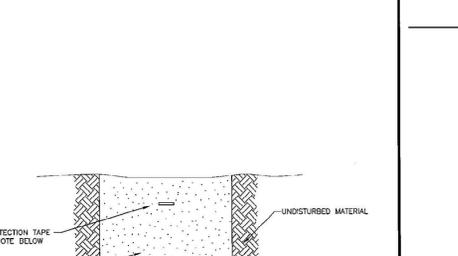
STANDARD GREASE INTERCEPTOR

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.05

DATE: 04/03/2018



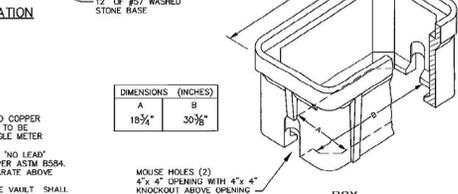
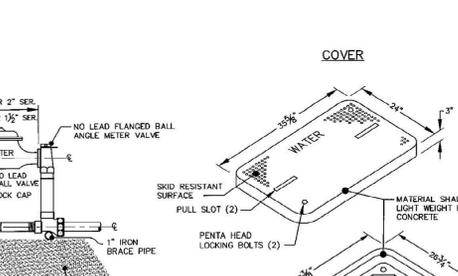
DETECTION OF UNDERGROUND LATERALS

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.08

DATE: 04/03/2018



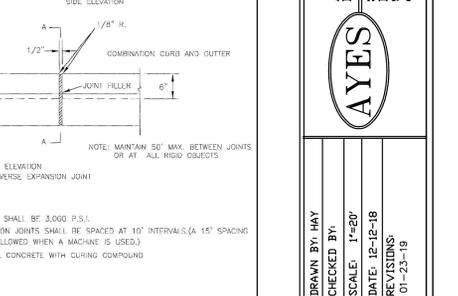
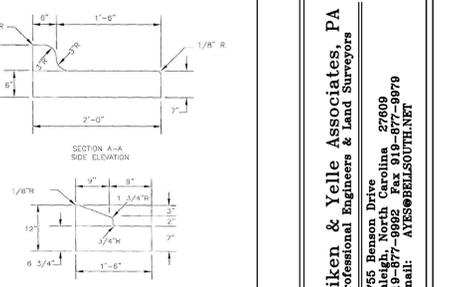
DETECTION OF UNDERGROUND LATERALS

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.08

DATE: 04/03/2018



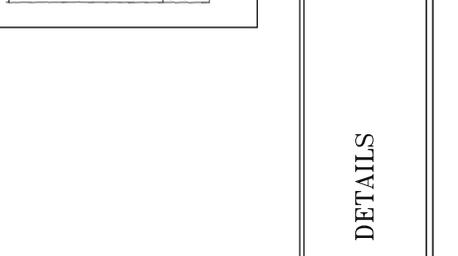
STANDARD GREASE INTERCEPTOR

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.05

DATE: 04/03/2018



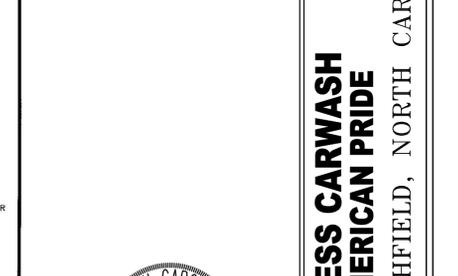
DETECTION OF UNDERGROUND LATERALS

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.08

DATE: 04/03/2018



DETECTION OF UNDERGROUND LATERALS

SMITHFIELD, NORTH CAROLINA PUBLIC UTILITIES

SCALE: NTS

DETAIL NO. 07.08

DATE: 04/03/2018

Alken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3755 Benacore Drive
Raleigh, North Carolina 27609
919-877-0992 Fax 919-877-9979
email: AYES@BELLNET.HT



DRAWN BY: HAY
CHECKED BY: [blank]
SCALE: 1"=20'
DATE: 12-12-18
REVISED: [blank]
DATE: 01-23-19

