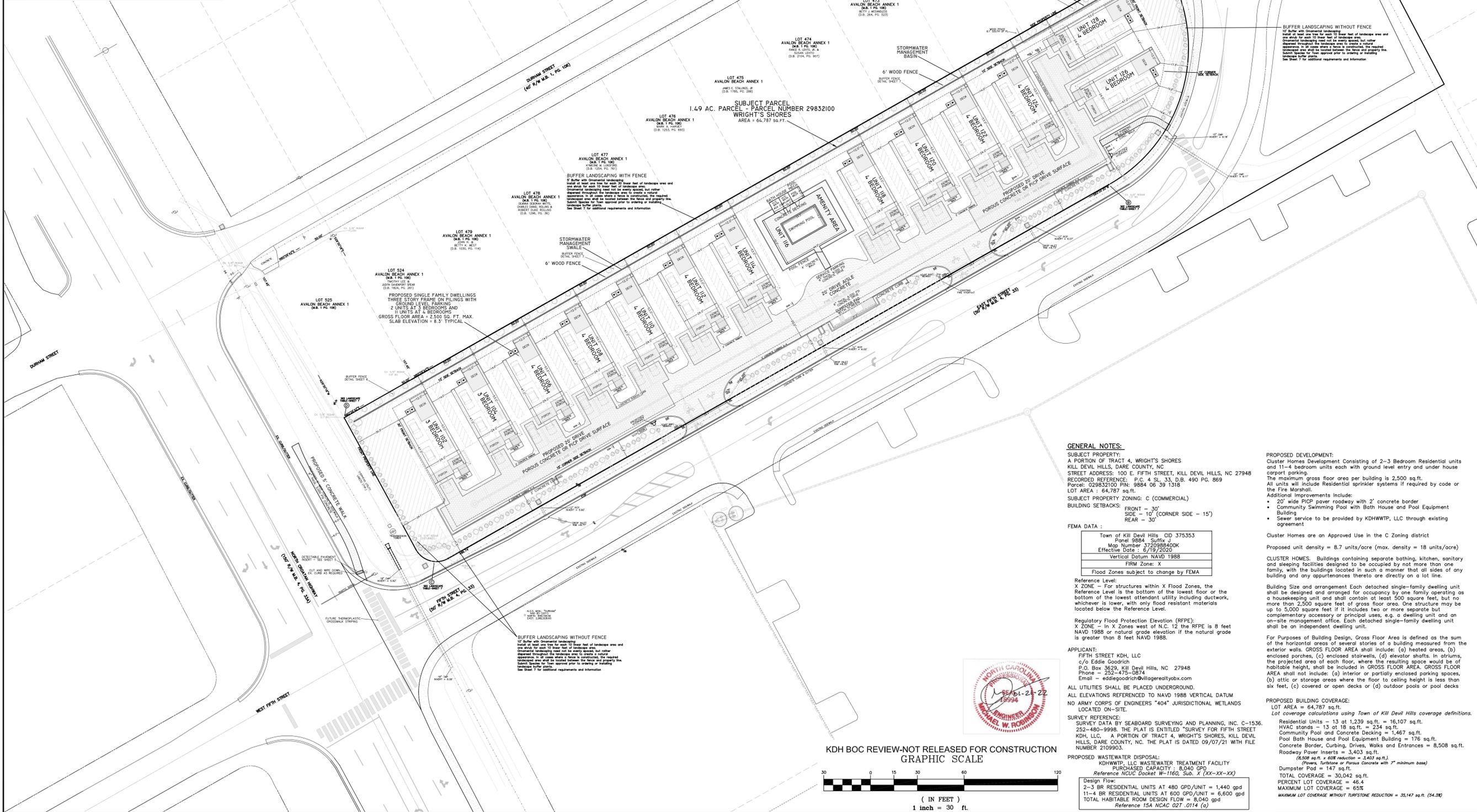


- ADDITIONAL NOTES FROM KDH REVIEW COMMENTS:
- A separate permit will be required for the proposed free-standing sign and any proposed signs on the building or fence. The free standing sign will have 64 sq.ft. maximum.
 - Water test shall be done to determine available water for fire suppression.
 - The porous concrete shall be designed to withstand loads of 100,000 pounds to support weight of the fire apparatus.
 - The houses shall be equipped with a 13D fire suppression system due to the accessibility.
 - Additional Permits Required prior to building permit issuance:
 - A Copy of the NCEQ Wastewater Extension (Fast Track) permit will need to be provided prior to issuance of a building permit.
 - Fire sprinkler plans shall be submitted and approved prior to installation.
 - Fire sprinkler installation falls under the building permit for each unit.
 - Accessibility is the requirement for a NFPA 13 D fire sprinkler system.
 - A Drainage Easement will be required along Fifth Street in accordance with Town Engineer Comments "As it will be carrying flow from public streets New Bern Street and E Fifth Street along its entire extent, we recommend that this be a publicly-maintained system. A drainage easement, in form acceptable to the Town Attorney, would be required. The easement should extend outward from the edge of the existing public right of way to a line at least 3' outboard of the centerline of the pipe, and sufficient to contain all D.I.'s. This easement will be prepared in draft form prior to building permit issuance with recordation prior to the issuance of a Certificate of Occupancy on the first constructed dwelling.
 - The Architect shall provide provide the water meter sizing form for each of the unit models and the pool amenity to determine if the 5/8x3/4 service is adequately sized for the units. Normally a four or five bedroom unit would only require a 5/8x3/4 service, but these units are all provided with full baths in each suite and several amenity fixtures that may require higher demand and larger services.



