Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

# THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

## PLANNING DEPARTMENT

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

May 24, 2023

Memorandum

To: Debbie Diaz, Town Manager

From: Ryan Lang, Senior Planner

Subject: **SITE PLAN REVIEW — 207 W. Martin Street — Proposed Cluster Home Development in the Low Density Residential Zone — Including 10 "3-bedroom" and 11 "2-Bedroom" Long-Term Residential Units**

Enclosed is a site plan review submittal by House Engineering for the proposed construction of a 10 3-Bedroom and 11 2-Bedroom single family dwelling Cluster Home Development, drive aisle, and associated site modifications at 207 W Martin Street. The proposed cluster home development is a Special Use in the Residential Low Zone (see attached ordinance) and the dwellings will be required to be used for long term occupancy. Attached you will find a copy of Chapter 153.311 *Cluster Homes,* site plan review application, proposed site plan, proposed building elevations and floor plans, KDHWWTP willingness to serve, and applicants response to Staff's Tech 2 comments.

The Planning Board reviewed this proposal on May 16, 2023 and forwarded it to the Board recommending approval with minor revisions which have been addressed by the applicant on the plans presented to the Board of Commissioners.

Staff recommends setting the required Public Hearing for June 14, 2023.

## PLANNING DEPARTMENT

April 10, 2023

Memorandum

To: House Engineering

From: Ryan Lang, Senior Planner

Subject: **SITE PLAN TECHNICAL REVIEW 2 - 207 W Martin Street in the Residential Low Zone Proposed Cluster Home Development**

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

*Planning-Ryan Lang (252-449-5315)*

General:

1. Provide willingness to serve from KDHWWTP, LLC. Eddie to provide
2. Sheet Index shows sheets C6 & C7, they are not included in plan set, please advise. Print plus error will provide full sets

Add in General Notes on all sheets:

a. Zoning: Low Density Residential: Special use "Cluster Home" For long-term occupancy. Remove short term occupancy. Revised
b. Recombination Plat or Legal Agreement shall be recorded prior to building permit issuance. Surveyor to prepare.
c. All building shall be long term occupancy per 153.002. Include Definition "Long-Term Occupancy. A residential dwelling that is occupied and used for residency and housekeeping purposes for a period of 31 days or more and has a use agreement recorded with the Register of Dees that requires 21 or more consecutive days' minimum occupancy by single tenant(s) in perpetuity. " Note Added
d. Long-Term use agreement shall be recorded with Dare County Register of Deeds prior to issuance of a building permit. Note Added
e. Revise "NAVO 88".
f. Density: 12 units per acre. Note "Max Allowed" and "Proposed". Note added

Sheet C2:

a. Confirm sight triangles are 10'x20'. Added Dimensions
b. Proposed HVAC stands and units are not shown on site and included in lot coverage calculations, confirm proposed locations. Added to Building plans ground floor (ground level under back deck.)

c. Add "15' MBSL" to setback along Fox Street. Added

Sheet SC1:

a. Add to notes: "State Stormwater Permit Shall be required prior to permitting." Added note

Elevations:

a. Provide copies of the proposed 3 Bedroom Unit elevation and floor plan. Print plus error.
b. Revise "Bedroom #3" to "Bedroom #2" on proposed 2 Bedroom Unit. Architect revised

*Public Services -Derek Dail (252-480-4085)*

Solid Waste

1. Add one additional dumpster to the dumpster site and revise the dumpster site in accordance with the attached Town four dumpster site diagram. Dumpster added

Streets & Drainage

1. Provide invert elevation and pipe size for the downstream culvert under Blue Jay Street, provide rim and invert for the drop inlet in the right-of-way at NW property corner and provide a stub pipe with plug to the west for future expansion. Information added
2. The connection of the existing pipe under Blue Jay Street will need to have a drop inlet installed to allow stormwater in the right of way to drain street runoff. Concept added needs reviewed by Town Engineer
3. Additional topo and existing conditions need to be provided up to Blue Jay Street to determine if proposed rim on the above mentioned drop inlet. Information Added
4. A shallow roadside swale will need to be graded in the Martin St. right-of-way and draining to proposed drop inlets. Added, need reviewed
5. Proposed grades at entrance do not match existing grades shown on Sheet 1. The proposed grades may need to be revised and a valley gutter be provided between the end of the west curb to the end of the east curb at the street. Corrected and concrete valley drain added
6. Show truck turn around template for fire/garbage truck in the hammerhead at the south end of the site. Added at top of sheet C2
7. Stormwater drop inlet details depict a 24"x24" box and grate. Drop inlets in the right-of way need to be a 24"x36" box and grate. Grate and frame shall be ductile iron Capitol Foundry item: CB-2436*SH-PED or approved equal. Revised Box and added Grate
8. Provide heavy duty paver specifications on plans to support trash truck and firetruck at the hammerhead. Added 1" more stone base as per PICP manufacturer requirement for emergency loads.

9. Recommend showing water service plumbing layout on the plan with size and type of material.

Water System meter banks added

1. Relocate the water meters to two meter banks on each side of the driveway close to the east and west property corners on the property line along Martin St. to serve properties on each side of the drive isle. Show individual service lines for each meter to the existing water line in Martin Street and indicate water services to be installed by the Town of Kill Devil Hills. Added water services
2. The six-inch water line providing fire service will be a private fire line on the property and will require a Reduced Pressure Detector Assembly RPDA to be located at or near the property line.
3. Provide note on the plans that the fire hydrant main is to be constructed in accordance with the Town of Kill Devil Hills Standard Waterline Specifications. RPDA provide and Note
4. Anticipated fees associated with the proposed services based on the current rate schedule:

| | | |
|---|---|---|
| System Development Fee: 22 S.F. Units @ $6,000 ea. (5/8x3/4 meter) | = | $132,000.00 |
| 5/8x3/4 Tap Fee 22 @ $1,190.00 | = | $ 26,180.00 |
| Surety Deposit 22 @ $100.00 | = | $ **2,200.00** |
| Total | = | $160,380.00 |

*Fees above assume that all services will be applied for at the same time.

Wastewater

1. A copy of the willingness to serve from KDHWWTP is required. Eddie to provide.
2. Provide pump station and wastewater force main plans connecting the proposed pump station to the existing pump station in the Blue Jay Street Right-of-Way. House Engineering working with KDHWWTP to resolve (note added)
3. A copy of the wastewater easement will need to be provided before a building permit can be issued. Eddie to provide (note added)
4. A Copy of the NCDEQ Wastewater Extension (Fast Track) permit will need to be provided prior to issuance of a building permit. Note Added
5. KDH Wastewater Encroachment Agreement will be required for any wastewater infrastructure constructed in Town right-of-ways. Note Added
6. The Town of the Kill Devil Hills Standard Wastewater Notes for work within the Town Rights-of-Ways shall be included on the plans for any work in the Town-Right-of-Way. Standard are provided in the following section: Notes added C6

Kill Devil Hills Wastewater Notes

All work associated with sewer extension construction in the Town right-of-ways shall be performed in accordance with the following permit conditions and the executed Town of Kill Devil Hills Right-of-Way Encroachment Agreement:

- Working Standards:
    - Project Manager/Administrator - Project requires a designated contact person to coordinate and oversee proper project installation. This person will be the one that the Town contacts in regards to questions, concerns or directions.
      This person will be responsible for:
        - Conducting an on-site pre-construction meeting with KDH Public Services (KDHPS) and the Contractor prior to work commencing. At least a 2-day notice of such a meeting is needed by KDHPS.
        - Take pictures of project areas pre-existing conditions, provide copies to KDHPS no later than the pre-construction meeting.
        - Verify existing utility locations and depths on construction plans.
        - Notify and coordinate work around any effected wastewater customers of any planned outages.
        - Insure construction activities are kept to within approved project areas. This includes staging areas for pipes and equipment.
        - If any work is to be done in front of a property, mail letters to effected property owners notifying them that work will be occurring within the area adjacent to their properties. This letter should give owners 14 days prior to construction to remove

any personal items from the town right of way. The letter outlines the extent of the work to be performed, especially if driveway disruptions are planned, the owner needs to be aware of this. A copy of this letter will be submitted to the town for approval prior to being sent.

- Insure that all construction safety aspects of work within town rights-of-way are adhered to. This includes the use of proper construction signage within town rights-of-way, insuring that all construction personnel within the construction zone are equipped with the proper safety gear including safety vests and hard hats. Contractor equipment left overnight within the rights-of-way must have proper flagging/safety cones placed around it to notify drivers of the equipment.

- Road Closures - Any proposed road closures must be approved by KDHPS. Project Manager will be responsible for contacting Dare Central, KDH Police and Fire prior to road closures. Project Manager will then notify all agencies once the road has been reopened.
- Provide a licensed engineer to oversee the installation of all appurtenances installed within the town right-of-way. The engineer will verify that all infrastructure was installed per the plans. Engineer will sign off on this installation and submits to the State for final approvals. Any changes to the plans involving engineering work must be done by licensed NC engineer and approved by the town.
- The work within the town rights-of-way must be kept in an orderly and neat fashion. No material (soils, gravel or other project fill) can be placed directly on any street surface without matting being put down first. Any damage to any road surface from construction activities must be repaired at the owner's expense.
- Driveways - Any driveway removals must have a temporary surface put in the same day as removal. Approved surfaces are ABC or millings. No sand or other materials are approved.
- Driveway culverts - if any driveway culvert work is included in the project, culvert end elevations must be shown on plans prior to construction. Any culvert damage from construction activities must be repaired/replaced at the project owner's expense. Culverts in project area must have filter cloth installed at both ends prior to construction.
- Drainage infrastructure - All town drainage infrastructure within the project area will be returned to pre-existing conditions prior to final project approval.
- Seeding and Stabilization - seeding to be in place within 5 days of project final installations. Grass growth within 10 days. Special note - as it appears the project may be conducted during the hot/dry summer months, it will be of the utmost importance for the contractor to water the new seeding at least once a day, if not more, in order to get growth and stabilization. Added notes on C6

*Town Engineer -Peter Burkhimer, PE (757-478-5970)*

1. We support Public Services' comments 1, 2 and 3 under "Streets & Drainage," and offer the following additional: Needs review (added concept)
    a. We believe the existing pipe under the Blue Jay Street right of way to be 15" RCP with an upstream {W) invert of about 6.16. This is from master drainage mapping and is not appropriately precise for design purposes, and thus should be field-verified. Actual invert is likely to be 0.10'± higher or lower. Following discussion assumes 6.16 is correct. Concept added (review)
    b. A structure should be set at the tie-in point to pick up surface drainage, to enable the transition to 15" HDPE smooth-wall pipe, and to facilitate any slight alignment change.

c. Location of the existing 6" PVC WM along the S side of W Martin Street needs to be shown eastward to Blue Jay, so the alignment of the 15" HDPE storm drain may be established with acceptable horizontal separation. added
d. A slope of 0.10% should be set for the 15" HDPE, to enable reach to upstream areas and cover at structures. Tilted grate treatment may be necessary to get rim low enough to pick up roadside swale. Concept added (review)
e. Per PS comment 2, a DI will be needed at the intersection. Another may be needed east of the entrance, pending additional topo. Topo added
f. Design Engineer House, Public Services and Town Engineer should confer on whether this 15" HOPE is solid wall or "sock drain." Sock drain has desirable effects in helping manage groundwater, but can be problematic for WM maintenance where horizontal separation is minimal. Concept added Water Table at 6.5' not enough cover for sock pipe.
g. In general, the 300'± storm drain extension needs sufficient design detail to be constructable, as opposed to being noted "as per KDH," or "as per KDH Engineer."

2. We consider it a necessary practice to make sure that the "top of bank" of stormwater management swales and basins have a proper relationship to the elevation of adjacent properties. It appears this may not be the case along the eastern boundary, For example, near the "lift station" site, a proposed 9 contour is shown about 1' inside the eastern boundary, with an existing ground grade of 7.58, 17" lower. Basin cross section added on C7 at this point
    a. Show more clearly, using Section A-A or a grading tie-line, or both, where and how the top of bank grade ties down to existing. We consider a 3:1 slope or gentler appropriate, unless some sort of wall treatment is used. C7
    b. If/where the tie occurs outside the limits of the property, demonstrate concurrence from the adjoining owner and adjust the limits of disturbance. Or, adjust the basin/swale geometry to eliminate the encroachment. added
    c. A flat area at least 1' wide should be provided between the bank slope of the basin and the tie slope down to the property line. Revised
    d. It may be possible to mitigate these concerns by providing a slightly lower maximum rise elevation than 9.40, since the volume provided exceeds the volume require by a good ratio. Lower top of storage to 9' msl for adjacent tie in grades
3. Minor items:
    a. Make sure the BMP typical sections on Sheets C7 and CS2 match each other and reflect the comments in 2 above. The section on CS2 has an incorrect top of storage elevation shown. revised
    b. "VEGETATION" is misspelled in several places. Oops, revised
    c. It is noted that some additional storage will occur in the stone base. We agree, where #57 stone is used. But not all references to the stone base call for #57; some mention gravel or ABC. Also, the mention of this additional storage should use the unit "CF," not "CY." Fixed and revised all stone # 57 details
    d. KDH's driveway standard is 6" thick for the 3' adjacent to the existing road; add a 3' dimension to the entrance detail on C6. Perhaps it would be more appropriate to increase the thickness of the entire entrance to 6" or 7", side the on-site concrete drive is 6" reinforced concrete. Revised all sheets.
    e. Also, we don't want "public stormwater" to drain into your onsite CB's (nor your site stormwater to drain into out RW). See PS' comment 5 under "Streets & Drainage."

*Fire Marshal - John Riso/di (252-449-5227)*

1. Water test shall be done to determine water flow for fire suppression. Note added
2. Once the new Hydrant is installed this will need to be tested to see how much water is available from this dead end hydrant. Note added
3. The fire department uses NST ( National Standard Thread) Note added on Detail Sheet C6

Please provide a written response to the preceding comments. Should you have any questions, please contact me at (252) 449-5315 or rlang@kdhnc.com. **Please submit 15 copies of the revised plans as**

**KDHWWTP, LLC**
**P.O. Box 3629**
**Kill Devil Hills, NC 27948**
**NCUC W-1160**

Willingness to Serve

May 13, 2023

The Woods At Kitty Hawk, LLC
P.O. Box 3629
Kill Devil Hills, NC 27948

Re: Proposed Cluster Housing Development, Parcel 004388000, Martin Street

To whom it may concern:

The Public Utility currently has sufficient sewer capacity available and we are Willing to Serve the above referenced property consisting of 52 total bedroms with 6420 gpd of sewer capacity.

This sewer capacity is a portion of the sewer capacity referenced in an agreement dated August 10, 2022 between the Public Utility and the Woods at Kitty Hawk, LLC.

My best regards,
*Eddie Goodrich*
Eddie Goodrich
Owner Manager

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

**Applicant**
Name: GEORGE E. GOODRICH
Address: PO BOX 3629
KILL DEVIL HILLS, NC 27948
Phone: —
Fax: —
Cell: (252) 475-0874

**Property Owner**
Name: THE WOODS AT KITTY HAWK, LLC.
Address: PO BOX 3629
KILL DEVIL HILLS, NC 27948
Phone: —
Fax: —
Cell: (252) 475-0874

**Property Location**
Address: 0 WEST MARTIN STREET
Lot, Block: LOTS 5-15, BLOCK 18
Subdivision: KILL DEVIL HILL REALTY CORP.
Pin#: 988312868497
Zoning District: ☐Commercial ☐LI-1 ☐LI-2 ☐OIR ☑ RL
Total Lot Size: 82,718 Sq. Ft.
Disturbed Area: 14,500 Sq. Ft.

**Contractor**
Company Name: TBD
License Number:
Name:
Phone:
Address:
Cell:
Fax:
Town Privilege License Number:

**Construction Information**
Type of Construction: WOOD FRAME

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

*Square Footage Proposed:* PER CLUSTER HOUSE (TOTAL 22 HOUSES)
Interior Space: ±1500 Sq. Ft. Covered Deck(s): 55 Sq. Ft. Storage: -0- Sq. Ft.
Garage: -0- Sq. Ft. # of Bedrooms: 3 # of Open Deck(s): 99
Proposed Square Footage: 1654 + Existing Square Footage: -0- = 1654 Total Sq. Ft.
ENTIRE PROJECT % Impervious Coverage: ±41,360 + % Pervious Coverage (2,682) 3.24% = 44,042 Total % Coverage 53.24%
# of Parking Spaces: *Existing:* -0- *Proposed:* 3 *Total:* 3/HOUSE
Septic Tank Permit #: SEWER Construction Type: WOOD FRAME
Estimated Construction Cost (including labor and materials): ±250,000/HOUSE

**Flood Information**
Flood Zone: ☐ VE ☐ AE ☑ X Base Flood Elevation: RFPE 8.0'
Proposed First Floor Elevation: 9.1'MSL Sq. Ft Below Base Flood Elevation: -0-

**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**

21 ~~24~~ COTTAGES (SINGLE FAMILY) DEVELOPMENT WITH CENTRAL SEWER SERVICE (3 BEDROOMS) (2 BEDROOM)