SMITHFIELD NORTH CAROLINA
STANDARD DETAIL AND SPECIFICATIONS MANUAL
Drawing 3311
Date 1/11/2000

SITE DETAILS

TOWN OF SMITHFIELD, NORTH CAROLINA

XPRESS CARWASH
AMERICAN PRIDE



Harold A. Yelle
02-21-19

SHEET 8 OF

LANDSCAPING CALCULATIONS

REQUIRED: TREE COVERAGE AT 15 TREES PER AC OF DISTURBANCE
 PROVIDED: 1.2AC X 15 = 18 REQUIRED, 18 TREES PROVIDED

REQUIRED/PROVIDED: FOUNDATION SHRUBS
 REQUIRED/PROVIDED: PARKING LOT SPACES SHALL BE WITHIN 75' RADI OF A TREE

REQUIRED: STREET YARD AT ONE UNDERSTORY TREE/50' AND 20 SHRUBS/100'
 PROVIDED: 164'/50= 3.28 REQUIRED, 5 TREES PROVIDED
 PROVIDED: 164'/100x20= 32.8 REQUIRED, 33 SHRUBS PROVIDED

REQUIRED: 9% OF THE GROSSED PAVED AREA SHALL BE LANDSCAPED WITHIN THE INTERIOR OF THE FACILITY
 PROVIDED: 32,997 X .09 = 2,970 SF REQUIRED, 4,318 SF LANDSCAPE AREA PROVIDED

REQUIRED: ONE TREE AND SIX SHRUBS PER PARKING LOT ISLAND
 PROVIDED: TWO TREES PROVIDED AND 12 SHRUBS PROVIDED

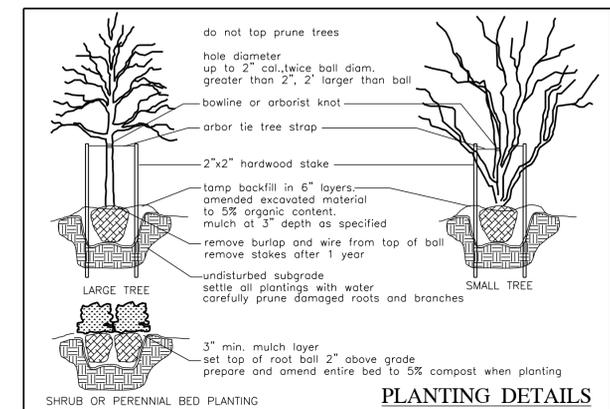
REQUIRED: TYPE A BUFFER AT 50% WITH ONE CANOPY TREE AND 6 SHRUBS PER 500 SF
 EAST TYPE A BUFFER YARD: 1166 SF / 500 = 2.3 TREES REQUIRED, 3 TREES PROVIDED
 EAST TYPE A BUFFER YARD: 1166 SF / 500 X 6 = 13.9 SHRUBS REQUIRED, 15 SHRUBS PROVIDED

NORTH TYPE A BUFFER YARD: 1333 SF / 500 = 2.6 TREES REQUIRED, 3 TREES PROVIDED
 NORTH TYPE A BUFFER YARD: 1333 SF / 500 X 6 = 15.9 SHRUBS REQUIRED, 27 SHRUBS PROVIDED

WEST TYPE A BUFFER YARD: 1008 SF / 500 = 2.0 TREES REQUIRED, 2 TREES PROVIDED
 WEST TYPE A BUFFER YARD: 1008 SF / 500 X 6 = 12.0 SHRUBS REQUIRED, 16 SHRUBS PROVIDED

