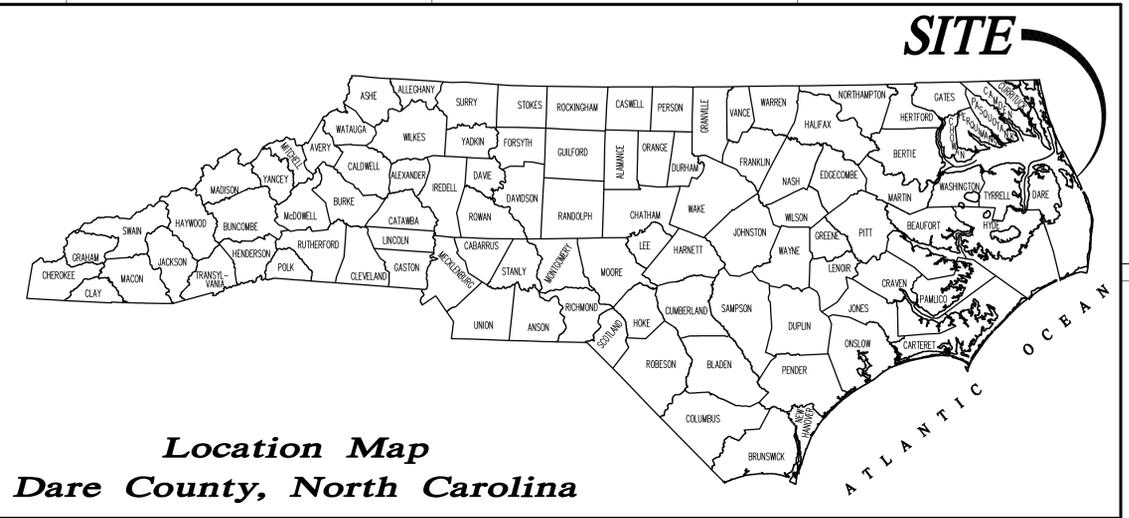


Sheet Index

- C1 Cover Sheet / Existing Conditions
- C2 Site and Utility Plan
- C3 Grading and Drainage Plan
- C4 Landscape Plan
- C5 Lighting Plan
- C6 Soil Erosion and Sedimentation Control Plan

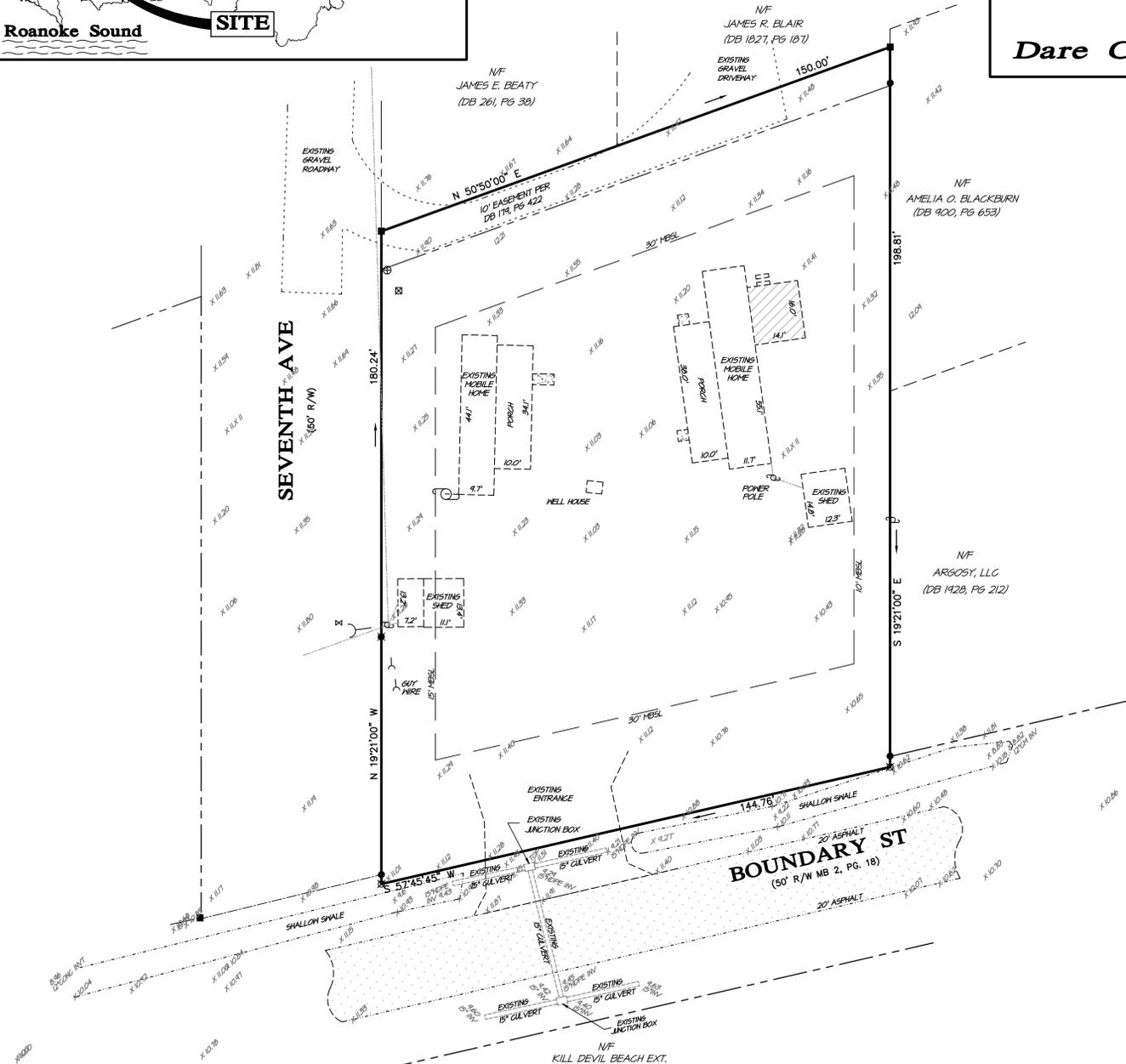


DEMOLITION NOTES

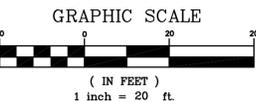
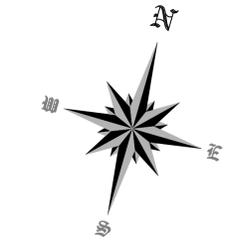
- * THE ABANDONMENT OF THE EXISTING WATER METER/SERVICE SHALL BE IN CONFORMANCE WITH TOWN OF KILL DEVIL HILLS DEPARTMENT OF PUBLIC UTILITIES DESIGN STANDARDS MANUAL AT THE DEVELOPER'S EXPENSE
- * CONTRACTOR TO USE EXISTING DRIVEWAY FOR STAGING UNTIL CONSTRUCTION IS COMPLETE AT ANY STAGE, DURING CONSTRUCTION THAT EXISTING DRIVEWAY MUST BE REMOVE, A GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED (SEE DETAIL THIS SHEET C5)
- * CONTRACTOR TO REVIEW SHEET C5 FOR PRE-DEVELOPMENT DRAINAGE STRUCTURES BEFORE START OF CONSTRUCTION.
- * CONTRACTOR MUST OBTAIN DEMOLITION PERMIT.
- * ALL EXISTING UTILITIES AND IMPROVEMENTS, INCLUDING SUBSTRUCTURES, THAT ARE DAMAGED BY THE CONTRACTOR, WHICH ARE NOT DESIGNATED BY THE PLANS OR SPECIFICATIONS TO BE DISTURBED, SHALL BE RESTORED OR REPAIRED TO THE SATISFACTION OF THE ENGINEER AND TOWN OF KILL DEVIL HILLS

INCIDENTAL DRAINAGE

1. TEMPORARY DRAINAGE DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER/DEVELOPER/CONTRACTOR TO RELIEVE AREAS THAT MAY CAUSE DAMAGE TO ROADWAYS AND/OR ADJACENT PROPERTIES AS DIRECTED BY PLANNING/CIVIL INSPECTIONS.
2. THE PLANNING/CIVIL INSPECTOR WILL PERFORM AN ON-SITE INSPECTION OF STORM SEWER PIPE INSTALLATION PRIOR TO ANY BACKFILLING OF THE INSTALLED PIPE.
3. IF PRECAST DRAINAGE STRUCTURES ARE USED, SHOP DRAWINGS WILL BE SUBMITTED TO THE DESIGN ENGINEER BY THE OWNER/DEVELOPER/CONTRACTORS DESIGN CONSULTANT, ALONG WITH THE PROPER CERTIFICATIONS, UNLESS PREVIOUSLY APPROVED BY THE TOWN OF KILL DEVIL HILL PLANNER.
4. ALL STORM SEWER PIPE JOINTS WILL BE INSTALLED, SILT FREE, OR WILL BE COMPLETELY WRAPPED WITH TWO FEET (2') WIDE APPROVED FILTER FABRIC, SECURED IN PLACE PRIOR TO BACKFILLING.



