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Planning and Inspections
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Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

September 19, 2023

Memorandum

To: Planning Board

From: Ryan Lang, Senior Planner *RL*

Subject: SITE PLAN REVIEW – 901 Tenth Avenue in the Light Industrial Two Zone -- Proposed 33 Unit Multi-family Apartment Building and associated site improvements

Enclosed is a site plan submitted by Run Hill Commons LLC, which proposes the construction of a 33 Unit Multi-family Apartment Building, consisting of (27) two bedroom units and (6) three bedroom units, 75 parking spaces and associated site improvements. The proposed multi-family development is a permitted use in the Light Industrial Zone 2 (C) *Multi-family*. Attached you will find the Commercial Site Plan Application, proposed site plan, proposed architectural and floor plan layouts, applicants response to Staff's Tech 2 comments and willingness to serve from KDHWTP, LLC.

The applicant has addressed most of staffs initial technical review comments; however the following conditions remain to be addressed:

Planning

Sheet 1A:

- a. Add (C) *Multi-family dwellings of three or more units per dwelling* to Proposed Development as permitted use.
- b. Dimension driveway width at property line on entrance/exit from Corrigan Street.
- c. Show proposed ground cover in drainage basins and in non-landscaped areas.
- d. Interior parking spaces of more than 40 require landscaping of 10% of the total parking areas, including aisles. The landscaping shall be established within the interior of the parking lot. Provide calculation and show trees in landscape islands and at end of aisles.

Lighting Plan:

- a. Add note detailing proposed lighting fixtures under building will provide enough lighting for security around all sides building.

Building Inspector

1. Space 26 as shown on sheets 1A, 1B and 2A appears to have a piling within the ADA space (directly behind the vehicle shown in the space.)
2. By code, the access aisle shall extend the full length of the space it serves. The spaces extend out from under the structure while the access aisle stops at the line of the structure. This whole 3x8'=24' wide space shall be clear and open. This will require at a minimum a 24' wide opening in the piling spacing if you plan to have the spaces and access aisle extend out from under the structure past the piling/girder line.

Public Services

Streets

1. Driveways will need to have an inverted flow line (valley style gutter) across the driveways from curb return to curb return.
2. Provide driveway culvert pipes and swale grades.
3. Provide construction fence along the southern boundary of the property and across the Clark St. Right-of-Way at Tenth Ave. to deter construction activities from entering the Clark St. Right-of-Way.

Wastewater

1. Preliminary wastewater force main extension layout is provided extending the new force main from the site to the existing force main located in Blue Jay Street and in the unimproved and improved sections of the W. Corrigan Street Right-of-Way. Public Services offers no objection to the general horizontal alignment presented. We do recommend the connection to the existing force main in Blue Jay Street be shifted south and out of the intersection to minimize any future conflicts with curb radii.
2. Final wastewater plans detailing the force main horizontal and vertical plan and profile alignment with construction details will need to be approved by public services prior to issuing a building permit. Wastewater force main depth in the unimproved portion of W. Corrigan Street will need to take in consideration future development of these rights-of-way.
3. Plans will need to clearly present portions of the force main sections to be directionally drilled and sections to be open cut.
4. Wastewater infrastructure in the Right-of-Way shall be installed to sufficient depth to accommodate future water system extension and drainage along E. Corrigan St. and other applicable Town rights-of-way. Sewer depth needs to be able to accommodate at 36" deep 8" water main with 18" separation below the water main.
5. A Copy of the NCDEQ Wastewater Extension (Fast Track) permit will need to be provided prior to issuance of a building permit.
6. KDHWWTP will need to provide the Town's encroachment agreement for the wastewater infrastructure in the W. Corrigan St. Right-of-Way and up to the existing KDHWWTP force main.
7. Right-of-Way Encroachment Fees: Utility Right-of-Way encroachment fees are \$0.10 per lineal feet: The proposed force main is approximately 2,750 lineal feet and anticipated encroachment fees based on the current rate schedule will be approximately \$275.00 and will

be required at building permit. Final wastewater force main length will need to be provided to determine final encroachment fees.

Fire Marshal

1. Fire Hydrant shall be added and location to be determined

Staff recommends that the Planning Board forward the plan to the Board of Commissioners with a favorable recommendation after the above listed conditions have been addressed.

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



Applicant

Name: RUN HILL COMMONS LLC
 Address: 46 Lakeside Cv.
The Woodlands, TX 773809
 Phone: 720-939-3381
 Fax: _____
 Cell: _____

Property Owner

Name: Same as Applicant
 Address: _____
 Phone: _____
 Fax: _____
 Cell: _____

Property Location

Address: 901 Tenth Avenue Lot, Block: Lots 6-10, Block 55
 Subdivision: Kill Devil Hills Realty Corp. Pin#: 9883 11 65 5880 and 5904 and 9883 11 64 4044
 Zoning District: Commercial LI-1 LI-2 OIR
 Total Lot Size: 46,078 Sq. Ft. Disturbed Area: 46,078 Sq. Ft.