REQUIRED: ONE STREET TREE PER 50' OF ROAD FRONTAGE BOUNDARY
 PROVIDED: 228' / 50 = 4.56 REQUIRED, 5 TREES PROVIDED

NOTE: UNDERSTORY TREES PROVIDED AT OVERHEAD UTILITIES

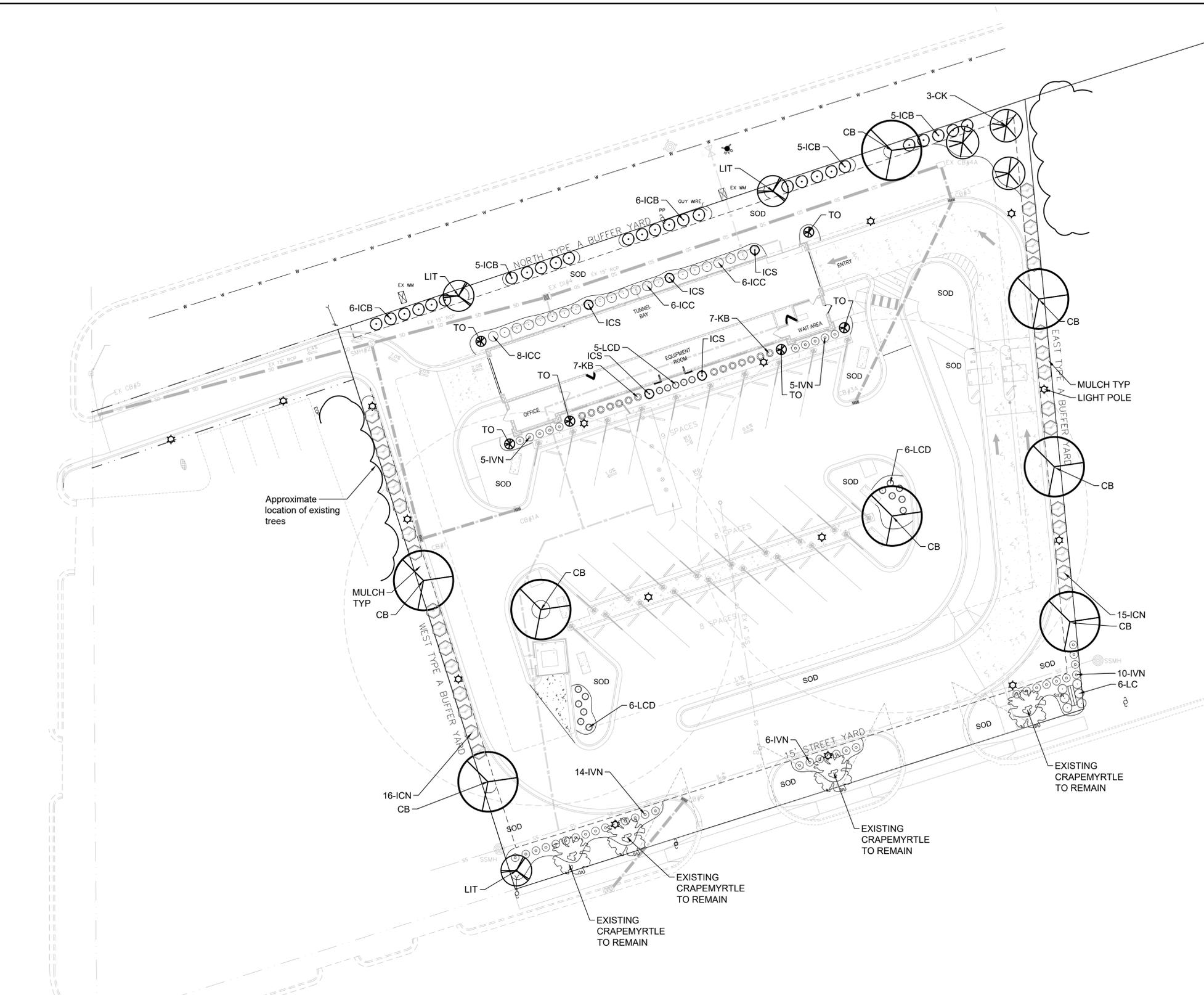


GENERAL PLANTING NOTES

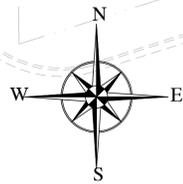
1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. SET TOP OF TREE ROOT BALL 4" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
5. PLANT MATERIAL SHALL CARRY A ONE YEAR WARRANTY AND REPLACEMENT GUARANTEE.
6. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
7. GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO KNOW OR EXISTING FACILITIES OR STRUCTURES, COORDINATE FIELD ADJUSTMENT WITH PROJECT OWNER OR AGENT.
10. OWNER OR AGENT SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
11. REPORT ANY DISCREPANCIES TO THE PROJECT OWNER OR AGENT.
12. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR AGENT.
13. APPLY 3" OF TRIPLE SHREDDED HARDWOOD MULCH TO ALL PLANTING AREAS.
14. BED EDGE TO BE SPADE CUT WHEN ADJACENT TO TURF.

