



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

January 14, 2019

TO: Mayor and Board of Commissioners

FROM: Debora P. Diaz, Town Manager 

REF: New Business

2. Site Plan Review

- A. Boundary Street Townhomes – 1206 W. Boundary Street in the Light Industrial Two Zone - proposed 11,875 square foot, 7-unit multi-family dwelling with 20 parking spaces and associated site improvements (Attached NB-2A)**

This site plan was approved by the Planning Board at their December 18, 2018 meeting for favorable action by the Board of Commissioners. There were conditions to the Planning Board's original approval; however, those conditions have since been addressed.

Staff recommends the Board of Commissioners approve the site plan for Boundary Street Townhomes – 1206 W. Boundary Street in the Light Industrial Two Zone - proposed 11,875 square foot, 7-unit multi-family dwelling with 20 parking spaces and associated site improvements, as presented, and a motion will be in order.

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

January 14, 2019

Memorandum

To: Debbie Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director 

Subject: **SITE PLAN REVIEW**—Boundary Street Townhomes—1206 W. Boundary Street in the Light Industrial Two Zone—Proposed 11,875 Square Foot, 7 Unit Multifamily Dwelling, 20 Parking Spaces, and Associated Site Modifications

Enclosed is a proposed site plan submitted by Jonathan St. Leger to construct an 11,875 square foot, 7 unit multifamily dwelling, 20 parking spaces, and associated site modifications at 1206 W. Boundary Street in the Light Industrial Two Zone. Attached you will find a Commercial Site Plan Review Application, owner authorization, soil study, lighting cut sheets, Dare County Environmental Health Department Improvement Permit, and the most recent technical review comments from staff.

The Planning Board reviewed this proposal on December 18, 2018 and forwarded it to the Board with a favorable recommendation with several conditions. The applicant has since addressed all of those conditions. Staff recommends approval of the site plan as submitted.

ATTACHMENT NB-2A

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



Applicant
Name: Jonathan St. Leger
Address: 307 Woodard Road
Kitty Hawk, NC 27939
Phone: _____
Fax: _____
Cell: 252 202 6918

Property Owner
Name: Robert Lee Evans
Address: 5555 Brabrook Ave
Grant FL, 32949
Phone: _____
Fax: N/A
Cell: _____

Property Location
Address: 1206 West Boundary Street
Subdivision: Kill Devil Hills Realty Corp
Lot, Block: 6,2
Pin#: 988312759304

Zoning District: Commercial LI-1 LI-2 OIR
Total Lot Size: 26,745 Sq. Ft. Disturbed Area: 26,745 Sq. Ft.

Contractor
Company Name: Neal Contracting Group, INC.
Name: Matthew Neal
Address: PO Box 497
Kitty Hawk NC 27949
License Number: 80223
Phone: 252 564 9780
Cell: 252 599 6232
Fax: 252 364 3890

Town Privilege License Number: _____

Construction Information

Type of Construction: Townhome

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

Square Footage Proposed: 8934

Interior Space: 9015 Sq. Ft. Covered Deck(s): 1086 Sq. Ft. Storage: _____ Sq. Ft.
 Garage: 4245 Sq. Ft. # of Bedrooms: 14 # of Open Deck(s): _____
 Proposed Square Footage: ~~8015~~ 11,875 + Existing Square Footage: 0 = 11,875 Total Sq. Ft.
 % Impervious Coverage: 44.40 + % Pervious Coverage: 0 = 44.40 Total % Coverage
 # of Parking Spaces: Existing: _____ Proposed: 20 Total: 20
 Septic Tank Permit #: 26489 Construction Type: Wood Frame

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

Flood Information

Flood Zone: VE AE X
 Proposed First Floor Elevation: 22.6' Base Flood Elevation: _____
 Sq. Ft Below Base Flood Elevation: _____

*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
Construct New 7 Unit (2 Bed Each) Townhome

GARAGE FLOOR ELEVATION 12.6'

Required Site Plan Information Checklist:

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

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

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

Signature of Applicant:

