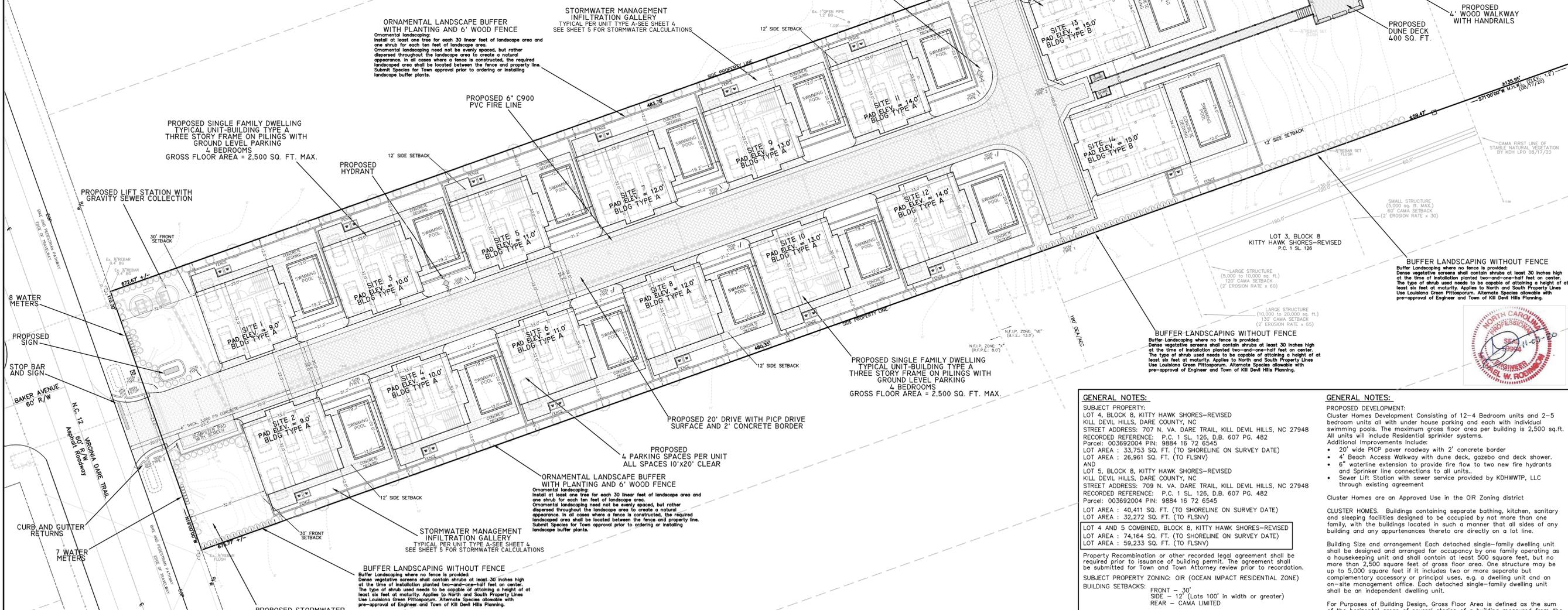
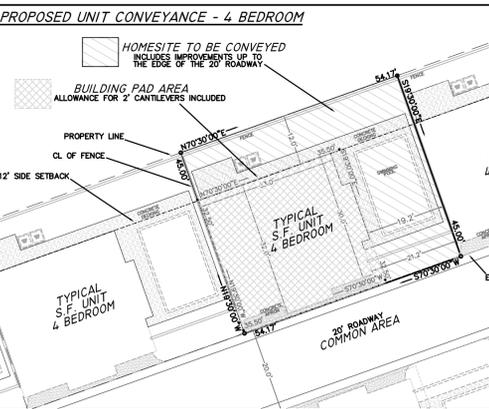
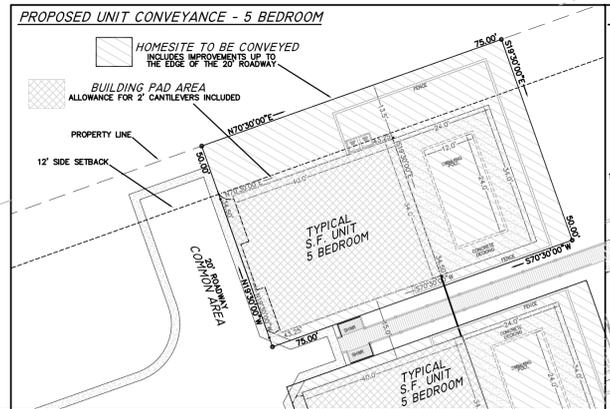