GENERAL NOTES:

SUBJECT PROPERTY:
 A PORTION OF TRACT 4, WRIGHT'S SHORES
 KILL DEVIL HILLS, DARE COUNTY, NC
 STREET ADDRESS: 100 E. FIFTH STREET, KILL DEVIL HILLS, NC 27948
 RECORDED REFERENCE: P.C. 4 SL. 33, D.B. 490 PG. 869
 Parcel: 02883100 PIN: 9884 06 39 1319
 LOT AREA = 64,787 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 9884 Sub J
Map Number 3729988400K
Effective Date: 6/19/2020
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.

APPLICANT:
 FIFTH STREET KDH, LLC
 c/o Eddie Goodrich
 P.O. Box 3629, Kill Devil Hills, NC 27948
 Phone - 252-475-0874
 Email - eddiegoodrich@killdevilhills.com

ALL UTILITIES SHALL BE PLACED UNDERGROUND.

NO ARMY CORPS OF ENGINEERS "404" JURISDICTIONAL WETLANDS LOCATED ON-SITE.

SURVEY REFERENCE:
 SURVEY DATA BY SEABOARD SURVEYING AND PLANNING, INC. C-1536, 252-480-9998. THE PLAT IS ENTITLED "SURVEY FOR FIFTH STREET KDH, LLC, A PORTION OF TRACT 4, WRIGHT'S SHORES, KILL DEVIL HILLS, DARE COUNTY, NC. THE PLAT IS DATED 09/07/21 WITH FILE NUMBER 2109903.

PROPOSED WASTEWATER DISPOSAL:
 KDH/WTP, LLC WASTEWATER TREATMENT FACILITY
 PURCHASED CAPACITY - 8,040 GPD
 Reference NCUC Docket W-1160, Sub. X (XX-XX-XX)

Design Flow:
 2-3 BR RESIDENTIAL UNITS AT 480 GPD/UNIT = 1,440 gpd
 11-4 BR RESIDENTIAL UNITS AT 600 GPD/UNIT = 6,600 gpd
 TOTAL HABITABLE ROOM DESIGN FLOW = 8,040 gpd
 Reference 15A NCAC 02T .0114 (a)

PROPOSED DEVELOPMENT:
 Cluster Homes Development consisting of 2-3 Bedroom Residential units and 11-4 bedroom units each with ground level entry and under house carport parking.
 The maximum gross floor area per building is 2,500 sq.ft.
 All units will include Residential sprinkler systems if required by code or the Fire Marshal.

Additional Improvements Include:

- 20' wide PICP paver roadway with 2' concrete border
- Community Swimming Pool with Bath House and Pool Equipment Building
- Sewer service to be provided by KDH/WTP, LLC through existing agreement

Cluster Homes are an Approved Use in the C Zoning district

Proposed unit density = 8.7 units/acre (max. density = 18 units/acre)

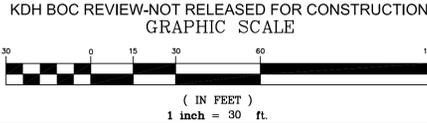
CLUSTER HOMES: Buildings containing separate bathing, kitchen, sanitary and sleeping facilities designed to be occupied by not more than one family, with the buildings located in such a manner that all sides of any building and any appurtenances thereto are directly on a lot line.

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. In atriums, 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: (e) interior or partially enclosed parking spaces, (f) attic or storage areas where the floor to ceiling height is less than six feet, (g) covered or open decks or (d) outdoor pools or pool decks

PROPOSED BUILDING COVERAGE:
 LOT AREA = 64,787 sq.ft.
 Lot coverage calculations using Town of Kill Devil Hills coverage definitions.

Residential Units - 13 at 1,239 sq.ft. = 16,107 sq.ft.
HVAC stands - 13 at 18 sq.ft. = 234 sq.ft.
Community Pool and Concrete Decking = 1,467 sq.ft.
Pool Bath House and Pool Equipment Building = 176 sq.ft.
Concrete Border, Curbing, Drives, Walks and Entrances = 8,508 sq.ft.
Roadway Paver Inserts = 3,403 sq.ft.
(6,508 sq.ft. x 50% reduction = 3,254 sq.ft.)
Dumpster Pad = 47 sq.ft.
TOTAL COVERAGE = 30,042 sq.ft.
PERCENT LOT COVERAGE = 46.4%
MAXIMUM LOT COVERAGE = 65%
MAXIMUM LOT COVERAGE WITHOUT TURFSTONE REDUCTION = 35,147 sq.ft. (54.3%)



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 ENGINEERING AND SURVEYING
 P.O. BOX 2852
 KILL DEVIL HILLS, NC 27948
 PHONE: 252-252-8026
 EMAIL: mrobinson@kbengineering.com

OVERVIEW PRELIMINARY



NO.	DATE	DESCRIPTION	BY
1	02-27-22	REV. FOR KDH BOC REVIEW	MWR

FIFTH STREET COTTAGES
 NORTH CAROLINA
 KILL DEVIL HILLS
 DARE COUNTY
 A PORTION OF TRACT 4, WRIGHT'S SHORES

DATE: 01-31-22
SCALE: 1"=30'
DESIGNED: MWR
DRAWN: MWR
SHEET: 1 OF 9
CAD FILE: fifth street cottages court-kdh-base.dwg
PROJECT NO.: 051121