 (Date) 11-16-18

~~_____~~
Town of Kill Devil Hills

NOV 16 2018

Planning & Inspections Department



TOWN OF KILL DEVIL HILLS, NORTH CAROLINA
OWNER AUTHORIZATION

I, Robert Lee Evans, Sr., authorize Jonathan St Leger and or Neal Contracting, Inc.
(Owner) (Agent/ Contractor)

to act as my agent for Site Plan approval for 7 unit townhouse project
(Description)

located at 1209 Boundary St Parcel #004533000
(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 of Owner

11/16/2018

Date

Signature of Agent

11/16/18

Date

PO Box 497, KH 27949
Address

252 564 9785
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



County of Dare
Environmental Health Department
PO Box Drawer 1000
Manteo NC 27954

Manteo
(252)475-5092
Kill Devil Hills
(252)475-5080
Frisco
(252)475-5076

IMPROVEMENT PERMIT DATA

An Improvement Permit (IP) issued pursuant to this application is not affected by change in ownership provided the site and wastewater characteristics remain unchanged. An IP issued with a plat is valid without expiration. An IP issued with a site plan is valid for 60 months from the date of issuance.

PIN: 988312759304 Parcel: 004533000 Permit#: 26489
Comm/Res: Commercial Permit Date: 2017-02-07

Owner Name: EVANS, ROBERT LEE SR
Owner Address: 5555 BRABROOK AVE GRANT, FL32949
Owner Phone: N/A
DBA: EVAN'S APARTMENT COMPLEX

Street Address: 1206 W BOUNDARY ST KILL DEVIL HILLS, NC
Subdivision Name: KILL DEVIL HILLS REALTY CORP
Legal Description: LOT: 6 BLK: 42 SEC:

| | | | |
|------------------------------|------------|--------------------------|--------------------|
| Category of System: | NEW | | |
| Type of Tank: | PRECAST | Size of Tank(gallons): | 1000 |
| Type of System: | Type III-C | | |
| Amount of Tile (feet): | 840 | Width of Ditch: | (24 X 30) (9 X 40) |
| Rock Under (inches): | 6 | | |
| Rock Above (inches): | 2 | | |
| Number of Bedrooms: | 14 | | |
| Sleeping Capacity (persons): | 28 | Gallons per Day: | 1680 |
| Type of Water: | Public | Previous Permit Number: | |
| Feet from Water Supply: | 10 | Feet from Body of Water: | 50 |
| Feet from Property Line: | 10 | Feet from Building: | 5 |

Comments:

FILL AREAS MUST BE APPROVED HOUSE PLANS MUST BE APPROVED BEFORE THE AUTHORIZATION FOR WASTEWATER CONSTRUCTION PERMIT CAN BE ISSUED.

Note: This Permit is issued subject to all provisions of the 15A NCAC .1900 rules governing the installation of septic systems. The person making the installation must notify the Health Department when the septic tank system is ready for inspection. If any septic tank system or part thereof is covered before being inspected and approved, it shall be uncovered at the direction of the Health Officer at the expense of the one responsible for making the installation.

Issued By:

Rob Crawford
Environmental Health Specialist

EVANS, ROBERT LEE SR
Applicant Signature

Town of Kill Devil Hills

Water Meter Service Sizing Forms – Water Customer data Sheet

Customer: West Boundary Street Apartments Address: 1206 West Boundary Street
 Building Address: _____ Zip Code: 27948
 Lot: 6 Block: 42 Section: _____ Subdivision: Kill Devil Hills Realty Corp
 Type of Occupancy: PIER HOUSE