**Required Site Plan Information Checklist:**

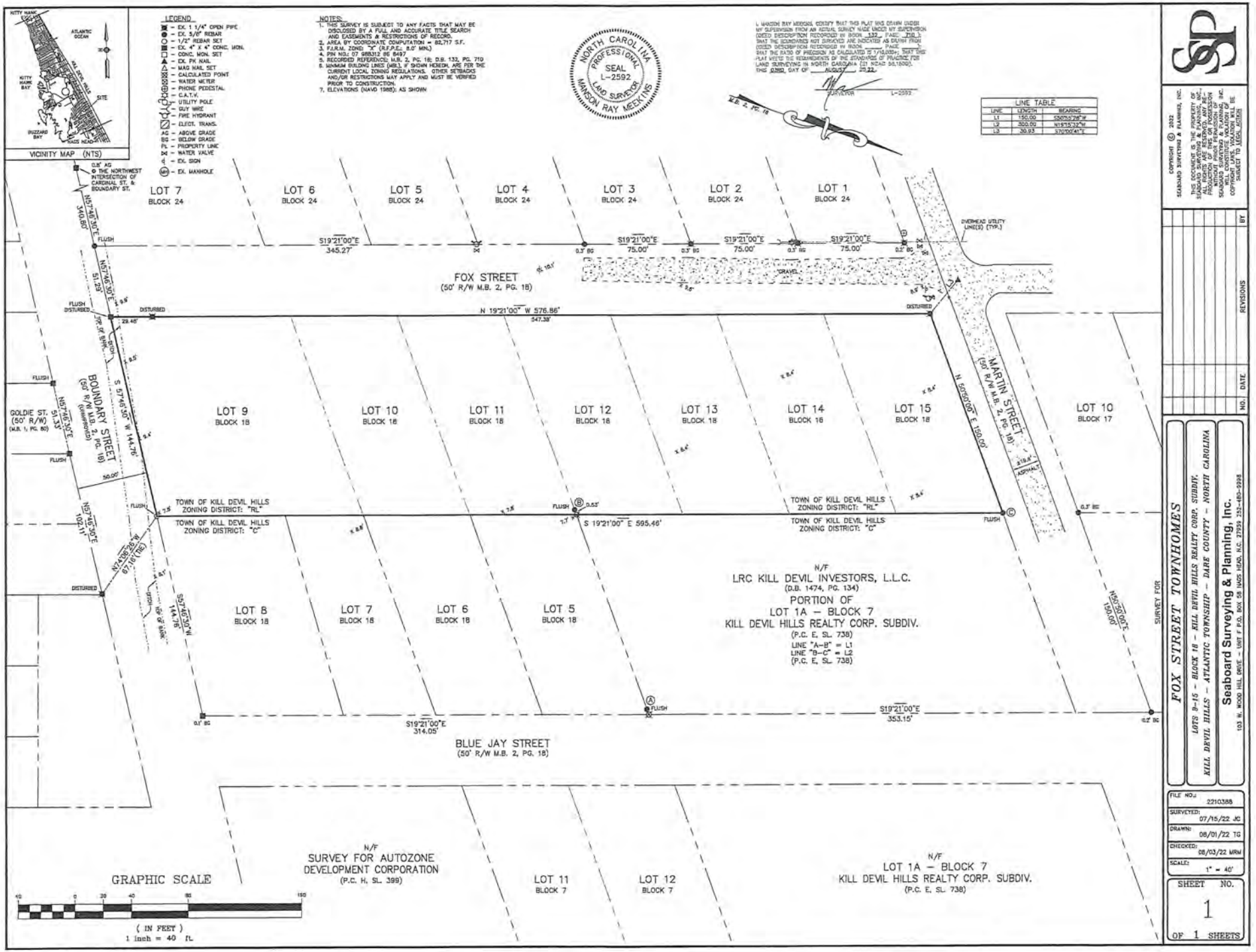
- ☐ Permit Application (Completed)
- ☐ Site Plan Including the following
  - Submittal Requirements:
    - ☑ Vicinity Map
    - ☑ 15 Copies of Site Plan & Building Plan Elevations – Front, Side, and Rear (15 COPIES)
    - ☑ Tentative Health Department Approval (WILLINGNESS TO SERVE
    - ☑ Site Plan 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) 1"=20'
    - ☑ North Arrow
    - ☑ Streets Including Width of Pavement
    - ☐ All Underground Utilities, Gas/Propane Below or Above Grade (NEED BII TO LOCATE)
    - ☐ Dare Co. Register of Deeds Map Book/Subdivision Ref.
    - ☑ Street Address (NEEDS ASSIGNED)
    - ☑ Present Recorded Owner, Developer, Engineer contacts (APPLICANT ONLY)
    - ☑ Adjacent Property Owners, Adj. Use & Zone
    - ☐ Corp. of Engineers Report / Wetland Study (NA)
    - ☑ NFIP Flood Zone (ref: Elevation Datum (NAVD 1988))
    - ☑ Minimum, Lot Size indicated (AS PER RDH)
  - 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 (NA)
    - ☑ 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 (AS PER RDH)
    - ☑ Layout, Size and Number of Parking Spaces including handicap w/ setbacks (Each Space Numbered)
    - ☑ Fire Lane and Driveways
    - ☐ Loading Zone (Commercial Sites) (NA)
    - ☐ Mail Delivery Cluster Sites (Multi-Family) NA

Town of Kill Devil Hills
MAR 29 2023
Planning & Inspections Department

- ☑ 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:** George E. Goodall (Date) 12-12-22

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| NO. | DATE | REVISIONS | BY |
|---|---|---|---|

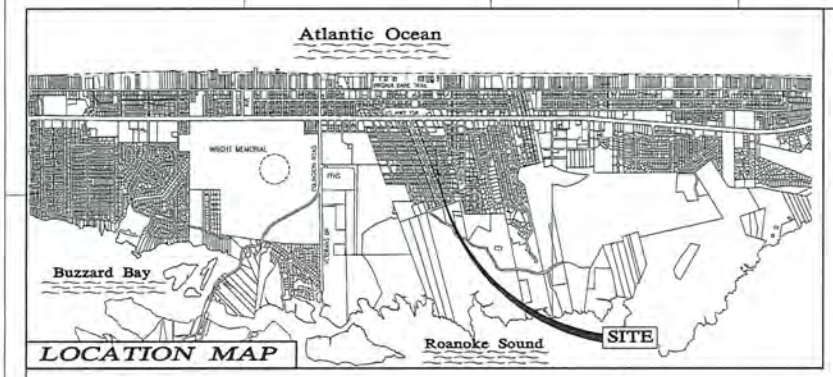
# FOX STREET TOWNHOMES

LOTS 9-15 - BLOCK 18 - KILL DEVIL HILLS REALTY CORP. SUBDIV.
KILL DEVIL HILLS - ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA

Seaboard Surveying & Planning, Inc.
103 W. WOOD HILL DRIVE - UNIT F P.O. BOX 58 HAGS HEAD, N.C. 27959 252-480-2998

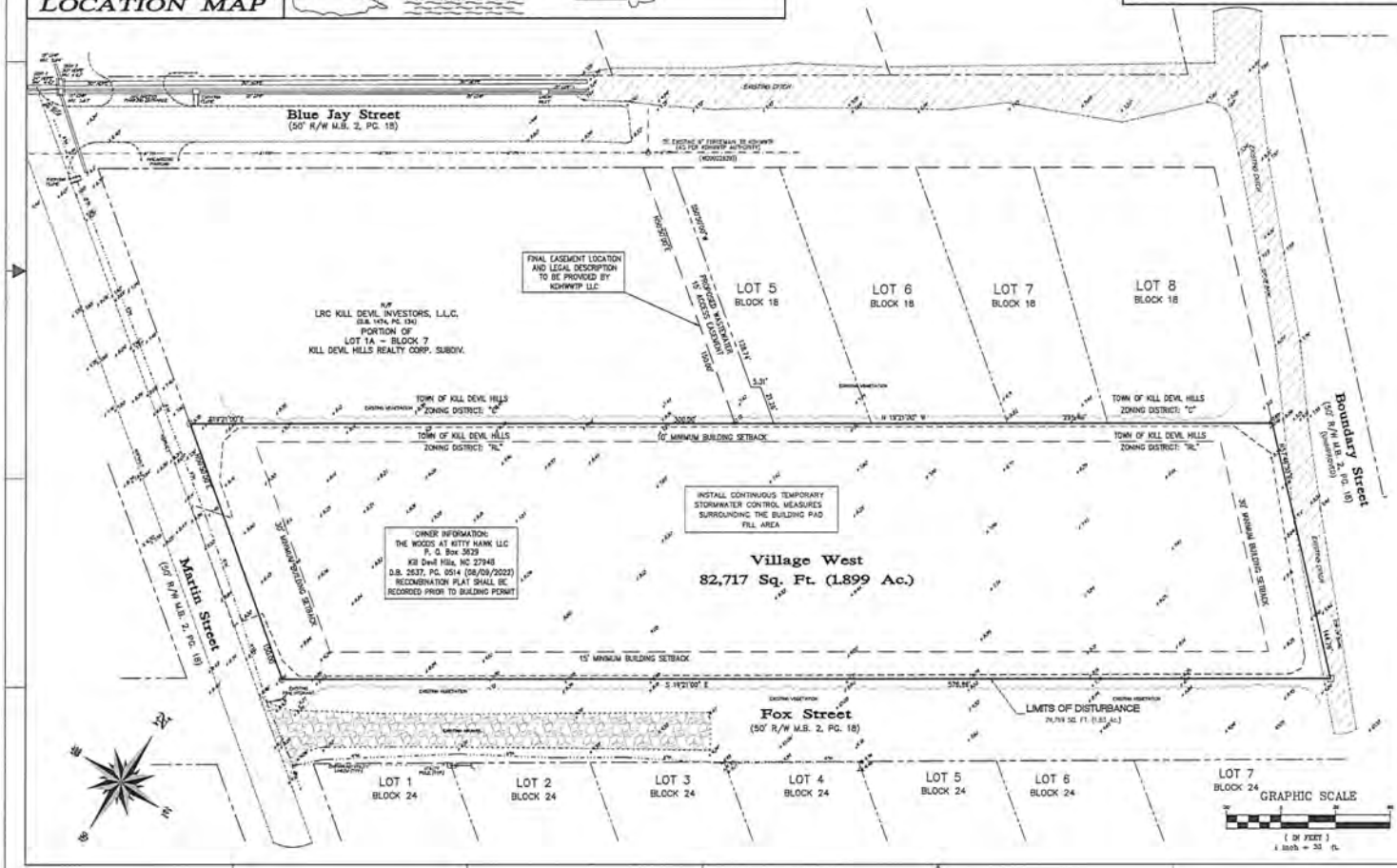
FILE NO.: 2210388
SURVEYED: 07/15/22 JC
DRAWN: 08/01/22 TG
CHECKED: 08/03/22 MRM
SCALE: 1" = 40'

SHEET NO. 1 OF 1 SHEETS




## General Notes

- SUBJECT PROPERTY: Lots 5-15, Block 18, Kill Devil Hills Realty Corp. 109 Devil Hills, NC 27948 (Lots to be combined by recombination plat.)
- STREET ADDRESS: 207 Martin Street, Kill Devil Hills, NC 27948
- PARCEL ID NUMBER: 004386000
- GLOBAL PIN: 998720968497
- RECORDED REFERENCE: OWNER: THE WOODS AT KITTY HAWK LLC PO. Box 3629, KDH, 27948 DB. 2637 PG. 0514, (08/09/2022)
- ZONING: LOW DENSITY RESIDENTIAL (RL) SPECIAL USE: CLUSTER HOME FOR LONG TERM OCCUPANCY ALL BUILDING SHALL BE LONG OCCUPANCY PER (S2.000). DEFINITION: A RESIDENTIAL DWELLING THAT IS OCCUPIED AND USED FOR RESIDENCY AND HOUSEKEEPING PURPOSES FOR A PERIOD OF 21 DAYS OR MORE AND HAS A USE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS THAT REQUIRES 21 OR MORE CONSECUTIVE DAYS MINIMUM OCCUPANCY BY SINGLE TENANT(S) IN PERPETUITY.
- TOTAL PARCEL AREA: 82,717 S.F. (1.90 AC.)
- PROPOSED DEVELOPMENT: (10) 3 BEDROOM RESIDENTIAL COTTAGE DWELLINGS (11) 2 BEDROOM RESIDENTIAL COTTAGE DWELLINGS (Single-Family) WOOD FRAME STRUCTURE ON PILINGS WITH CONCRETE PARKING AREA UNDERNEATH 1.90 (AC.) / 12 (UNITS/ACRE) = 22 MAX. UNITS (21 PROPOSED)




## Sheet Index


| | |
|---|---|
| C1 | Cover Sheet / Index Sheet |
| C2 | Site and Utility Plan |
| C3 | Grading and Drainage Plan |
| C4 | Landscape Plan |
| C5 | Lighting Plan |
| C6 | Site and Utility Detail Plan |
| C7 | Grading and Drainage Detail Plan |
| C8 | Landscape and Lighting Detail Plan |
| SC1 | Soil Erosion and Sedimentation Control Plan |
| SC2 | Soil Erosion and Sedimentation Control Detail Plan |


## INCIDENTAL DRAINAGE

1. TEMPORARY DRAINAGE DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER/DEVELOPER/CONTRACTOR TO RELIEVE AREAS THAT MAY CAUSE DAMAGE TO ROADWAYS AND/OR ADJACENT PROPERTIES AS DIRECTED BY PLANNING/CIVIL INSPECTIONS.
2. THE PLANNING/CIVIL INSPECTOR WILL PERFORM AN ON-SITE INSPECTION OF STORM SEWER PIPE INSTALLATION PRIOR TO ANY BACKFILLING OF THE INSTALLED PIPE.
3. IF PRECAST DRAINAGE STRUCTURES ARE USED, SHOP DRAWINGS WILL BE SUBMITTED TO THE DESIGN ENGINEER BY THE OWNER/DEVELOPER/CONTRACTORS DESIGN CONSULTANT, ALONG WITH THE PROPER CERTIFICATIONS, UNLESS PREVIOUSLY APPROVED BY THE TOWN OF KILL DEVIL HILL PLANNER.
4. ALL STORM SEWER PIPE JOINTS WILL BE INSTALLED, SILT FREE, OR WILL BE COMPLETELY WRAPPED WITH TWO FEET (2') WIDE APPROVED FILTER FABRIC, SECURED IN PLACE PRIOR TO BACKFILLING.

ENGINEER SEAL
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 24740 PATRICK A. HOUSE
Firm Certification: C-1955

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| APPROVALS | | DATE |
|---|---|---|
| Drawn: | D. NEFF | 05/15/23 |
| Checked: | R. HOUSE | 05/15/23 |
| Engineer: | R. HOUSE | 05/15/23 |

REVISIONS

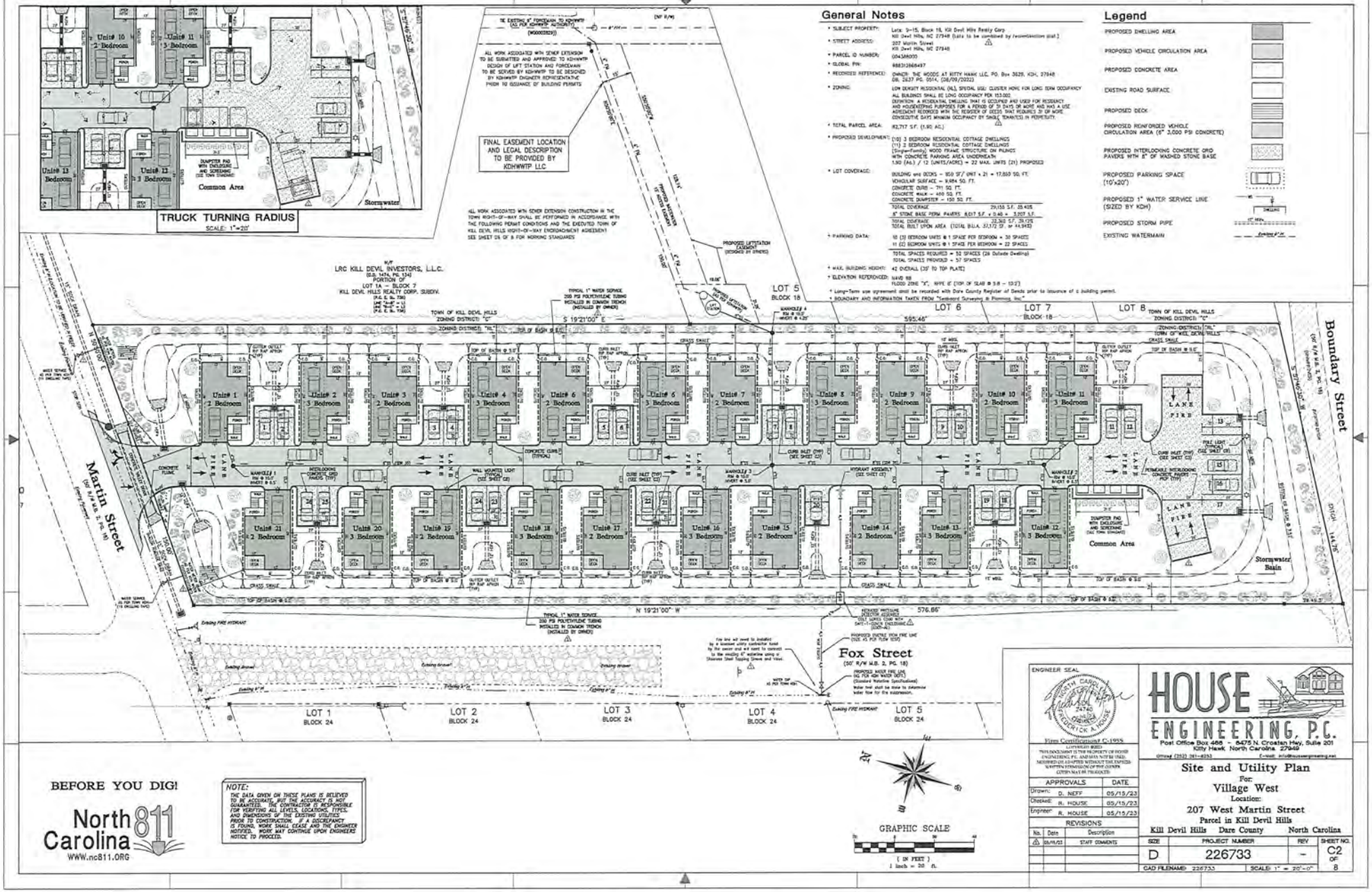
| No. | Date | Description |
|---|---|---|
| 1 | 05/15/23 | STAFF COMMENTS |

HOUSE ENGINEERING, P.C.
Post Office Box 466 ~ 6475 N. Croatan Hwy, Suite 201
Kitty Hawk North Carolina 27949
Office: (252) 261-8253 E-Mail: info@houseengineering.net

Cover and Index Sheet
For:
Village West
Location:
207 West Martin Street
Parcel in Kill Devil Hills
Kill Devil Hills Dare County North Carolina

| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | – | C1 OF 8 |

CAD FILENAME: 226733 SCALE: 1" = 30'-0"




## General Notes

- * SUBJECT PROPERTY: Lots 9–15, Block 18, Kill Devil Hills Realty Corp Kill Devil Hills, NC 27948 (Lots to be combined by recombination plat.)
- * STREET ADDRESS: 207 Martin Street Kill Devil Hills, NC 27948
- * PARCEL ID NUMBER: 0043898005
- * GLOBAL PIN: 988312866497
- * RECORDED REFERENCE: OWNER: THE WOODS AT KITTY HAWK LLC, PO. Box 3629, KDH, 27948 DB. 3637 PG. 0514, (08/09/2022)
- * ZONING: LOW DENSITY RESIDENTIAL (NL), SPECIAL USE: CLUSTER HOME FOR LONG TERM OCCUPANCY ALL BUILDINGS SHALL BE LONG OCCUPANCY PER 153.002. DEFINITION: A RESIDENTIAL DWELLING THAT IS OCCUPIED AND USED FOR RESIDENCY AND HOUSEKEEPING PURPOSES FOR A PERIOD OF 31 DAYS OR MORE AND HAS A USE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS THAT REQUIRES 31 OR MORE CONSECUTIVE DAYS MINIMUM OCCUPANCY BY SINGLE TENANTS(S) IN PERPETUITY.
- * TOTAL PARCEL AREA: 82,717 S.F. (1.90 AC.)
- * PROPOSED DEVELOPMENT: (10) 3 BEDROOM RESIDENTIAL COTTAGE DWELLINGS (11) 2 BEDROOM RESIDENTIAL COTTAGE DWELLINGS (Single-Family) WOOD FRAME STRUCTURE ON PILINGS WITH CONCRETE PARKING AREA UNDERNEATH 1.90 (Ac.) / 12 (UNITS/ACRE) = 22 MAX. UNITS (21) PROPOSED
- * LOT COVERAGE: BUILDING and DECKS – 850 SF/ UNIT x 21 = 17,850 SQ. FT. VEHICULAR SURFACE – 9,484 SQ. FT. CONCRETE CURB – 711 SQ. FT. CONCRETE WALK – 600 SQ. FT. CONCRETE DUMPSTER – 150 SQ. FT.
  TOTAL COVERAGE 29,155 S.F. 35.40%
  8" STONE BASE PERM. PAVERS &.07 S.F. x 0.40 = 3,007 S.F.
  TOTAL COVERAGE 32,369 S.F. 39.12%
  TOTAL BUILT UPON AREA (TOTAL B.U.A. 31,072 SF or 44.94%)
- * PARKING DATA: 10 (3) BEDROOM UNITS @ 1 SPACE PER BEDROOM = 30 SPACES; 11 (2) BEDROOM UNITS @ 1 SPACE PER BEDROOM = 22 SPACES
  TOTAL SPACES REQUIRED = 52 SPACES (26 Outside Dwelling)
  TOTAL SPACES PROVIDED = 57 SPACES
- * MAX. BUILDING HEIGHT: 42 OVERALL (35' TO TOP PLATE)
- * ELEVATION REFERENCED: NAVD 88 FLOOD ZONE "X", RIPE IF (TOP OF SLAB @ 9.8 – 10.2')
- * Long-Term use agreement shall be recorded with Dare County Register of Deeds prior to issuance of a building permit.
- * BOUNDARY AND INFORMATION TAKEN FROM "Sentbeard Surveying & Planning, Inc."

