

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

November 16, 2021

Memorandum

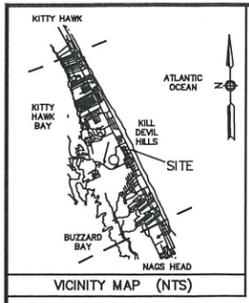
To: Planning Board

From: Ryan Lang, Senior Planner 

Subject: **MINOR SUBDIVISION REVIEW** — Tides OBX Cluster Homes: 709 North Virginia Dare Trail
Proposed 14-Lot Minor Subdivision

A minor subdivision meeting the requirements of §152 *Subdivisions* is enclosed for the "Tides OBX" Cluster Homes at 709 North Virginia Dare Trail in the Ocean Impact Residential Zone. The sketch plan and preliminary plat requirements have been waived and the technical review certified by the Planning Director consistent with §152.25. A minor subdivision requires the approval by the Planning Board Chairman prior to recordation.

This action will be recorded for compliance with §152.25 of the subdivision ordinance.



CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION CODE OF THE TOWN OF KILL DEVIL HILLS PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF DARE COUNTY.

DATE _____ CHAIRMAN OF THE TOWN OF KILL DEVIL HILLS PLANNING BOARD

STATE OF NORTH CAROLINA
 COUNTY OF DARE

I, _____ REVIEW OFFICER OF DARE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____
 _____ 20____

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF KILL DEVIL HILLS AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL STORM WATER UNDERDRAINS AND WATER LINES TO THE TOWN OF KILL DEVIL HILLS. I FURTHER CERTIFY THAT ALL OF THE PROVISIONS IN CHAPTER 152.28 (A) OF THE TOWN OF KILL DEVIL HILLS SUBDIVISION ZONING ORDINANCE HAVE BEEN COMPLIED WITH AND THAT ALL OF THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED.

DATE _____ OWNER _____

NORTH CAROLINA _____ COUNTY _____

I, _____ A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

FERRIS AVENUE
 (60' R/W M.B. 1, PG. 126)

LOT 9

N/F
 LOT 8A - RECOMB. FOR
 NANCY B. PETERS &
 ELIZABETH A. BRIGGS
 BLOCK 8 - SECTION 1
 KITTY HAWK SHORES REV.
 (P.C. F. SL. 139)

N/F
 LOT 6A - RECOMB. FOR
 NANCY B. PETERS &
 ELIZABETH A. BRIGGS
 BLOCK 8 - SECTION 1
 KITTY HAWK SHORES REV.
 (P.C. F. SL. 139)

N/F
 NANCY B. PETERS
 (D.B. 1575, PG. 186)