| Fixture | Fixture Value 35 P.S.I. | # of Fixtures | Fixture Value |
|------------------------------------|-------------------------|---------------|---------------|
| Bathtub | 8 | 14 | 112 |
| 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 | 7 | 21 |
| Kitchen Sink – 3/4" Connection | 7 | | |
| Lavatory – 3/8" Connection | 2 | | |
| Lavatory – 1/2" connection | 4 | 29 | 116 |
| Laundry Tray – 1/2" Connection | 3 | | |
| Laundry Tray – 3/4" Connection | 7 | | |
| Shower Head (Shower Only) | 4 | | |
| Service Sink – 1/2" Connection | 3 | 3 | 9 |
| Service Sink – 3/4" Connection | 7 | | |
| Urinal – Pedestal Flush Valve | 35 | | |
| Urinal – Wall Flush Valve | 12 | 2 | 24 |
| Urinal – Trough (2 ft. unit) | 2 | | |
| Wash Sink (each set of faucets) | 4 | | |
| Water Closet – Flush Valve | 35 | | |
| Water Closet – Tank Type | 3 | 21 | 63 |
| Dishwasher – 1/2" Connection | 5 | | |
| Dishwasher – 3/4" Connection | 10 | 7 | 70 |
| Washing Machine – 1/2" Connection | 5 | | |
| Washing Machine – 3/4" Connection | 12 | 7 | 84 |
| Washing Machine – 1" Connection | 25 | | |
| Hose Connection (Wash Down) – 1/2" | 6 | | |
| 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 | 466 |
|-------------------------------|------------|

| | | | |
|---|------------------|----------|--|
| 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!

BRYAN SEAWELL, HOUSE ENGINEERING, P.C.
 Person Completing Form

11/6/2018
 Date



4114 Laurel Ridge Drive
Raleigh, North Carolina 27612

Protocol Sampling Service, Inc.
"Experts in Environmental Compliance"

Protocolsampling@yahoo.com
Environmentalservicesnc.com

(919) 210-6547

November 29, 2018

Mr. Rick House, P. E.
House Engineering, P.C.
Post Office Box 466
Kitty Hawk, North Carolina 27949

Re: Soil Inspection
1206 West Boundary Street
Lot 6, Block 42 – Kill Devil Hills Realty Corp.
Kill Devil Hills, Dare County, North Carolina 27297
Protocol Project No. 18-129

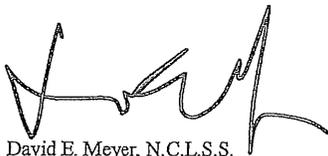
Dear Mr. House:

The subject property was inspected by Protocol Sampling Service, Inc., personnel on Thursday, November 28, 2018. Protocol personnel inspected the lot by advancing two (2) soil borings for lithologic descriptions, depth to the seasonal high water table, if evident, and the depth to static water table inside of the proposed infiltration basin "A" and the infiltration swale. A storm water ditch runs along Boundary Street and carries storm water to the east from elevations of 9.27 to 8.70 feet msl and to the west from elevations of 9.50 to 9.30 feet msl. This ditch controls the ground water table elevation in the area of the proposed storm water BMP's (Grading and Drainage Plan – attached).

The lot was found to be developed with a residential structure and a mobile home and wooded along Boundary Street with elevations ranging from 10.8 to 11.4 feet msl. The western and southwest portion of the property adjacent to Boundary Street with surface elevations ranging from 10.8 to 10.9 feet msl will be used for the basin while the eastern and southeastern portion of the property will be used for the swale. The seasonal high water table was found to be at 30-inches below land surface and the static water table was found at a depth of 35 inches below the soil surface in both the basin and the swale at an elevation of 8.30 and 8.50 feet msl, respectively. The soil porosity ranges from 20 to 25% with infiltration rates exceeding 20-inches/hour in both proposed storm water disposal areas.

Please call me at (919) 210-6547 if you have any questions.

Sincerely,
Protocol Sampling Service, Inc.



David E. Meyer, N.C.L.S.S.
President



cc: file

Soil Profile Description
1206 West Boundary Street – Profile 1 & 2

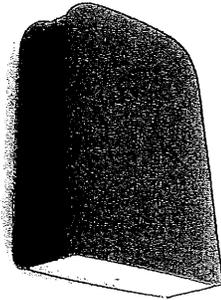
- A1 0 – 13 inches; dark brown (10YR 3/3) fine sand; single grained; loose.
- A2 13 – 18 inches; brown (10YR 4/3) fine sand with strong brown (7.5YR 5/6) concentrations; single grained; loose.
- C1 18 – 30 inches; gray (10YR 6/1) fine sand; single grained; loose.
- C2 30 – 60 inches; gray (10YR 6/1) fine sand with strong brown (7.5YR 5/6) concentrations single grained; loose.