Contractor

Company Name: To be determined License Number: _____
 Name: _____ Phone: _____
 Address: _____ Cell: _____
 Fax: _____
 Town Privilege License Number: _____

Construction Information

Type of Construction: WOOD FRAME ON PILINGS
 Assembly Business Educational Factory/Industrial High Hazard
 Institutional Mercantile Residential Storage Utility/Misc.
 New Construction Addition Repair/Replace Remodel Other: _____

Square Footage Proposed:

Interior Space: 25,344 Sq. Ft. Covered Deck(s): 5,019 Sq. Ft. Storage: 510 Sq. Ft.
 Garage: N/A Sq. Ft. # of Bedrooms: 72 # of Open Deck(s): 36
 Proposed Square Footage: 22,823 + Existing Square Footage: _____ = 22,823 Total Sq. Ft.
 % Impervious Coverage: 49.5 (adjusted) + % Pervious Coverage: _____ = 49.5 Total % Coverage
 # of Parking Spaces: Existing: _____ Proposed: 75 Total: 75
 Septic Tank Permit #: KDHWVTP Construction Type: Wood Frame on Pilings

Estimated Construction Cost (including labor and materials): _____

Flood Information

Flood Zone: VE AE X Base Flood Elevation: 8' RFPE
 Proposed First Floor Elevation: 14.33' slab Sq. Ft Below Base Flood Elevation: n/a

**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

Multi-Family Apartment Building with 33 Dwelling Units with 27 two bedroom units and 6 three bedroom units.

Required Site Plan Information Checklist:

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

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

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

Signature of Applicant: _____



AGENT

(Date) 08-12-23

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

Willingness to Serve

August 10, 2023

Run Hill Commons, LLC
10th Avenue
Kill Devil Hills, NC 27948

Re: Run Hill Commons

To whom it may concern:

KDHWTP is Willing to Serve Run Hill Commons as referenced above with 8640
gpd of sewer Capacity.

My best regards,

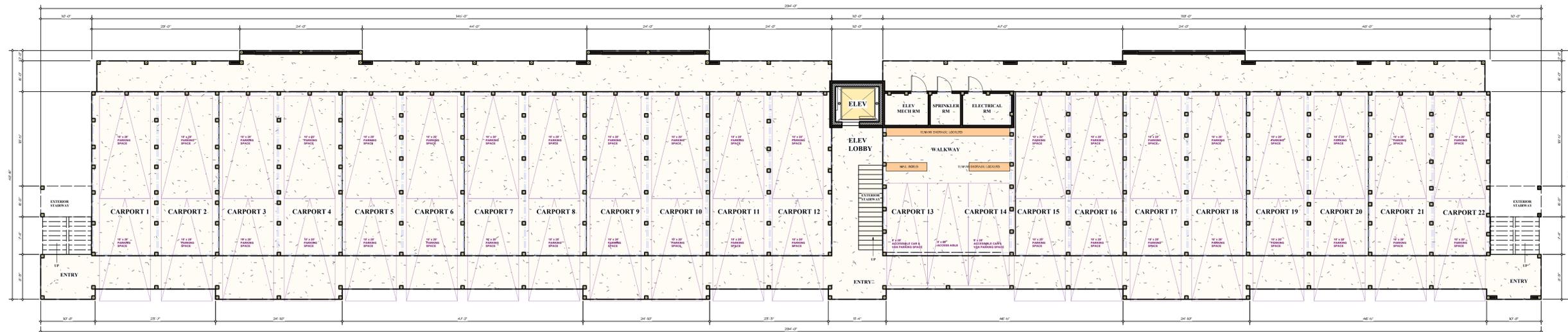
Eddie Goodrich

Eddie Goodrich
Member Manager

**PRELIMINARY CONSTRUCTION DRAWINGS
NOT FOR CONSTRUCTION**



OVERALL FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



OVERALL GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Run Hill Commons
Apartments
Kill Devil Hills, NC

FLOREZ
DESIGN STUDIOS, P.C.

PO Box 170, 9138 Caratoke Highway, Point Harbor, NC 27964
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PROJECT #	22-018
DATE	August 20, 2023
SCALE	AS NOTED
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REVISIONS	
SHEET #	A0.01

**PRELIMINARY CONSTRUCTION DRAWINGS
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OVERALL THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