LANDSCAPE NOTES

1. All landscaping to be installed and maintained in accordance with the Unified Development Ordinance and the latest edition of nursery standard by the American Nursery and Landscape Association (ANLA).
2. Call utility locator service prior to any construction on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
3. Do not change the design without approval from the Architect or the Owner.
4. All landscape areas shall be finished as a mulch bed with plant materials or as turf established by placement of sod.
5. Vegetative cover shall be established and maintained per sediment and erosion control requirements.
6. No trees or shrubs shall be located within ROW.
7. Landscape contractor shall verify plant quantities. If discrepancy exists, use quantity as shown on the plan.
8. Place and fine grade topsoil to a minimum 4" depth for all turf and landscape areas.



KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	Caliper	ROOT	QTY.	COMMENTS
CB	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal Hornbeam	12-14" ht	2.5"	B&B	8	canopy tree
LIT	<i>Lagerstroemia indica</i> x 'Tuscarora'	Crape Myrtle	8-10' ht	2"	B&B	3	understory tree
CK	<i>Cornus kousa</i>	Kousa Dogwood	48" ht	1.5"	B&B	3	understory tree
TO	<i>Thuja occidentalis</i> 'Degrools Spire'	Degrools Spire Arborvitae	48" ht		Cont.	6	evergreen shrub
ICS	<i>Ilex cornata</i> 'Siky Pencil'	Siky Pencil Holly	48" ht		Cont.	31	evergreen shrub
ICN	<i>Ilex cornata</i> 'Needlepoint'	Needle Point Holly	36" ht		Cont.	27	evergreen shrub
ICB	<i>Ilex cornata</i> 'Dwarf Burford'	Dwarf Burford Holly	36" ht		Cont.	27	evergreen shrub
ICC	<i>Ilex cornata</i> 'Carrissa'	Carrissa Holly	18"		Cont.	20	evergreen shrub
LC	<i>Loropetalum chinese</i> var. 'Ruby'	Ruby Loropetalum	24"		Cont.	6	evergreen shrub
IVN	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	18"		Cont.	40	evergreen shrub
KB	<i>Buxus microphylla</i> var. 'koreana'	Korean Boxwood	18"		Cont.	14	evergreen shrub
LCD	<i>Loropetalum chinese</i> var. 'Daruma'	Dwarf Daruma Loropetalum	18"		Cont.	17	evergreen shrub
SOD	Tifway 419 Bermudagrass						



GRAPHIC SCALE



REVISIONS:



LANDSCAPE PLAN

SCALE: 1" = 20'

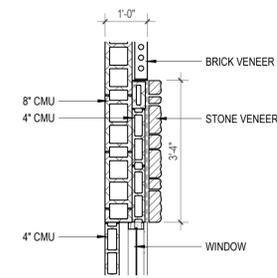
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PROJECT # 19009

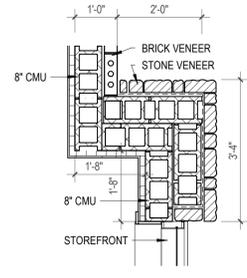
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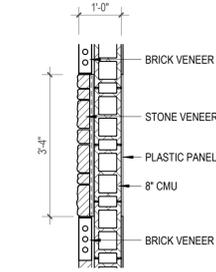
TMTLA ASSOCIATES
 5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
 p: (919) 484-8880 e: info@tmtla.com



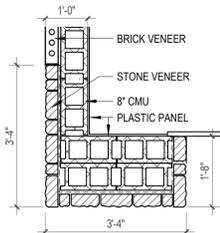
12 PLAN DETAIL 6
1/2" = 1'-0"



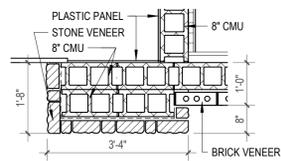
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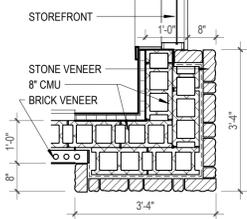
10 PLAN DETAIL 4
1/2" = 1'-0"