M.B. 1, Pg. 171



**GENERAL NOTES:**  
 SUBJECT PROPERTY: LOT 4, BLOCK 8, KITTY HAWK SHORES-REVISED  
 KILL DEVIL HILLS, DARE COUNTY, NC 27948  
 STREET ADDRESS: 707 N. VA. DARE TRAIL, KILL DEVIL HILLS, NC 27948  
 RECORDED REFERENCE: P.C. 1 SL, 126, D.B. 607 PG. 482  
 Parcel: 003692004 PIN: 9884 16 72 6543  
 LOT AREA : 33,753 SQ. FT. (TO SHORELINE ON SURVEY DATE)  
 LOT AREA : 26,961 SQ. FT. (TO FLSNV)  
 AND  
 LOT 5, BLOCK 8, KITTY HAWK SHORES-REVISED  
 KILL DEVIL HILLS, DARE COUNTY, NC 27948  
 STREET ADDRESS: 709 N. VA. DARE TRAIL, KILL DEVIL HILLS, NC 27948  
 RECORDED REFERENCE: P.C. 1 SL, 126, D.B. 607 PG. 482  
 Parcel: 003692004 PIN: 9884 16 72 6543  
 LOT AREA : 40,411 SQ. FT. (TO SHORELINE ON SURVEY DATE)  
 LOT AREA : 32,272 SQ. FT. (TO FLSNV)  
 AND  
 LOT 4 AND 5 COMBINED, BLOCK 8, KITTY HAWK SHORES-REVISED  
 LOT AREA : 74,164 SQ. FT. (TO SHORELINE ON SURVEY DATE)  
 LOT AREA : 59,233 SQ. FT. (TO FLSNV)  
 Property Recombination or other recorded legal agreement shall be required prior to issuance of building permit. The agreement shall be submitted for Town and Town Attorney review prior to recodation.  
 SUBJECT PROPERTY ZONING: OIR (OCEAN IMPACT RESIDENTIAL ZONE)  
 BUILDING SETBACKS: FRONT - 30'  
 SIDE - 12' (Lots 100' in width or greater)  
 REAR - CAMA LIMITED