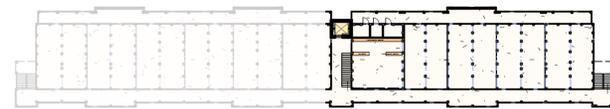
OVERALL SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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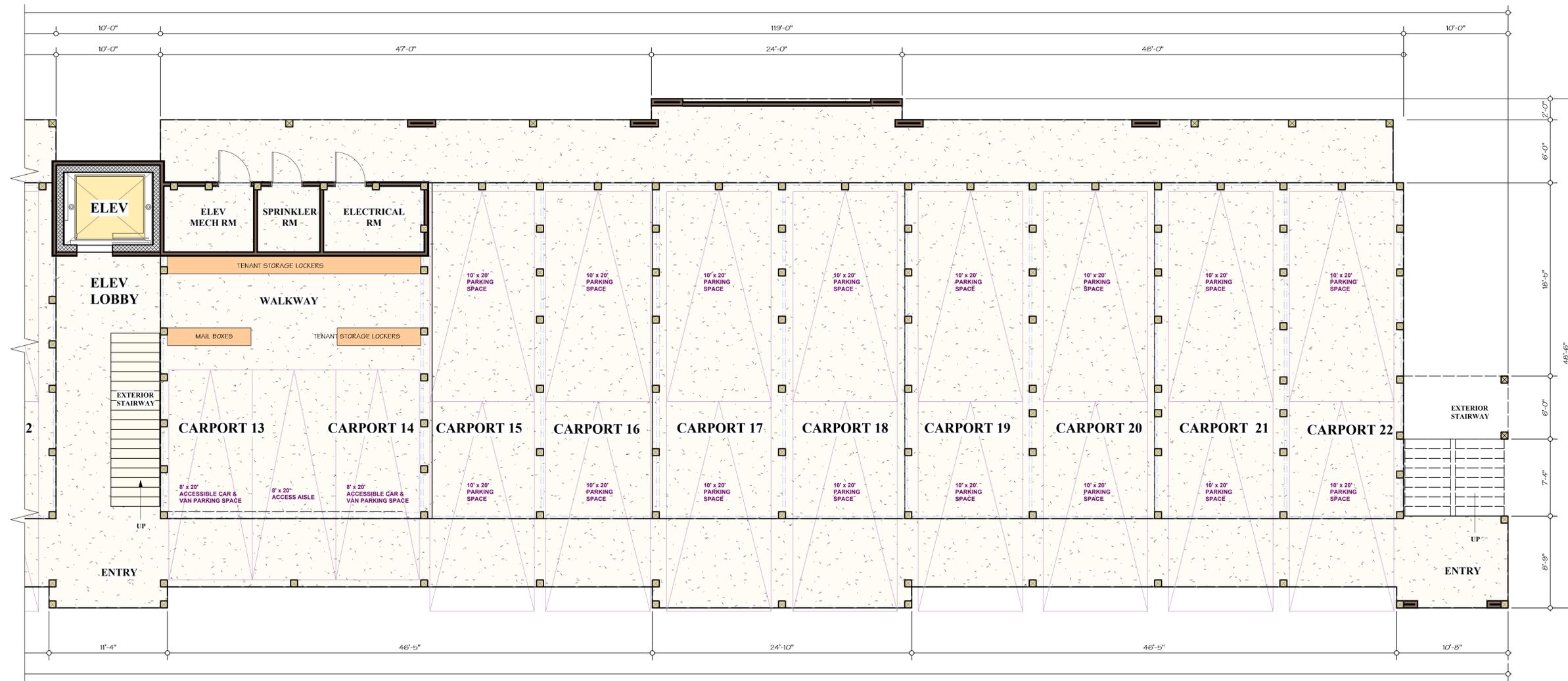
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**KEY PLAN
GROUND FLOOR PART B**



GROUND FLOOR PLAN PART B
SCALE: 3/16" = 1'-0"

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KEY PLAN
FIRST FLOOR PART A



FIRST FLOOR PLAN PART A
SCALE: 3/16" = 1'-0"

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DATE: August 30, 2023	REVISIONS:
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Run Hill Commons
Apartments
Kill Devil Hills, NC



KEY PLAN
FIRST FLOOR PART B



FIRST FLOOR PLAN PART B
SCALE: 3/16" = 1'-0"

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A1.04	



**KEY PLAN
SECOND FLOOR PART A**



SECOND FLOOR PLAN PART A
SCALE: 3/16" = 1'-0"

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SHEET #	A1.05



KEY PLAN
SECOND FLOOR PART B



SECOND FLOOR PLAN PART B
SCALE: 3/16" = 1'-0"

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**KEY PLAN
THIRD FLOOR PART A**



THIRD FLOOR PLAN PART A
SCALE: 3/16" = 1'-0"

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KEY PLAN
THIRD FLOOR PART B



THIRD FLOOR PLAN PART B
SCALE: 3/16" = 1'-0"

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DATE	August 30, 2023
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SHEET #	A1.08



FRONT ELEVATION PART B
 SCALE: 3/16" = 1'-0"



FRONT ELEVATION PART A
 SCALE: 3/16" = 1'-0"