9 PLAN DETAIL 3
1/2" = 1'-0"



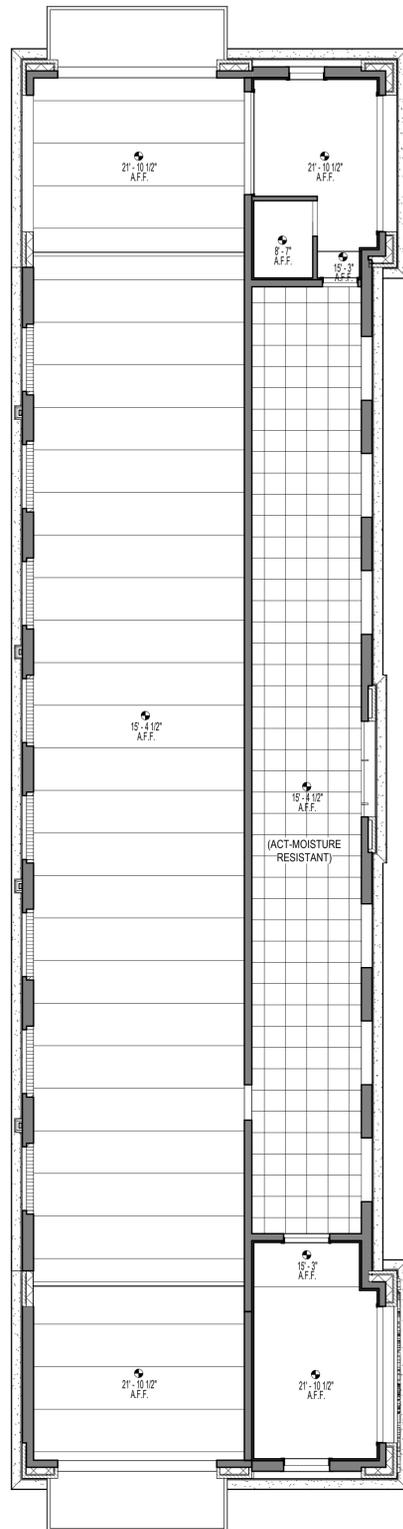
8 PLAN DETAIL 2
1/2" = 1'-0"



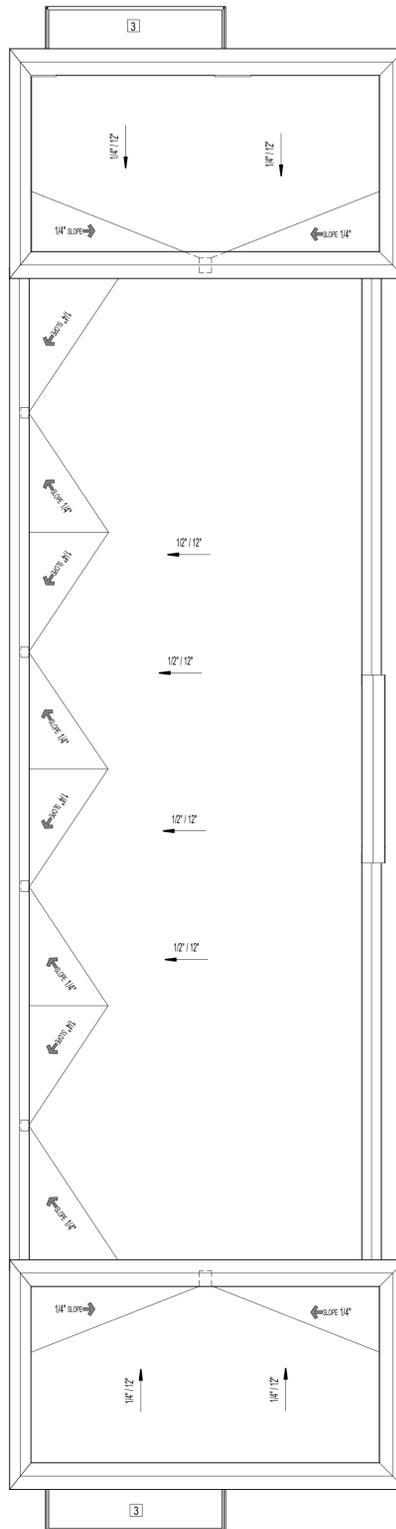
7 PLAN DETAIL 1
1/2" = 1'-0"