NOTE:
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GENERAL NOTES:

- * STREET ADDRESS: 1206 West Boundary Street Kill Devil Hills, NC 27948
- * PARCEL ID NUMBER: 004533000
- * GLOBAL PIN: 988312759304
- * RECORDED REFERENCE: DB 1604, PGS. 377-378; MB 2, PG 18
- * LOT AREA: 26,745 S.F.
- * FEMA Flood Zone: Zone "X" (0.2%)
- * ZONING: LI-2 (LIGHT INDUSTRIAL)
- * DENSITY: Multi-family dwelling: 12 units per acre. 26,745 SF. = .614 X 12 = 7.36 UNITS/AC
- * PROPOSED DEVELOPMENT: (7) TWO BEDROOM RESIDENTIAL DWELLING (MULTI FAMILY) FRAME STRUCTURE ON PILE FOUNDATION

BEFORE YOU DIG!



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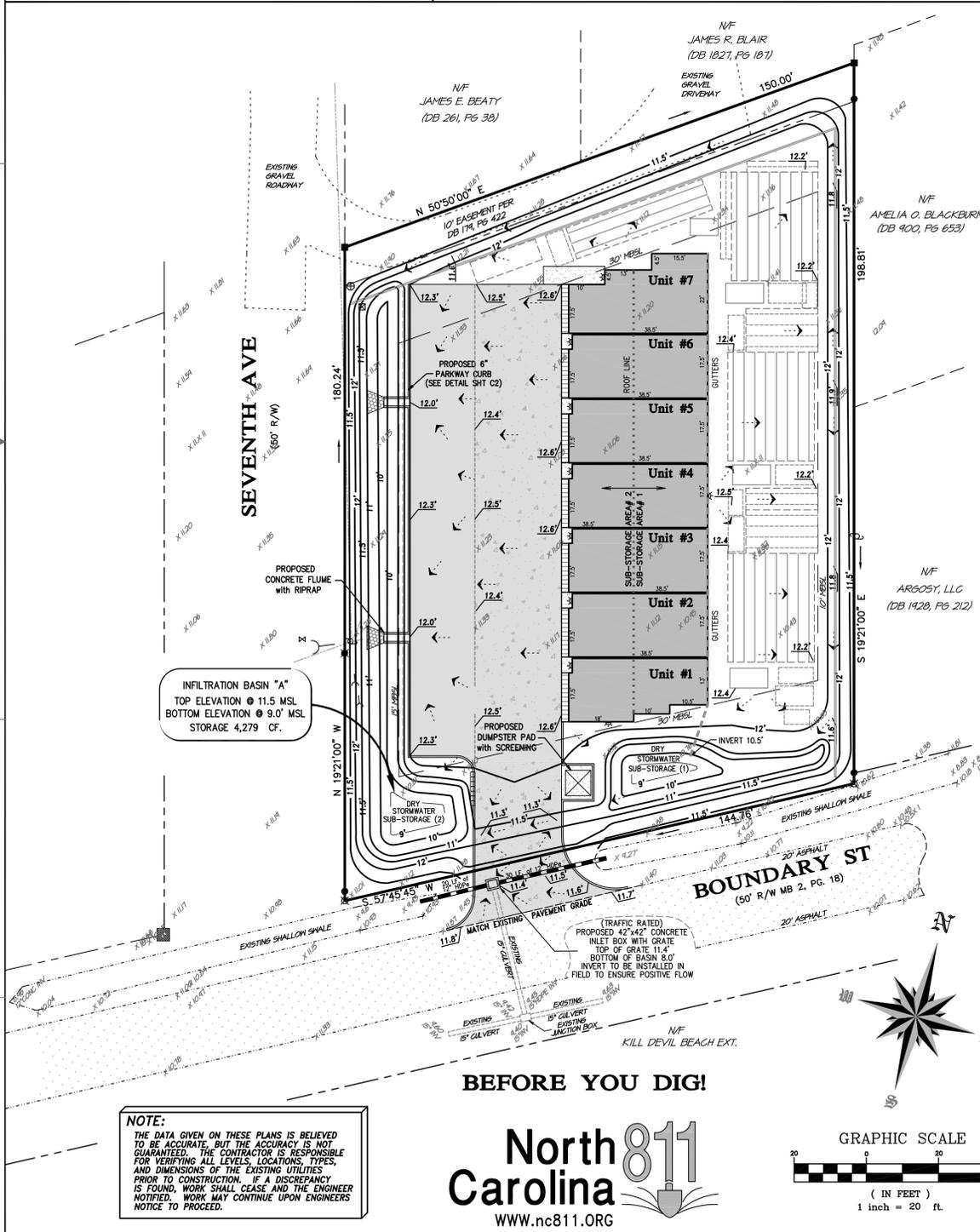
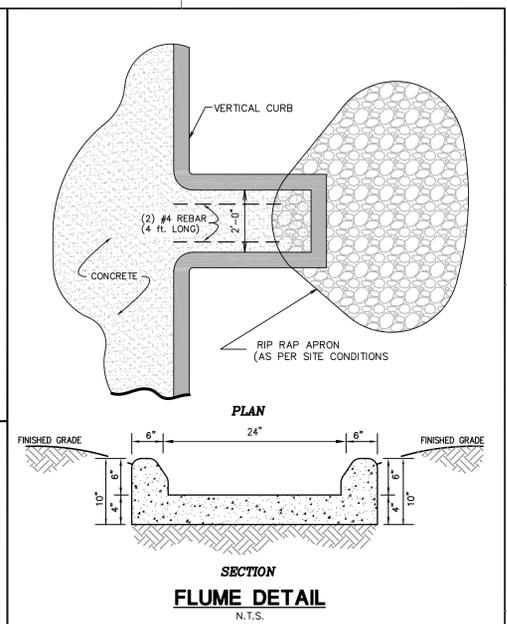
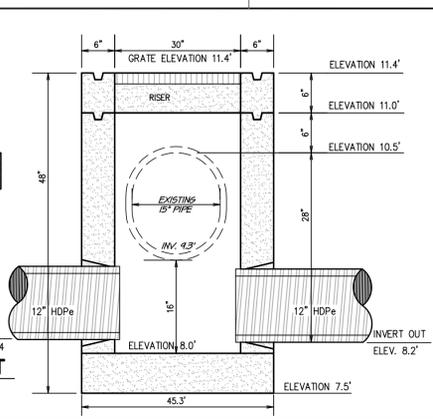
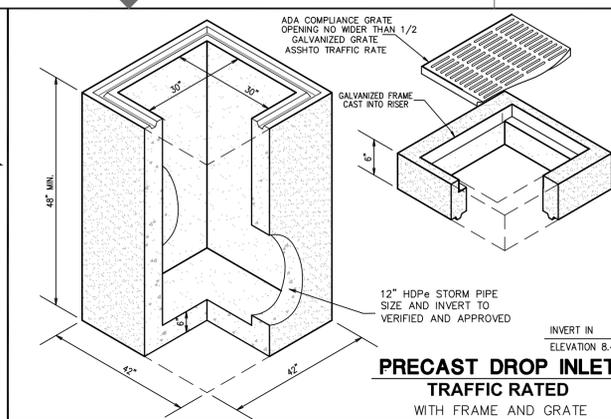
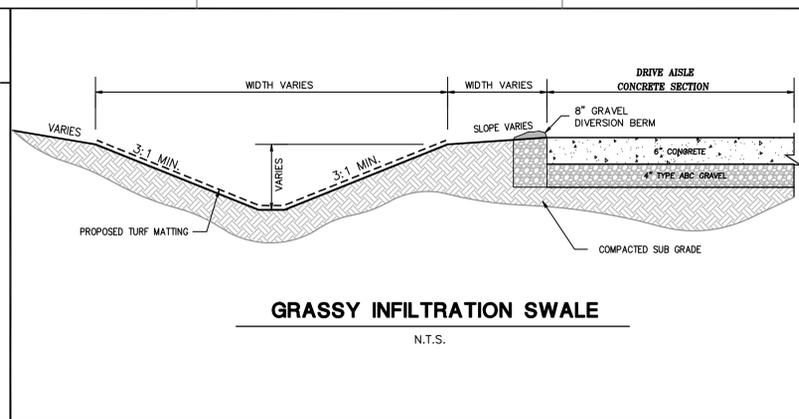
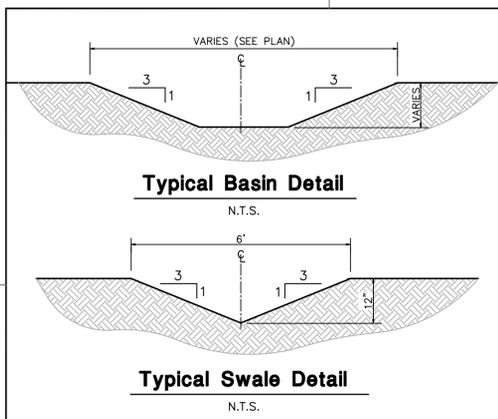
APPROVALS	DATE
Drawn: D. NEFF	11/16/18
Checked: R. HOUSE	11/16/18
Engineer: R. HOUSE	11/16/18

