



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

July 11, 2022

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: New Business

1. **Site Plan Review – 3206 Briggs Street in the Commercial Zone – Proposed Two 4-Unit Townhomes (Attached NB-1)**

House Engineering has submitted a proposed site plan for two four-unit townhomes at 3206 Briggs Street in the Commercial Zone. The two four-unit townhomes, consisting of each unit with two bedrooms, would include 22 parking spaces and associated site modifications. The attached Planning Department memorandum highlights the request for the project.

At its June 21, 2022, meeting, the Planning Department voted to forward this site plan for the Board of Commissioners' approval as presented. Staff also recommends approval of the site plan as presented, and a motion is in order.

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

July 11, 2022

Memorandum

To: Debbie Diaz, Town Manager

From: Ryan Lang, Senior Planner 

Subject: **SITE PLAN REVIEW** — 3206 Briggs Street in the Commercial Zone
Proposed Two 4-Unit Townhomes

Attached is the proposed site plan at 3206 Briggs Street in the Commercial Zone, to construct two 4-unit townhomes, each unit being 2 bedrooms, 22 parking spaces, and associated site modifications submitted by House Engineering. The proposed multi family development is a permitted use in the Commercial Zone (C) *Multi Family Dwellings*. Attached you will find a commercial site plan application, owners authorization, proposed site plan, proposed architectural plans, applicant's response to Staff's Tech 3 comments, health department approval, wastewater detail plan, and soil inspection.

The Planning Board reviewed this proposal on June 21, 2022 and forwarded it to the Board recommending approval. Staff recommends that the Board of Commissioners approve the site plan as presented.

Town of Kill Devil Hills Planning and Inspections
Commercial Site Plan Review Application*



Applicant

Name: House Engineering, p.C.

Address: PO Box 466
Kitty Hawk NC 27949

Phone: 252-261-8253

Fax: _____

Cell: 252-305-4796

Property Owner

Name: Vladimir Zyka and Edlira Shemandi

Address: 302 West Fil Lane
Kill Devil Hills, NC 27948

Phone: _____

Fax: _____

Cell: 252-207-8247

Property Location

Address: 3206 Briggs Street

Lot, Block: Lots 3-4 / Blk 11

Subdivision: Orville Beach Amended Blk 11

Pin#: 9885 1304 0393

Zoning District: Commercial LI-1 LI-2 OIR

Total Lot Size: 25,217.00 Sq. Ft.

Disturbed Area: 11,575.00 Sq. Ft.

Contractor

Company Name: _____

License Number: _____

Name: _____

Phone: _____

Address: _____

Cell: _____

Fax: _____

Town Privilege License Number: _____

Construction Information

Type of Construction: VB

- Assembly Business Educational Factory/Industrial High Hazard
 Institutional Mercantile Residential Storage Utility/Misc.
 New Construction Addition Repair/Replace Remodel Other: _____

Square Footage Proposed:

Interior Space: 10,400.00 Sq. Ft. Covered Deck(s): 1176.00 Sq. Ft. Storage: _____ Sq. Ft.

Garage: 1176.00 Sq. Ft. # of Bedrooms: 16 # of Open Deck(s): 8

Proposed Square Footage: 16,408.00 + Existing Square Footage: _____ = 16,408.00 Total Sq. Ft.

% Impervious Coverage: _____ + % Pervious Coverage: 45.82 = 45.82 Total % Coverage

of Parking Spaces: Existing: _____ Proposed: 22 Total: 22

Septic Tank Permit #: _____ Construction Type: VB

Estimated Construction Cost (including labor and materials): 1.5 Mil

Flood Information

Flood Zone: VE AE X Base Flood Elevation: N/A

Proposed First Floor Elevation: 9.0 Sq. Ft Below Base Flood Elevation: NA

**This form is designed as a guide for Commercial Site Plan Review.
Additional plans and information will be required prior to building permits.*

Project Description

Construct (2) 4 Unit 3 story Townhomes

Required Site Plan Information Checklist:

- Permit Application (Completed)
- Site Plan Including the following
 - Submittal Requirements:
 - Vicinity Map
 - 15 Copies of Site Plan & Building Plan Elevations – Front, Side, and Rear
 - Tentative Health Department Approval
 - Site Plan Development Review Fee Paid in Full
 - Existing Conditions:
 - Boundary of Entire Lot
 - Width and Location of Existing Right of Ways
 - Nature, Purpose, Locations, and Size of Existing Easements
 - Iron Pins and Concrete Monuments
 - Scale (1" = 50" Minimum)
 - North Arrow
 - Streets Including Width of Pavement
 - All Underground Utilities, Gas/Propane Below or Above Grade
 - Dare Co. Register of Deeds Map Book/Subdivision Ref.
 - Street Address
 - Present Recorded Owner, Developer, Engineer contacts
 - Adjacent Property Owners, Adj. Use & Zone
 - Corp. of Engineers Report / Wetland Study
 - NFIP Flood Zone (ref: Elevation Datum (NAVD 1988))
 - Minimum, Lot Size indicated
 - Proposed Improvements:
 - Zoning Use Compliance/Setbacks labeled
 - Landscaping Plan / Buffers / Screening (per section 153.073)
 - Lighting Plan - photometric showing point output (section 153.074)
 - Sedimentation & Erosion Control Plan including details
 - Disturbed Areas delineated & areas calculated
 - Location of Sidewalks on the Croatan Highway and Curbs
 - Location of Sewer Facilities and Drain field
 - Proposed Building Type, # of Floors and dimensions, floor area ratio, Height
 - Existing and Finished Grades of Entire Site
 - Storm Water Management Plan including calculations
 - Total Units and Density per Acre (Multi-Family) or floor area ratio (in OIR)
 - Lot Size and Lot Coverage Calculation
 - Utility Plan indicating location & sizes of proposed improvements
 - Water Service Sizing Checklist
 - Layout, Size and Number of Parking Spaces including handicap w/ setbacks (Each Space Numbered)
 - Fire Lane and Driveways
 - Loading Zone (Commercial Sites)
 - Mail Delivery Cluster Sites (Multi-Family)

- Proposed First Floor Elevation
- Dumpster Pad Location
- Proposed Sign Location
- Sight triangle shown
- Commercial Building Plans showing architectural compliance
- Plans to N.C.D.O.T. (if required)
- NC Engineer/Land Surveyor Seal on Site Plan

*** The items listed in the Site Plan portion of the above checklist represent information that must be indicated on any site plan submitted for review by the Kill Devil Hills Planning Department, Planning Board, and Board of Commissioners. All of the above required documents shall be submitted on or before the 3rd Tuesday of each month. Upon completion of review, the Planning Board shall transmit its recommendations to the Board of Commissioners. The Board of Commissioners shall review site plans on the second Monday of each month.

Signature of Applicant:  (Date) 3/16/2022

Verified by pdfFiller
03/16/2022

HOUSE ENGINEERING, P.C.



P.O. Box 466
Kitty Hawk, NC 27949
Phone: 252-261-8253
e-mail: rick@houseengineering.net



June 7, 2022

Town of Kill Devil Hills
Planning and Inspections Department
PO Box 1719
Kill Devil Hills, NC 27948
C/O Mr. Cameron Ray

Re: Written Response for Administrative Review, Staff Comments for property located at 3206 Briggs Street, Kill Devil Hills, Dare County, North Carolina

Please find attached the written response to staff comments. Also, (15) fifteen copies of the revised plans accompany this submittal.

Respectfully Submitted,
Bryan Seawell
House Engineering, P.C.

June 1, 2022

Memorandum

To: Bryan Seawell, House Engineering

From: Ryan Lang, Senior Planner

Subject: **SITE PLAN TECHNICAL REVIEW 2**—3206 Briggs Street in the Commercial Zone
Proposed 4-Unit Townhomes

Staff has reviewed the plans and documentation for the above referenced proposed project and offers the following comments:

Planning

Site Plan:

1. Sheet C2: Add building setback lines. **Setbacks added to Page C2**
2. Relocated Briggs Street Parking not shown, only provided on waste water sheet. **Revised on Page C2**
3. *General Notes:* (All Sheets Revise)
 - i. Lot Coverage: Provide Total Coverage square footage and percentage without Turfstone reduction. Provide Total Coverage square footage and percentage with Turfstone reduction. **Revised to Page C2**
 - ii. List Setbacks Applicable: (Front 30', Rear Yard: Double Frontage 30', Side Yard 10') **Revised to Page C2**