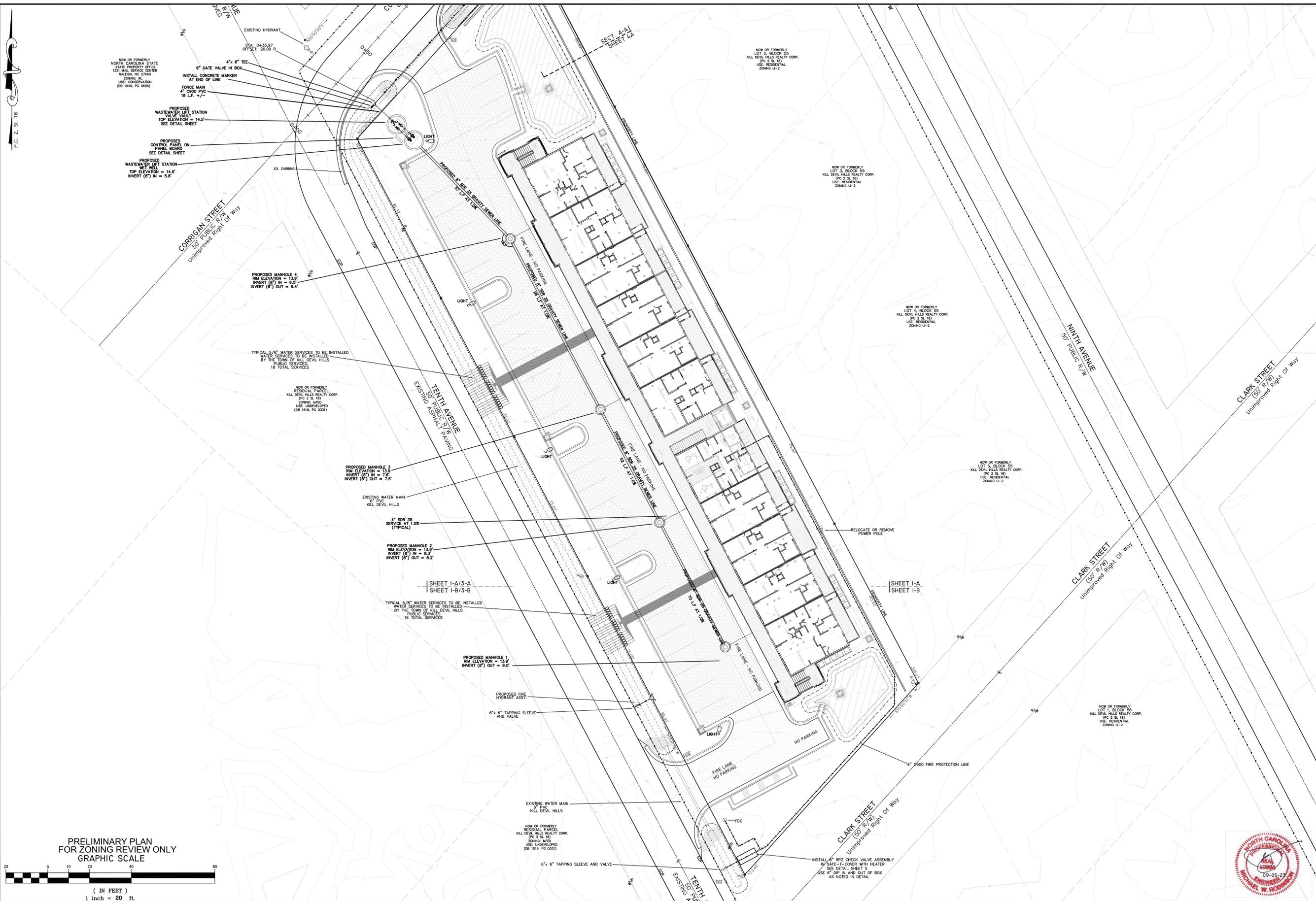
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Run Hill Commons
 Apartments
 Kill Devil Hills, NC

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DATE: August 30, 2023	REVISIONS:	SHEET #
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22-018	DRAWN BY: MF	
		A2.02



PRELIMINARY PLAN
FOR ZONING REVIEW ONLY
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

MICHAEL W. ROBINSON, P.E., P.L.S.
ENGINEERING AND SURVEYING
P.O. BOX 2852
KILL DEVIL HILLS, NC 27948
PHONE: 252-255-8026
EMAIL: mrobinson@obxengineering.com