REVISIONS		
No.	Date	Description
1	12/16/18	AS PER STAFF REVIEW COMMENTS



P.O. BOX 466
KITTY HAWK, NORTH CAROLINA 27949
OFFICE: (252) 261-8253 E-Mail: rick@houseengineering.net

Cover Sheet / Existing Conditions			
For: West Boundary Street Townhomes			
Lot 6, Block 42, Kill Devil Hills Realty Corp			
Location: 1206 West Boundary Street			
Kill Devil Hill, Dare County, North Carolina			
SIZE	PROJECT NUMBER	REV	SHEET NO.
D	185721	-	C1 OF 6
CAD FILENAME: 185721_Base		SCALE: 1" = 20'-0"	



STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT NARRATIVE
THE STORMWATER MANAGEMENT PLAN SHOWN HEREON HAS BEEN PREPARED TO ADDRESS STORMWATER MANAGEMENT ON THE SUBJECT PROPERTY.

THE STORMWATER RUNOFF WILL BE MANAGED THROUGH PROPOSED ON SITE SHALLOW INFILTRATION SWALES AND OPEN LAWN AREAS.

THE CALCULATIONS WILL SHOW THAT THE HIGHLY PERVIOUS SOILS, COUPLED WITH THE SHALLOW INFILTRATION SWALES ARE ADEQUATE TO RETAIN AND INFILTRATE THE STORMWATER GENERATED FROM THE DESIGN RAINFALL EVENT.

DESIGN STORM EVENT:
4.30 INCHES OF RAINFALL OVER A TWO HOUR STORM EVENT APPROXIMATELY A 10 YEAR TWO HOUR EVENT

TOTAL RUNOFF TO BE MANAGED FROM DESIGN STORM:
IMPERVIOUS SURFACES: 11,875 SQ. FT.

RATIONAL RUNOFF COEFFICIENT = C
CONCRETE COEFFICIENT = 0.95
ROOF INCLINED COEFFICIENT = 1.0
UNIMPROVED AREA COEFFICIENT = 0.35
USE C = 1.00 AS COMPOSITE RUNOFF FACTOR

TOTAL RUNOFF:
11,940 SQ. FT. x 4.3/12 x 1.00 = 4,278 CU. FT.

EXISTING SOIL DATA:
SOURCE: PROTOCOL SAMPLING INC
SOIL TYPE: COROLLA (PROTOCOL SAMPLING INC. DRAINAGE CLASS: MODERATELY WELL)

MEASURED WATER TABLE ELEVATION = 8.0' +/-

CALCULATE HOLDING CAPACITY FOR INFILTRATION BASINS:
SOIL INFILTRATION RATE = EXCEEDS 20 INCHES PER HOUR
SOIL VOID RATIO = 20% TO 25%
ALL SIDE SLOPES 3:1 OR FLATTER

STORMWATER MANAGEMENT BASIN "A"

BASIN DATA
TOP ELEVATION = 11.5'
TOP AREA = 3,236 SQ. FT.
BOTTOM ELEVATION = 9.0'
BOTTOM AREA = 188 SQ. FT.
CALCULATE OPEN VOLUME IN BASIN
V1=OPEN VOLUME = (TOP AREA + BOTTOM AREA) X DEPTH OF BASIN
V1=OPEN VOLUME = $\frac{3,236 + 188}{2} \times 2.5 = 4,280$ CU. FT.

TOTAL STORAGE IN BASIN
V2=TOTAL STORAGE PROVIDED = 4,280 CU. FT.
TOTAL STORAGE REQUIRED = 4,278 CU. FT.

ALL IMPERVIOUS RUNOFF TO BE DIRECTED TO BASIN "A"
BOTH SUB-STORAGE AREAS HAVE A GRADED EQUALIZATION OVERFLOW ELEVATION OF 11.3' TO ENSURE MAXIMUM INFILTRATION AND STORAGE.

SUB-STORAGE AREA # 1
IMPERVIOUS COVERAGE IN SUB-STORAGE AREA# 1 = 2,553 SF.
2,553 SQ. FT. x 4.3/12 x 1.00 = 915 CU. FT.

DATA
TOP ELEVATION = 11.3'
TOP AREA = 738 SQ. FT.
BOTTOM ELEVATION = 9.0'
BOTTOM AREA = 64 SQ. FT.
CALCULATE OPEN VOLUME IN AREA# 1
V1=OPEN VOLUME = (TOP AREA + BOTTOM AREA) X DEPTH OF AREA
V1=OPEN VOLUME = $\frac{738 + 62}{2} \times 2.3 = 920$ CU. FT.

TOTAL STORAGE IN BASIN
V2=TOTAL STORAGE PROVIDED = 920 CU. FT.
TOTAL STORAGE REQUIRED = 915 CU. FT.

SUB-STORAGE AREA # 2
IMPERVIOUS COVERAGE IN SUB-STORAGE AREA# 2 = 9,287 SF.
9,287 SQ. FT. x 4.3/12 x 1.00 = 3,328 CU. FT.

DATA
TOP ELEVATION = 11.3'
TOP AREA = 2,255 SQ. FT.
BOTTOM ELEVATION = 9.0'
BOTTOM AREA = 125 SQ. FT.
CALCULATE OPEN VOLUME IN SUB-STORAGE AREA# 2
V1=OPEN VOLUME = (TOP AREA + BOTTOM AREA) X DEPTH OF AREA
V1=OPEN VOLUME = $\frac{2,255 + 125}{2} \times 2.3 = 2,737$ CU. FT.

TOTAL STORAGE ABOVE 11.3'
V2=OPEN VOLUME = $\frac{2,255 + 125}{2} \times 0.2 = 622$ CU. FT.

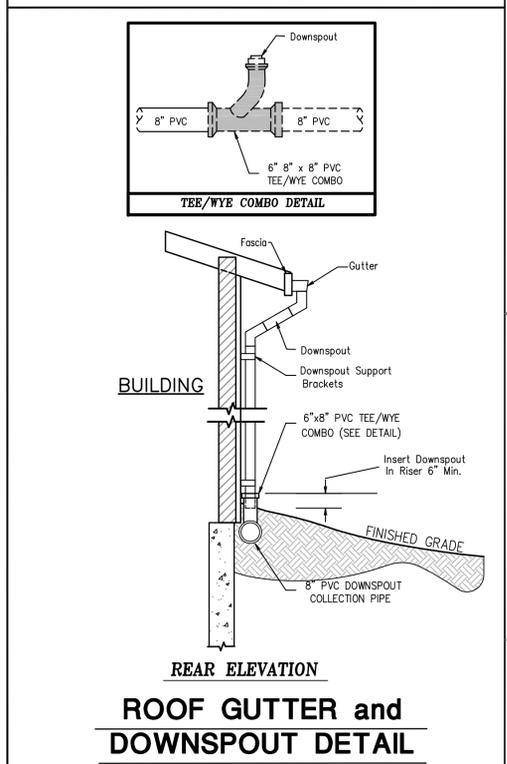
TOTAL STORAGE IN SUB-STORAGE AREA# 2
V3=TOTAL STORAGE PROVIDED = 2,737 CU. FT. + 622 CU. FT. = 3,359 CU. FT.
TOTAL STORAGE REQUIRED = 3,340 CU. FT.

