

P.C. 1, S. 356

SUBJECT PARCEL
 OCEAN VIEW BAPTIST CHURCH
 902 SOUTH VIRGINIA DARE TRAIL
 KILL DEVIL HILLS, NC 27948
 LOTS 1A, BLOCK 9, SECTION 1
 KILL DEVIL HILLS, SECTION 1
 P.C. 1, S.L. 256
 D.B. 1023 PG. 0516
 PIN 9883 08 98 2774
 AREA = 86,250 sq.ft. (1.98 ac.)

BUFFER LANDSCAPING WITHOUT FENCE
 10' Buffer with Ornamental Landscaping
 Install at least one tree for each 30 linear feet of landscape area and one shrub for each 10 linear feet of landscape area. Ornamental landscaping need not be evenly spaced, but rather dispersed throughout the landscape area to create a natural appearance. In all cases where a fence is constructed, the required landscaped area shall be located between the fence and property line. Submit Species for Town approval prior to ordering or installing landscape buffer plants. See Sheet 5 for additional requirements and information.

BUFFER LANDSCAPING WITH FENCE
 10' Buffer with Ornamental Landscaping
 Install at least one tree for each 10 linear feet of lowest floor area and one shrub for each 10 linear feet of landscape area. Ornamental landscaping need not be evenly spaced, but rather dispersed throughout the landscape area to create a natural appearance. In all cases where a fence is constructed, the required landscaped area shall be located between the fence and property line. Submit Species for Town approval prior to ordering or installing landscape buffer plants. See Sheet 5 for additional requirements and information.

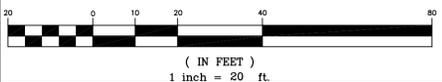
BUILDING ONE, TWO AND THREE
 PROPOSED 4 UNIT MULTI-FAMILY BUILDING
 TWO STORY FRAME ON PILINGS
 OVER GROUND LEVEL PARKING
 4 UNITS WITH TWO BEDROOMS EACH

BUILDING FOUR
 PROPOSED 5 UNIT MULTI-FAMILY BUILDING
 THREE STORY FRAME ON PILINGS
 OVER GROUND LEVEL PARKING
 2 UNITS WITH FOUR BEDROOMS EACH
 3 UNITS WITH THREE BEDROOMS EACH

BUILDING SIX
 PROPOSED 5 UNIT MULTI-FAMILY BUILDING
 THREE STORY FRAME ON PILINGS
 OVER GROUND LEVEL PARKING
 2 UNITS WITH FOUR BEDROOMS EACH
 3 UNITS WITH THREE BEDROOMS EACH

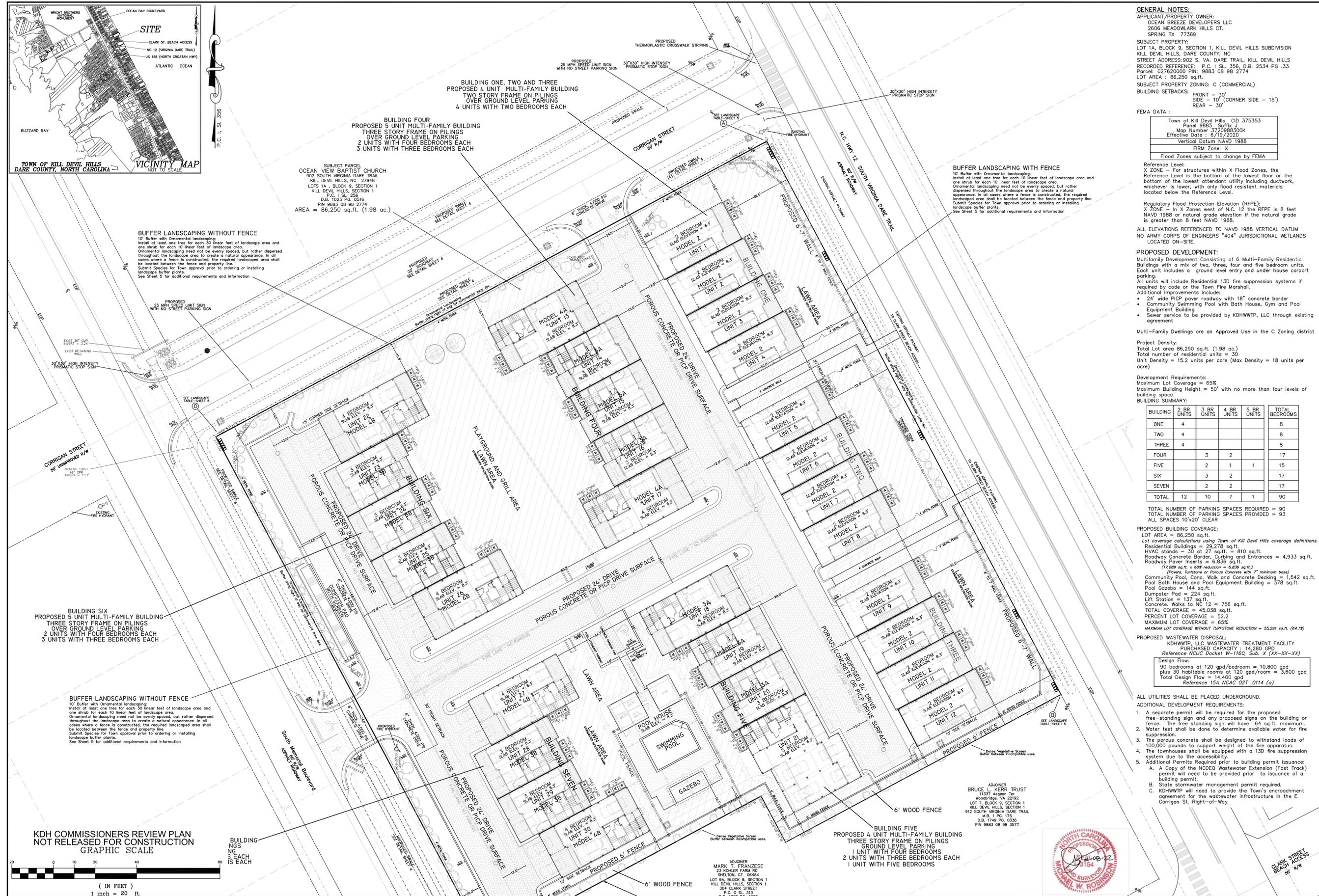
BUFFER LANDSCAPING WITHOUT FENCE
 10' Buffer with Ornamental Landscaping
 Install at least one tree for each 30 linear feet of landscape area and one shrub for each 10 linear feet of landscape area. Ornamental landscaping need not be evenly spaced, but rather dispersed throughout the landscape area to create a natural appearance. In all cases where a fence is constructed, the required landscaped area shall be located between the fence and property line. Submit Species for Town approval prior to ordering or installing landscape buffer plants. See Sheet 5 for additional requirements and information.