Soil Series: Corolla
Landscape: Coastal Plain
Landform: interdunal flat
Parent Material: Marine sediments
Drainage Class: moderately well
Particle Size Class: sandy
Temperature Regime: thermic
Subgroup Classification: Aquic Quartzipsamments
Examination Method: auger boring
Date: November 28, 2018
Weather: Sunny
Investigators: David Meyer
Shwt: 30”
Measured water table depth: 35”

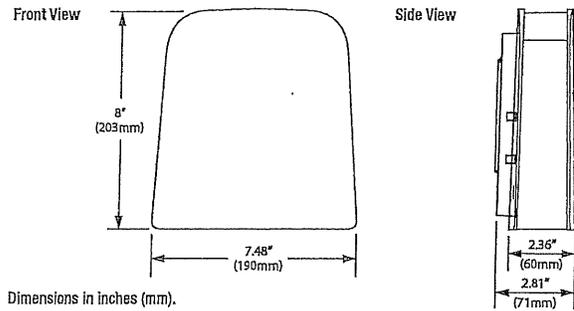
SYLVANIA Luminaires

Slim Wall Pack

| | |
|-------------|------|
| Catalog # | Type |
| Project | |
| Notes | |
| Date | |
| Prepared by | |



Dimensions



Dimensions in inches (mm).

Product Features

The Wall Pack luminaires are environmentally preferable LED alternatives to traditional HID or Incandescent luminaires, offering up to 87% in energy savings. Ideal in place of traditional luminaires, or as new installations, the Wall Pack series is offered in four wattages/lumen packages for illuminating building exteriors, outdoor corridors, walkways, and stairwells.

The slim design of these luminaires is aesthetically pleasing and they are available with optional photo control. SYLVANIA luminaires assure optimum light engine performance for extended service and rated life ($\geq 125,000$ hours L_{70}).

Specifications

Weight: UNV: 5.9 lbs (2.7 kg) 347V: 65 lbs (2.9 kg)

Construction: Two-piece cast aluminum alloy housing with powder coat paint finish and a glass lens. The standard color is bronze.

LED System: LED system with a life rating of $\geq 125,000$ hours at L_{70} @25°C. Luminaire efficacy up to 121 LPW.

Electrical: Offered in 13, 30, 40, and 60 Watts, the luminaire is designed to operate through the 120-277 Vac universal voltage range (30 and 40 Watts in 347Vac). The LED driver has a 4kV inherent surge suppression and is a constant current device, meeting UL1310 and UL48 Class 2 with built-in over temperature protection. The fixture power factor is $\geq 90\%$ and THD is $\leq 20\%$.

Color Characteristics: CRI > 70 ; CCT of 4000K or 5000K.

Optics: Cutoff distribution with a flat tempered glass lens.

Options Available: Photocontrol (120V Only).

Installation: Luminaire mounts to exterior wall (knuckle and trunnion mount accessories available). Level included in back plate and luminaire can be mounted in any orientation.

Operating Temperature: -40°F to +104°F (-40°C to +40°C).

Listings: cULus listed to UL1598 standards for wet locations.

Warranty: Standard 5-year luminaire warranty (LEDLUM001).

Note: Specifications subject to change without notice. IES files available online.

Wattage Comparison Chart

Slim Wall Pack

| Traditional Source | Traditional System Wattage | LED System Wattage | Energy Savings |
|--------------------|----------------------------|--------------------|----------------|
| 23 W CFL | 23 | 13 | 43% |
| 100 W Inc | 100 | 13 | 87% |
| 150 W Inc | 150 | 30 | 80% |
| 50 W HPS | 62 | 30 | 52% |
| 70 W HPS | 91 | 30 | 67% |
| 70 W HPS | 91 | 30 | 67% |
| 70 W HPS | 91 | 40 | 56% |
| 100 W HPS | 120 | 40 | 67% |
| 100 W MH | 130 | 40 | 69% |
| 150 W HPS | 170 | 60 | 65% |
| 150 W MH | 188 | 60 | 68% |
| 175 W MH | 210 | 60 | 71% |