GENERAL NOTES:

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- PARCEL ID NUMBER: 004533000
- GLOBAL PIN: 988312759304
- RECORDED REFERENCE: DB 1604, PGS. 377-378; MB 2, PG 18
- LOT AREA: 26,745 S.F.
- FEMA Flood Zone: Zone "X" (0.2%)
- ZONING: LI-2 (LIGHT INDUSTRIAL)
- PROPOSED DEVELOPMENT: (7) TWO BEDROOM RESIDENTIAL DWELLING (MULTI FAMILY) FRAME STRUCTURE ON PILE FOUNDATION
- IMPERVIOUS LOT COVERAGE: TOTAL - 11,940 SQ. FT. PERCENT 11,940/26,745 = 44.64%
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DIGITAL FILE PREPARED BY Seaboard Surveying and Planning

LEGEND:

- PROPOSED DWELLING AREA
- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED CONCRETE AREA
- EXISTING ROAD SURFACE
- PROPOSED DECK
- PROPOSED REINFORCED VEHICLE CIRCULATION AREA (6" 3,000 PSI CONCRETE)
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED FINISHED SPOT GRADE
- PROPOSED DRAINAGE DIRECTIONAL ARROW
- PROPOSED 12" HDPe STORM PIPE
- EXISTING SPOT GRADES
- EXISTING STORM PIPE



ENGINEER SEAL

APPROVALS

APPROVALS	DATE
Drawn: D. NEFF	12/03/18
Checked: R. HOUSE	12/03/18
Engineer: R. HOUSE	12/03/18

REVISIONS

No.	Date	Description
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HOUSE ENGINEERING, P.C.

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OFFICE: (252) 261-8253 E-Mail: rick@houseengineering.net

Grading and Drainage Plan
For:
West Boundary Street Townhomes
Lot 6, Block 42, Kill Devil Hills Realty Corp
Location:
1206 West Boundary Street
Kill Devil Hill, Dare County, North Carolina

SIZE	PROJECT NUMBER	REV	SHEET NO.
D	185721	-	C3 OF 6

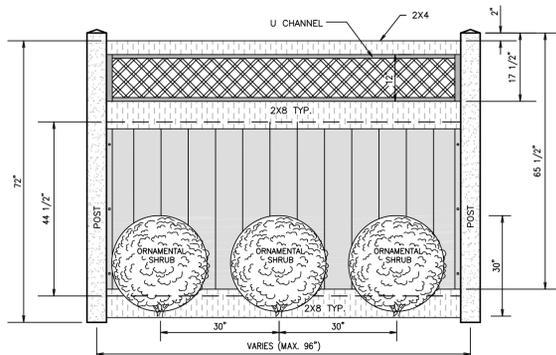
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BEFORE YOU DIG!

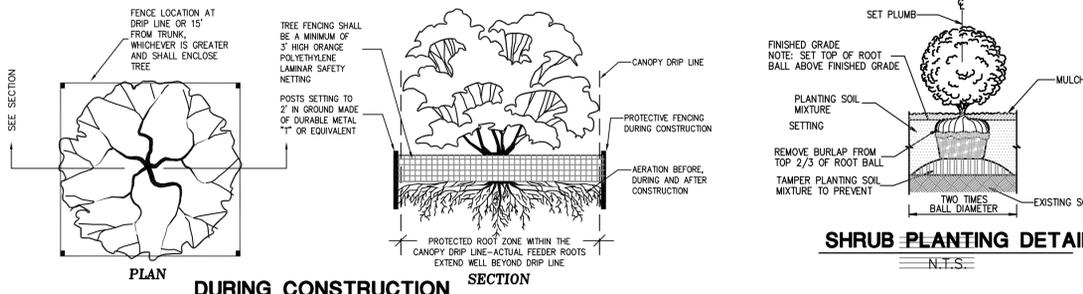
North Carolina 811
WWW.nc811.ORG

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

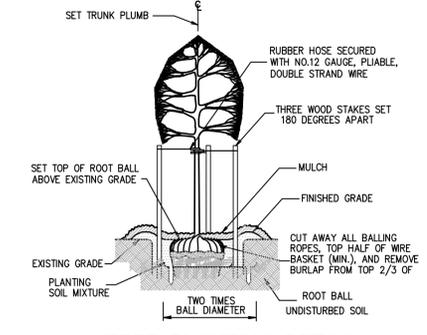


ORNAMENTAL LANDSCAPING

6' HIGH PRIVACY FENCE
OR APPROVED EQUAL
NO SCALE



ROOT ZONE and DRIP LINE PROTECTION
NOT TO SCALE



TREE PLANTING DETAIL
N.T.S.

TREE PRESERVATION NOTES

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
2. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE TREE PROTECTION FENCE DETAIL THIS SHEET.
3. TREE PROTECTION FENCES SHALL BE ERRECTED ACCORDING TO TOWN OF KCM STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
6. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (CRZ) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - 6A. SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - 6B. CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
 - 6C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
 - 6D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
7. ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
8. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
9. WOODED AREAS ARE NEW GROWTH, WITHIN THE LAST 20 YEARS, EXISTING LIVE OAKS THAT ARE HEALTHY ARE TO BE PRESERVED AS PER PLAN.

LANDSCAPE NOTES

- 30 inches high at the time of installation planted two-and-one-half feet on center. The type of shrub used needs to be capable of attaining a height of at least six feet at maturity.
- Landscape areas shall be properly maintained. The owner shall be notified in writing by the zoning official of the town of any areas which are not being properly maintained, and the owner shall, within 15 calendar days of receipt of the notice, restore the landscaped area to a satisfactory condition, meet the requirements of this code.
- Landscaping shall not be considered to be complete until after 90 days of healthy growth. Contractor shall be responsible to replace all unhealthy or dead landscaping. Contractor shall remain responsible for all replaced landscape with the 90 day healthy growth requirement. Being applicable to all replaced landscaping.
- Dig planting hole no deeper than the root ball height. Excavate hole 2-3 times the width of the root ball diameter.
- Roughen the sides of the planting hole, before placing the tree in the planting hole, prune only dead or broken branches and remove any tree wrap, tape, string, and tags from tree trunk and branches.
- Gently lower the tree into the hole so that the trunk flare is at or slightly above the original grade.
- Backfill 1/3 of the planting hole with original soil to stabilize root ball and keep tree upright.
- Cut and remove top 2/3 of the wire basket. Cut and remove top 2/3 of the burlap from Completely backfill hole with original soil and add soil amendment if needed.
- Create a mulch ring around the tree and a 3-6" high soil and mulch berm at the edge of the hole. Keep mulch away from the trunk.
- Contractor shall be responsible for all plant counts and square footage. If any part of this plan can not be followed due to site conditions contact owner/town prior to commencing work.
- All trees in rows to be aligned unless shown otherwise
- Trees are to be a minimum of 3 1/2 feet away from any hardscape such as curbs, walks parking stalls, ect.
- Prior to any excavating to any landscaping purposes, the location of all under ground utilities shall be determined.
- Grass and ground cover. Ground cover shall be placed or planted on all disturbed portions of exposed ground or earth not occupied by natural or other landscape material.
- All dumpsters shall be screened on three sides by a fence. The screening shall exceed the height of the intended container by 12 inches. The opening for the removal of trash pickup shall allow for a clearance of 12 inches on each side of the container and 24 inches at the rear of the container. Design shall be approved by the Department of Public Services, Public Works Division.

LANDSCAPE INVENTORY

Canopy Shade Cover:
The percentage of ground covered by a vertical projection of the outermost perimeter of the natural spread of foliage of plants. Small openings within the canopy are included

PROPOSED CANOPY SHADE LEGEND:

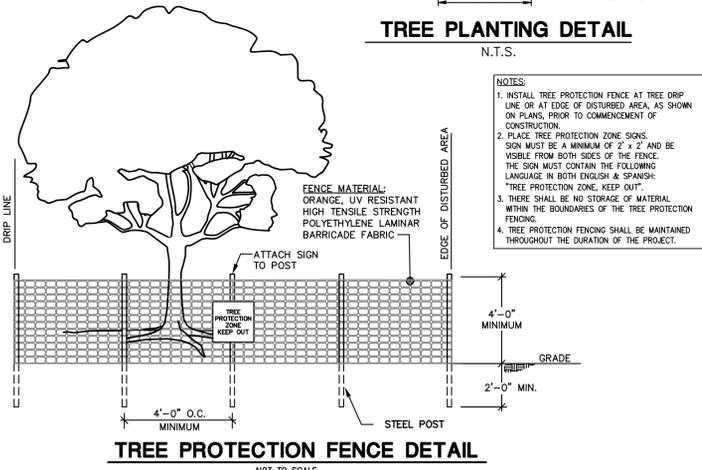
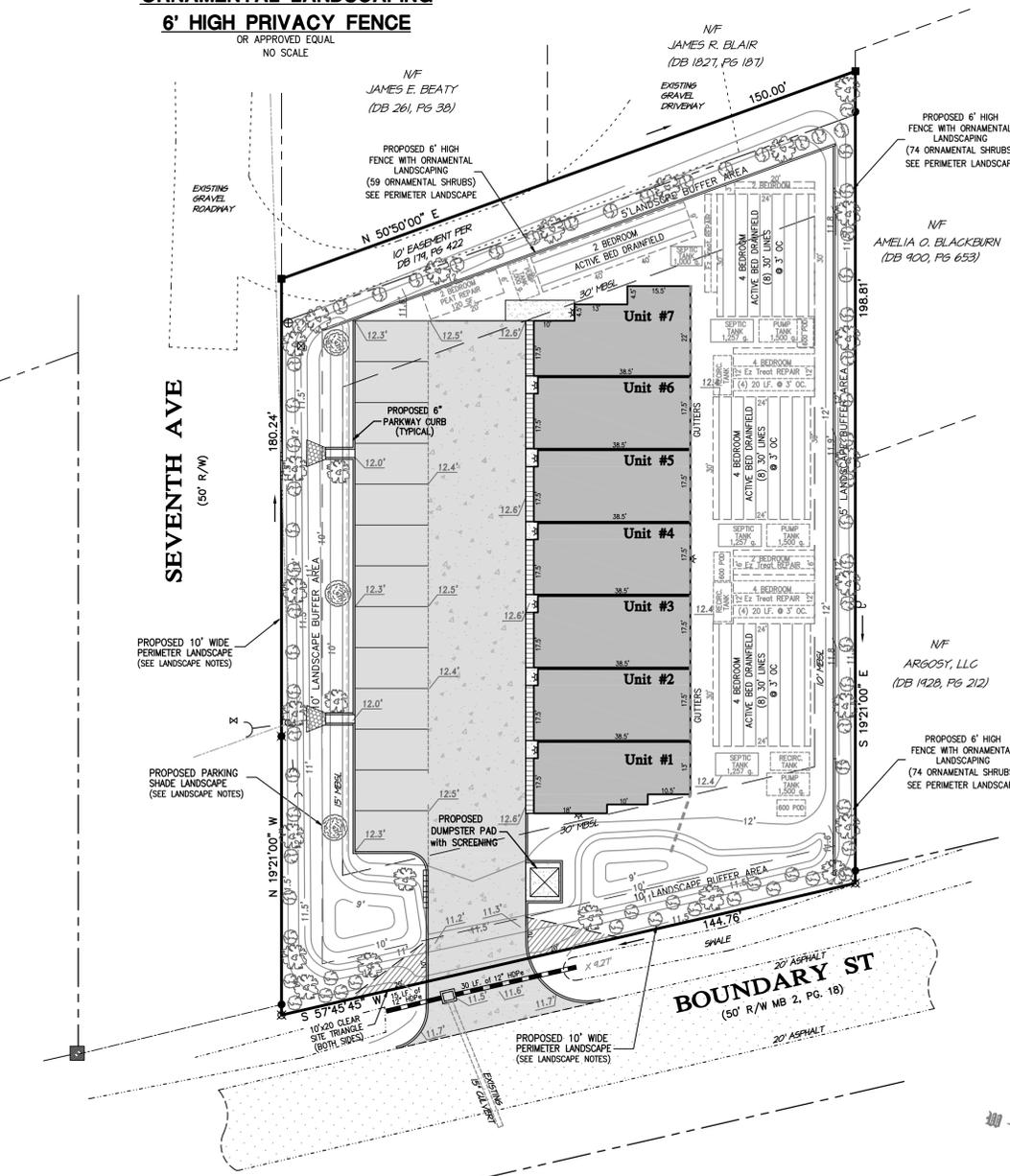
COMMON NAME Botanical Name	TREE SIZE	SPREAD @ 15 YR.	QUANTITY	SYMBOL
SERVICE BERRY Amelanchier Canadensis	MEDIUM	15' TO 25'	3	
GRAPE MYRTLE Lagerstroemia Indica	SMALL	8' TO 15'	3	

PERIMETER LANDSCAPE LEGEND:

COMMON NAME Botanical Name	TREE SIZE	SPREAD @ 15 YR.	QUANTITY	SYMBOL
GRAPE MYRTLE LAGERSTROEMIA INDICA	MEDIUM	8' TO 15'	25	
IDIAN HAWTHORN Rhoaphytis Indica	SHRUB	4' TO 8'	67	

SOUTHEAST CORNER START POINT

- EAST PROPERTY LINE = 198.81'
199/30 = 7 TREES REQUIRED
7 TREES PROVIDED
- 199/10 = 20 TREES REQUIRED
20 TREES PROVIDED
- NORTH PROPERTY LINE = 150.00'
150/30 = 5 TREES REQUIRED
5 TREES PROVIDED
- 150/10 = 15 TREES REQUIRED
15 TREES PROVIDED
- SEVENTH AVENUE RIGHT-OF-WAY = 180 L.F.
180/30 = 6 TREES REQUIRED
6 TREES PROVIDED
- 180/10 = 18 TREES REQUIRED
18 TREES PROVIDED
- BOUNDARY STREET RIGHT-OF-WAY = 145 L.F.
145/30 = 5 TREES REQUIRED
5 TREES PROVIDED
- 145/10 = 15 TREES REQUIRED
15 TREES PROVIDED



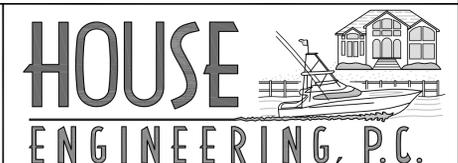
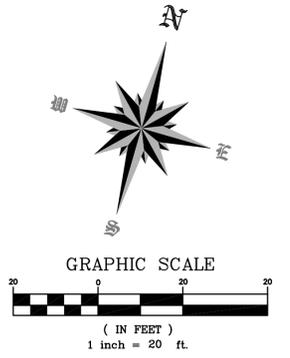
TREE PROTECTION FENCE DETAIL
NOT TO SCALE

- NOTES:**
1. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. PLACE TREE PROTECTION ZONE SIGNS. SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
 3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

BEFORE YOU DIG!



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OFFICE: (252) 261-8253 E-Mail: rick@houseengineering.net

Landscaping Plan
For:
West Boundary Street Townhomes
Lot 6, Block 42, Kill Devil Hills Realty Corp
Location:
1206 West Boundary Street
Kill Devil Hill, Dare County, North Carolina

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D	185721	-	C4 OF 6

CAD FILENAME: 185721_Base SCALE: 1" = 20'-0"

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ANY VARIANCE TO AN APPROVED LUMINAIRE SHALL REQUIRE A NEW DESIGN ACCOMPANIED WITH CONTOUR ILLUMINATION CALCULATIONS AT INTERVALS INDICATING MAINTAINED FOOT-CANDLE LEVELS BETWEEN LUMINAIRES AND ACROSS THE WIDTH OF THE PROPERTY AND APPROVAL BY THE TOWN OF KILL DEVIL HILLS

Location	Footcandle								
1	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56
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3	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
4	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
5	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
6	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
7	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
8	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
9	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
10	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88

Location	Footcandle								
1	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56
2	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
3	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
4	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
5	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
6	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
7	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
8	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
9	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
10	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88

Location	Footcandle								
1	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56	1237.56
2	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
3	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
4	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
5	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
6	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
7	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
8	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
9	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88
10	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88	1238.88

NOTES:
 * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLF is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
 * Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
 * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
 * Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
 * It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
 * The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
 * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
 * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

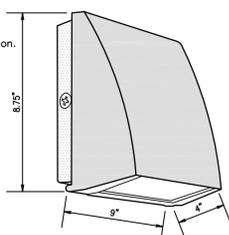
The Lighting Analysis, exLumen, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* Mounting:
 Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

* Full Cutoff:
 Full cutoff meets dark-sky requirements

* Recommended Mounting Height:
 Up to 20 ft

* RAB 12, Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 15' to 30'. These ultra-high efficiency fixtures are full cutoff



RAB SLIM WALLPACK (MODEL# SLIM12N)
NOT TO SCALE

LEGEND:

PROPOSED DWELLING AREA	[Grey Box]
PROPOSED VEHICLE CIRCULATION AREA	[Light Grey Box]
PROPOSED CONCRETE AREA	[Dotted Box]
EXISTING ROAD SURFACE	[White Box]
PROPOSED DECK	[Light Blue Box]
PROPOSED REINFORCED VEHICLE CIRCULATION AREA (6" 3,000 PSI CONCRETE)	[Dark Grey Box]