Lighting (C5):

1. Western parking spaces shall be lit. Consider solar lighting fixtures. **Revised to Page C5**

Commercial Building Exterior:

2. Provide proposed building materials (Siding, Roofing) **Added on Pages 1/5 and 2/5 (Elevations)**

Town Engineer

1. The additional topography provided along Briggs Street is fine. NO additional information was provided along the southern and northern property lines "to show grade relationships to adjoining property." Specifically, we want to make sure that surface flow from the site does not spill onto adjoining property. A series of about half a dozen shots down each of those two property lines will suffice. **Spot Elevations Added to Page C3**

2. Sheet C2 shows the reconfigured parking, but we didn't see where the spaces were expressly called out to be marked. **Pages C2 and C3 show new location of 6 parking spaces on Briggs Street**

Public Services

Solid Waste

1. Provide pad and setback dimensions of the dumpster site per the attached Town two dumpster site plan. **Dimensions added to Page C2**

Streets

1. Remove the curb in the parking areas north and south of the entrance curb and gutter returns. Asphalt will need to be cut at an angle in these locations from the end of each back of curb to the intersection of closest parking lines and the existing edge of pavement. **Revised on Page C6**
2. The driveway typical detail on sheet C6 needs to be revised to reflect the commercial driveway with curbs. **Revised on Page C6**
3. Show proposed replacement parking in the Briggs Street right-of-way. **Pages C2 and C3 show new location of 6 parking spaces on Briggs Street**

Water System

1. Public Services recommends connecting water services to the existing 8" PVC main located in the US 158 right-of-way and along the western boundary of the property. Public Services is working with the designer to modify the water service connections accordingly. **Revised on Page C2**
2. Fees associated with the proposed services with individual meters are provided below based on the current fee schedule:

a. Proposed two bedroom unit with 5/8"x 3/4" meter:

System Development Fee	= \$ 4,000.00
Tap Fee	= \$ 1,145.00
Surety	= \$ 100.00
<u>Total Each Unit</u>	<u>= \$ 5,245.00</u>

Eight (8) Proposed Units x \$5,245.00 = \$41,960.00

Fire Marshal

1. Water test has not been completed **To be provided by Mike Robinson, P.E.**
2. What UL listing is going to be used for the fire separation between the units? **UL 350 Type A (2 Hours)**

In order to be placed on the **June 21, 2022** Planning Board meeting agenda, please submit revised site plans by **CLOSE OF BUSINESS on June 7, 2022**. If you have any questions or concerns, feel free to contact us here at the Planning Department (252-449-5315).

Improvement Permit
 County of Dare
 PO Box 669
 Manteo NC 27954



S4-10026

Phone: (252) 475-5080

DARE COUNTY DEPARTMENT OF PUBLIC HEALTH

An Improvement Permit (IP) issued pursuant to this application is not affected by change in ownership provided the site and wastewater characteristics remain unchanged. An IP issued with a plat is valid without expiration. An IP issued with a site plan is valid for 60 months from the date of issuance.

Parcel: 000040000	LOT: 3-4 BLK: 11 SEC:	Permit: S4-10026
Location:	BRIGGS ST – KILL DEVIL HILLS	
Subdivision:	ORVILLE BEACH AMENDED BLK 11	
Owner Name:	VLADIMIR ZYKA	Permit Date: 04/06/2022
Owner Address:	302 W FIL LN	Permit Type: WW COMMERCIAL NEW
KILL DEVIL HILLS, NC 27948		
Number of bedrooms:	16	Gallons per day: 1920
Occupancy:	32	Tank type: PRECAST
Water Supply:	PUBLIC	Tank size: 3000
Nitrific field size sqft:	420	Pump tank size: 35000
Number of lines:	14	Grease trap size: 0
		Type V-D Pre-treatment system
Trench length (feet):	30	Septic type: COMMERCIAL
Trench width (inches):	36	Septic code: COMMERCIAL
Trench depth (inches):	18	Distribution: LOW PRESSURE PIPE
Gravel depth (inches):	12	Distance from building: 5
Rock Under (inches):	6	Distance from water supply: 10
Rock Above (inches):	2	Distance from property line: 10
Bed system dimensions:	21X30	Distance from open water: 50