*DLC Premium only applicable on 2A versions

Ordering Guide

Item Number:

| SLMWP | XX | / | XXX | XXX | 7 | XX | / | GO | / | BZ | / | X |
|---------|------------|---|----------------|----------------|-------------|------------------|---|--------------|---|--------------|---|------------------------------|
| Product | Generation | | Wattage (UNV) | Voltage | CRI | Color Temp (CCT) | | Optics | | Color/Finish | | Options |
| Name | 1A | | 013 = 13 Watts | UNV = 120-277V | 7 \geq 70 | 40 = 4000K | | CO = Cutoff | | BZ = Bronze | | Blank = No Option |
| SLMWP | 2A | | 030 = 30 Watts | 120 = 120V | | 50 = 5000K | | Distribution | | | | P = Photocontrol (120V only) |
| | | | 040 = 40 Watts | 347 = 347V | | | | | | | | |
| | | | 060 = 60 Watts | | | | | | | | | |
| | | | Wattage (347V) | | | | | | | | | |
| | | | 030 = 30 Watts | | | | | | | | | |
| | | | 040 = 40 Watts | | | | | | | | | |



Date : 2 Dec 2018

Title : Enter the title here...

Desc : Enter the description here...

For : Client's name or company...

By : Your name or company...

Luminaire

IES Filename : rab02338mod40.ies

Description : SLIM12N
CAST BROWN PAINTED FINNED METAL
HOUSING, 1 CIRCUIT BOARD
ONE WHITE MULTI-CHIP LIGHT EMITTING

Light Loss Factor : 1.00

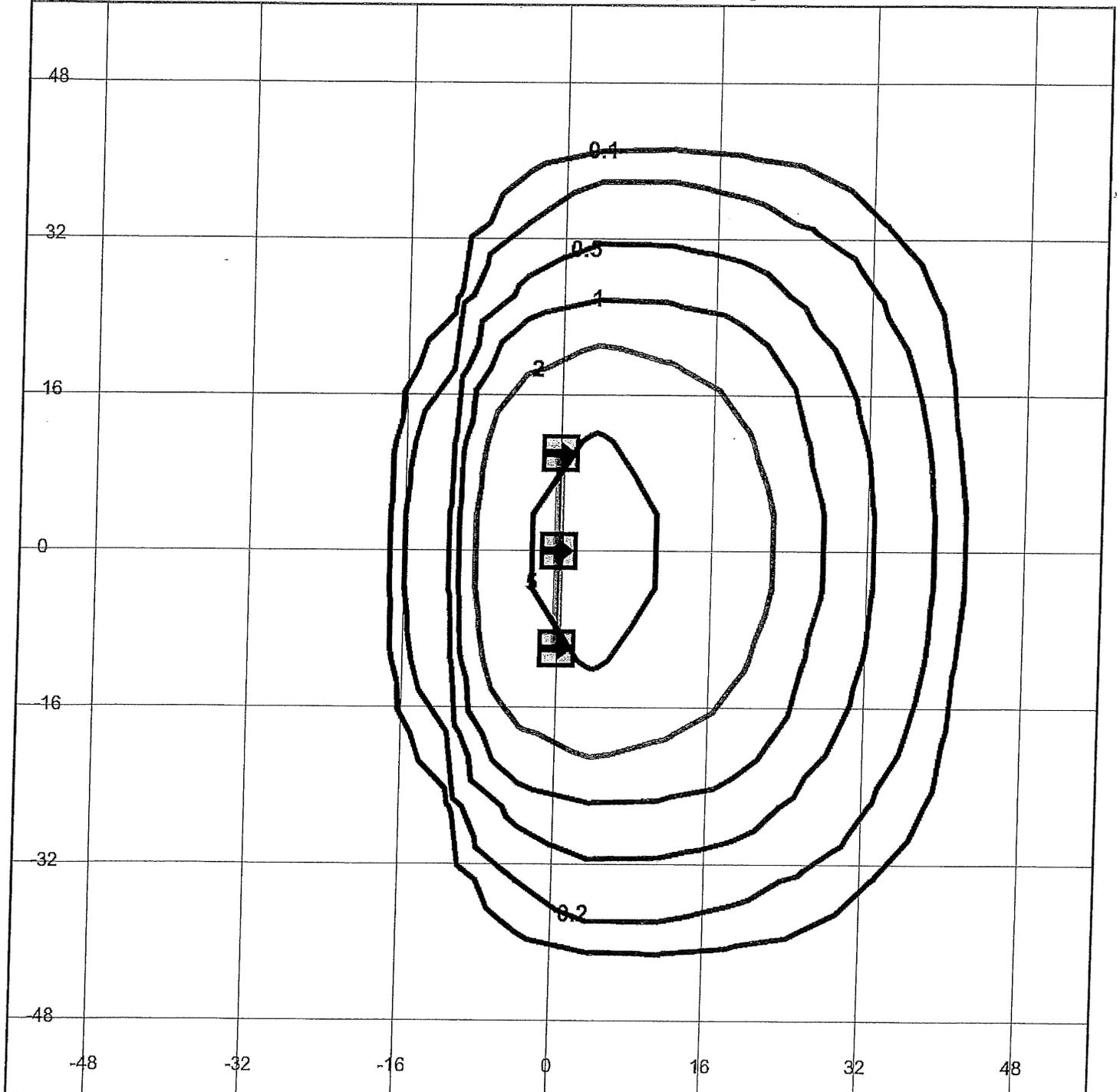
Number of Lamps : 1

Lamp Lumens : -1 lms

Luminaire Watts : 12 W

Scale:  feet

Arrangement Magnification: 100 %



Ray, Cameron

From: Dail, Derek
Sent: Monday, January 07, 2019 9:21 AM
To: Ray, Cameron
Cc: Albright, Steve
Subject: RE: Boundary Street

Cameron,

The proposed pipe inverts are anticipated to work with our upcoming construction. We plan on having our drainage work installed before they begin construction on improvements in the right-of-way.

Public Services has no further comments with regards to the plan set and adds the following construction condition for the final approval:

Contractor shall set up a site meeting with Public Services staff prior to installing the drainage improvements in the Right-of-Way to verify available grades of existing upstream and downstream drainage infrastructure. It is recommended that this meeting take place prior to the contractor ordering materials for the work. Proposed upstream and downstream pipe inverts shall be respectively lower and higher than existing upstream and downstream pipe inverts and proposed pipes shall maintain fall from west to east.

We also advise that it would be appropriate to reduce the box size to 2'x2' pedestrian rated grated structure for a potential cost savings as we are using 2'x2' grated structures in the work adjacent to the site.

Thanks, Derek

Derek A. Dail, P.E.

Assistant Public Services Director
Town of Kill Devil Hills
107 Town Hall Drive
PO Box 1719
Kill Devil Hills, NC 27948
Office – 252-480-4085
Fax – 252-441-6136
www.kdhnc.com



From: Ray, Cameron <Cameron@kdhnc.com>
Sent: Monday, January 07, 2019 8:19 AM
To: Dail, Derek <derek@kdhnc.com>
Subject: FW: Boundary Street

Good Morning,

Please review to see if the revisions made are sufficient for your comments from Site Plan Technical Review 2.

Thanks,

Cameron Ray, CFM
Assistant Planning Director
PO Box 1719
Kill Devil Hills, NC 27948
252-449-5311 phone
252-441-4102 fax
www.kdhnc.com



From: davidn@houseengineering.net <davidn@houseengineering.net>
Sent: Friday, January 04, 2019 11:22 AM
To: Ray, Cameron <Cameron@kdhnc.com>
Subject: RE: Boundary Street

Hey Cameron

Attached are PDF's
Thanks again for the help.

David Neff
House Engineering, P.C.
(252) 261-8253

----- Original Message -----

Subject: RE: Boundary Street
From: "Ray, Cameron" <Cameron@kdhnc.com>
Date: 1/4/19 10:51 am
To: "davidn@houseengineering.net" <davidn@houseengineering.net>

David,

Could you also send me a PDF copy of the total plan set including the updated lighting plan?