KDH COMMISSIONERS REVIEW PLAN
 NOT RELEASED FOR CONSTRUCTION
 GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

BUILDING
 NGS
 3 EACH
 IS EACH



GENERAL NOTES:
 APPLICANT/PROPERTY OWNER:
 OCEAN BREEZE DEVELOPERS LLC
 2606 MEADOWLARK HILLS CT.
 SPRING TX 77389
 SUBJECT PROPERTY:
 LOT 1A, BLOCK 9, SECTION 1, KILL DEVIL HILLS SUBDIVISION
 KILL DEVIL HILLS, DARE COUNTY, NC
 STREET ADDRESS: 902 S. VA. DARE TRAIL, KILL DEVIL HILLS
 RECORDED REFERENCE: P.C. 1, S.L. 356, D.B. 2534 PG. 33
 Parcel: 02762000 PIN: 9883 08 98 2774
 LOT AREA : 86,250 sq.ft.
 SUBJECT PROPERTY ZONING: C (COMMERCIAL)
 BUILDING SETBACKS: FRONT - 30'
 SIDE - 10' (CORNER SIDE - 15')
 REAR - 30'
 FEMA DATA :
 Town of Kill Devil Hills CID 375353
 Panel 9883 Suffix J
 Map Number 3720988300K
 Effective Date : 8/19/2020
 Vertical Datum NAVD 1988
 FIRM Zone: X
 Flood Zones subject to change by FEMA
 Reference Level:
 X ZONE - For structures within X Flood Zones, the Reference Level is the bottom of the lowest floor or the bottom of the lowest attendant utility including ductwork, whichever is lower, with only flood resistant materials located below the Reference Level.
 Regulatory Flood Protection Elevation (RFPE):
 X ZONE - In X Zones west of N.C. 12 the RFPE is 8 feet NAVD 1988 or natural grade elevation if the natural grade is greater than 8 feet NAVD 1988.
 ALL ELEVATIONS REFERENCED TO NAVD 1988 VERTICAL DATUM
 NO ARMY CORPS OF ENGINEERS "404" JURISDICTIONAL WETLANDS
 LOCATED ON-SITE.
PROPOSED DEVELOPMENT:
 Multifamily Development Consisting of 6 Multi-Family Residential Buildings with a mix of two, three, four and five bedroom units. Each unit includes a ground level entry and under house carport parking.
 All units will include Residential 13D fire suppression systems if required by code or the Town Fire Marshal.
 Additional improvements include:
 • 24' wide PICP paver roadway with 18" concrete border
 • Community Swimming Pool with Bath House, Gym and Pool Equipment Building
 • Sewer service to be provided by KDHWTP, LLC through existing agreement
 Multi-Family Dwellings are an Approved Use in the C Zoning district
 Project Density:
 Total Lot area 86,250 sq.ft. (1.98 ac.)
 Total number of residential units = 30
 Unit Density = 15.2 units per acre (Max Density = 18 units per acre)
 Development Requirements:
 Maximum Lot Coverage = 65%
 Maximum Building Height = 50' with no more than four levels of building space.
BUILDING SUMMARY:

BUILDING	2 BR UNITS	3 BR UNITS	4 BR UNITS	5 BR UNITS	TOTAL BEDROOMS
ONE	4				8
TWO	4				8
THREE	4				8
FOUR		3	2		17
FIVE	2	1	1	1	15
SIX		3	2		17
SEVEN	2	2			17
TOTAL	12	10	7	1	90

TOTAL NUMBER OF PARKING SPACES REQUIRED = 90
 TOTAL NUMBER OF PARKING SPACES PROVIDED = 93
 ALL SPACES 10'x20' CLEAR
PROPOSED BUILDING COVERAGE:
 LOT AREA = 86,250 sq.ft.
 Lot coverage calculations using Town of Kill Devil Hills coverage definitions.
 Residential Buildings = 29,278 sq.ft.
 HVAC stands = 30 at 27 sq.ft. = 810 sq.ft.
 Roadway Concrete Border, Curbing and Entrances = 4,933 sq.ft.
 Roadway Paver Inserts = 6,836 sq.ft.
 (17,089 sq.ft. x 60% reduction = 6,836 sq.ft.)
 Community Pool, Conc. Walk and Concrete Decking = 1,542 sq.ft.
 Pool Bath House and Pool Equipment Building = 378 sq.ft.
 Pool Gazebo = 144 sq.ft.
 Dumpster Pad = 224 sq.ft.
 Lift Station = 137 sq.ft.
 Concrete Walks to No. 12 = 756 sq.ft.
 TOTAL COVERAGE = 45,038 sq.ft.
 PERCENT LOT COVERAGE = 52.2
 MAXIMUM LOT COVERAGE = 65%
 MAXIMUM LOT COVERAGE WITHOUT TURFSTONE REDUCTION = 55,291 sq.ft. (64.1%)
PROPOSED WASTEWATER DISPOSAL:
 KDHWTP, LLC WASTEWATER TREATMENT FACILITY
 PURCHASED CAPACITY = 14,280 GPD
 Reference: NCEC Docket W-1160, Sub. X (XX-XX-XX)
 Design Flow:
 90 bedrooms at 120 gpd/bedroom = 10,800 gpd
 plus 30 habitable rooms at 120 gpd/room = 3,600 gpd
 Total Design Flow = 14,400 gpd
 Reference 15A NCAQ 02T.0114 (a)

- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
ADDITIONAL DEVELOPMENT REQUIREMENTS:
 1. A separate permit will be required for the proposed free-standing sign and any proposed signs on the building or fence. The free standing sign will have 64 sq.ft. maximum.
 2. Water test shall be done to determine available water for fire suppression.
 3. The porous concrete shall be designed to withstand loads of 100,000 pounds to support weight of the fire apparatus.
 4. The townhouses shall be equipped with a 13D fire suppression system due to the accessibility.
 5. Additional Permits Required prior to building permit issuance:
 A. A Copy of the NCEC Wastewater Extension (Fast Track) permit will need to be provided prior to issuance of a building permit.
 B. State stormwater management permit required.
 C. KDHWTP will need to provide the Town's encroachment agreement for the wastewater infrastructure in the E. Corrigan St. Right-of-Way.

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

SITE PLAN



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	02-27-22	REV. FOR PNL COMPLETION REVIEW		

OCEAN BREEZE TOWNHOMES
 NORTH CAROLINA
 DARE COUNTY
 KILL DEVIL HILLS
 902 SOUTH VIRGINIA DARE TRAIL

DATE: 01-31-22 SCALE: 1"=20'
 DESIGNED: MWR DRAWN: MWR
 SHEET: 1A OF 10
 CAD FILE: ocean view cottages-kdh-base.dwg
 PROJECT NO: 051121



ADJOINER
 BRUCE L. KERR TRUST
 11317 Aspen Tr.
 Woodbridge, VA 22192
 LOT 7, BLOCK 9, SECTION 1
 KILL DEVIL HILLS, SECTION 1
 912 SOUTH VIRGINIA DARE TRAIL
 M.B. 1 PG. 175
 D.B. 1749 PG. 0338
 PIN 9883 08 98 3577

ADJOINER
 MARK FRANZOSE
 23 KOKLER FARM RD
 SHELTON, CT 06484
 LOT 9A, BLOCK 8, SECTION 1
 KILL DEVIL HILLS, SECTION 1
 304 CLARK STREET
 P.C. G, S.L. 313