UTILITY PLAN



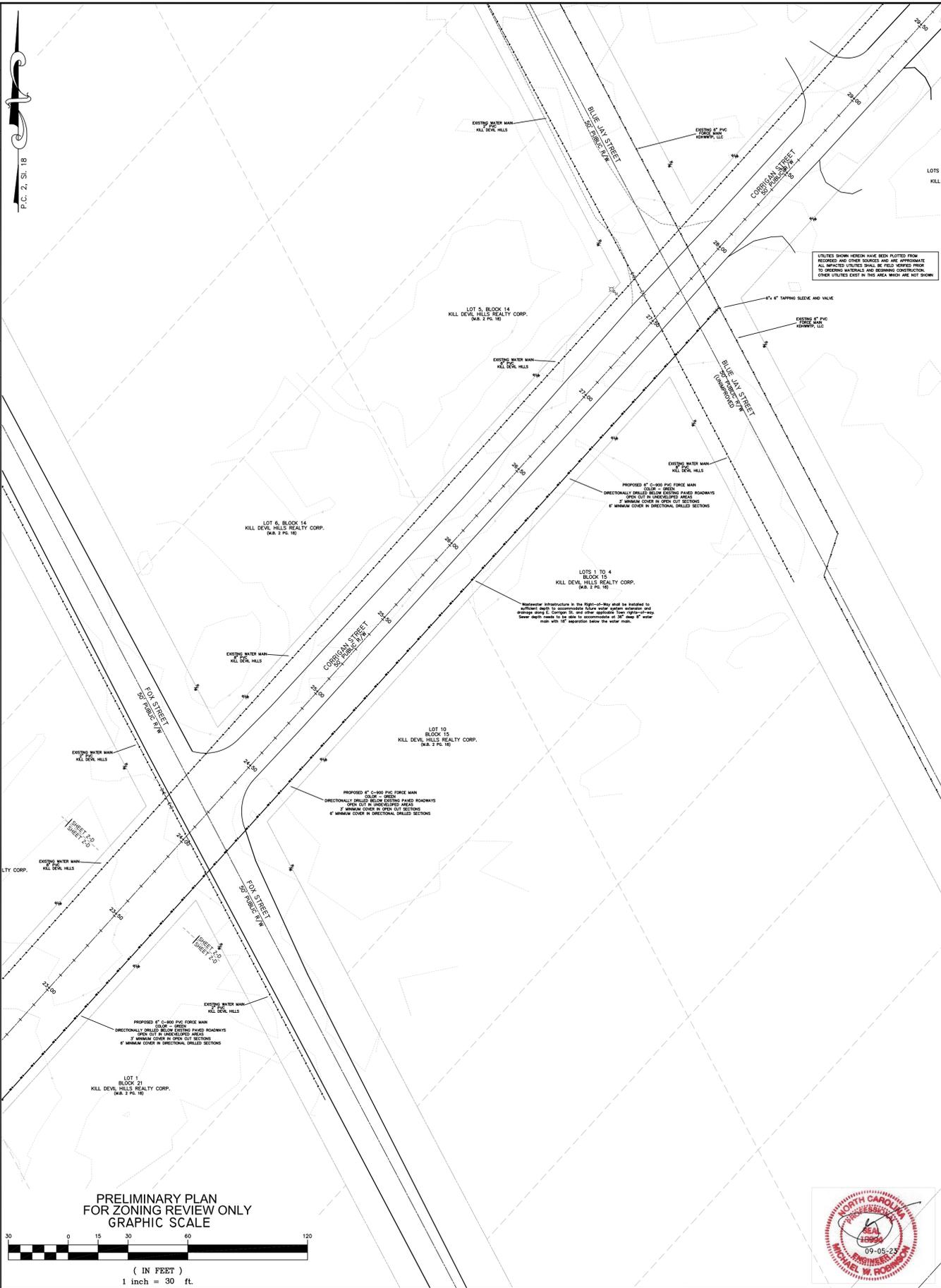