Room Finish Schedule						
No.	Name	Wall	Floor	Base	Ceiling	Remarks
101	CUSTOMER LOBBY	PAINTED GYP	VCT	RUBBER	PAINTED GYP	
102	TOILET	PAINTED GYP	VCT	RUBBER	PAINTED GYP	EPOXY PAINT
103	EQUIPMENT ROOM	PAINTED CMU	SEALED CONCRETE	NONE	ACT	ACT (MOISTURE RESISTANT)
104	ELECTRICAL	PAINTED GYP	SEALED CONCRETE	NONE	PAINTED GYP	
105	TUNNEL BAY	EXTRUTECH WHITE	SEALED CONCRETE	NONE	OCTAFORM BLACK	

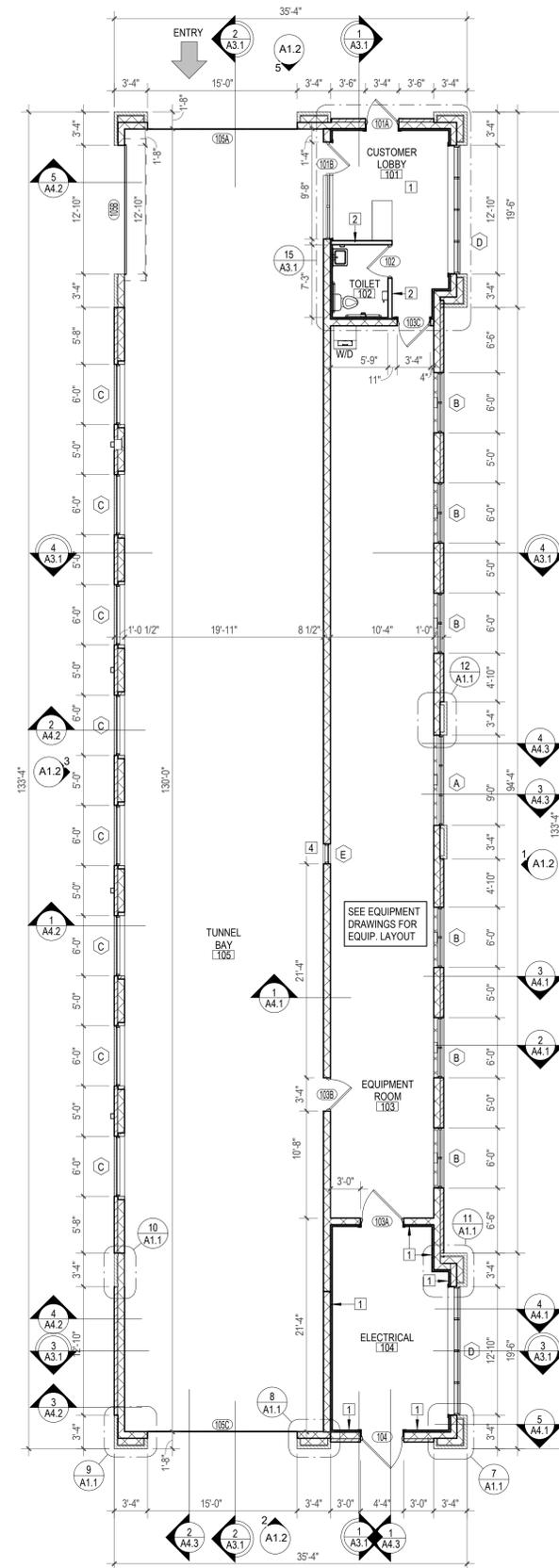
CEILING NOTE: INSTALL 6 MIL VAPOR BARRIER BEHIND OCTAFORM BLACK CEILING IN TUNNEL BAY