LOT 3

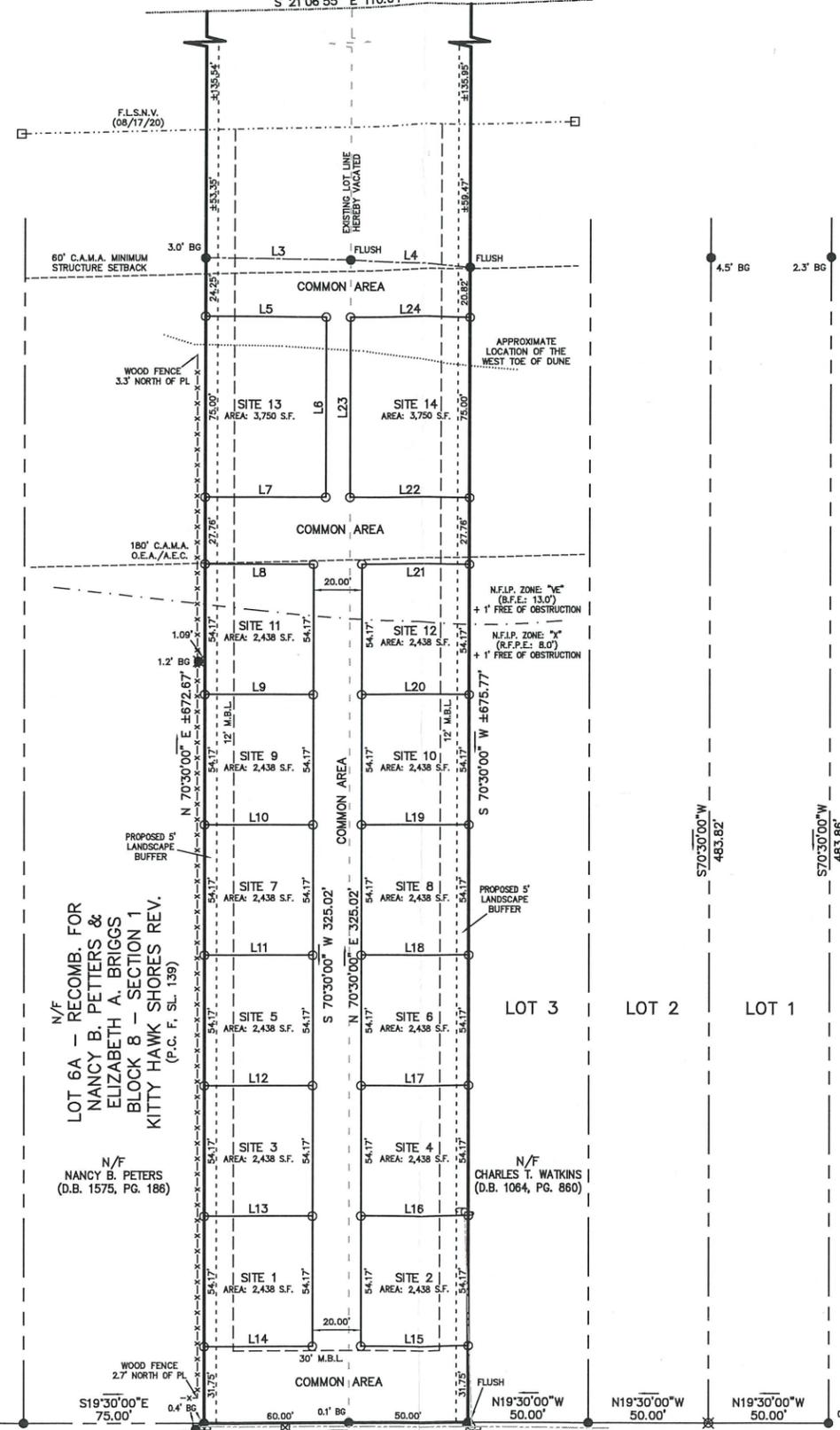
LOT 2

LOT 1

RALEIGH AVENUE
 (60' R/W M.B. 1, PG. 126)

ATLANTIC OCEAN
 S 21°06'55" E 110.04'

M.H.W.L. (ELEV. 1.2')
 (08/17/20) (SUBJECT TO NATURAL VARIATION)



LINE	LENGTH	BEARING
L1	14.31	N84°15'19"E
L2	14.19	N63°01'01"E
L3	60.00	S19°30'48"E
L4	50.00	S18°38'52"E
L5	50.00	S19°30'00"E
L6	75.00	S70°30'00"W
L7	50.00	N19°30'00"W
L8	45.00	S19°30'00"E
L9	45.00	N19°30'00"W
L10	45.00	N19°30'00"W
L11	45.00	N19°30'00"W
L12	45.00	N19°30'00"W
L13	45.00	N19°30'00"W
L14	45.00	N19°30'00"W
L15	45.00	N19°30'00"W
L16	45.00	S19°30'00"E
L17	45.00	S19°30'00"E
L18	45.00	S19°30'00"E
L19	45.00	S19°30'00"E
L20	45.00	S19°30'00"E
L21	45.00	S19°30'00"E
L22	50.00	N19°30'00"W
L23	75.00	N70°30'00"E
L24	50.00	S19°30'00"E

- LEGEND**
- EX. 1" OPEN PIPE
 - EX. 1/2" REBAR
 - 1/2" REBAR SET FLUSH
 - EX. CONC. MON.
 - C.A.M.A. STAKE (SET BY THE TOWN OF KILL DEVIL HILLS DATED 08/14/20)
 - EX. P/K NAIL
 - MAG NAIL SET
 - EX. HOLE IN CONCRETE
 - WATER METER
 - PHONE PEDESTAL
 - C.A.T.V.
 - UTILITY POLE
 - GUY WIRE
 - FIRE HYDRANT
 - ELECT. TRANS.
 - AG - ABOVE GRADE
 - BG - BELOW GRADE
 - PL - PROPERTY LINE

PREFIMINARY PLAT
 (60' R/W M.B. 1, PG. 126)

NO FOR PERMITTING OR CONDUCTING SALES OR COVENANCES

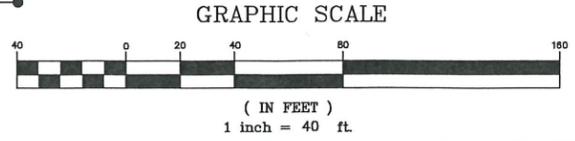
MANSON RAY MEEKINS, P.L.L.C. CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. ANY ONE OF THE FOLLOWING:
 - THAT THE SURVEY IS AN EXISTING PARCEL OR PART OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 - THAT THE SURVEY IS AN EXISTING BUILDING OR OTHER STRUCTURE OR NATURAL FEATURE, SUCH AS A WALL, FENCE, OR SETBACK;
 - THAT THE SURVEY IS A CONTROL SURVEY;
- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUBJECT TO THE RECOMBINATION OF EXISTING PARCELS, AS ORDERED BY THE REGISTER OF DEEDS OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

IF THE INFORMATION AVAILABLE TO ME IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL JUDGMENT TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

MANSON RAY MEEKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 6-100 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2021.

MANSON RAY MEEKINS, P.L.L.C. SURVEYOR L-2592



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NO.	DATE	REVISIONS	BY
1	11/03/21	PER TOWN COMMENTS (ADD NOTE #4 & 5 LANDSCAPE BUFFER)	TG

CLUSTER HOME DEVELOPMENT FOR
TIDES OBX
 FORMERLY LOTS 4 & 5 - BLOCK B - KITTY HAWK SHORES REVISED
 KILL DEVIL HILLS - ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA
 Seaboard Surveying & Planning, Inc. C-1536
 103 W. WOOD HILL DRIVE - UNIT F P.O. BOX 58 MAGS HEAD, N.C. 27859 252-480-8988

FILE NO.: 2109724
 SURVEYED: 06/04/21 JD
 DRAWN: 06/08/21 TG
 CHECKED: 06/09/21 MRM
 SCALE: 1" = 40'

SHEET NO.
1
 OF 1 SHEETS