LIGHTING LEGEND

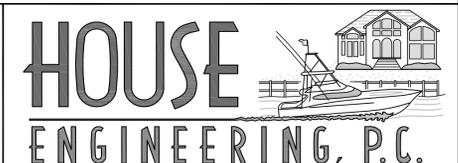
PROPOSED WALL PACK LIGHT RAB LIGHTING (MODEL# SLIM12N) MOUNTED 15' high (OR APPROVED EQUAL)	6 A
PHOTOMETRIC ILLUMINATION CONTOURS (FOOTCANDLES)	[Line]
PHOTOMETRIC ILLUMINATION GRID (FOOTCANDLES)	[Grid]
LIGHTING MEASUREMENT TO BE VERIFIED BY LIGHTING INSTALLER AND TO BE SUBMITTED AND APPROVED BY TOWN OF KDH	0.1

LIGHTING NOTES

- REFER TO TOWN OF KILL DEVIL HILLS ORDINANCE, SECTION 153.074 LIGHTING - Lighting plan required. (EXTERIOR LIGHTING) Permitted Range of Average Footcandles Minimum - Maximum = 0.1 - 2.0
 - DOMINION POWER MAY PROVIDE SITE LIGHTING - OWNERS OPTION.
 - EXTERIOR LIGHTING SHALL BE FIXTURES WITH TRUE FULL CUT-OFF AND FULLY SHIELDED. WALL PACKS LIGHTS SHALL BE MOUNTED 16" ±
 - EXTERIOR LIGHTING CONTROLLED BY A TIMER SYSTEM. FOR STANDARD TIME, LIGHTS SHALL BE SET TO TURN ON AT 5:00 PM AND OFF AT 7:00 AM. FOR DAYLIGHT SAVINGS TIME, LIGHTS SHALL BE SET TO TURN ON AT 7:00 AM AND TURN OFF AT 6:00 AM. UNLESS OTHERWISE SPECIFIED BY THE USE DEMAND OR THE PROPERTY OWNER AND/OR TOWN OF KDH. ALL WALL MOUNTED SITE LIGHTS TO BE PROVIDED WITH MANUAL OVERRIDES.
 - LIGHT POLE FOUNDATION TO BE DESIGNED BY A STRUCTURAL ENGINEER. POLE MOUNTING DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER. LIGHT POLE BASE DETAIL SHOWN HEREON IS FOR ELECTRIC & CONDUIT LAYOUT.
 - ALL ARCHITECTURAL AND LANDSCAPE LIGHTING TO BE 40 WATTS OR LESS.
 - LUMINAIRE CALCULATIONS BASED ON THE PROPOSED SITE LOCATION, LIGHT POLE HEIGHT AND FIXTURE AND ARE APPROXIMATE. FOOTCANDLE READINGS AT THE PROPERTY LINES SHALL BE CERTIFIED BY A REGISTERED ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE STRUCTURE.
 - ILLUMINATION STANDARDS MUST BE MET PRIOR TO FINAL APPROVAL
 - IN NO INSTANCE SHALL ILLUMINATION LEVELS WITH IN THE SITE EXCEED 30 FOOT CANDLES
 - ALL LIGHTING ILLUMINATION SHALL MEET INTERNATIONAL DARK SKY REQUIREMENTS
 - ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC AND BE A MINIMUM OF 1 INCH. UNLESS NOTED OTHERWISE
 - ALL ELECTRIC WIRING FOR POLE MOUNTED LIGHTS SHALL BE UNDERGROUND.
 - CONTRACTOR TO PROVIDE PROTECTION FROM PHYSICAL DAMAGE FOR SWITCHBOARDS, PANEL BOARD AND OTHER ELECTRICAL EQUIPMENT (3' FROM EQUIPMENT)
- Lighting prohibited.
- No fixture shall be erected which is an imitation of an official highway or traffic-control light or sign.
 - No fixture shall be in a direct line of vision with any traffic-control sign or light.
 - No fixture shall have a flashing or intermittent pattern of illumination.
 - No fixture shall be located within a public right-of-way unless approved by the Department of Public Services, Public Works Division.
 - No fixture shall be erected, either indoors or outdoors, which because of the design of light source, orientation or intensity causes glare onto adjacent property or streets.
 - Search lights are prohibited except when used by federal, state or local authority.
 - No fixture shall violate any law of the State of North Carolina relative to outdoor lighting.
 - All neon lighting is prohibited except as allowed in § 153.077;
 - All light produced on-site shall be contained within the perimeter of the site by design, orientation or shielding of the light source.
 - All light fixtures shall be install to be shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

LIGHTING PLAN PROVIDED BY:
 Donald G. Andrews, LC, MIES
 Lighting Studio Manager
 Commercial Projects

RAB Lighting Incorporated
 170 Ludlow Ave. Northvale, NJ, 07647
 888 722-1000 | 888 722-1232 (fax)
 www.rabweb.com



KITTY HAWK, NORTH CAROLINA 27949
 OFFICE: (252) 261-8253 E-Mail: rick@houseengineering.net

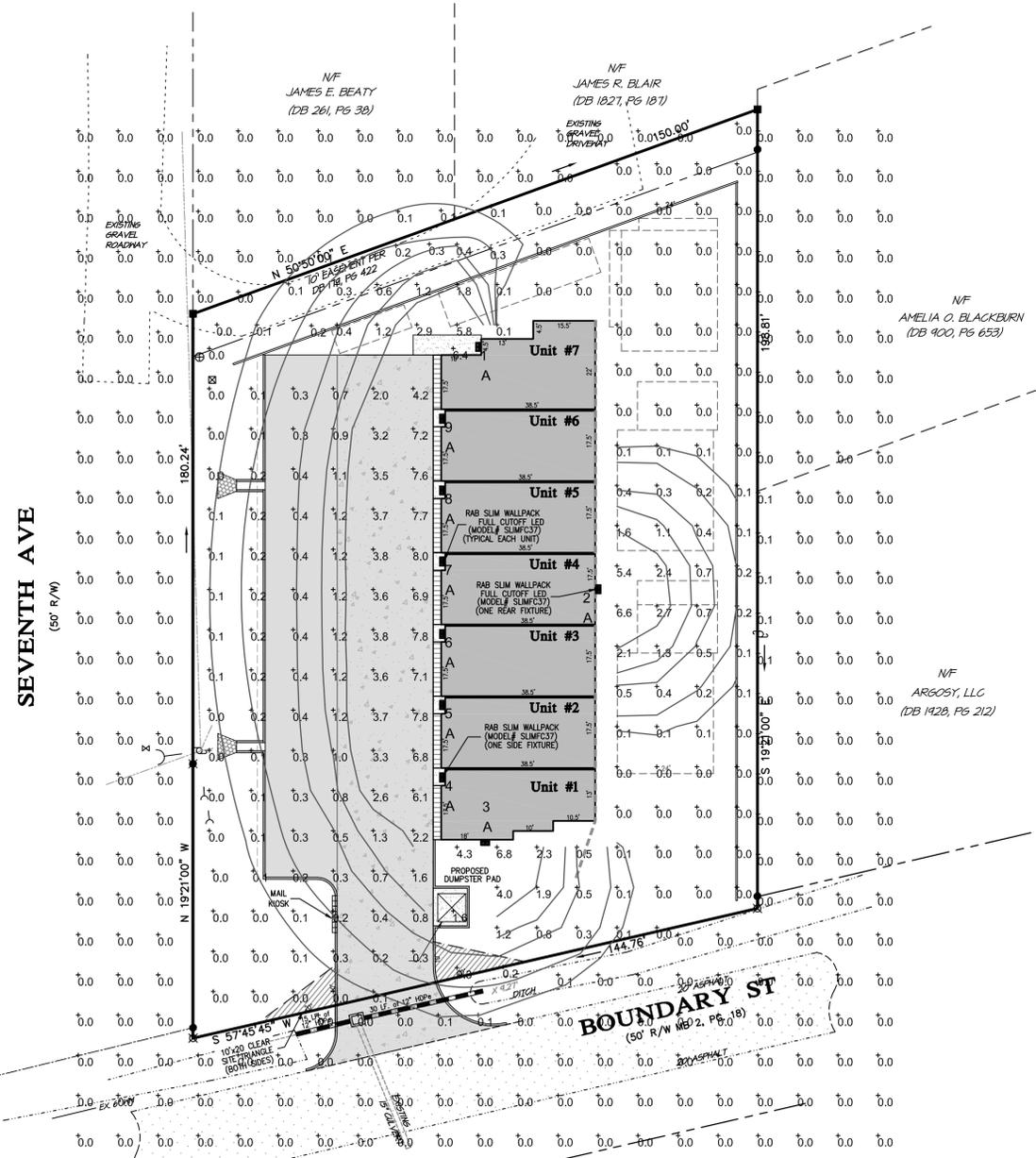
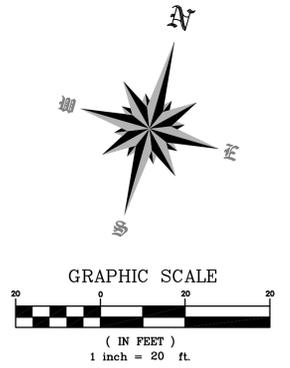
Lighting Plan
 For:
West Boundary Street Townhomes
 Lot 6, Block 42, Kill Devil Hills Realty Corp
 Location:
 1206 West Boundary Street
 Kill Devil Hill, Dare County, North Carolina