**GENERAL NOTES:**  
 PROPOSED DEVELOPMENT:  
 Cluster Homes Development Consisting of 12-4 Bedroom units and 2-5 bedroom units all with under house parking and each with individual swimming pools. The maximum gross floor area per building is 2,500 sq.ft. All units will include Residential sprinkler systems.  
 Additional Improvements include:  
 • 20' wide P/C Paver roadway with 2' concrete border  
 • 4' Beach Access Walkway with dune deck, gazebo and deck shower.  
 • 6" waterline extension to provide fire flow to two new fire hydrants and Sprinkler line connections to all units.  
 • Sewer Lift Station with sewer service provided by KDHWTP, LLC through existing agreement  
 Cluster Homes are an Approved Use in the OIR Zoning district  
 CLUSTER HOMES. Buildings containing separate bathing, kitchen, sanitary and sleeping facilities designed to be occupied by not more than one family, with the buildings located in such a manner that all sides of any building and any appurtenances thereto are directly on a lot line.  
 Building Size and arrangement Each detached single-family dwelling unit shall be designed and arranged for occupancy by one family operating as a housekeeping unit and shall contain at least 500 square feet, but no more than 2,500 square feet of gross floor area. One structure may be up to 5,000 square feet if it includes two or more separate but complementary accessory or principal uses, e.g. a dwelling unit and an on-site management office. Each detached single-family dwelling unit shall be an independent dwelling unit.  
 For Purposes of Building Design, Gross Floor Area is defined as the sum of the horizontal areas of several stories of a building measured from the exterior walls. GROSS FLOOR AREA shall include: (a) heated areas, (b) enclosed porches, (c) enclosed stairwells, (d) elevator shafts, and (e) outdoor restaurants and customer seating areas covered or uncovered. In attiums, the projected area of each floor, where the resulting space would be of habitable height, shall be included in GROSS FLOOR AREA. GROSS FLOOR AREA shall not include: (a) interior or partially enclosed parking spaces, (b) attic or storage areas where the floor to ceiling height is less than six feet, (c) covered or open decks not part of restaurant seating, or (d) outdoor pools or pool decks  
 PROPOSED BUILDING COVERAGE:  
 LOT AREA (TO FLSNV) = 59,233 sq.ft.  
 BUILDING TYPE A - 12 at 1,042 sq.ft. = 12,504 sq.ft.  
 BUILDING TYPE A CONCRETE - 12 at 474 sq.ft. = 5,688 sq.ft. (INCLUDES POOL CONCRETE, PARKING PAD AND DRIVE APPROX)  
 BUILDING TYPE A SWIMMING POOLS - 12 at 240 sq.ft. = 2,880 sq.ft.  
 BUILDING TYPE A HVAC STANDS - 12 at 18 sq.ft. = 216 sq.ft.  
 BUILDING TYPE B - 2 at 1,382 sq.ft. = 2,764 sq.ft.  
 BUILDING TYPE B CONCRETE - 2 at 596 sq.ft. = 1,192 sq.ft. (INCLUDES POOL CONCRETE AND DRIVE APPROX)  
 BUILDING TYPE B SWIMMING POOLS - 2 at 288 sq.ft. = 576 sq.ft.  
 BUILDING TYPE B HVAC STANDS - 2 at 18 sq.ft. = 36 sq.ft.  
 DRIVEWAY CONCRETE BORDER = 2,662 sq.ft.  
 DRIVEWAY P/C PAVEMENT INSERT = 2,744 sq.ft. (6,859 sq.ft. x 60% reduction = 2,744 sq.ft.) (Turfstone with 7" minimum base)  
 WOOD WALKWAY, DECK, GAZEBO AND SHOWERS = 1,070 sq.ft.  
 DUMPSTER PAD = 70 sq.ft.  
 LIFT STATION = 136 sq.ft.  
 TOTAL COVERAGE = 32,568 sq.ft.  
 PERCENT LOT COVERAGE TO FLSNV = 54.98  
 MAXIMUM LOT COVERAGE TO FLSNV = 55%  
 MAXIMUM LOT COVERAGE WITHOUT TURFSTONE REDUCTION = 36,653 sq.ft. (61.9%)



THIS PLAN SET IS PRELIMINARY AND HAS BEEN PREPARED FOR TOWN OF KILL DEVIL HILLS ZONING COMPLIANCE REVIEW ONLY.  
 NOT RELEASED FOR CONSTRUCTION OR BIDDING  
 GRAPHIC SCALE  
 (- IN FEET )  
 1 inch = 20 ft.

MICHAEL W. ROBINSON, P.E., P.L.S.  
 ENGINEERING AND SURVEYING  
 P.O. BOX 2852  
 KILL DEVIL HILLS, NC 27948  
 PHONE: 252-255-8026  
 EMAIL: mrobinson@wbengineering.com

SITE PLAN  
 PRELIMINARY



NO.	DATE	DESCRIPTION	BY	CHKD.
1	12-03-20	ADD BUFFER LANDSCAPING	MWR	MWR
2	12-03-20	REV CONVEYANCE DETAIL	MWR	MWR

PROJECT: OCEANFRONT COMMUNITY  
 NORTH CAROLINA  
 KILL DEVIL HILLS  
 DARE COUNTY  
 707 AND 709 NORTH VIRGINIA DARE TRAIL, KILL DEVIL HILLS

DATE: 11-03-20 SCALE: 1"=20'  
 DESIGNED: MWR DRAWN: MWR  
 SHEET: 1 OF 5  
 CAD FILE: sops-707 and 709 nvt-108-base.dwg  
 PROJECT NO: 082720