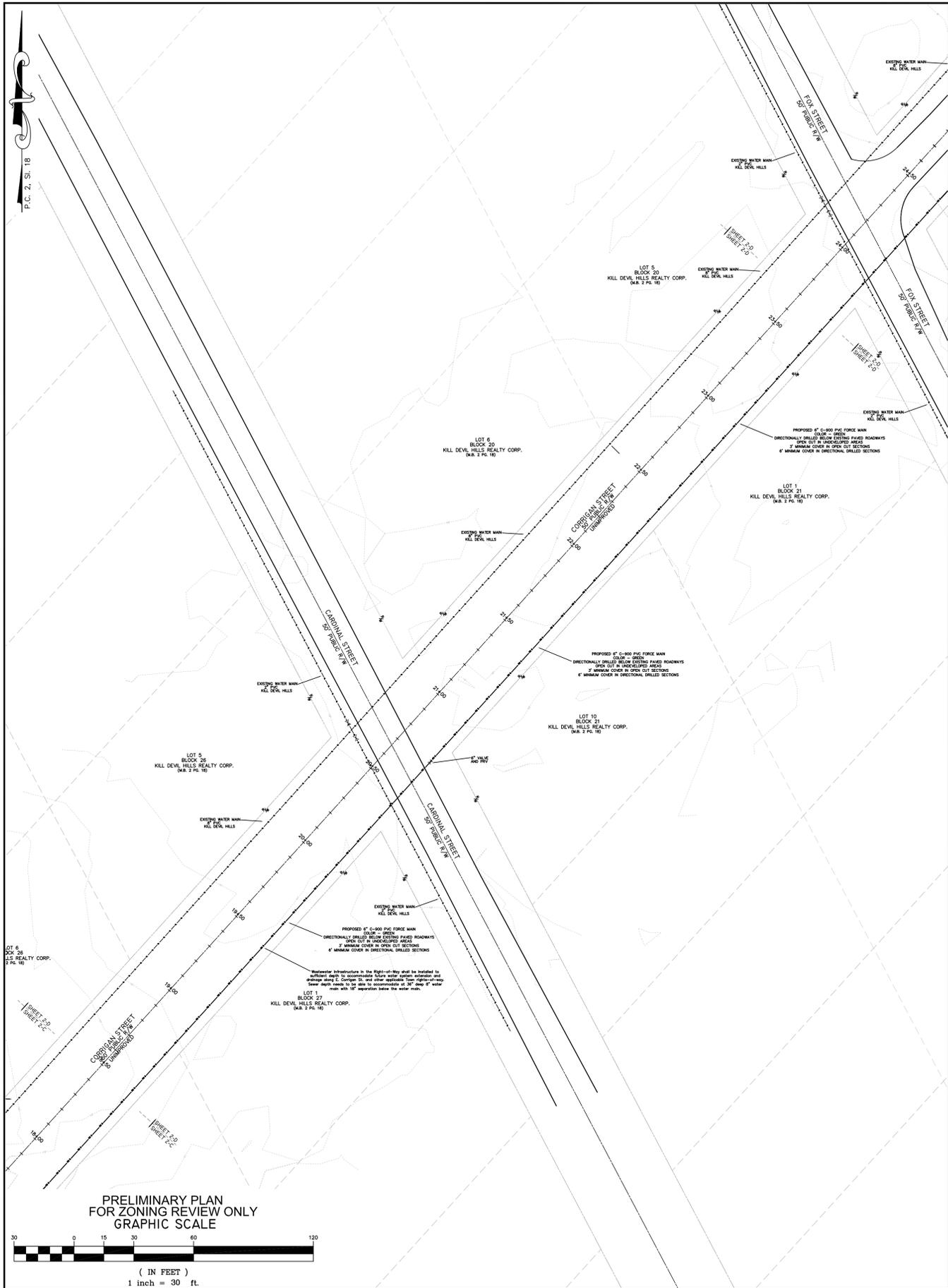
NO.	DATE	DESCRIPTION	BY