3 REFLECTED CEILING PLAN
1/8" = 1'-0"

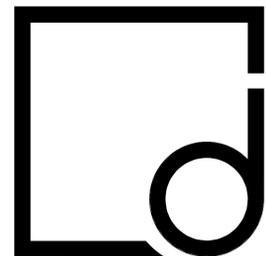


2 ROOF PLAN
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

- FIRST FLOOR & ROOF PLAN NOTES:**
- ARMORWALL UP BY MAXLIFE INDUSTRIES OR EQJAL, R-10, 2" BOARD (1 1/2" INSULATION AND 1/2" SHEATING BOARD) TO BOTTOM OF DECK ATTACHED TO CMU WALLS ON ALL WALLS IN CUSTOMER LOBBY AND ELECTRICAL. EXTEND STUD WALLS UP TO BOTTOM OF ROOF TRUSS.
 - 3 5/8" METAL STUD WITH 5/8" GYP BOTH SIDE
 - FLAT AWNING, MAPES MANUFACTURER OR EQUAL SIZE, 17" WIDE X 5' DEEP
 - FIELD VERIFY PLACEMENT WITH OWNER



3/15/19

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Designdevelopment
ARCHITECTS

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Suite 102
Raleigh, NC 27615
919.848.4474

**AMERICAN PRIDE
XPRESS
CARWASH**

1203 NORTH BRIGHTLEAF BOULEVARD
SMITHFIELD, NC



**XPRESS CARWASH
AMERICAN PRIDE**

No.	Description	Date

PROJECT #: 19008

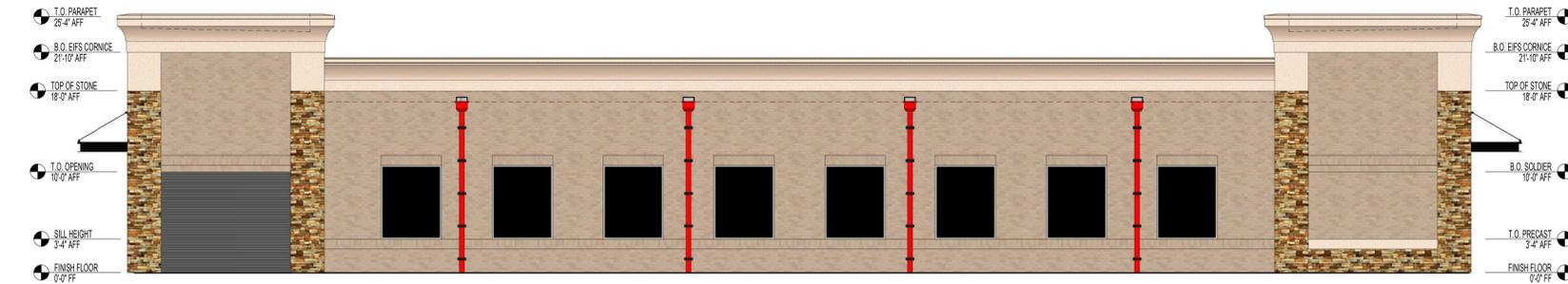
DATE:

FLOOR PLAN AND DETAILS

A1.1



1 FRONT (SOUTH) ELEVATION - COLOR
1/8" = 1'-0"



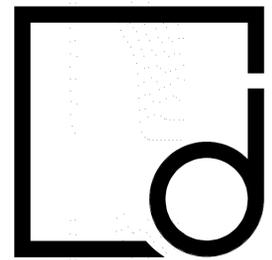
2 REAR (NORTH) ELEVATION - COLOR
1/8" = 1'-0"



4 RIGHT (EAST) ELEVATION - COLOR
1/8" = 1'-0"



3 LEFT (WEST) ELEVATION - COLOR
1/8" = 1'-0"



03/15/19

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**AMERICAN PRIDE
XPRESS
CARWASH**

1203 NORTH
BRIGHTLEAF
BOULEVARD
SMITHFIELD, NC



No.	Description	Date
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PROJECT #: 19008

DATE:

BUILDING ELEVATION

A2.1

DIGITAL PRINT DATE: 2019-03-15 11:18:54 AM