## Legend

- PROPOSED DWELLING AREA
- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED CONCRETE AREA
- EXISTING ROAD SURFACE
- PROPOSED DECK
- PROPOSED REINFORCED VEHICLE CIRCULATION AREA (6" 3,000 PSI CONCRETE)
- PROPOSED INTERLOCKING CONCRETE GRID PAVERS WITH 8" OF WASHED STONE BASE
- PROPOSED PARKING SPACE (10'x20')
- PROPOSED 1" WATER SERVICE LINE (SIZED BY KDH)
- PROPOSED STORM PIPE
- EXISTING WATERMAIN

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NOTE:
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ENGINEER SEAL
NORTH CAROLINA 24740 PROFESSIONAL ENGINEER PATRICK A. HOUSE
Firm Certificate# C-1955

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| APPROVALS | | DATE |
|---|---|---|
| Drawn: | D. NEFF | 05/15/23 |
| Checked: | P. HOUSE | 05/15/23 |
| Engineer: | P. HOUSE | 05/15/23 |

| REVISIONS | | |
|---|---|---|
| No. | Date | Description |
| 1 | 05/19/23 | STAFF COMMENTS |

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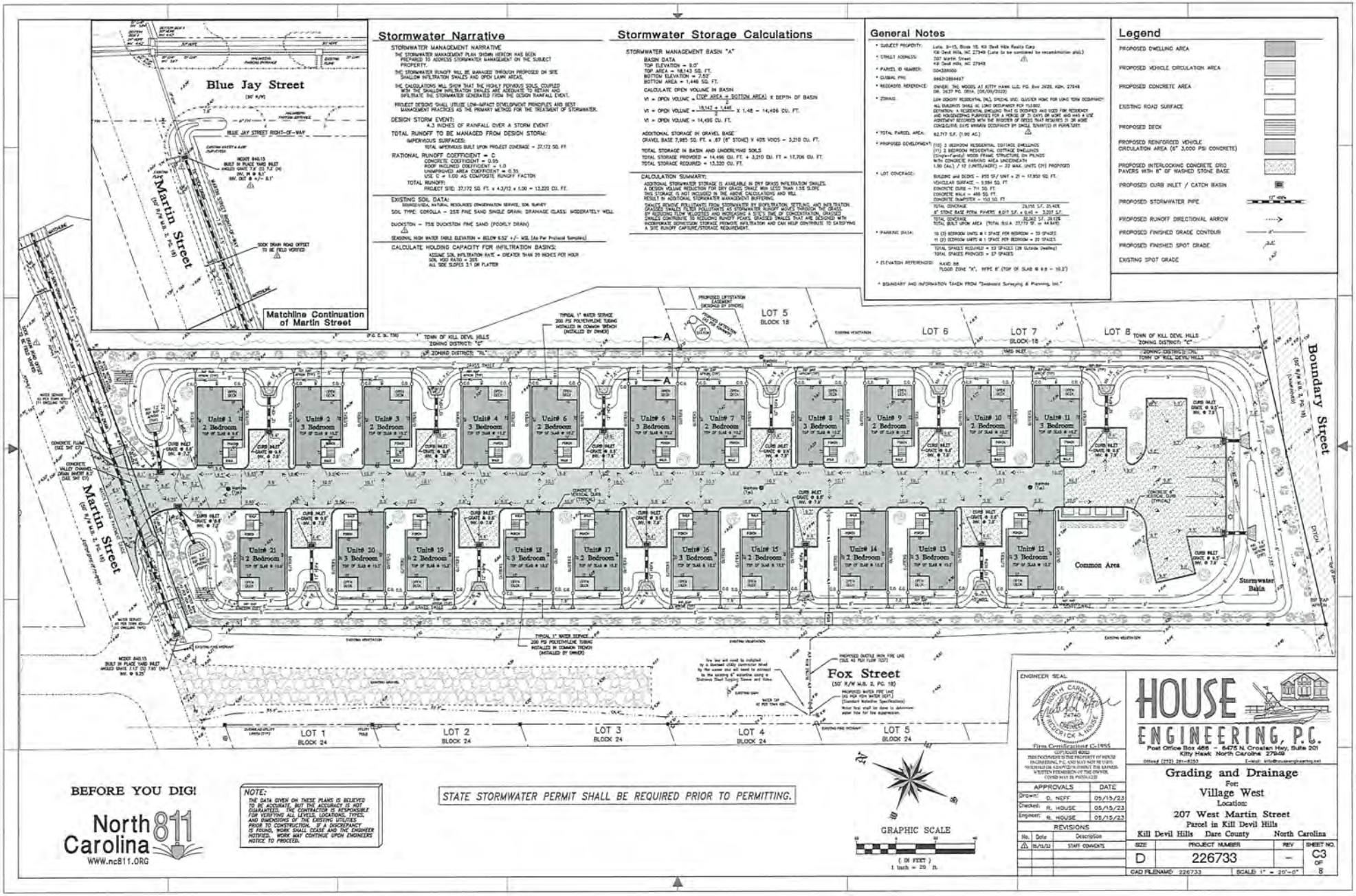
Kitty Hawk, North Carolina 27949
OFFICE (252) 261-6253 E-MAIL: info@houseengineering.net

# Site and Utility Plan

For:
Village West
Location:
207 West Martin Street
Parcel in Kill Devil Hills
Kill Devil Hills Dare County North Carolina

| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | – | C2 |

CAD FILENAME: 226733 SCALE: 1" = 20'-0" OF 8




## Stormwater Narrative

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT PLAN SHOWN HEREON HAS BEEN PREPARED TO ADDRESS STORMWATER MANAGEMENT ON THE SUBJECT PROPERTY.

THE STORMWATER RUNOFF WILL BE MANAGED THROUGH PROPOSED ON SITE SHALLOW INFILTRATION SWALES AND OPEN LAWN AREAS.

THE CALCULATIONS WILL SHOW THAT THE HIGHLY PERVIOUS SOILS, COUPLED WITH THE SHALLOW INFILTRATION SWALES ARE ADEQUATE TO RETAIN AND INFILTRATE THE STORMWATER GENERATED FROM THE DESIGN RAINFALL EVENT.

PROJECT DESIGNS SHALL UTILIZE LOW-IMPACT DEVELOPMENT PRINCIPLES AND BEST MANAGEMENT PRACTICES AS THE PRIMARY METHOD FOR THE TREATMENT OF STORMWATER.

DESIGN STORM EVENT:
4.3 INCHES OF RAINFALL OVER A STORM EVENT

TOTAL RUNOFF TO BE MANAGED FROM DESIGN STORM:
IMPERVIOUS SURFACES:
TOTAL IMPERVIOUS BUILT UPON PROJECT COVERAGE = 27,172 SQ. FT.

RATIONAL RUNOFF COEFFICIENT = C
CONCRETE COEFFICIENT = 0.99
ROOF INCLINED COEFFICIENT = 1.0
UNIMPROVED AREA COEFFICIENT = 0.35
USE C = 1.00 AS COMPOSITE RUNOFF FACTOR

TOTAL RUNOFF:
PROJECT SITE: 27,172 SQ. FT. x 4.3/12 x 1.00 = 13,220 CU. FT.

EXISTING SOIL DATA:
SOURCE: USDA, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY

SOIL TYPE: COROLLA – 25% PINE SAND SINGLE DRAIN; DRAINAGE CLASS: MODERATELY WELL

DUCKSTON – 75% DUCKSTON FINE SAND (POORLY DRAIN)

SEASONAL HIGH WATER TABLE ELEVATION = BELOW 6.52' +/- MSL (As Per Provided Samples)

CALCULATE HOLDING CAPACITY FOR INFILTRATION BASINS:
ASSUME SOIL INFILTRATION RATE = GREATER THAN 25 INCHES PER HOUR
SOIL VOID RATIO = 20%
ALL SIDE SLOPES 3:1 OR FLATTER

## Stormwater Storage Calculations

STORMWATER MANAGEMENT BASIN "A"

BASIN DATA
TOP ELEVATION = 9.0'
TOP AREA = 18,143 SQ. FT.
BOTTOM ELEVATION = 2.52'
BOTTOM AREA = 1,446 SQ. FT.

CALCULATE OPEN VOLUME IN BASIN

VI = OPEN VOLUME = (TOP AREA + BOTTOM AREA) X DEPTH OF BASIN / 2

VI = OPEN VOLUME = (18,143 + 1,446) / 2 X 1.48 = 14,496 CU. FT.

VI = OPEN VOLUME = 14,496 CU. FT.

ADDITIONAL STORAGE IN GRAVEL BASE:
GRAVEL BASE 7,085 SQ. FT. x .67 (6" STONE) X 40% VOIDS = 3,210 CU. FT.

TOTAL STORAGE IN BASIN AND UNDERLYING SOILS
TOTAL STORAGE PROVIDED = 14,496 CU. FT. + 3,210 CU. FT = 17,706 CU. FT.
TOTAL STORAGE REQUIRED = 13,220 CU. FT.

CALCULATION SUMMARY:
ADDITIONAL STORMWATER STORAGE IS AVAILABLE IN DRY GRASS INFILTRATION SWALES. A DESIGN VOLUME REDUCTION FOR DRY GRASS SWALE WITH LESS THAN 1.5% SLOPE. THIS STORAGE IS NOT INCLUDED IN THE ABOVE CALCULATIONS AND WILL RESULT IN ADDITIONAL STORMWATER MANAGEMENT BUFFERING.

SWALES REMOVE POLLUTANTS TO STORMWATER RUNOFF MOVES THROUGH THE GRASS BY REDUCING FLOW VELOCITIES AND INCREASING A SITE'S TIME OF CONCENTRATION. GRASSED SWALES CONTRIBUTE TO REDUCING RUNOFF PEAKS. GRADED SWALES THAT ARE DESIGNED WITH INCORPORATE DEPRESSION STORAGE PROMOTE INFILTRATION AND CAN HELP CONTRIBUTE TO SATISFYING A SITE RUNOFF CAPTURE/STORAGE REQUIREMENT.

## General Notes

| | |
|---|---|
| SUBJECT PROPERTY: | Lots: 3-15, Block 18, Kill Devil Hills Realty Corp. Kill Devil Hills, NC 27948 (Lots to be combined by recombination plat.) |
| STREET ADDRESS: | 207 Martin Street, Kill Devil Hills, NC 27948 |
| PARCEL ID NUMBER: | 00438000 |
| GLOBAL PIN: | 8082088467 |
| RECORDED REFERENCE: | OWNER: TAG WOODS AT KITTY HAWK LLC; PG. Bm 2020, Kdh, 27948 DB. 2637 PG. 0914, (08/09/2020) |
| ZONING: | LDR (DENSITY RESIDENTIAL (R), SPECIAL USE: CLUSTER HOME FOR LONG TERM OCCUPANCY) ALL BUILDINGS SHALL BE LONG OCCUPANCY PER 153.002 DEFINITION: A RESIDENTIAL DWELLING THAT IS OCCUPIED AND USED FOR RESIDENCY AND HOUSEKEEPING PURPOSES FOR A PERIOD OF 31 DAYS OR MORE AND HAS A USE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS THAT REQUIRES 31 OR MORE CONSECUTIVE DAYS WITHIN OCCUPANCY BY SINGLE TENANT(S) IN PERPETUITY. |
| TOTAL PARCEL AREA: | 82,717 S.F. (1.90 AC.) |
| PROPOSED DEVELOPMENT: | (10) 2 BEDROOM RESIDENTIAL COTTAGE DWELLINGS (11) 3 BEDROOM RESIDENTIAL COTTAGE DWELLINGS (Single-Family) WOOD FRAME STRUCTURE ON PILINGS WITH CONCRETE PARKING AREA UNDERNEATH 1.90 (Ac.) / 10 (UNITS/ACRE) = 22 MAX. UNITS (21) PROPOSED |
| LOT COVERAGE: | BUILDING and DECKS – 850 SF/ UNIT x 21 = 17,850 SQ. FT. VEHICULAR SURFACE – 9,594 SQ. FT. CONCRETE CURB – 744 SQ. FT. CONCRETE WALK – 465 SQ. FT. CONCRETE DUMPSTER – 150 SQ. FT. TOTAL COVERAGE 29,198 S.F. 35.40% 6" STONE BASE PERM. PAVERS: 8,017 S.F. x 0.40 = 3,207 S.F. TOTAL COVERAGE 32,405 S.F. 39.17% TOTAL BUILT UPON AREA (TOTAL BUA: 37,719 SF or 44 845) |
| PARKING DATA: | 10 (5) BEDROOM UNITS @ 1 SPACE PER BEDROOM = 10 SPACES 11 (2) BEDROOM UNITS @ 1 SPACE PER BEDROOM = 22 SPACES TOTAL SPACES REQUIRED = 32 SPACES (28 Outside Dwelling) TOTAL SPACES PROVIDED = 37 SPACES |
| ELEVATION REFERENCED: | NAVD 88 FLOOD ZONE "X", HYPE 8' (TOP OF SLAB @ 8.0 – 10.2') |

* BOUNDARY AND INFORMATION TAKEN FROM "Seaboard Surveying & Planning, Inc."

## Legend

- PROPOSED DWELLING AREA
- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED CONCRETE AREA
- EXISTING ROAD SURFACE
- PROPOSED DECK
- PROPOSED REINFORCED VEHICLE CIRCULATION AREA (6" 3,000 PSI CONCRETE)
- PROPOSED INTERLOCKING CONCRETE GRID PAVERS WITH 8" OF WASHED STONE BASE
- PROPOSED CURB INLET / CATCH BASIN
- PROPOSED STORMWATER PIPE
- PROPOSED RUNOFF DIRECTIONAL ARROW
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED FINISHED SPOT GRADE
- EXISTING SPOT GRADE

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*STATE STORMWATER PERMIT SHALL BE REQUIRED PRIOR TO PERMITTING.*

ENGINEER SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER 24740 MICHAEL A. HOUSE
Firm Certification C-1955

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|---|---|
| Drawn: D. NEFF | 05/15/23 |
| Checked: R. HOUSE | 05/15/23 |
| Engineer: R. HOUSE | 05/15/23 |

| REVISIONS | | |
|---|---|---|
| No. | Date | Description |
| 1 | 05/15/23 | STAFF COMMENTS |

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Post Office Box 466 – 6475 N. Croatan Hwy, Suite 201
Kitty Hawk, North Carolina 27949
Office# (252) 261-8253
E-Mail: info@houseengineering.net

# Grading and Drainage

For:
Village West
Location:
207 West Martin Street
Parcel in Kill Devil Hills
Kill Devil Hills Dare County North Carolina

| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | – | C3 OF 8 |

CAD FILENAME: 226733 SCALE: 1" = 20'-0"

## General Notes

- SUBJECT PROPERTY: Lots, 9-15, Block 18, Kill Devil Hills Realty Corp. Kill Devil Hills, NC 27948
- STREET ADDRESS: 207 Martin Street Kill Devil Hills, NC 27948
- PARCEL ID NUMBER: 00438000
- GLOBAL PIN: 8583108949
- RECORDED REFERENCE: OWNER: THE WOODS AT KITTY HAWK LLC, PO. Box 3828, KDH, 27948 DB. 2637 PG. 0014, (08/09/2022)
- ZONING: LOW DENSITY RESIDENTIAL (R-L), SPECIAL USE. CLUSTER HOME FOR LONG TERM OCCUPANCY
  ALL BUILDINGS SHALL BE LONG OCCUPANCY PER ZONING.
  DEFINITION: A RESIDENTIAL DWELLING THAT IS OCCUPIED AND USED FOR RESIDENCY AND HOUSEKEEPING PURPOSES FOR A PERIOD OF 30 DAYS OR MORE AND HAS A LEE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS THAT REQUIRES 21 OR MORE CONSECUTIVE DAYS minimum OCCUPANCY BY SINGLE TENANT(S) IN PERPETUITY.
- TOTAL PARCEL AREA: 83,717 S.F. (1.90 AC.)
- PROPOSED DEVELOPMENT: (16) 3 BEDROOM RESIDENTIAL COTTAGE DWELLINGS
  (11) 2 BEDROOM RESIDENTIAL COTTAGE DWELLINGS
  (Single-Family) WOOD FRAME STRUCTURE ON PILINGS
  WITH CONCRETE PARKING AREA UNDERNEATH.
  1.90 (Ac.) / 12 (UNITS/ACRE) = 22 MAX. UNITS (27) PROPOSED
- LOT COVERAGE:
  BUILDING and DECKS - 850 SF/ UNIT x 27 = 17,850 SQ. FT.
  VEHICULAR SURFACE - 9,484 SQ. FT.
  CONCRETE CURB - 711 SQ. FT.
  CONCRETE WALK - 460 SQ. FT.
  CONCRETE DUMPSTER - 150 SQ. FT.
  TOTAL COVERAGE 29,168 S.F. 35.49%
  8" STONE BASE PERM. PAVERS 7,685 S.F. x 0.60 = 3,044 S.F.
  TOTAL COVERAGE 32,349 S.F. 39.11%
  TOTAL BUILT UPON AREA (TOTAL B.U.A. 37,148 S.F. or 44 930)
- PARKING DATA:
  16 (2) BEDROOM UNITS @ 1 SPACE PER BEDROOM = 32 SPACES
  11 (2) BEDROOM UNITS @ 1 SPACE PER BEDROOM = 22 SPACES
  TOTAL SPACES REQUIRED = 57 SPACES (29 Outside Dwelling)
  TOTAL SPACES PROVIDED = 57 SPACES
- MAX. BUILDING HEIGHT: 42 OVERALL (35' TO TOP PLATE)
- ELEVATION REFERENCED: NAVD 88
  FLOOD ZONE "X", MIN. 8' (TOP OF SLAB @ 8.6 - 10.2')
- BOUNDARY AND INFORMATION TAKEN FROM "Enclosed Surveying & Planning, Inc."