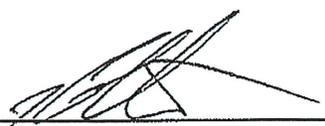
Design Specifications:

– COMPLETE ALL SITE PREP AND CALL FOR SITE WORK INSPECTION. MUCK ORGANIC LAYER AND BACKFILL WITH SAND PRIOR TO FILLING SITE WITH 12" OF FILL SAND ACROSS. SET TANKS AND INSTALL SYSTEM EXACTLY AS DESIGNED BY HOUSE ENGINEERING, P.E. 100% REPAIR AREA REQUIRED. SYSTEM REQUIRES PERIODIC INSPECTIONS BY EH UNIT AND ENGINEER. FINAL STARTUP AND CERTIFICATION REQUIRED. ALL WATER LINES MUST BE AT LEAST 10' FROM SYSTEM.

Note: This Permit is subject to all provisions of the 15A NCAC .1900 rules governing the installation of septic systems. The person making the installation must notify the Health Department when the septic tank system is ready for inspection. If any septic tank system or part thereof is covered before being inspected and approved, it shall be uncovered at the direction of the Health Officer at the expense of the one responsible for making the installation.

Issued 04/06/2022

Permit Fee: \$ 600.00


 Environmental Health Specialist
 Application Reference# 6818


 Applicant signature here
 Applicant Signature: HOUSE ENGINEERING

County of Dare
PO Box 669
Manteo NC 27954



S8-10027

Phone: (252) 475-5080

DARE COUNTY DEPARTMENT OF PUBLIC HEALTH
Authorization for Wastewater System Construction

Parcel: 000040000

PIN: 988513040393

Permit: S8-10027

Owner Name: VLADIMIR ZYKA
Owner Address: 302 W FIL LN
KILL DEVIL HILLS, NC 27948

Permit Date: 04/06/2022

Location: BRIGGS ST – KILL DEVIL HILLS
Subdivision: ORVILLE BEACH AMENDED BLK 11

LOT: 3-4 BLK: 11 SEC:

1. Issued by  _____ JDC

2. Any alteration in soil conditions (including location of structures and appurtenances) or modification in use, design wastewater flow or wastewater characteristics as specified in the associated improvement permit and application, may subject this authorization and associated permit(s) to revocation.

3. Comments:
SYSTEM REQUIRES PERPETUAL CONTRACT WITH CERTIFIED OPERATOR FOR MAINTENANCE AND REPORTING.
ANNUAL INSPECTION REQUIRED BY EH UNIT CURRENTLY WITH FEE ASSOCIATED.

This CA is valid for 60 months from the date of issuance.

Disclaimer: This permit does not relieve you of the responsibility to obtain any other necessary Federal, State or Local permit(s).

Owner Certification

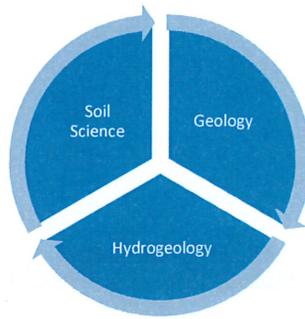


Applicant or Owner Signature
Applicant: HOUSE ENGINEERING

05/12/22

Date

Application Reference# 6818



4114 Laurel Ridge Drive
Raleigh, North Carolina 27612

Protocol Sampling Service, Inc.
"Experts in Environmental Compliance"

Protocolsampling@yahoo.com
Environmentalservicesnc.com

(919) 210-6547

March 9, 2022

Mr. Rick House, P. E.
House Engineering, P.C.
Post Office Box 466
Kitty Hawk, North Carolina 27949

Re: **Soil Inspection for Waste Water and Storm Water**
0 Briggs Street
Lot 3 & 4 – Orville Beach Amended Block 11
Kill Devil Hills, Dare County, North Carolina
Protocol Project No. 22-28

Dear Mr. House:

The subject property that will be developed for a 16-bedroom (8 units) residential project was inspected by Protocol Sampling Service, Inc., personnel on Tuesday March 8, 2022. Protocol personnel inspected the lot by advancing four (4) soil borings for lithologic descriptions, depth to the seasonal high-water table, if evident, and the depth to static water table in the proposed waste water disposal areas which will support a EZ Treat TS-II pretreatment LPP active and repair bed systems and the storm water basin (Site Map – attached).