PROJECT: RUN HILL COMMONS
KILL DEVIL HILLS DARE COUNTY NORTH CAROLINA

901-907 TENTH AVENUE

DATE: 09-05-23 SCALE: 1"=20'
DESIGNED: MWR DRAWN: MWR
SHEET: 2A OF 5
CAD FILE: tenth avenue cottages-lsh-boss.dwg
PROJECT NO: 051121





MICHAEL W. ROBINSON, P.E., P.L.S.
 ENGINEERING AND SURVEYING
 P.O. BOX 2852
 KILL DEVIL HILLS, NC 27948
 PHONE: 252-255-8026
 EMAIL: mrobinson@bwengineering.com

UTILITY PLAN



NO.	DATE	DESCRIPTION	BY

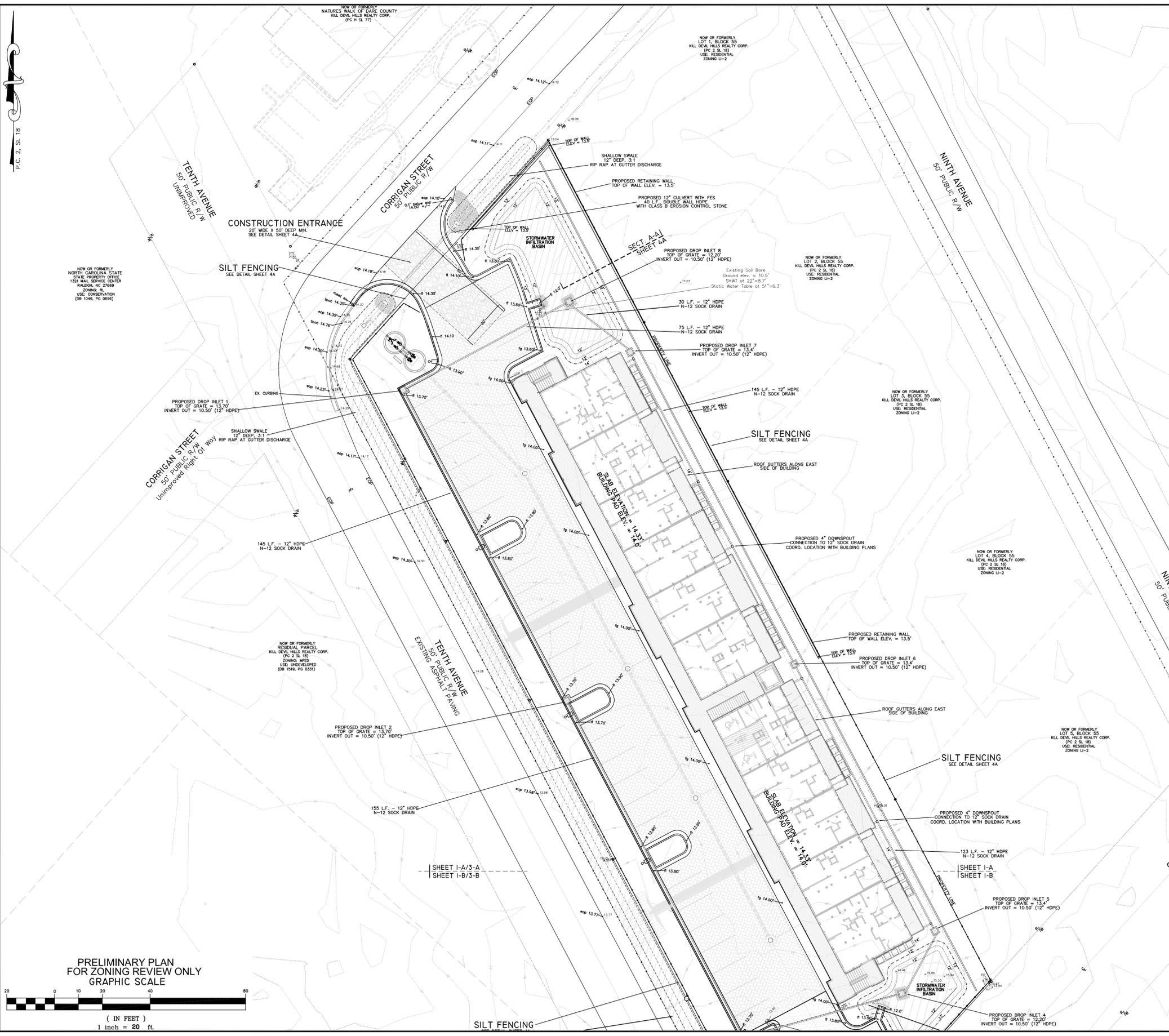
PROJECT: RUN HILL COMMONS
 KILL DEVIL HILLS DARE COUNTY NORTH CAROLINA
 901-907 TENTH AVENUE

DATE: 09-05-23 SCALE: AS NOTED
 DESIGNED: MWR DRAWN: MWR
 SHEET: 2D OF 5
 CAD FILE: tenth avenue cottages-lsh-boss.dwg
 PROJECT NO: 051121

UTILITIES SHOWN HEREON HAVE BEEN PLOTTED FROM RECORDS AND CHECK SOURCES AND ARE APPROXIMATE. ALL IMPACTED UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING ANY AND ALL CONSTRUCTION. OTHER UTILITIES EXIST IN THIS AREA WHICH ARE NOT SHOWN.

Watermeter infrastructure in the Right-of-Way shall be installed to accommodate the water main. Some depth may be able to accommodate a 30" deep 8" water main with 18" separation below the water main.





STORMWATER CALCULATIONS:

STORMWATER MANAGEMENT CALCULATIONS:	
DESIGN STORM:	4.3 INCH RAINFALL EVENT OVER A 2 HOUR PERIOD
INFILTRATION RATE:	20 INCHES PER HOUR
INTERSTITIAL SOIL VOID (POROSITY):	20%
GRAVEL VOID (POROSITY):	40%
RUNOFF COEFFICIENT:	1.0
SHWT AVERAGE ELEVATION:	8.9'

DRAINAGE AREA I - BUILT UPON AREA

DRAINAGE AREA I: BUILT UPON AREA	
Apartment Building	= 12,897 sq.ft.
Parking and Drive Concrete Border and Curbing	= 4,323 sq.ft.
Parking Paver Inserts	= 12,489 sq.ft. (unadjusted)
Dumpster Pad	= 116 sq.ft.
Lift Station	= 137 sq.ft.
TOTAL BUILT UPON AREA	29,962 sq.ft.

STORMWATER GENERATED BY DRAINAGE AREA I BUILT UPON AREA = 10,737 cu.ft.
329,962 sq.ft. X 4.3/12 = 10,737 cu.ft.

STORMWATER STORAGE - PERMEABLE PAVERS
STORMWATER STORAGE VOLUME IN PAVERS AND INTERSTITIAL SOILS BELOW

TURFSTONE PAVING AREA	
TURFSTONE PAVING AREA	12,489 sq.ft.