### PERIMETER LANDSCAPE DATA

EAST PROPERTY LINE = 602'
- 600/30 = 20 TREES REQUIRED — EXISTING VEGETATION
- 600/10 = 60 SHRUBS REQUIRED — EXISTING VEGETATION

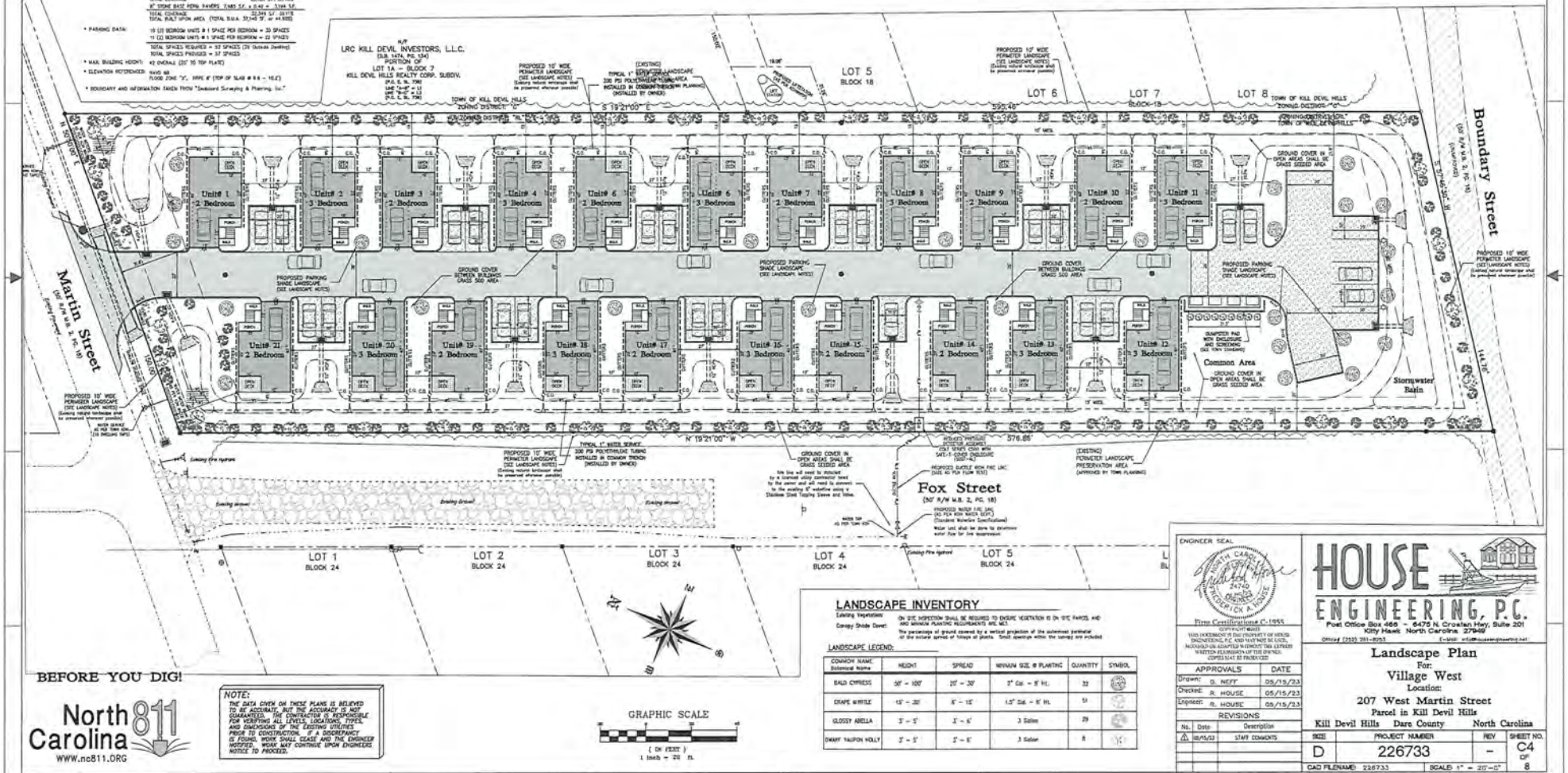
MARTIN STREET RIGHT-OF-WAY = 150 L.F.
- 150/10 = 15 TREES REQUIRED — 15 TREES PROVIDED
- 150/10 = 15 SHRUBS REQUIRED — 15 SHRUBS PROVIDED

FOX STREET RIGHT-OF-WAY = 577 L.F.
- 577/10 = 58 TREES REQUIRED — EXISTING VEGETATION
- 577/10 = 58 SHRUBS REQUIRED — EXISTING VEGETATION

BOUNDARY STREET RIGHT-OF-WAY = 145 L.F.
- 145/10 = 15 TREES REQUIRED — 15 TREES PROVIDED
- 145/10 = 15 SHRUBS REQUIRED — 15 SHRUBS PROVIDED

## Legend

- PROPOSED DWELLING AREA
- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED CONCRETE AREA
- EXISTING ROAD SURFACE
- PROPOSED DECK
- PROPOSED REINFORCED VEHICLE CIRCULATION AREA (6" 3,000 PSI CONCRETE)
- PROPOSED INTERLOCKING CONCRETE GRID PAVERS WITH 8" OF WASHED STONE BASE
- PROPOSED CURB INLET / CATCH BASIN
- PROPOSED STORMWATER PIPE — 12" HDPE




## LANDSCAPE INVENTORY

Existing Vegetation: On site inspection shall be required to ensure vegetation is on site parcel and any minimum planting requirements are met.

Canopy Shade Cover: The percentage of ground covered by a vertical projection of the outermost perimeter of the mature spread of foliage of plants. Small openings within the canopy are included.

LANDSCAPE LEGEND:

| COMMON NAME Botanical Name | HEIGHT | SPREAD | MINIMUM SIZE @ PLANTING | QUANTITY | SYMBOL |
|---|---|---|---|---|---|
| BALD CYPRESS | 50' - 100' | 20' - 30' | 3" Cal. - 8' Ht. | 32 | |
| CRAPE MYRTLE | 15' - 20' | 8' - 15' | 1.5" Cal. - 8' Ht. | 51 | |
| GLOSSY ABELIA | 3' - 5' | 3' - 6' | 3 Gallon | 29 | |
| DWARF YAUPON HOLLY | 3' - 5' | 3' - 6' | 3 Gallon | 8 | |

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

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NORTH CAROLINA 24740 REGISTERED PROFESSIONAL ENGINEER FREDERICK A HOUSE
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| Drawn: D. NEFF | 05/15/23 |
| Checked: R. HOUSE | 05/15/23 |
| Engineer: R. HOUSE | 05/15/23 |

REVISIONS

| No. | Date | Description |
|---|---|---|
| 1 | 08/15/23 | STAFF COMMENTS |

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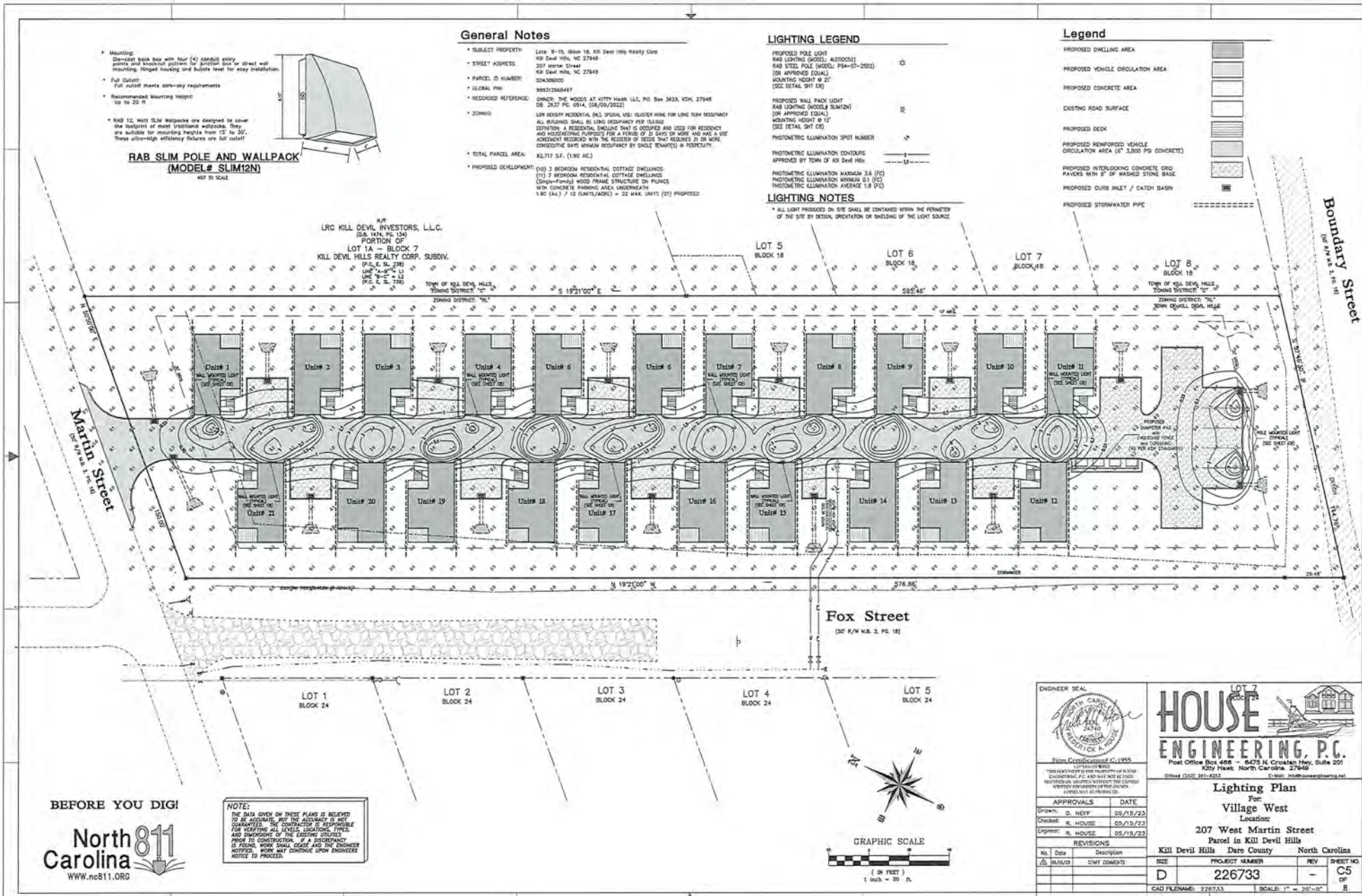
Kitty Hawk, North Carolina 27949
Office: (252) 261-8253 E-Mail: info@houseengineering.net

# Landscape Plan

For:
Village West
Location:
207 West Martin Street
Parcel in Kill Devil Hills
Kill Devil Hills Dare County North Carolina

| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | - | C4 OF 8 |

CAD FILENAME: 226733 SCALE: 1" = 20'-0"

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| Checked: R. HOUSE | 05/15/23 |
| Engineer: R. HOUSE | 05/15/23 |

| REVISIONS | | |
|---|---|---|
| No. | Date | Description |
| 1 | 08/15/23 | STAFF COMMENTS |

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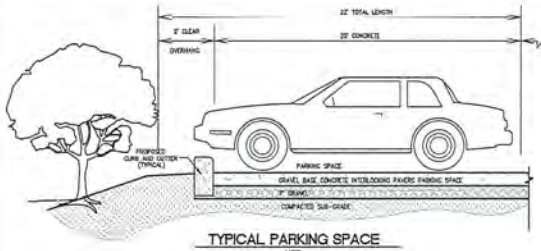
# Lighting Plan

For:
Village West
Location:
207 West Martin Street
Parcel in Kill Devil Hills
Kill Devil Hills Dare County North Carolina

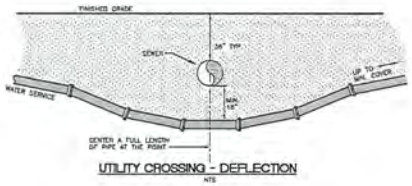
| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | - | C5 |

CAD FILENAME: 226733 SCALE: 1" = 20'-0" OF 8



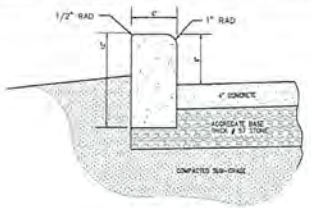

TYPICAL PARKING SPACE

NTS



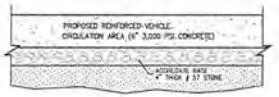

UTILITY CROSSING - DEFLECTION

NTS



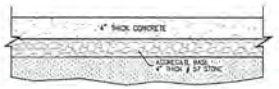

VERTICAL CURB DETAIL

NTS



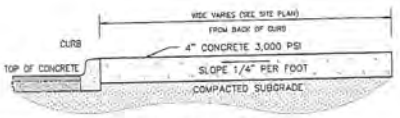

STONE BASE
CONCRETE VEHICULAR AREA

N.T.S.



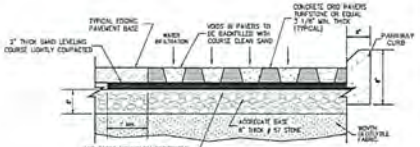

STONE BASE
CONCRETE PARKING AREA

N.T.S.




TYPICAL SIDEWALK SECTION

N.T.S.



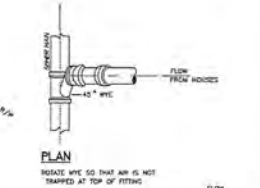

8" Stone Base Reinforced
Permeable Interlocking Concrete Pavers (PICP)

N.T.S.

1. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REQUIREMENTS AND ASSIST REQUIREMENTS FOR SPACING AND SIGHT DISTANCES AND OFFSET FROM PROPERTY LINES AND INTERSECTIONS.
2. DRIVEWAY APRONS SHALL BE CONSTRUCTED OF A MINIMUM 6" THICK 3,000 PSI CONCRETE OR 6" ASC BASE COURSE WITH 2" ASPHALT SURFACE COURSE.
3. DRIVEWAY STREET APPROACH SHALL BE STABILIZED PRIOR TO CONNECTING WITH CONSTRUCTION.

TYPICAL DRIVE AISLE ENTRANCE DETAIL

NTS




SECTION

SERVICE CONNECTION

N.T.S.
(or APPROVED EQUAL)

All work associated with sewer extension construction in the Town right-of-ways shall be performed in accordance with the following permit conditions and the executed Town of Kill Devil Hills Right-of-Way Encroachment Agreement.

Working Standards

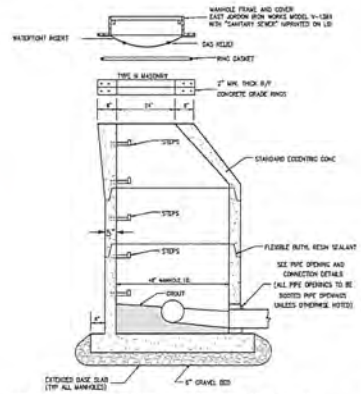
- Project Manager/Administrator - Project requires a designated contact person to coordinate and oversee proper project execution. This person will be the one into the Town contacts in regards to questions, concerns or directions.

The person will be required for:

- Participating in pre-bid/pre-construction meeting with KDH Public Services (KDHPS) and the Contractor prior to work commencing. At least a 3-day notice of such a meeting is needed by KDHPS.
- Take pictures of project areas possessing conditions, provide copies to KDHPS no later than the pre-construction meeting.
- Verify existing utility locations and depths on construction plans.
- Notify and coordinate work around any affected wastewater customers of any planned outages.
- Insure construction activities are kept to within approved project areas. This includes staging areas for tools and equipment.
- If any work is to be done in front of a property, sign letters to affected property owners notifying them that work will be occurring within the work area adjacent to their properties. This letter shall be given a 10 days prior to commencement.
- Any removal items from the town right of way. The letter outlines the extent of the work to be performed, especially if driveway disruptions are planned, the owner needs to be aware of this. A copy of this letter will be submitted to the town for approval prior to being sent.
- Insure that all construction safety aspects of work within town rights of way are adhered to. This includes the use of proper sized cones/ barricades within town rights of ways, meaning that all construction personnel within the construction zone are equipped with the proper safety gear including safety vests and hard hats. Contractor equipment left overnight within the rights of way must have proper flashing safety cones placed around it to notify drivers of the equipment.
- Road Closures - Any proposed road closures must be approved by KDHPS. Project Manager will be responsible for contacting Dare County, KDH Police and Fire prior to road closures. Project Manager will then notify all agencies once the road has been reopened.
- Provide a licensed engineer to oversee the installation of all pipe/stormwater inspect within the state right-of-way. The engineer will verify that all infrastructure was installed per the plans. Engineer will sign off on this installation, and submit to the State for final approvals. Any changes to the plans involving engineering work must be done by licensed NC engineer and approved by the town.
- The work within the town rights-of-ways must be kept in an orderly and neat fashion. No material (soils, gravel or other project) debris be placed overday on any street/ roadway without making sure your town limit. Any damages to any road surface from construction activities must be repaired at the owner's expense.
- Driveways – Any driveway removed must have a temporary surface put in the same day as removal. Approved surfaces are ABC or millings. No sand or other materials are approved.
- Driveway culverts in- if any driveway culvert work is included in the project, culvert end sheeting must be woven on grass prior to construction. Any culvert damage from construction activities must be repaired/replaced at the project owner's expense. Culverts in project area must have their depth installed to both ends prior to construction.
- Drainage infrastructure – All town drainage infrastructure within the project area will be returned to pre-existing conditions prior to final project approval.
- Sewering and Sodding/Hydr – seeding to be in place within 5 days of project final preparations. Grass grower within 10 days. Special note – as it appears the project may be conducted during the holiday summer months, it will be of the utmost importance for the contractor to water the new seeding at least once a day, if not more, in order to get growth and establishment.

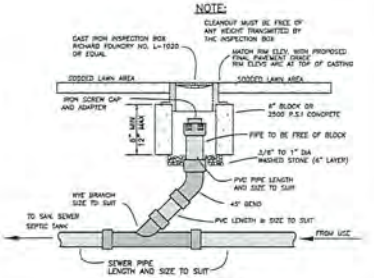
Kill Devil Hills Wastewater Notes

NO SCALE



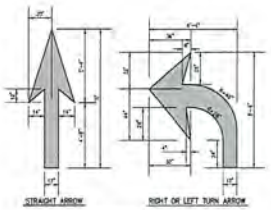

STANDARD PRECAST CONCRETE MANHOLE

NO SCALE




SEWER CLEAN-OUT

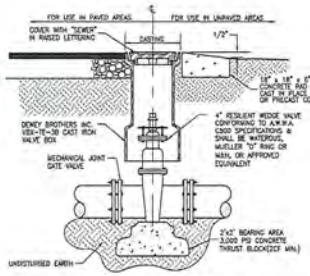
N.T.S.