SIZE	PROJECT NUMBER	REV	SHEET NO.
D	185721	-	C5 OF 6

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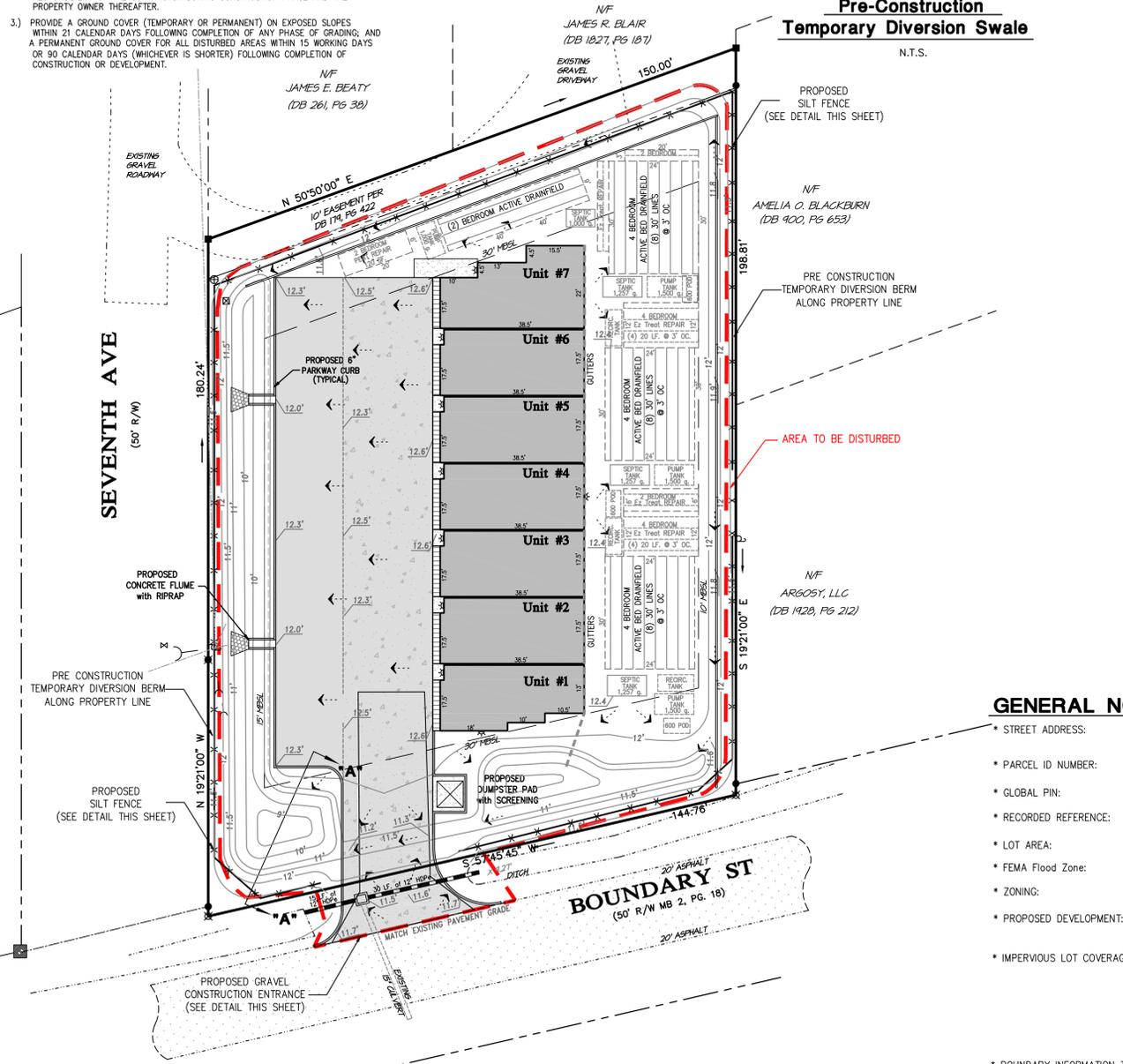
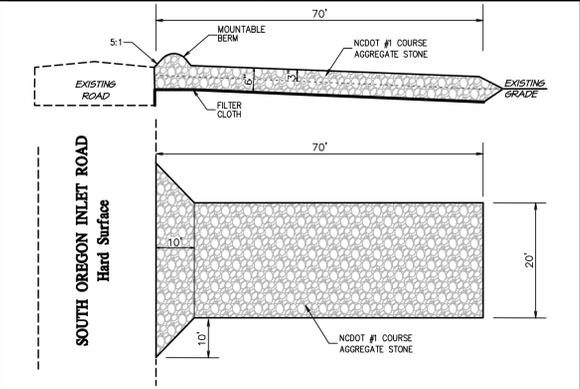
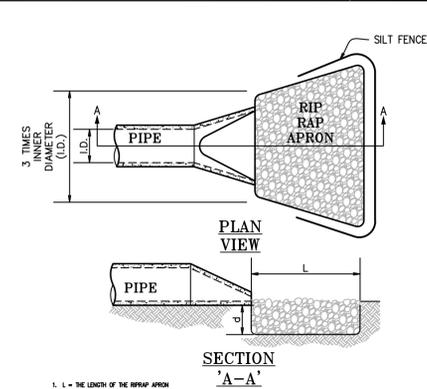
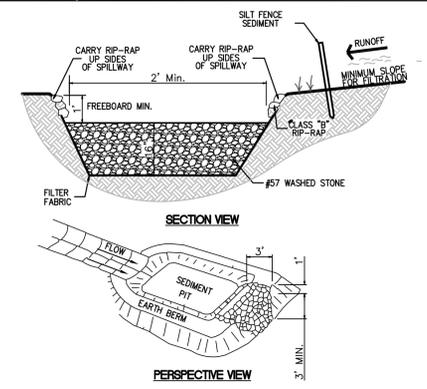
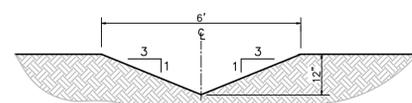
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 North Carolina 811
 WWW.nc811.ORG

NOTE:
 THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.



EROSION AND SEDIMENT CONTROL MAINTENANCE NOTES

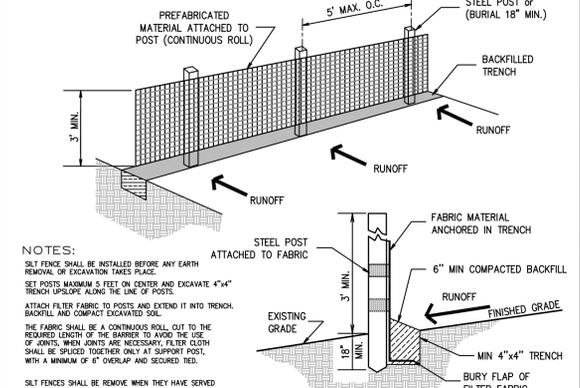
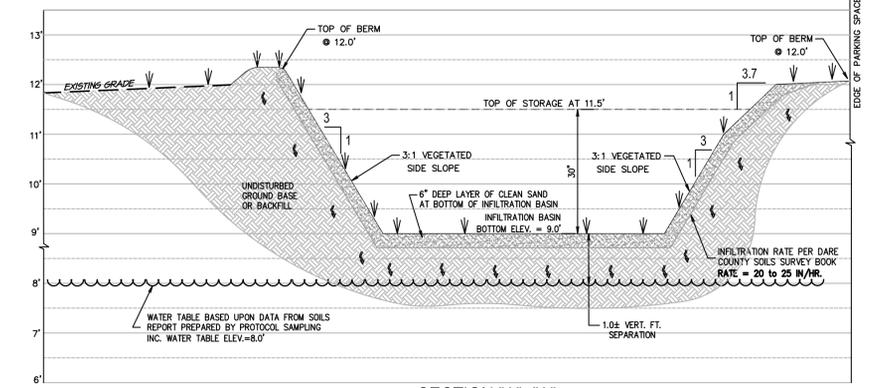
- 1) PERIODICALLY CHECK ALL GRADED AREAS AND THE SUPPORTING EROSION AND SEDIMENTATION CONTROL PRACTICES, ESPECIALLY AFTER HEAVY RAINFALLS. PROMPTLY REMOVE ALL SEDIMENT FROM DIVERSIONS AND OTHER WATER DISPOSAL PRACTICES. IF WASHOUTS OR BREAKS OCCUR, REPAIR THEM IMMEDIATELY. PROMPT MAINTENANCE OF SMALL ERODED AREAS BEFORE THEY BECOME SIGNIFICANT GULLIES IS AN ESSENTIAL PART OF AN EFFECTIVE EROSION AND SEDIMENTATION CONTROL PLAN.
- 2) ALL EROSION AND SEDIMENT CONTROL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION PHASE AND THE PROPERTY OWNER THEREAFTER.
- 3) PROVIDE A GROUND COVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING; AND A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.



