

**NOTES AND DEVELOPMENT DATA:**

- SUBJECT PROPERTY: LOT B AND C AND 1, BESSIE C. HARRISON AND N.C. DOUGLAS DIVISION AS DESCRIBED IN D.B. 2339 PG. 0577 AND P.C. 1 SL. 76, DARE COUNTY REGISTRY STREET ADDRESS - 1802 SOUTH VIRGINIA DARE TRAIL, PIN 9893 13 14 3846, PARCEL NUMBER Q22897000 CURRENT ZONING : C
- LOT AREA = 27,800 sq. ft. (0.638 ac.)
- APPLICANT: ALEX WOLCOTT AND BRAD FITZGERALD P.O. BOX 2185, KITTY HAWK, NC 27948 Phone: 252-489-0336
- FEMA DATA : COMMUNITY: KILL DEVIL HILLS, TOWN OF CID NO. 37353.3 PANEL 9893 SUFFIX K MAP NUMBER 3720988300K EFFECTIVE DATE 06/19/2020 ZONE: X (SUBJECT TO CHANGE BY FEMA) DATUM: NAVD 1988  
REGULATORY FLOOD PROTECTION ELEVATION (RFPE) : RFPE - X ZONE = 8' NAVD 1988 REFERENCE LEVEL - BOTTOM OF LOWEST FLOOR OR BOTTOM OF THE LOWEST ATTENDANT UTILITY INCLUDING DUCTWORK WHICH EVER IS LOWER.
- MINIMUM BUILDING SETBACKS:  
C ZONING  
FRONT YARD (LAKE DRIVE) 30' REAR YARD 10'  
CORNER STREET SIDE YARD 15' SIDE YARD 10'
- MAXIMUM BUILDING HEIGHT: 50'  
BUILDING HEIGHT: The distance between the average elevation of the finished grade, such point to be computed at the corners of the proposed building foundation and the highest point of the structure, excluding chimneys, cupolas, cooling towers, elevators, bulkheads, scenery lots, monuments, domes, spires and parapet walls.
- PROPOSED DEVELOPMENT :  
NARRATIVE: BREWERY WITH TASTING ROOM, OUTDOOR DINING ACTIVITY AND OUTDOOR WAITING ACTIVITY AREA.  
PRIMARY USE: 153.176(HH)-BREWERY  
SECONDARY USE: 153.176(O)-TASTING ROOM (RESTAURANT)  
CONDITIONAL USE: 153.177(H)-OUTDOOR DINING ACTIVITY AREA  
EXCEPTED USE: 153.082(G)(a)-OUTDOOR WAITING ACTIVITY AREA  
BUILDING MUST COMPLY WITH 153.186 COMMERCIAL BUILDING EXTERIOR
- PARKING - SUMMARY:  
PRIMARY USE: 153.176(HH)-BREWERY  
PARKING STANDARD: 1 parking space per 200 square feet of gross floor area for the brewery  
SECONDARY USE: 153.176(O)-TASTING ROOM (RESTAURANT)  
PARKING STANDARD: 1 parking space per 100 square feet of gross floor area for the restaurant use  
CONDITIONAL USE: 153.177(H)-OUTDOOR DINING ACTIVITY AREA  
PARKING STANDARD: Outdoor dining activity area(s) shall comply with minimum parking requirements for the primary structure - No additional parking required  
EXCEPTED USE: 153.082(G)(a)-OUTDOOR WAITING ACTIVITY AREA  
PARKING STANDARD: No additional parking required  
ACCESSORY STRUCTURE: RESTROOM BUILDING AT OUTDOOR DINING AREA  
PARKING STANDARD: No additional parking required

CURRENT SQUARE FOOTAGE BY USE	SQUARE FOOTAGE	REQUIRED PARKING
1st FLOOR BREWERY USE	3,323	16.6
1st FLOOR RESTAURANT USE	864	8.6
2ND FLOOR MEZZANINE-RESTAURANT USE	440	4.4
<b>TOTAL</b>	<b>4,627</b>	<b>29.7</b>
<b>TOTAL PARKING SPACES PROVIDED = 30</b>		