The proposed active and repair system location areas located in the northeastern, northwestern and southeastern portion of the property will be used for an EZ Treat TS-II LPP bed disposal system was found to be flat with elevations of 9.0 feet msl. The seasonal high-water table was found from 48 to 51 inches below land surface and the static water table was found from 62 to 63 inches below the soil surface. The soil profile exhibited excellent structure (single grained), consistence (loose) and texture (sand) and should be considered suitable for an EZ Treat TS-II LPP active and repair systems with an LTAR not to exceed 1.0 gpd/ft². Fill will not be required to maintain 12-inches of separation beneath the drain lines.

The proposed stormwater disposal basin contains soil with a porosity ranging from 20 to 25% with infiltration rates exceeding 20-inches/hour in the soil with a high-water table elevation of at least 48-inches below land surface. The static water table was found at 55 inches below the soil surface during the investigation.

Conclusions and recommendations of this report are based on best available data, collected within budgetary constraints of the proposal. It is the premise of this effort that the information collected and analyzed is representative of a reasonable effort to understand an existing problem. No guarantee is expressed or implied that new or additional data will not be required at a later time. The findings presented herein represent Protocol Sampling Service, Inc.'s professional opinion based on our site and soils evaluation and knowledge of the current laws and rules governing on-site wastewater systems in North Carolina. The Dare County Health Department must make final approval of the subsurface discharge system. Any concurrence with the findings of this report would be made at that time.

Please call me at (919) 210-6547 if you have any questions or comments.

Sincerely,
Protocol Sampling Service, Inc.



David E. Meyer, N.C.L.S.S.
President

cc: file

NC Licensed Soil Scientist NC Licensed Well Contractor NC Licensed Geologist Septic Design
Monitor Well Installation Water Well Rehabilitation/Abandonment/Testing Direct Push Technology

Soil Profile Description
0 Briggs Street – Profile 1, 2 & 4 – Active/Repair

- Ap1 0 – 24 inches; light yellowish brown (10YR 6/4) fine sand; single grained; loose.
Ab 24 – 28 inches; dark grayish brown (10YR 4/2) fine sand; single grained; loose.
C1 28 – 48 inches; dark gray (10YR 4/1) fine sand; single grained; loose
C2 48 – 72 inches; dark gray (10YR 4/1) fine sand with strong brown (7.5YR 5/6) concentrations; single grained; loose

Soil Series: Corolla
Landscape: Coastal Plain
Landform: flat
Parent Material: Marine sediments
Drainage Class: moderately well to well
Particle Size Class: siliceous
Temperature Regime: thermic
Subgroup Classification: Typic Quartzipsamments
Examination Method: auger boring
Date: March 8, 2022
Weather: Sunny 56°
Investigators: David Meyer
Shwt: 48”
Measured water table depth: 62-63”

Soil Profile Description
0 Briggs Street – Profile 3 – Basin

- Ap1 0 – 24 inches; light yellowish brown (10YR 6/4) fine sand; single grained; loose.
Ab 24 – 28 inches; dark grayish brown (10YR 4/2) fine sand; single grained; loose.
C1 28 – 42 inches; dark gray (10YR 4/1) fine sand; single grained; loose
C2 42 – 72 inches; dark gray (10YR 4/1) fine sand with strong brown (7.5YR 5/6) concentrations; single grained; loose

Soil Series: Corolla
Landscape: Coastal Plain
Landform: flat
Parent Material: Marine sediments
Drainage Class: moderately well to well
Particle Size Class: siliceous
Temperature Regime: thermic
Subgroup Classification: Typic Quartzipsamments
Examination Method: auger boring
Date: March 8, 2022
Weather: Sunny 56°
Investigators: David Meyer
Shwt: 42”
Measured water table depth: 55”