- PAVEMENT MARKING SHALL BE THERMOPLASTIC
- ALL PAVEMENT MARKING SYMBOLS SHALL BE WHITE IN COLOR. PAVEMENT MARKING SYMBOLS SHALL NOT BE LOCATED AS TO ENCROACH INTO INTERSECTION AREAS.
- ON PORTLAND CEMENT CONCRETE PAVEMENTS, PAVEMENT MARKING SYMBOLS SHALL NOT BE PLACED ACROSS TRANSVERSE EXPANSION JOINTS, UNLESS APPROVED BY THE ENGINEER.
- ALL SYMBOLS SHALL CONFORM TO THE TYPES "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" REFER TO SHEET 4 THRU 7). SYMBOL DIMENSIONS MAY VARY ALONG MANUFACTURERS, THEREFORE SLIGHT VARIANCES ARE ACCEPTABLE, HOWEVER, ALL SYMBOLS ARE REQUIRED TO BE APPROVED BY THE DEPARTMENT.

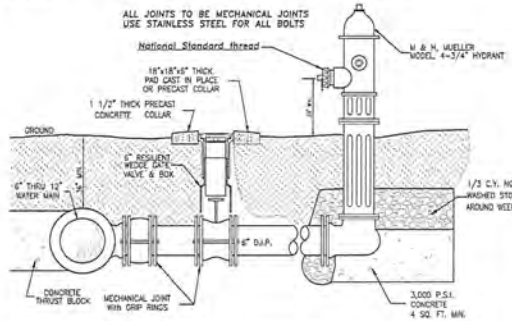
PAVEMENT MARKING-ARROW SYMBOLS

N.T.S.




VALVE BOX ASSEMBLY

N.T.S.




TYPICAL FIRE HYDRANT ASSEMBLY

N.T.S.

ENGINEER SEAL

NORTH CAROLINA 24740 REGISTERED PROFESSIONAL ENGINEER FREDERICK A. HOUSE

Firm Certification C-1955

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| APPROVALS | DATE |
|---|---|
| Drawn: D. NEFF | 05/15/23 |
| Checked: R. HOUSE | 05/15/23 |
| Engineer: R. HOUSE | 05/15/23 |

REVISIONS

| No. | Date | Description |
|---|---|---|
| 1 | 05/15/23 | STAFF COMMENTS |

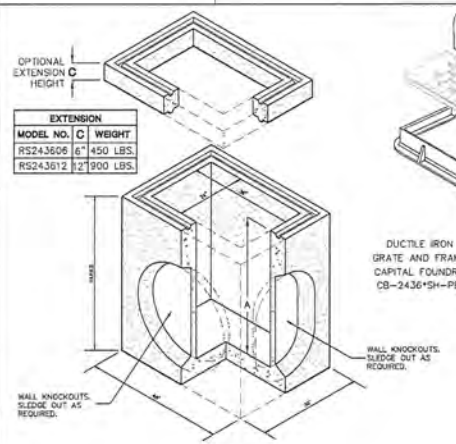
HOUSE ENGINEERING, P.C.
Post Office Box 485 ~ 5475 N. Croatan Hwy, Suite 201
Kitty Hawk, North Carolina 27949
Office (252) 261-8253 E-Mail: info@houseengineering.net

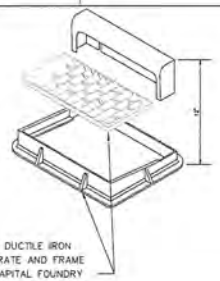
# Site and Utility Detail Plan

For:
Village West
Location:
207 West Martin Street
Parcel in Kill Devil Hills
Kill Devil Hills Dare County North Carolina

| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | – | C6 of 8 |

CAD FILENAME: 226733 SCALE: 1" = 20'-0"



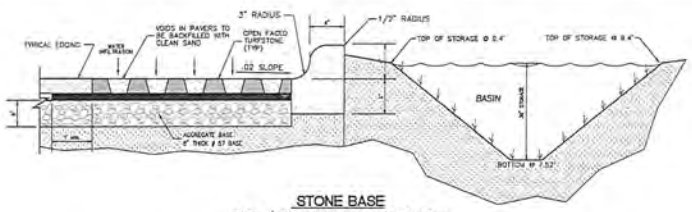




BOX DESIGN LOAD: H-20 FULL TRAFFIC

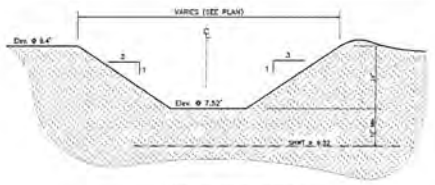
FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

**DI2436**
**24"x36" CURB and YARD INLET WITH CAST IRON FRAME GRATE, AND HOOD**

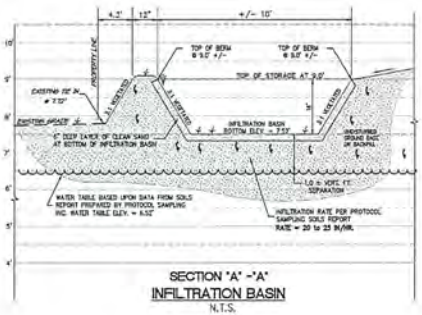
**INLET BOX DETAIL**
N.T.S.



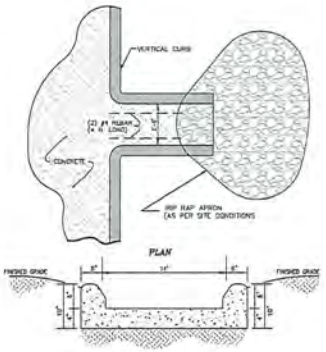

**STONE BASE**
**PICP / STORMWATER STORAGE**
N.T.S.




**Typical Basin Detail**
N.T.S.




**SECTION "A" -"A"**
**INFILTRATION BASIN**
N.T.S.




**FLUME DETAIL**
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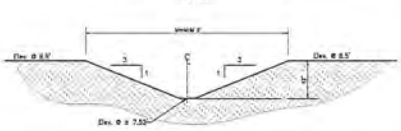
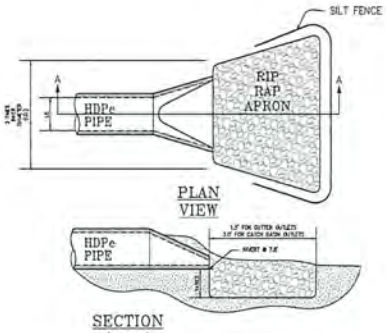
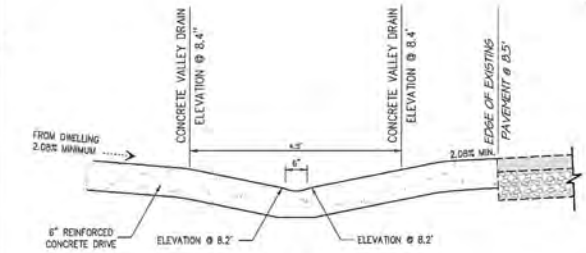



**Overflow Diversion Grass Swale Detail**
N.T.S.

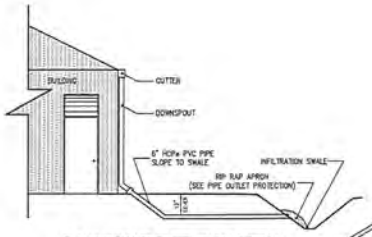



1. L = THE LENGTH OF THE RIPRAP APRON
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 12 INCHES
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION
4. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO A HEIGHT ABOVE THE MAXIMUM TAILWATER DEPTH OR THE TOP OF THE BANK, WHICHEVER IS LESS.

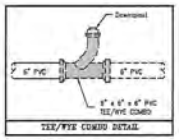
**PIPE OUTLET PROTECTION**
N.T.S.



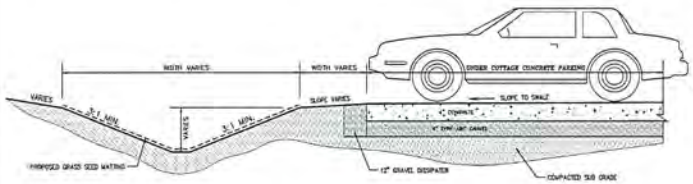

**Concrete Valley Channel Drain**
N.T.S.



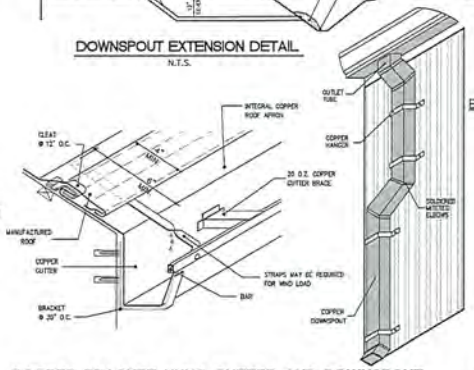

**DOWNSPOUT EXTENSION DETAIL**
N.T.S.



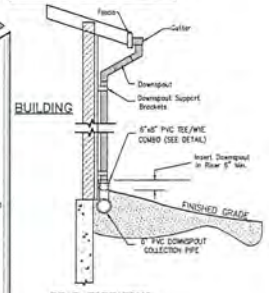

**TEE/WYE COMBO DETAIL**




**UNDER DWELLING GRASSY INFILTRATION SWALE**
N.T.S.




**COOPER BRACKET HUNG GUTTER AND DOWNSPOUT**
N.T.S.




**REAR ELEVATION**

**ROOF GUTTER and DOWNSPOUT DETAIL**
NO SCALE

ENGINEER SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER 24740 RODERICK A. HOUSE
Firm Certification # C-1955

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| APPROVALS | DATE |
|---|---|
| Drawn: B. NEFF | 05/15/23 |
| Checked: R. HOUSE | 05/15/23 |
| Engineer: R. HOUSE | 05/15/23 |

REVISIONS

| No. | Date | Description |
|---|---|---|
| 1 | 08/10/23 | STAFF COMMENTS |

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Post Office Box 466 - 6475 N. Croatan Hwy. Suite 201
Kitty Hawk North Carolina 27949
Office# (252) 261-8253 E-Mail: info@houseengineering.net

# Grading and Drainage Detail Plan

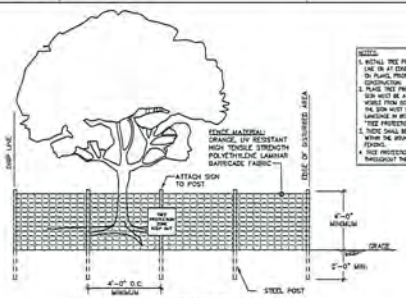
For:
Village West
Location:
207 West Martin Street
Parcel in Kill Devil Hills
Kill Devil Hills Dare County North Carolina

| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | - | C7 OF 8 |

CAD FILENAME: 226733 SCALE: 1" = 20'-0"

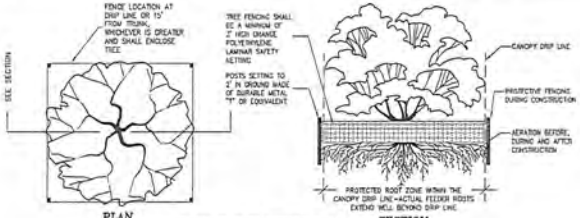
## TREE PRESERVATION NOTES

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DESIGNATED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM ING ACTIVITIES.
2. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE TREE PROTECTION FENCE DETAIL THIS SHEET.
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO TOWN OF KDH STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
6. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   6A. SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   6B. CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
   6C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
   6D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
7. ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEYOND THE GRADE CHANGE AREA.
8. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
9. WOODED AREAS ARE HOW GROWTH, WITHIN THE LAST 20 YEARS. EXISTING LIVE OAKS THAT ARE HEALTHY ARE TO BE PRESERVED AS PER PLAN




NOTES:
1. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PLANS THAT PROTECTION ZONE SIGNS SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
3. FENCE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

### TREE PROTECTION FENCE DETAIL
NOT TO SCALE




### TREE PROTECTION DURING CONSTRUCTION
### ROOT ZONE and DRIP LINE PROTECTION
NOT TO SCALE

## LANDSCAPE NOTES

- Landscape areas shall be properly maintained. The owner shall be notified in writing by the zoning official of the town of any areas which are not being properly maintained, and the owner shall, within 15 calendar days of receipt of the notice, restore the landscaped area to a satisfactory condition, meet the requirements of this code.
- Landscaping shall not be considered to be complete until after 90 days of healthy growth. Construction shall be responsible to replace on unhealthy or dead landscaping. Contractor shall remain responsible for all replaced landscape with the 90 day healthy growth requirement. Being applicable to all replaced landscaping.
- Dig planting hole no deeper than the root ball height. Excavate hole 2–3 times the width of the root ball diameter.
- Roughen the sides of the planting hole, before placing the tree in the planting hole, prune only dead or broken branches and remove any tree wrap, tape, string, and tags from tree trunk and branches.
- Gently lower the tree into the hole so that the trunk flare is at or slightly above the original grade.
- Backfill 1/3 of the planting hole with original soil to stabilize root ball and keep tree upright.
- Cut and remove top 2/3 of the wire basket. Cut and remove top 2/3 of the burlap from Completely backfill hole with original soil and add soil amendment if needed.
- Create a mulch ring around the tree and a 3–4" high soil and mulch berm at the edge of the hole. Keep mulch away from the trunk.
- Contractor shall be responsible for all plant counts and square footage. If any part of this plan can not be followed due to site conditions contact owner/town prior to commencing work.
- All trees in rows to be aligned unless shown otherwise
- Plant all trees a minimum of 2 feet from any drain lines. The Landscape contractor shall verify the location of all drain lines prior to commencing work.
- Trees are to be a minimum of 3 1/2 feet away from any hardscape such as curbs, walks parking stalls, ect.
- Prior to any excavating to any landscaping purposes, the location of all under ground utilities shall be determined.
- Grass and ground cover. Ground cover shall be placed or planted on all disturbed portions of exposed ground or earth not occupied by natural or other landscape material.
- All dumpster's shall be screened on three sides by a fence. The screening shall exceed the height of the intended container by 12 inches.The opening for the removal of trash pickup shall allow for a clearance of 12 inches on each side of the container and 24 inches at the rear of the container. Design shall be approved by the Department of Public Services, Public Works Division.

Any existing natural landscape shall be preserved wherever possible. Existing natural Landscape that meets mininum requirements may be credited towards the proposed landscape requirements.

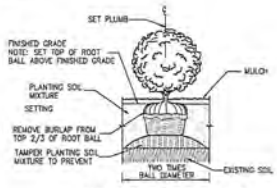
- Where a vegetative screen is required between two incompatible uses, the perimeter landscape area shall contain one shrub, at least 30 inches high planted 28 feet on centre. The type of shrub used needs to be capable of attaining a height of at least 6 feet at maturity. Plant materials and/or planted berms shall be installed so as to screen the parking areas from adjacent properties and streets.
- Within the sight triangle, no plant material, signage or any other obstruction shall interfere with an individual's vehicle sight line. No plant material shall exceed 20 inches in height at maturity. trees shall be trimmed so that branches are at least seven feet above curb level
- plants shall be sufficiently sized to ensure screening within three years. Where a vegetative screen is required, plant materials shall be sufficiently sized or practicable to ensure viscounty within three years. Seeding plants may be used where berms or structures are required or where the proposed use is contiguous to a street or vacant land that does not have proposed development in the review process.

## LIGHTING NOTES

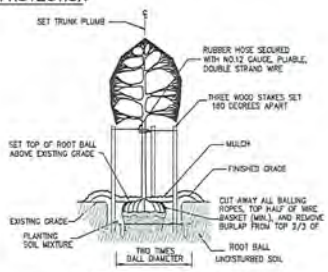
- ALL LIGHT PRODUCED ON SITE SHALL BE CONTAINED WITHIN THE PERIMETER OF THE SITE BY DESIGN, ORIENTATION OR SHIELDING OF THE LIGHT SOURCE
- Mounting:
  Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.
- Full Cutoff:
  Full cutoff meets dark-sky requirements
- Recommended Mounting Height:
  Up to 20 ft

* RAB 12, Wall SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 15' to 30'. These ultra-high efficiency fixtures are full cutoff

### RAB SLIM POLE AND WALLPACK (MODEL# SLIM12N)
NOT TO SCALE




### SHRUB PLANTING DETAIL
N.T.S.



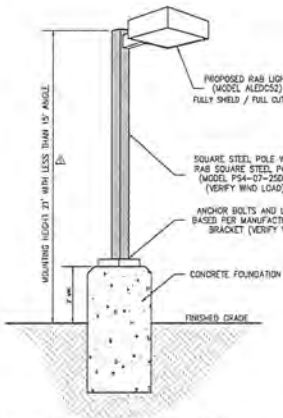

### TREE PLANTING DETAIL
N.T.S.

## LIGHTING NOTES

1) REFER TO TOWN OF Kb Devil Hills ORDINANCE, SECTION 48-206 and 48-208 – Lighting plan required. (EXTERIOR LIGHTING)
2) DOMINION POWER MAY PROVIDE SITE LIGHTING – OWNERS OPTION.
3) EXTERIOR LIGHTING SHALL BE FIXTURES WITH TRUE FULL CUT-OFF AND FULLY SHIELDED. WALL PACKS LIGHTS SHALL BE MOUNTED 8' ±
4) EXTERIOR LIGHTING CONTROLLED BY A TIMER SYSTEM. FOR STANDARD TIME, LIGHTS SHALL BE SET TO TURN ON AT 5:00 PM AND OFF AT 7:00 AM. FOR DAYLIGHT SAVINGS TIME, LIGHTS SHALL BE SET TO CUT ON AT 7:00 PM AND TURN OFF AT 8:00 AM. UNLESS OTHERWISE SPECIFIED BY THE USE DOMAIN OR THE PROPERTY OWNER AND/OR TOWN OF Kb Devil Hills. ALL WALL MOUNTED SITE LIGHTS TO BE PROVIDED WITH MANUAL OVERRIDES.
5) LIGHT POLE FOUNDATION TO BE DESIGNED BY A STRUCTURAL ENGINEER. POLE MOUNTING DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER. LIGHT POLE BASE DETAIL SHOWN HEREON IS FOR ELECTRIC & CONDUIT LAYOUT.
6) ALL ARCHITECTURAL AND LANDSCAPE LIGHTING TO BE 40 WATTS OR LESS.
7) LUMINARY CALCULATIONS BASED ON THE PROPOSED SITE LOCATION, LIGHT POLE HEIGHT AND FIXTURE AND ARE APPROXIMATE. FOOTCANDLE READINGS AT THE PROPERTY LINES SHALL BE CERTIFIED BY A REGISTERED ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE STRUCTURE.
8) ILLUMINATION STANDARDS MUST BE MET PRIOR TO FINAL APPROVAL.
9) BY NO INSTANCE SHALL ILLUMINATION LEVELS WITH IN THE SITE EXCEED 30 FOOT CANDLES
10) ALL LIGHTING ILLUMINATION SHALL MEET INTERNATIONAL DARK SKY REQUIREMENTS
11) ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC AND BE A MINIMUM OF 1 INCH, UNLESS NOTED OTHERWISE
12) ALL ELECTRIC WIRING FOR POLE MOUNTED LIGHTS SHALL BE UNDERGROUND.
13) CONTRACTOR TO PROVIDE PROTECTION FROM PHYSICAL DAMAGE FOR SWITCHBOARD, PANEL BOARD AND OTHER ELECTRICAL EQUIPMENT (IF FROM EQUIPMENT)

## LIGHTING NOTES

* ALL LIGHT PRODUCED ON SITE SHALL BE CONTAINED WITHIN THE PERIMETER OF THE SITE BY DESIGN, ORIENTATION OR SHIELDING OF THE LIGHT SOURCE




### SINGLE LUMINAIRE POLE LIGHT DETAIL
NOT TO SCALE.

## WPLED52

LED SLIM Wallpack, 2, 3,000K, 5000K, 7000K, Floating Trim at Management System, 1,000,000 hours L70 lifespan, 5-Year warranty.