PRE DEVELOPMENT TEMPORARY SEDIMENT BASIN
N.T.S.

PIPE OUTLET PROTECTION
N.T.S.

PROPOSED GRAVEL CONSTRUCTION ENTRANCE
(IF EXISTING CONCRETE DRIVEWAY DEEMED UNUSABLE)
N.T.S.



SECTION "A" - "A"
"BMP" INFILTRATION BASIN
N.T.S.

SILT FENCE DETAIL
N.T.S.

GENERAL NOTES:

- STREET ADDRESS: 1206 West Boundary Street Kill Devil Hills, NC 27948
- PARCEL ID NUMBER: 004533000
- GLOBAL PIN: 988312759304
- RECORDED REFERENCE: DB 1604, PGS. 377-378; MB 2, PG 18
- LOT AREA: 26,745 S.F.
- FEMA Flood Zone: Zone "X" (0.2%)
- ZONING: LI-2 (LIGHT INDUSTRIAL)
- PROPOSED DEVELOPMENT: (7) TWO BEDROOM RESIDENTIAL DWELLING (MULTI FAMILY) FRAME STRUCTURE ON PILE FOUNDATION
- IMPERVIOUS LOT COVERAGE: BUILDING AND DECKS - 5,530 SQ. FT. PARKING AND DRIVES - 6,165 SQ. FT. CONCRETE DUMPSTER PAD - 90 SQ. FT. CONCRETE WALK - 95 SQ. FT. TOTAL - 11,875 SQ. FT. PERCENT 11,875/26,745 = 44.40%
- BOUNDARY INFORMATION TAKEN FROM Seaboard Surveying and Planning

LEGEND:

- PROPOSED DWELLING AREA
- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED CONCRETE AREA
- EXISTING ROAD SURFACE
- PROPOSED DECK
- PROPOSED REINFORCED VEHICLE CIRCULATION AREA (6" 3,000 PSI CONCRETE)
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED FINISHED SPOT GRADE
- PROPOSED DRAINAGE DIRECTIONAL ARROW
- PROPOSED SILT FENCE

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES:

- 1) OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- 2) FLAG AND/OR ROUGH STAKE WORK LIMITS.
- 3) HOLD PRECONSTRUCTION CONFERENCE (OWNER, CONTRACTOR, ENGINEER, AND APPROPRIATE GOVERNMENT OFFICIALS) AT LEAST ONE WEEK PRIOR TO START OF CONSTRUCTION ACTIVITIES.
- 4) INSTALL SILT AND SAND FENCING @ LOCATIONS SHOWN ON PLAN
- 5) COMPLETE CLEARING AND GRUBBING PROCEDURES.
- 6) GRADE SITE ACCORDING TO PLAN
- 7) ALL EROSION SEDIMENT CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER HEAVY RAINFALL EVENTS. NEEDED REPAIRS WILL BE MADE IMMEDIATELY. INSPECTION/MAINTENANCE LOG WILL BE KEPT ON SITE FOR THE DURATION OF THE PROJECT.
- 8) NO DEBRIS WILL BE BURIED ON THIS SITE.
- 9) ALL EROSION AND SEDIMENT CONTROL STORMWATER MANAGEMENT AND DRAINAGE DESIGN SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA SEDIMENT AND STORMWATER REGULATIONS AND WITH THE TOWN OF KILL DEVIL HILLS CODE.
- 10) EXISTING UTILITIES ARE IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GOVERNING UTILITY COMPANIES (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY THE UTILITY LOCATIONS IN THE FIELD.
- 11) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
- 12) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS, INSURANCE, BONDS, ETC. REQUIRED BY LOCAL, STATE AND/OR FEDERAL AGENCIES NECESSARY FOR CONSTRUCTION.
- 13) PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 14) PROPOSED AREA TO BE DISTURBED IS (+/- 25,050 SQ FT)
- 15) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN THIRTY DAYS OF LAND DISTURBING ACTIVITIES. IF SAID ACTIVITIES OCCUR OUTSIDE THE PERMANENT VEGETATION SEEDING DATES (APR. 1 - SEP.30) THEN TEMPORARY VEGETATION SEEDING SPECIFICATIONS SHALL BE FOLLOWED FOR PLANTING UNTIL THE NEXT APPROPRIATE PERMANENT SEEDING PERIOD, AT WHICH TIME PERMANENT VEGETATION SHALL BE ESTABLISHED ACCORDING TO PERMANENT VEGETATION SEEDING SPECIFICATIONS (SEE PERM. & TEMP. SEEDING SPEC'S THIS SHEET).
- 16) IF EXCESSIVE WIND EROSION OR STORMWATER RUNOFF EROSION DEVELOPS DURING CONSTRUCTION IN ANY LOCATION ON THE PROJECT, ADDITIONAL SAND OR SILT FENCING SHALL BE INSTALLED AS DIRECTED BY ENGINEER SO AS TO PREVENT DAMAGE TO ADJACENT PROPERTY. SEE SAND AND SILT FENCE DETAIL THIS SHEET.
- 17) SOIL EROSION AND SEDIMENTATION CONTROLS TO BE INSPECTED, MAINTAINED AND REPAIRED AS NECESSARY UNTIL PERMANENT CONTROLS ARE ESTABLISHED PER CONSTRUCTION SCHEDULE.

Seeding Specifications

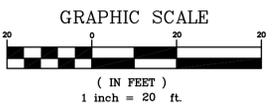
PERMANENT VEGETATION		TEMPORARY VEGETATION	
SEED MIXTURE	APPLICATION RATES/ACRE	SEED MIXTURE	APPLICATION RATES/ACRE
BAMA	50 LBS.	RYE GRASS	175 LBS.
COMMON BERMUEDA (UNHILLED)	50 LBS.	FERTILIZER	
GERMAN MILLETT	15 LBS.	10-10-10 @ 1000 LB/ACRE	
FESCUE	20 LBS.		
FERTILIZER	26-13-13 @ 500 LB/ACRE		
MULCH	APPLY 4,000 LB/ACRE STRAW ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.		

GENERAL:
- FERTILIZER RATES SHOWN ARE GENERAL RECOMMENDATIONS; FREQUENCY AND AMOUNT OF FERTILIZATION CAN BEST BE DETERMINED THROUGH SITE SPECIFIC SOIL TESTING.
- SATISFACTORY STABILIZATION AND EROSION CONTROL REQUIRES A COMPLETE VEGETATIVE COVER EVEN SMALL BREACHES IN VEGETATIVE COVER CAN EXPAND RAPIDLY IF LEFT UNATTENDED. A SINGLE HEAVY RAIN IS OFTEN SUFFICIENT TO GREATLY ENLARGE BARE SPOTS, AND THE LONGER REPAIRS ARE DELAYED THE MORE COSTLY THEY BECOME. PROMPT ACTION WILL KEEP SEDIMENT LOSS AND REPAIR COST DOWN. NEW SEEDINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP AND THEY MUST BE FILLED, RE-SEED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.
- MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE. WEAK OR DAMAGED SPOTS MUST BE REIMED, FERTILIZED, MULCHED AND RE-SEED AS PROMPTLY AS POSSIBLE. REFERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.
ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED ACCORDING TO THE FOLLOWING SPECIFICATIONS:

BEFORE YOU DIG!



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HOUSE ENGINEERING, P.C.
P.O. BOX 466
KITTY HAWK, NORTH CAROLINA 27949
OFFICE: (252) 261-8253 E-Mail: rick@houseengineering.net

APPROVALS	DATE
Drawn: D. NEFF	12/03/18
Checked: R. HOUSE	12/03/18
Engineer: R. HOUSE	12/03/18

REVISIONS		
No.	Date	Description
1	12/16/18	AS PER STAFF REVIEW COMMENTS

Soil Erosion and Sedimentation Control Plan
For:
West Boundary Street Townhomes
Lot 6, Block 42, Kill Devil Hills Realty Corp
Location:
1206 West Boundary Street
Kill Devil Hill, Dare County, North Carolina

PROJECT NUMBER	REV	SHEET NO.
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