9. LOT COVERAGE DATA  
PARCEL AREA : 27,800 SQ. FT.  
MAXIMUM COVERAGE : 65%

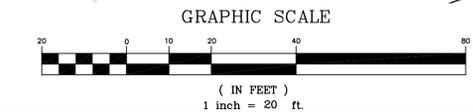
PROPOSED LOT COVERAGE	SQ. FT.
BUILDING	4,447
CONCRETE SIDE WALK (EAST)	604
CONCRETE PADS (WEST)	45
RESTROOM BUILDING	100
CONCRETE PARKING, DRIVE AND BORDER	6,782
PERMEABLE PAVING USE FOR RETENTION WITH 7 INCHES OF WASHED STONE BASE ACTUAL AREA = 444 SQ. FT. ACTUAL AREA x 0.40 = 2,178 SQ. FT.	2,178
CONCRETE DUMPSTER PAD	70
LIFT STATION AND WET WELL	128
<b>TOTAL COVERAGE</b>	<b>14,354</b>
<b>% COVERAGE</b>	<b>51.6</b>
<b>BUILT UPON AREA = 17,620 SQ. FT. (63.4%)</b>	

10. WASTEWATER DISPOSAL:  
KDHWWTF, LLC WASTEWATER TREATMENT FACILITY  
PURCHASED CAPACITY : 1,420 GPD  
Reference NCUC Docket W-1160, Sub. x (xx-xx-20xx)

Design Flow:  
Brewery Operating at full capacity = 18,600 gallons/month = 620 gpd  
Reference: Water Use analysis provided by Brewer  
Bar, cocktail lounge = 20 gpd/seat x 40 seats = 800 gpd  
Reference 15A NCAC 02T .0114  
Total Design Flow: 1,420 gpd

- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- NO ARMY CORPS OF ENGINEERS "404" JURISDICTIONAL WETLANDS ARE IDENTIFIED ON THIS SITE.
- ALL ELEVATIONS SHOWN HEREON REFERENCED TO NAVD 1988 VERTICAL DATUM
- SIGNAGE WILL REQUIRE A SEPARATE PERMIT.  
ONE FREESTANDING SIGN ALLOWED AT 64 SQ. FT.  
BUILDING SIGNAGE MAX BASED ON 86' BUILDING LENGTH X 2' = 172 SQ. FT.
- ADDITIONAL PERMIT DOCUMENTS REQUIRED  
PRIOR TO APPLYING FOR A SITE DEVELOPMENT PERMIT FROM THE TOWN OF KILL DEVIL HILLS, THE DEVELOPER WILL SECURE THE FOLLOWING PERMITS:  
1. TOWN OF KILL DEVIL HILLS: SEDIMENTATION AND EROSION CONTROL PLAN  
2. AN APPENDIX B WILL BE REQUIRED WITH BUILDING PERMIT APPLICATION  
3. A WATER METER SERVICE SIZING FORM WILL BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SOLID WASTE NOTICE:  
THE DUMPSTER SERVICE AREA PROVIDED IS FOR DUMPSTERS ONLY. NO OTHER WASTE BINS SUCH AS FRYER GREASE BINS OR RECYCLING BINS WILL BE PERMITTED IN THIS AREA. ANY OTHER WASTE BINS WILL NEED TO HAVE THEIR OWN STORAGE AREA. REFER TO THE TOWN OF KILL DEVIL HILLS "TWO DUMPSTER SITE DIAGRAM" FOR ADDITIONAL DETAILS. CONCRETE SLAB INSPECTION REQUIRED BY KDH PUBLIC SERVICES.
- ADDITIONAL FIRE DEPARTMENT REQUIREMENTS:  
1. A FIRE FLOW TEST OF THE NEAREST HYDRANT SHALL BE REQUIRED PRIOR TO THE DESIGN OF THE FIRE SUPPRESSION SYSTEM TO DETERMINE REQUIRED FLOW AND PRESSURE/FLOW PARAMETERS FOR THE SUPPRESSION SYSTEM DESIGN.  
2. OCCUPANY LOAD SHALL BE POSTED WHEN THE STRUCTURE IS COMPLETE.  
3. THE FIRE ALARM, FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL BEFORE INSTALLATION.
- SURVEY LINE TABLE:

Line	Length	Bearing
L1	0.34'	N89°55'48"W
L2	0.42'	S78°08'02"W
L3	1.63'	N08°14'12"W



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TOWN REVIEW  
SITE PLAN



NO.	DATE	DESCRIPTION

PROJECT: SWELL BREWING NORTH CAROLINA  
KILL DEVIL HILLS DARE COUNTY  
1802 S. Virginia Dare Trail

DATE: 07-07-20 SCALE: 1"=20'  
DESIGNED: MWR DRAWN: MWR  
SHEET: S-1 OF 5  
CAD FILE:  
PROJECT NO: 110717