Case: Bronze — Weight: 12.6 lbs.

Project: — Type:

Prepared By: — Date:

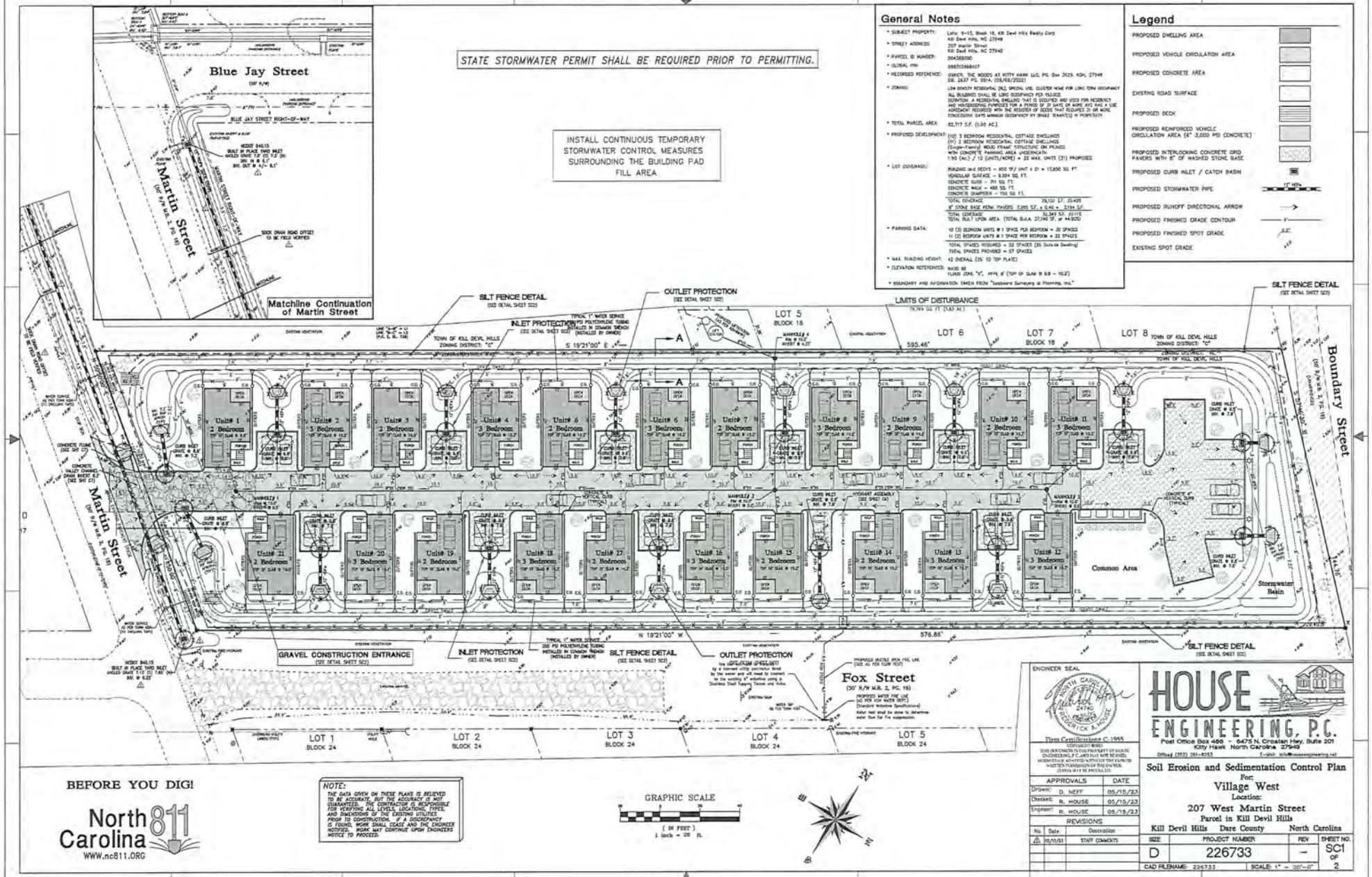
| Driver Info | | LED Info | |
|---|---|---|---|
| Type: | Constant Current | Watts: | 12W |
| 120V: | 0.11A | Color Temp: | 5000K |
| 208V: | 0.06A | Color Accuracy: | 70 CRI |
| 240V: | 0.05A | L70 Lifespan: | 1,000,000 |
| 277V: | 0.04A | Lumens: | 1162 |
| Input Watts: | 12W | Efficacy: | 97 LPW |
| Efficiency: | 94% | | |

### Technical Specifications

**Listings**
UL Listing:
Outdoor dry and wet locations
DLC Listed:
Time qualified for the Design Lights Consortium® (DLC®) Quantified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P502 0747 HP
IESNA LM-79 & IESNA LM-80 Testing:
Valid LED luminaire data at least annually at independent laboratories in accordance with IESNA LM-79 and LM-80 and shown on the Declaration of Energy Lighting Facts® label.
LED Characteristics
Lifespan:
1,000,000 Hour LED Rated Lifespan to 0.7 L50 at 50,000 and 70 k 21 calculations
LEDs:
Cree CLU multi-chip, Hybrid-type, 4-pin SMT LEDs
Color Consistency:
7-step MacAdam Ellipse (binning) to achieve consistent color within the fixture
Color Stability:
LED color temperature is warranted not to shift more than 0.003 u'v' from the factory setting over a 5 year period.
Color Uniformity:
ENERGY STAR® Lighted LED Illuminated Solid-State Luminaires follows the guidelines of the American National Standards Specification for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017
Electrical
Drivers:
Two (two) constant current, 120mA, Class 2, 90.1-2016, 90.1-2013, and 2012 IECC, 8 Amps

**THD:**
17.5% @ 120V, 7.8% @ 277V
**Power Factor:**
99.9% @ 120V, 97.2% @ 277V
**Surge Protection:**
10kV
**Communication**
**Ambient Temperature:**
Suitable for use in -40°C (-40°F) ambient temperatures.
**Cold Weather Starting:**
Minimum starting temperature is -40°C (-40°F).
**Housing:**
Die-cast aluminum alloy and stainless housing, tool-free.
**Mounting:**
Direct-arc aluminum wall plate that will fit 4"x4" junction box with (2) 1/2" knockout opening, and (2) 1/2" knockout openings and 4.00in x 4.4 area of installation and entry.
**Arm:**
Die-cast Aluminum with wiring access plate.
**Cutoff:**
Standard (1.0)

**Reflector:**
Diamond vacuum-metallized thermoplastic
**Gaskets:**
High-temperature silicone
**Lens:**
Tempered glass
**Finish:**
Formulated for high durability and long-lasting finish of 500+
**Green Technology:**
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.
**Other**
**California Title 24:**
Can WPLED52TBL be a 2121 Certified Title 24 compliant product. Any electrical component requirements are to meet the Title 24 section, code 130.0 must be inclusive of the electrical page.
**Warranty:**
RAB warrants that our LED products will be free from defects in material and workmanship for a period of five (5) years from the date of delivery to the end user, meaning a percentage of light output under specified room temperatures and ambient loads.
**Patents:**
The WPLED design is protected by patents in the U.S. (US D712,571, US D681,846, US D681,847, US D681,848, US D681,849, US D681,850, US D681,851, US D681,852, US D681,853, US D681,854, US D681,855, US D681,856, US D681,857, US D681,858, US D681,859, US D681,860, US D681,861, US D681,862, US D681,863, US D681,864, US D681,865, US




## General Notes

- SUBJECT PROPERTY: Lots 9-15, Block 18, Kill Devil Hills Realty Corp. Kill Devil Hills, NC 27948
- STREET ADDRESS: 207 Martin Street Kill Devil Hills, NC 27948
- PARCEL ID NUMBER: 0043880080
- GLOBAL PIN: 0065726868417
- RECORDED REFERENCE: OWNER: THE WOODS AT KITTY HAWK LLC, PO. Box 3629, KDH, 27948 DB. 2637 PG. 0514, (08/09/2022)
- ZONING: LOW DENSITY RESIDENTIAL (RL), SPECIAL USE, CLUSTER HOME FOR LONG TERM OCCUPANCY ALL BUILDINGS SHALL BE LONG OCCUPANCY PER 153.003 DEFINITION. A RESIDENTIAL DWELLING THAT IS OCCUPIED AND USED FOR RESIDENCY AND HOUSEKEEPING PURPOSES FOR A PERIOD OF 31 DAYS OR MORE AND HAS A USE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS THAT REQUIRES 31 OR MORE CONSECUTIVE DAYS MINIMUM OCCUPANCY BY SINGLE REMOTE(S) IN PERPETUITY.
- TOTAL PARCEL AREA: 82,717 S.F. (1.90 AC.)
- PROPOSED DEVELOPMENT: (10) 3 BEDROOM RESIDENTIAL COTTAGE DWELLINGS (11) 2 BEDROOM RESIDENTIAL COTTAGE DWELLINGS (Single-Family) WOOD FRAME STRUCTURE ON PILINGS with CONCRETE PARKING AREA UNDERNEATH 1.90 (Ac.) / 12 (UNITS/ACRE) = 22 MAX. UNITS (21) PROPOSED
- LOT COVERAGE: BUILDING and DECKS = 850 SF/ UNIT x 21 = 17,850 SQ. FT. VEHICULAR SURFACE - 9,984 SQ. FT. CONCRETE CURB - 791 SQ. FT. CONCRETE WALK - 488 SQ. FT. CONCRETE DUMPSTER - 156 SQ. FT. TOTAL COVERAGE 29,110 S.F. 35.42% 8" STONE BASE ITEM: PAVERS: 3,085 S.F. x 0.46 = 3,194 S.F. TOTAL COVERAGE 32,349 S.F. 39.11% TOTAL BUILT UPON AREA (TOTAL B.U.A. 27,340 S.F. or 44.30%)
- PARKING DATA: 10 (3) BEDROOM UNITS @ 1 SPACE PER BEDROOM = 30 SPACES 11 (2) BEDROOM UNITS @ 1 SPACE PER BEDROOM = 22 SPACES TOTAL SPACES REQUIRED = 52 SPACES (35 Outside Dwelling) TOTAL SPACES PROVIDED = 57 SPACES
- MAX. BUILDING HEIGHT: 42 (OVERALL (35' TO TOP PLATE))
- ELEVATION REFERENCED: NAVD 88 FLOOD ZONE "X", AVE. of (TOP OF SLAB to 8.0 - 10.2')
- BOUNDARY AND INFORMATION TAKEN FROM "Seaboard Surveying & Planning, Inc."

## Legend

- PROPOSED DWELLING AREA
- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED CONCRETE AREA
- EXISTING ROAD SURFACE
- PROPOSED DECK
- PROPOSED REINFORCED VEHICLE CIRCULATION AREA (6" 3,000 PSI CONCRETE)
- PROPOSED INTERLOCKING CONCRETE GRID PAVERS WITH 8" OF WASHED STONE BASE
- PROPOSED CURB INLET / CATCH BASIN
- PROPOSED STORMWATER PIPE
- PROPOSED RUNOFF DIRECTIONAL ARROW
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED FINISHED SPOT GRADE
- EXISTING SPOT GRADE

BEFORE YOU DIG!
North Carolina 811
WWW.nc811.ORG

NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

ENGINEER SEAL
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER ROBERT A. HOUSE

Firm Certification # C-1955

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| APPROVALS | DATE |
|---|---|
| Drawn: D. NEFF | 05/15/23 |
| Checked: R. HOUSE | 05/15/23 |
| Engineer: R. HOUSE | 05/15/23 |

| REVISIONS | | |
|---|---|---|
| No. | Date | Description |
| 1 | 10/10/23 | STAFF COMMENTS |

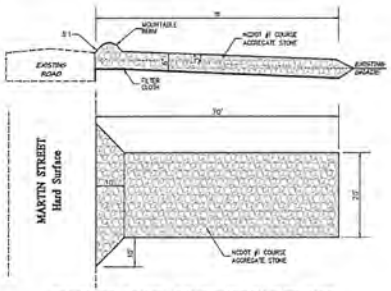
HOUSE ENGINEERING, P.C.
Post Office Box 486 - 5475 N. Croatan Hwy. Suite 201
Kitty Hawk North Carolina 27949
Office: (252) 261-8263 E-Mail: info@houseengineering.net

# Soil Erosion and Sedimentation Control Plan

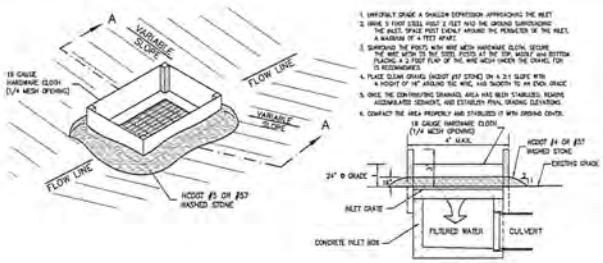
For:
Village West
Location:
207 West Martin Street
Parcel in Kill Devil Hills
Kill Devil Hills Dare County North Carolina

| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | - | SC1 OF 2 |

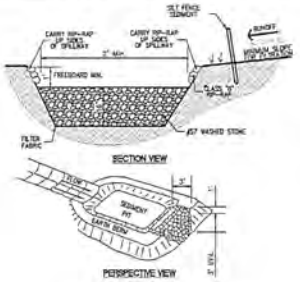
CAD FILENAME: 226733 SCALE: 1" = 20'-0"




**PROPOSED GRAVEL CONSTRUCTION ENTRANCE**
(IF EXISTING CONCRETE DRIVEWAY DEEMED UNUSABLE)
N.T.S.




**SILT BARRIER FENCE FOR INLET PROTECTION**
N.T.S




**PRE DEVELOPMENT TEMPORARY SEDIMENT BASIN**
N.T.S.

## Seeding Specifications

### PERMANENT VEGETATION

SEEDING DATES: APRIL 1 – SEPT 30

| SEED MIXTURE | APPLICATION RATES/ACRE |
|---|---|
| RIANA | 50 LBS. |
| COMMON BERMUDA (UNHULLED) | 30 LBS. |
| DEFINAR MILLETT | 15 LBS. |
| FESCUE | 20 LBS. |

FERTILIZER
20-12-+13 @ 500 LB/ACRE

MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

BEACH GRASS
SPRIG AT 6" O.C.

### TEMPORARY VEGETATION

SEEDING DATES: OCT. 1 – MARCH 31

| SEED MIXTURE | APPLICATION RATES/ACRE |
|---|---|
| RYE GRAIN | 175 LBS. |

FERTILIZER
10-10-10 @ 1090 LB/ACRE

MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

GENERAL:
- FERTILIZER RATES SHOWN ARE GENERAL RECOMMENDATIONS; FREQUENCY AND AMOUNT OF FERTILIZATION CAN BEST BE DETERMINED THROUGH SITE SPECIFIC SOIL TESTING.
- SATISFACTORY STABILIZATION AND EROSION CONTROL REQUIRES A COMPLETE VEGETATIVE COVER. EVEN SMALL BREAKS IN VEGETATIVE COVER CAN EXPAND RAPIDLY IF LEFT UNATTENDED. A SINGLE HEAVY RAIN IS OFTEN SUFFICIENT TO GREATLY ENLARGE BARE SPOTS, AND THE LONGER REPAIRS ARE DELAYED THE MORE COSTLY THEY BECOME. PROMPT ACTION WILL KEEP SEDIMENT LOSS AND REPAIR COST DOWN. NEW SEEDLINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP THEY MUST BE FILLED, RE-SEEDED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.

MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE. WEAK OR DAMAGED SPOTS MUST BE INCLINED, FERTILIZED, MULCHED AND RE-SEEDED AS PROMPTLY AS POSSIBLE. REFERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

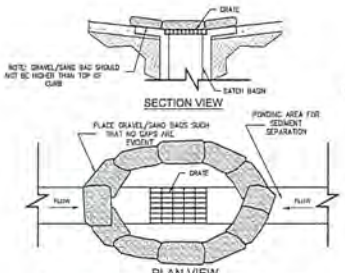
ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED ACCORDING TO THE FOLLOWING SPECIFICATIONS:

## SOIL EROSION + SEDIMENT CONTROL PLAN NOTES:

1.) OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2.) FLAG AND/OR ROUGH STAKE WORK LIMITS.
3.) HOLD PRECONSTRUCTION CONFERENCE (OWNER, CONTRACTOR, ENGINEER, AND APPROPRIATE GOVERNMENT OFFICIALS) AT LEAST ONE WEEK PRIOR TO START OF CONSTRUCTION ACTIVITIES.
4.) INSTALL SILT AND SAND FENCING @ LOCATIONS SHOWN ON PLAN
5.) COMPLETE CLEARING AND GRUBBING PROCEDURES.
6.) GRADE SITE ACCORDING TO PLAN
7.) ALL EROSION SEDIMENT CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER HEAVY RAINFALL EVENTS. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
8.) NO DEBRIS WILL BE BURIED ON THIS SITE.
9.) ALL EROSION AND SEDIMENT CONTROL, STORMWATER MANAGEMENT AND DRAINAGE DESIGN SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA SEDIMENT AND STORMWATER REGULATIONS AND WITH THE TOWN OF Kill Devil Hills CODE.
10.) EXISTING UTILITIES ARE IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE GOVERNING UTILITY COMPANIES (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY THE UTILITY LOCATIONS IN THE FIELD.
11.) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
12.) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS, INSURANCE, BONDS, ETC. REQUIRED BY LOCAL, STATE AND/ OR FEDERAL AGENCIES NECESSARY FOR CONSTRUCTION.
13.) PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
14.) PROPOSED AREA TO BE DISTURBED IS (+/- 79,109 SQ FT.)
15.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN THIRTY DAYS OF LAND DISTURBING ACTIVITIES. IF SAID ACTIVITIES OCCUR OUTSIDE THE PERMANENT VEGETATION SEEDING DATES (APRIL 1– SEP 30) THEN TEMPORARY VEGETATION SEEDING SPECIFICATIONS SHALL BE FOLLOWED FOR PLANTING UNTIL THE NEXT APPROPRIATE PERMANENT SEEDING PERIOD, AT WHICH TIME PERMANENT VEGETATION SHALL BE ESTABLISHED ACCORDING TO PERMANENT VEGETATION SEEDING SPECIFICATIONS (SEE PERM. & TEMP. SEEDING SPEC'S THIS SHEET.)
16.) IF EXCESSIVE WIND EROSION OR STORMWATER RUNOFF EROSION DEVELOPS DURING CONSTRUCTION IN ANY LOCATION ON THE PROJECT, ADDITIONAL SAND OR SILT FENCING SHALL BE INSTALLED AS DIRECTED BY ENGINEER SO AS TO PREVENT DAMAGE TO ADJACENT PROPERTY. SEE SAND AND SILT FENCE DETAIL THIS SHEET.
17.) SOIL EROSION AND SEDIMENTATION CONTROLS TO BE INSPECTED, MAINTAINED AND REPAIRED AS NECESSARY UNTIL PERMANENT CONTROLS ARE ESTABLISHED PER CONSTRUCTION SCHEDULE.

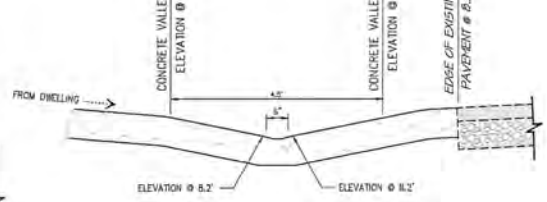
## EROSION AND SEDIMENT CONTROL MAINTENANCE NOTES

1.) PERIODICALLY CHECK ALL GRADED AREAS AND THE SUPPORTING EROSION AND SEDIMENTATION CONTROL PRACTICES, ESPECIALLY AFTER HEAVY RAINFALLS. PROMPTLY REMOVE ALL SEDIMENT FROM DIVERSIONS AND OTHER WATER – DISPOSAL PRACTICES. IF WASHOUTS OR BREAKS OCCUR, REPAIR THEM IMMEDIATELY. PROMPT MAINTENANCE OF SMALL ERODED AREAS BEFORE THEY BECOME SIGNIFICANT GULLIES IS AN ESSENTIAL PART OF AN EFFECTIVE EROSION AND SEDIMENTATION CONTROL PLAN.
2.) ALL EROSION AND SEDIMENT CONTROL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION PHASE AND THE PROPERTY OWNER THEREAFTER.
3.) PROVIDE A GROUND COVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING, AND A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
4.) THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

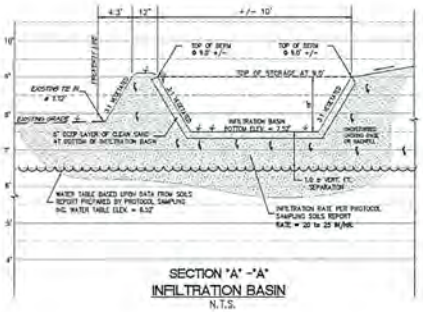



NOTES:
1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH (OR SMALLER) GRAVEL. BAGS MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
4. WHEN INSTALLING CURB INLET PROTECTION DEVICES, NEVER BLOCK THE CURB INLET.

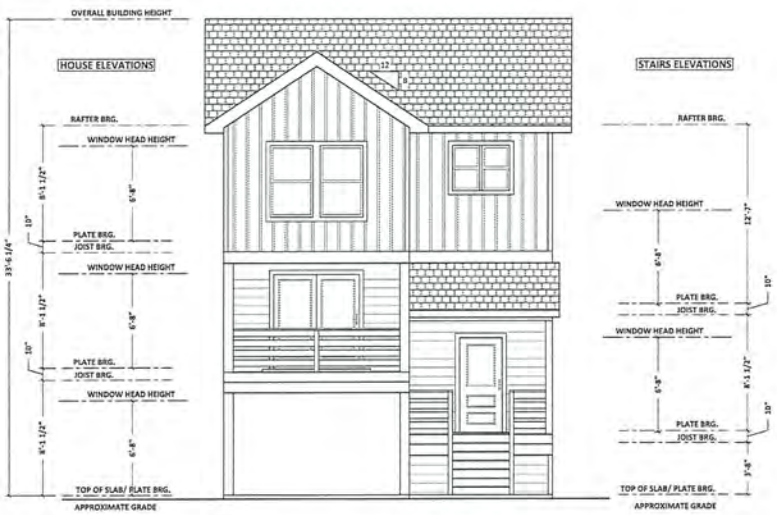
**TEMPORARY INLET PROTECTION**
N.T.S




**Concrete Valley Channel Drain**
N.T.S.


4.5'
12"
+/- 10'
TOP OF BERM @ 9.0' +/-
TOP OF BERM @ 9.0' +/-
TOP OF STORAGE AT 9.0'
EXISTING ELEV. @ 4.5'±
EXISTING GRADE
3:1 SLOPED
3:1 SLOPED
3:1 SLOPED
INFILTRATION BASIN BOTTOM ELEV. = 7.5'±
6" SCUP LAYER OF CLEAN STONE AT BOTTOM OF INFILTRATION BASIN
UNDISTURBED UNDISTURBED (UNDISTURBED UNDISTURBED (UNDISTURBED (UNDISTURBED (

RIGHT SIDE ELEVATION 1-A
SCALE: 1/4"=1'-0"




FRONT ELEVATION 1-B
SCALE: 1/4"=1'-0"

REAR ELEVATION 1-C
SCALE: 1/4"=1'-0"

LEFT SIDE ELEVATION 1-D
SCALE: 1/4"=1'-0"

| AREA SCHEDULE: | |
|---|---|
| TOTAL LIVING AREA: | 1,388 S.F. |
| GROUND FLOOR (UNHEATED): | 140 S.F. |
| FIRST FLOOR: | 668 S.F. |
| SECOND FLOOR: | 720 S.F. |
| DECKS: | 232 S.F. |
| BEDROOMS: | 3 |
| BATHROOMS: | 3 |


HOUSE ENGINEERING, P.C.
P.O. BOX 466
KITTY HAWK, NORTH CAROLINA 27949
OFFICE: (252) 261-8253 FAX: (252) 261-3283
e-mail: rick@houseengineering.net


# 3-BEDROOM DESIGN - ELEVATIONS

*for:*

Village West

*Property Location:*

20 West Martin Street,
Kill Devil Hills, Dare County, North Carolina

ENGINEER SEAL

PRELIMINARY NOT FOR CONSTRUCTION

FIRM CERTIFICATION No. C-1955

ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS

PROJECT CONTACTS: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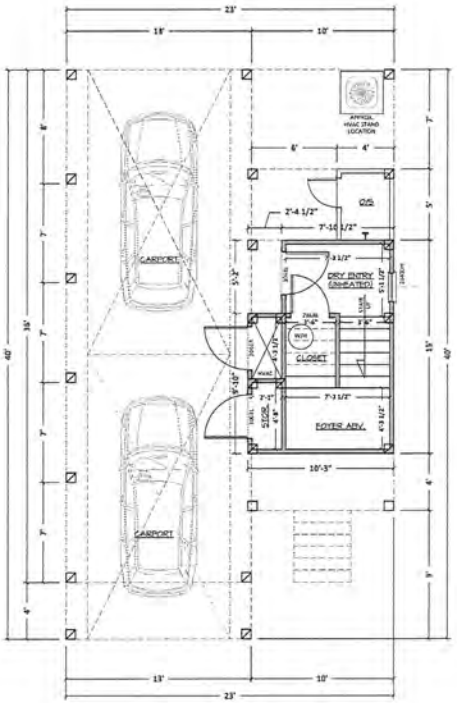
| APPROVALS | | DATE |
|---|---|---|
| DRAWN | B. MORRIS | 4/29/2023 |
| CHECKED | R. HOUSE | |
| ENGINEER | R. HOUSE | |
| SUBMITTED | R. HOUSE | |
| RECEIVED | | |

APPLICABLE DRAWING TOLERANCES

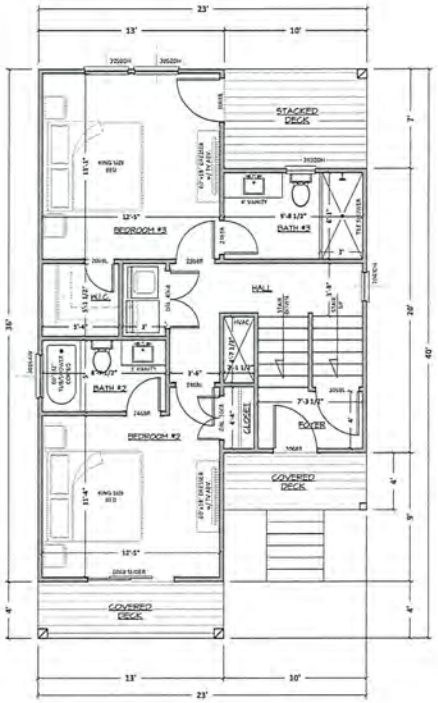
| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | - | 1 OF 2 |

CAD FILENAME: 226733 SCALE: 1/4" = 1'-0"



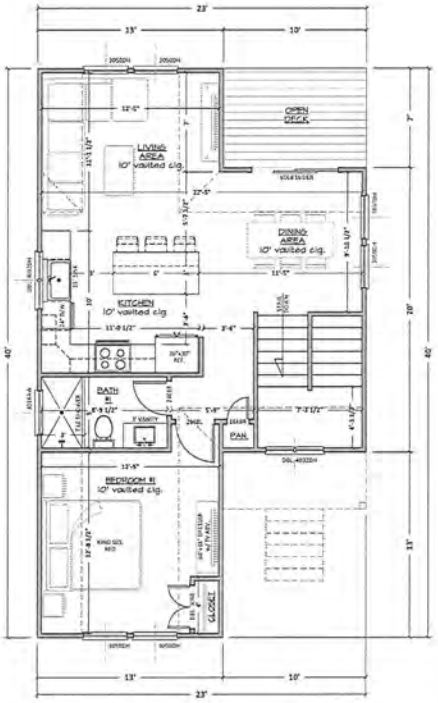

GROUND FLOOR PLAN 2-A

SCALE: 1/4"=1'-0"




FIRST FLOOR PLAN 2-B

SCALE: 1/4"=1'-0"




SECOND FLOOR PLAN 2-C

SCALE: 1/4"=1'-0"

| AREA SCHEDULE: | |
|---|---|
| TOTAL LIVING AREA: | 1,388 S.F. |
| GROUND FLOOR (UNHEATED): | 140 S.F. |
| FIRST FLOOR: | 668 S.F. |
| SECOND FLOOR: | 720 S.F. |
| DECKS: | 232 S.F. |
| BEDROOMS: | 3 |
| BATHROOMS: | 3 |

HOUSE ENGINEERING, P.C.
P.O. BOX 466
KITTY HAWK, NORTH CAROLINA 27949
OFFICE: (252) 261-8253 FAX: (252) 261-3283
e-mail: rick@houseengineering.net

# 3-BEDROOM DESIGN - FLOOR PLAN

*for:*

## Village West

*Property Location:*

20 West Martin Street,
Kill Devil Hills, Dare County, North Carolina

ENGINEER SEAL

PRELIMINARY NOT FOR CONSTRUCTION 4/29/2023

FIRM CERTIFICATION No. C-1955

ENGINEER'S SEAL AFFIXED ONLY TO STRUCTURAL COMPONENTS.

PROJECT CONTACT(S):

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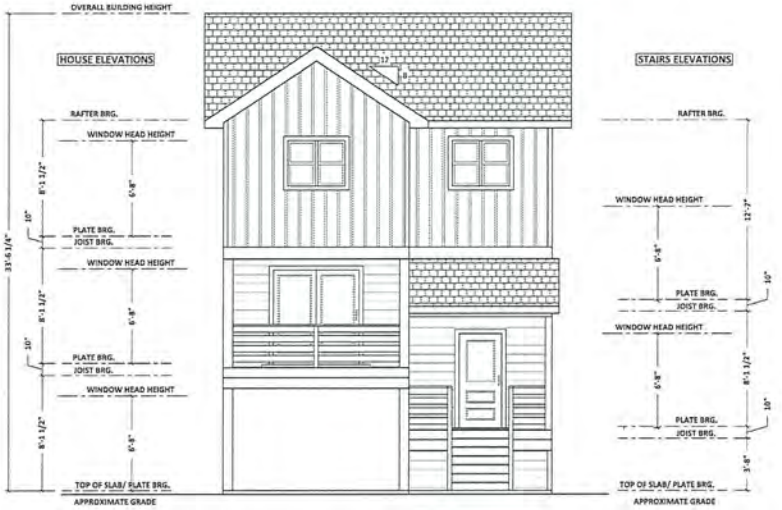
| APPROVALS | | DATE |
|---|---|---|
| DRAWN | B. MORRIS | 4/29/2023 |
| CHECKED | R. HOUSE | |
| ENGINEER | R. HOUSE | |
| SUBMITTED | R. HOUSE | |
| RECEIVED | | |

APPLICABLE DRAWING TOLERANCES

| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | - | 2 OF 2 |

CAD FILENAME: 226733 SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION 1-A
SCALE: 1/4"=1'-0"




FRONT ELEVATION 1-B
SCALE: 1/4"=1'-0"

REAR ELEVATION 1-C
SCALE: 1/4"=1'-0"

LEFT SIDE ELEVATION 1-D
SCALE: 1/4"=1'-0"

| AREA SCHEDULE: | |
|---|---|
| TOTAL LIVING AREA: | 1,297 S.F. |
| GROUND FLOOR (UNHEATED): | 140 S.F. |
| FIRST FLOOR: | 668 S.F. |
| SECOND FLOOR: | 629 S.F. |
| DECKS: | 232 S.F. |
| BEDROOMS: | 2 |
| BATHROOMS: | 2.5 |


HOUSE ENGINEERING, P.C.
P.O. BOX 466
KITTY HAWK, NORTH CAROLINA 27949
OFFICE: (252) 261-8253 FAX: (252) 261-3283
e-mail: rick@houseengineering.net


# 2-BEDROOM DESIGN - ELEVATIONS
*for:*

Village West

*Property Location:*
20 West Martin Street,
Kill Devil Hills, Dare County, North Carolina

ENGINEER SEAL

PRELIMINARY NOT FOR CONSTRUCTION 4/29/2023

FIRM CERTIFICATION No. C-1955

ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.

PROJECT CONTACTS: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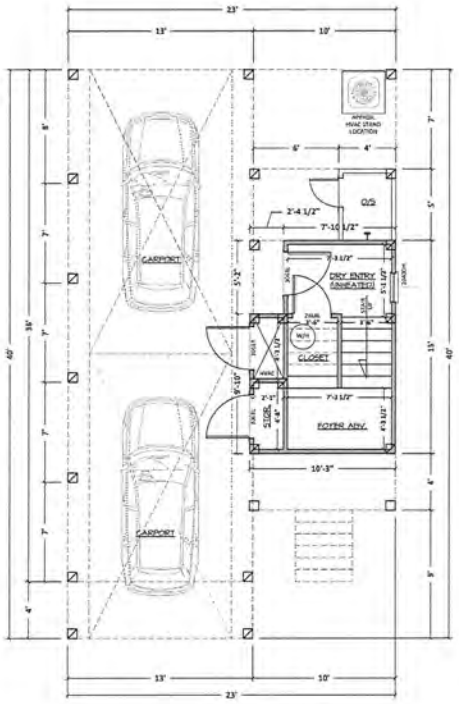
| APPROVALS | | DATE |
|---|---|---|
| DRAWN | B. MORRIS | 4/29/2023 |
| CHECKED | R. HOUSE | |
| ENGINEER | R. HOUSE | |
| SUBMITTED | R. HOUSE | |
| RECEIVED | | |

APPLICABLE DRAWING TOLERANCES

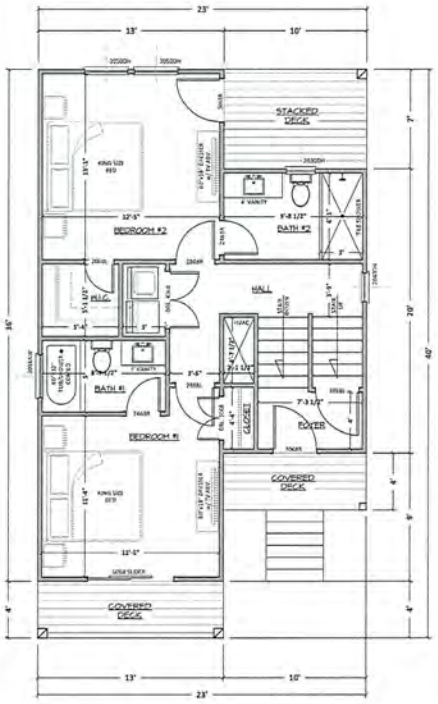
| SIZE | PROJECT NUMBER | REV | SHEET NO. |
|---|---|---|---|
| D | 226733 | - | 1 OF 2 |

CAD FILENAME: 226733 SCALE: 1/4" = 1'-0"



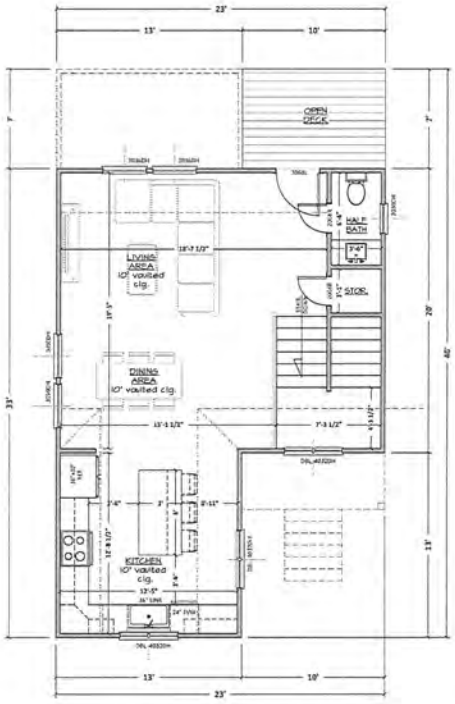

GROUND FLOOR PLAN 2-A

SCALE: 1/4"=1'-0"




FIRST FLOOR PLAN 2-B

SCALE: 1/4"=1'-0"




SECOND FLOOR PLAN 2-C

SCALE: 1/4"=1'-0"

| AREA SCHEDULE: | |
|---|---|
| TOTAL LIVING AREA: | 1,297 S.F. |
| GROUND FLOOR (UNHEATED): | 140 S.F. |
| FIRST FLOOR: | 668 S.F. |
| SECOND FLOOR: | 629 S.F. |
| DECKS: | 232 S.F. |
| BEDROOMS: | 2 |
| BATHROOMS: | 2.5 |

HOUSE ENGINEERING, P.C.
P.O. BOX 466
KITTY HAWK, NORTH CAROLINA 27949
OFFICE: (252) 261-8253 FAX: (252) 261-3283
e-mail: rick@houseengineering.net

# 2-BEDROOM DESIGN - FLOOR PLAN

*for:*

Village West

*Property Location:*

20 West Martin Street,
Kill Devil Hills, Dare County, North Carolina

ENGINEER SEAL

PRELIMINARY NOT FOR CONSTRUCTION 4/29/2023

FIRM CERTIFICATION No. C-1955

ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.

PROJECT CONTACTS:

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| APPROVALS | | DATE |
|---|---|---|
| DRAWN | R. MORRIS | 4/29/2023 |
| CHECKED | R. HOUSE | |
| ENGINEER | R. HOUSE | |
| SUBMITTED | R. HOUSE | |
| RECEIVED | | |

APPLICABLE DRAWING TOLERANCES

| SIZE | PROJECT NUMBER | REV. | SHEET NO. |
|---|---|---|---|
| D | 226733 | - | 2 OF 2 |

CAD FILENAME: 226733 SCALE: 1/4" = 1'-0"

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

# THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

## PLANNING DEPARTMENT

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

May 30, 2023

Re: Site Plan Review (Special Use) – 207 W. Martin Street – Proposed Cluster Home Development in the Low Density Residential Zone – Including 10 "3-Bedroom" and 11 "2-Bedroom" Long-Term Residential Units

Dear Property Owner,

This is to notify you that the owner(s) of the property listed above has made submitted application to the Town of Kill Devil Hills for a special use site plan review for the construction of a cluster home development at 207 W. Martin Street. The cluster home development will include 10 "3-Bedroom" and 11 "2-Bedroom" single family dwellings for be used for long-term occupancy.

Prior to the approval or denial of a special use site plan review, you, as an adjacent property owner, who may be materially affected by this application, shall be given an opportunity to be heard, at an evidentiary hearing scheduled for June 14, 2023 at 6:00 P.M. in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills, North Carolina.

Should you have any questions, please do not hesitate to contact me at Cameron@kdhnc.com or (252-449-5311).

Sincerely,

Cameron Ray
Assistant Planning Director

Dare County - Property Records

004422000
0 FOX ST, KILL DEVIL HILLS, NC, 27948

ISLAND TRADER HOLDINGS LLLC
-
4638 S BLUE MARLIN WAY
NAGS HEAD, NC,27959, USA

Assessed Value
$41,300

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004422000 | PIN | 988312867213 |
| Land Use Code | 0010 | Land Use Description | VACANT LAND (PRIVATE) |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 5 BLK: 24 SEC: | | |
| Plat Cab Slide | PL: 2 SL: 18 | | |
| Deed Date | 03/31/2022 | Book / Page | 2606 / 0686 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $41,300 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Assessed | $41,300 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $41,300 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Value | $41,300 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 10,500 | 0.241 | $41,300 |
| Total Assessed | 10,500 | 0.241 | $41,300 |

## BUILDINGS

No data to display

## OTHER IMPROVEMENTS

No data to display

## RECENT SALES HISTORY

Dare County - Property Records

004421000
0 FOX ST, KILL DEVIL HILLS, NC, 27948

MEYER, THEODORE F
-
8380 OAK HOLLOW DR
PASADENA, MD,21122, USA

Assessed Value
$41,300

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004421000 | PIN | 988312866380 |
| Land Use Code | 0010 | Land Use Description | VACANT LAND (PRIVATE) |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 4 BLK: 24 SEC: | | |
| Plat Cab Slide | PL: 2 SL: 18 | | |
| Deed Date | 10/07/1998 | Book / Page | 1212 / 0556 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $41,300 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Assessed | $41,300 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $41,300 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Value | $41,300 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 10,500 | 0.241 | $41,300 |
| Total Assessed | 10,500 | 0.241 | $41,300 |

## BUILDINGS

No data to display

## OTHER IMPROVEMENTS

No data to display

## RECENT SALES HISTORY

Dare County - Property Records

004420000
1204 FOX ST, KILL DEVIL HILLS, NC, 27948

MCKIE, JANE H
-
257 HIDE A WAY LN CENTRAL
LINDALE, TX,75771, USA

Assessed Value
$244,300

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004420000 | PIN | 988312866346 |
| Land Use Code | 0100 | Land Use Description | SINGLE FAMILY RESIDENTIAL |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 3 BLK: 24 SEC: | | |
| Plat Cab Slide | PL: 2 SL: 18 | | |
| Deed Date | 12/20/2002 | Book / Page | 1467 / 0377 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $74,300 |
| Building Value | $160,900 |
| Other Improvements | $9,100 |
| Total Assessed | $244,300 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $74,300 |
| Building Value | $160,900 |
| Other Improvements | $9,100 |
| Total Value | $244,300 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 10,500 | 0.241 | $74,300 |
| Total Assessed | 10,500 | 0.241 | $74,300 |

## BUILDINGS

Dare County - Property Records

004419000
1202 FOX ST, KILL DEVIL HILLS, NC, 27948

FAISON, GENE G JR
FAISON, KATHY L
1202 FOX ST
KILL DEVIL HILLS, NC,27948, USA

Assessed Value
$232,200

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004419000 | PIN | 988312866403 |
| Land Use Code | 0100 | Land Use Description | SINGLE FAMILY RESIDENTIAL |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 2 BLK: 24 SEC: | | |
| Plat Cab Slide | PL: 2 SL: 18 | | |
| Deed Date | 09/23/2014 | Book / Page | 1977 / 0355 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $74,300 |
| Building Value | $157,900 |
| Other Improvements | $0 |
| Total Assessed | $232,200 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $74,300 |
| Building Value | $157,900 |
| Other Improvements | $0 |
| Total Value | $232,200 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 10,500 | 0.241 | $74,300 |
| Total Assessed | 10,500 | 0.241 | $74,300 |

## BUILDINGS

Dare County - Property Records

004418000
1200 FOX ST, KILL DEVIL HILLS, NC, 27948

RIDDLE, JACQUELINE H
-
1200 FOX ST
KILL DEVIL HILLS, NC,27948, USA

Assessed Value
$226,800

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004418000 | PIN | 988312865570 |
| Land Use Code | 0100 | Land Use Description | SINGLE FAMILY RESIDENTIAL |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 1 BLK: 24 SEC: | | |
| Plat Cab Slide | PL: 2 SL: 18 | | |
| Deed Date | 10/14/2019 | Book / Page | 2329 / 0359 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $74,300 |
| Building Value | $151,100 |
| Other Improvements | $1,400 |
| Total Assessed | $226,800 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $74,300 |
| Building Value | $151,100 |
| Other Improvements | $1,400 |
| Total Value | $226,800 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 10,500 | 0.241 | $74,300 |
| Total Assessed | 10,500 | 0.241 | $74,300 |

## BUILDINGS

Dare County - Property Records

004413001
1106 FOX ST, KILL DEVIL HILLS, NC, 27948

JOYCE, KEVIN
-
1106 FOX ST
KILL DEVIL HILLS, NC,27948, USA

Assessed Value
$302,300

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | **004413001** | PIN | **988312865611** |
| Land Use Code | **0100** | Land Use Description | **SINGLE FAMILY RESIDENTIAL** |
| District | **KILL DEVIL HILLS** | Neighborhood | **07130008** |
| Zoning Code | **RL** | Zoning Desc. | **RESIDENTIAL LOW DENSITY** |
| Subdivision Code | **K150** | Subdivision | **KILL DEVIL HILLS REALTY CORP** |
| Legal Desc. | **LOT: 1 BLK: 23 SEC:** | | |
| Plat Cab Slide | **PL: 2 SL: 18** | | |
| Deed Date | **01/26/2021** | Book / Page | **2461 / 0536** |
| Tax Status | **Taxable** | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | **$89,300** |
| Building Value | **$197,100** |
| Other Improvements | **$15,900** |
| Total Assessed | **$302,300** |

### BILLING VALUE

| | |
|---|---|
| Land Value | **$89,300** |
| Building Value | **$197,100** |
| Other Improvements | **$15,900** |
| Total Value | **$302,300** |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 10,500 | 0.241 | $89,300 |
| Total Assessed | 10,500 | 0.241 | $89,300 |

## BUILDINGS

Dare County - Property Records

004387000
1107 FOX ST, KILL DEVIL HILLS, NC, 27948

PARIS, CARMEN I
-
1107 FOX ST
KILL DEVIL HILLS, NC,27948, USA

Assessed Value
$184,200

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004387000 | PIN | 988312866757 |
| Land Use Code | 0100 | Land Use Description | SINGLE FAMILY RESIDENTIAL |
| District | KILL DEVIL HILLS | Neighborhood | 07130008 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 10 BLK: 17 SEC: | | |
| Plat Cab Slide | PL: 2 SL: 18 | | |
| Deed Date | 01/12/2007 | Book / Page | 1714 / 0427 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $89,300 |
| Building Value | $94,900 |
| Other Improvements | $0 |
| Total Assessed | $184,200 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $89,300 |
| Building Value | $94,900 |
| Other Improvements | $0 |
| Total Value | $184,200 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 10,500 | 0.241 | $89,300 |
| Total Assessed | 10,500 | 0.241 | $89,300 |

## BUILDINGS

Dare County - Property Records

004379000
1106 BLUE JAY ST, KILL DEVIL HILLS, NC, 27948

SAPLING LAND COMPANY, LLC
-
422 W BRIDGE LN
NAGS HEAD, NC,27959, USA

Assessed Value
$271,400

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004379000 | PIN | 988312867930 |
| Land Use Code | 0010 | Land Use Description | VACANT LAND (PRIVATE) |
| District | KILL DEVIL HILLS | Neighborhood | 07130008 |
| Zoning Code | C | Zoning Desc. | COMMERCIAL |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 1-R BLK: 17 SEC: | | |
| Plat Cab Slide | PL: H SL: 110 | | |
| Deed Date | 02/05/2007 | Book / Page | 1717 / 0261 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $271,400 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Assessed | $271,400 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $271,400 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Value | $271,400 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 32,000 | 0.7346 | $271,400 |
| Total Assessed | 32,000 | 0.7346 | $271,400 |

## BUILDINGS

No data to display

## OTHER IMPROVEMENTS

No data to display

## RECENT SALES HISTORY

Dare County - Property Records

004330000
1200 S CROATAN HWY, KILL DEVIL HILLS, NC, 27948

LRC KILL DEVIL INVESTORS, LLC
C/O WALGREEN 7476
ATTN: REAL ESTATE TAX DEPT., 104 WILMOT RD MS 1435
DEERFIELD, IL,60015-5121, USA

Assessed Value
$3,217,400

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004330000 | PIN | 988312960843 |
| Land Use Code | 2000 | Land Use Description | RETAIL |
| District | KILL DEVIL HILLS | Neighborhood | 07520099 |
| Zoning Code | C | Zoning Desc. | COMMERCIAL |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 1A BLK: 7 SEC: | | |
| Plat Cab Slide | PL: E SL: 738 | | |
| Deed Date | 02/03/2003 | Book / Page | 1474 / 0134 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $1,251,000 |
| Building Value | $1,929,600 |
| Other Improvements | $36,800 |
| Total Assessed | $3,217,400 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $1,251,000 |
| Building Value | $1,929,600 |
| Other Improvements | $36,800 |
| Total Value | $3,217,400 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G52-07-Commercial Highway Primary | 70,000 | 1.607 | $810,000 |
| 2 G64-07-Commercial Vlg Undeveloped | 45,000 | 1.0331 | $441,000 |
| Total Assessed | 115,000 | 2.6401 | $1,251,000 |

## BUILDINGS

Dare County - Property Records

008171000
206 W ATLANTIC ST, KILL DEVIL HILLS, NC, 27948

LINCOLN, JAMESON DEARING
-
206 W ATLANTIC ST
KILL DEVIL HILLS, NC,27948, USA

Assessed Value
$216,800

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 008171000 | PIN | 988312961029 |
| Land Use Code | 0100 | Land Use Description | SINGLE FAMILY RESIDENTIAL |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K100 | Subdivision | KILL DEVIL BEACH EXTENDED |
| Legal Desc. | LOT: 4 BLK: Q SEC: | | |
| Plat Cab Slide | PL: 1 SL: 80 | | |
| Deed Date | 12/28/2022 | Book / Page | 2660 / 0387 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $80,000 |
| Building Value | $135,000 |
| Other Improvements | $1,800 |
| Total Assessed | $216,800 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $80,000 |
| Building Value | $135,000 |
| Other Improvements | $1,800 |
| Total Value | $216,800 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 9,500 | 0.2181 | $80,000 |
| Total Assessed | 9,500 | 0.2181 | $80,000 |

## BUILDINGS

Dare County - Property Records

008172000
208 W ATLANTIC ST, KILL DEVIL HILLS, NC, 27948

MCVEARRY, MICHAEL G TTEE
-
2508 S VIRGINIA DARE TRL
NAGS HEAD, NC,27959, USA

Assessed Value
$159,400

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 008172000 | PIN | 988312960087 |
| Land Use Code | 0100 | Land Use Description | SINGLE FAMILY RESIDENTIAL |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K100 | Subdivision | KILL DEVIL BEACH EXTENDED |
| Legal Desc. | LOT: 5 BLK: Q SEC: | | |
| Plat Cab Slide | PL: 1 SL: 80 | | |
| Deed Date | 10/21/2016 | Book / Page | 2126 / 0930 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $80,000 |
| Building Value | $79,400 |
| Other Improvements | $0 |
| Total Assessed | $159,400 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $80,000 |
| Building Value | $79,400 |
| Other Improvements | $0 |
| Total Value | $159,400 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 9,500 | 0.2181 | $80,000 |
| Total Assessed | 9,500 | 0.2181 | $80,000 |

## BUILDINGS

Dare County - Property Records

008199000
300 W ATLANTIC ST, KILL DEVIL HILLS, NC, 27948

MOSLEY, KATHLEEN P
-
300 W ATLANTIC ST
KILL DEVIL HILLS, NC,27948, USA

Assessed Value
$311,100

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 008199000 | PIN | 988312869092 |
| Land Use Code | 0100 | Land Use Description | SINGLE FAMILY RESIDENTIAL |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K100 | Subdivision | KILL DEVIL BEACH EXTENDED |
| Legal Desc. | LOT: 1 BLK: V SEC: | | |
| Plat Cab Slide | PL: 1 SL: 80 | | |
| Deed Date | 09/02/1987 | Book / Page | 0528 / 0001 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $77,500 |
| Building Value | $233,600 |
| Other Improvements | $0 |
| Total Assessed | $311,100 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $77,500 |
| Building Value | $233,600 |
| Other Improvements | $0 |
| Total Value | $311,100 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 8,500 | 0.1951 | $77,500 |
| Total Assessed | 8,500 | 0.1951 | $77,500 |

## BUILDINGS

Dare County - Property Records

008200000
302 W ATLANTIC ST, KILL DEVIL HILLS, NC, 27948

DORAN, CARTER R
DORAN, PATRICIA T
8517 BURROUGHS CT
RICHMOND, VA,23235, USA

Assessed Value
$264,400

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 008200000 | PIN | 988312859949 |
| Land Use Code | 0100 | Land Use Description | SINGLE FAMILY RESIDENTIAL |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K100 | Subdivision | KILL DEVIL BEACH EXTENDED |
| Legal Desc. | LOT: 2 BLK: V SEC: | | |
| Plat Cab Slide | PL: 1 SL: 80 | | |
| Deed Date | 02/14/1991 | Book / Page | 0740 / 0411 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $73,800 |
| Building Value | $185,400 |
| Other Improvements | $5,200 |
| Total Assessed | $264,400 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $73,800 |
| Building Value | $185,400 |
| Other Improvements | $5,200 |
| Total Value | $264,400 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 7,000 | 0.1607 | $73,800 |
| Total Assessed | 7,000 | 0.1607 | $73,800 |

## BUILDINGS

Dare County - Property Records

004424000
0 FOX ST, KILL DEVIL HILLS, NC, 27948

GRIMMER, WILLIAM M
GRIMMER, LORETTA C
7525 CHURCH RD
PETERSBURG, VA,23803, USA

Assessed Value
$9,400

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004424000 | PIN | 988312867098 |
| Land Use Code | 0010 | Land Use Description | VACANT LAND (PRIVATE) |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 7 BLK: 24 SEC: | | |
| Plat Cab Slide | PL: 2 SL: 18 | | |
| Deed Date | 11/18/2002 | Book / Page | 1461 / 0213 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $9,400 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Assessed | $9,400 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $9,400 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Value | $9,400 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 15,000 | 0.3444 | $9,400 |
| Total Assessed | 15,000 | 0.3444 | $9,400 |

## BUILDINGS

No data to display

## OTHER IMPROVEMENTS

No data to display

## RECENT SALES HISTORY

Dare County - Property Records

004423000
0 FOX ST, KILL DEVIL HILLS, NC, 27948

CRABTREE, SHAWN C
CRABTREE, JACI H
4412 TEAL LN
NORTH DINWIDDIE, VA,23803-6646, USA

Assessed Value
$8,300

## PARCEL INFORMATION

| | | | |
|---|---|---|---|
| Parcel ID | 004423000 | PIN | 988312867146 |
| Land Use Code | 0010 | Land Use Description | VACANT LAND (PRIVATE) |
| District | KILL DEVIL HILLS | Neighborhood | 07130009 |
| Zoning Code | RL | Zoning Desc. | RESIDENTIAL LOW DENSITY |
| Subdivision Code | K150 | Subdivision | KILL DEVIL HILLS REALTY CORP |
| Legal Desc. | LOT: 6 BLK: 24 SEC: | | |
| Plat Cab Slide | PL: 2 SL: 18 | | |
| Deed Date | 11/18/2002 | Book / Page | 1461 / 0212 |
| Tax Status | Taxable | | |

## SECONDARY OWNERS

No data to display

## ASSESSMENT DETAILS

### REAL ESTATE ASSESSED VALUE

| | |
|---|---|
| Land Value | $8,300 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Assessed | $8,300 |

### BILLING VALUE

| | |
|---|---|
| Land Value | $8,300 |
| Building Value | $0 |
| Other Improvements | $0 |
| Total Value | $8,300 |

## LAND

| LAND DESCRIPTION | SQFT | ACRES | LAND VALUE |
|---|---|---|---|
| 1 G13-07-Residential Subdivision | 10,500 | 0.241 | $8,300 |
| Total Assessed | 10,500 | 0.241 | $8,300 |

## BUILDINGS

No data to display

## OTHER IMPROVEMENTS

No data to display

## RECENT SALES HISTORY

TOWN OF KILL DEVIL HILLS
PUBLIC HEARING
DATE: JUNE 14, 2023
TIME: 6:00PM.
LOCATION:
KILL DEVIL TOWN HALL
102 Town Hall Drive
Kill Devil Hills, NC
APPLICATION: Special Use
Site Plan Review
207 W. Martin St
For more information about this application contact the Planning and Inspections Dept. at (252) 449-5318

W Martin St
Fox
STOP