TOTAL STORAGE VOLUME PER sq.ft. OF PAVING SURFACE:

- TURFSTONE/PIOP PAVER SURFACE = 0.052 cu.ft. open (0.052" thick paver manufactures cut sheet.) (0.052 cu. ft. open x 0.20 = 0.0104 cu.ft.)
- 2" SAND LEVELING COURSE AT 20% VOID = 0.034 cu.ft. open (0.17 cu. ft. x 0.20 = 0.034 cu.ft.)
- 7" GRADED STONE BASE AT 40% VOID = 0.233 cu.ft. open (0.98 cu. ft. x 0.40 = 0.233 cu.ft.)
- SAND SOILS TO SHWT AT 20% VOID = 0.516 cu.ft. open (3.8 cu. ft. x 0.20 = 0.760 cu.ft.)

TOTAL STORAGE VOLUME PER sq.ft. OF PAVING SURFACE = 1.04 cu.ft. PER sq.ft.
TOTAL STORAGE VOLUME IN TURFSTONE PAVING SURFACE = 12,489 x 1.04 = 12,988 cu.ft.

STORMWATER STORAGE VOLUME IN PAVERS AND INTERSTITIAL SOILS BELOW = 12,988 cu.ft.

INFILTRATION BASIN - STORAGE VOLUME
STORMWATER STORAGE VOLUME IN OPEN BASIN:

STORMWATER SWALE TOP AREA = 3,235 sq.ft. (TOP AREA + 6" DEPTH AREA)/2 x 0.5'
STORMWATER SWALE AREA AT 6" DEPTH = 2,569 sq.ft. (6" DEPTH AREA + 12" DEPTH AREA)/2 x 0.5'
STORMWATER SWALE AREA AT 12" DEPTH = 1,955 sq.ft. (12" DEPTH AREA + 18" DEPTH AREA)/2 x 0.5'
STORMWATER STORAGE VOLUME IN OPEN BASIN = 2,546 cu.ft.

STORMWATER STORAGE VOLUME IN INTERSTITIAL SOILS BELOW BASIN:
STORMWATER SWALE TOP AREA = 3,235 sq.ft.
SOIL AREA BELOW BASIN = 48'12" X 3,235 sq.ft. = 12,940 cu.ft.
SOIL AREA BELOW BASIN LESS OPEN BASIN VOLUME = 12,940 cu.ft. - 2,546 cu.ft. = 10,394 cu.ft.
INTERSTITIAL STORAGE VOLUME = 10,394 cu.ft. x 0.2% = 2,079 cu.ft.
STORMWATER STORAGE VOLUME IN SOILS BELOW BASIN = 2,079 cu.ft.

STORMWATER STORAGE VOLUME IN BASIN AND INTERSTITIAL SOILS BELOW = 4,625 cu.ft.

STORMWATER STORAGE IN 12" SOCK DRAIN AND SOILS BELOW TO SHWT

STORMWATER STORAGE - 12" SOCK DRAIN
LINEAR FEET OF 12" SOCK DRAIN = 738 sq.ft.
12" SOCK DRAIN VOLUME PER LINEAR FEET = 0.785 sq.ft.
STORMWATER STORAGE IN 12" SOCK DRAIN = 738 x 0.785 = 579 cu.ft.

STORMWATER STORAGE - BELOW 12" SOCK DRAIN TO SHWT
LINEAR FEET OF 12" SOCK DRAIN = 738 sq.ft.
SOIL AREA BELOW 12" SOCK DRAIN TO SHWT PER LINEAR FEET = 4.06 sq.ft.
(ASSUMES 45° CONE OF SATURATION)
SOIL STORAGE BELOW 12" SOCK DRAIN TO SHWT = 4.06 x 738 x 0.2 = 599 cu.ft.

STORMWATER STORAGE IN 12" SOCK DRAIN AND SOILS BELOW = 1,178 cu.ft.

STORAGE VOLUME SUMMARY
STORMWATER VOLUME REQUIRED AND PROVIDED FOR DESIGN STORM
STORMWATER GENERATED BY DRAINAGE AREA I BUILT UPON AREA = 10,737 cu.ft.
STORMWATER STORAGE VOLUME IN PAVERS, BASIN AND 12" SOCK DRAIN = 18,791 cu.ft.
STORAGE VOLUME REQUIREMENT MET FOR DESIGN STORM
STORAGE PROVIDED IS 75% GREATER THAN STORAGE REQUIRED

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GRADING, DRAINAGE
SED/EC PLAN

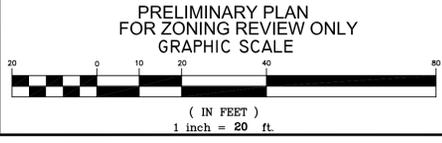


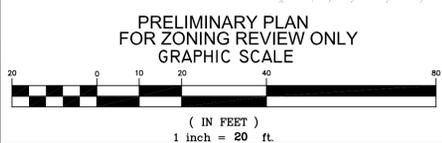
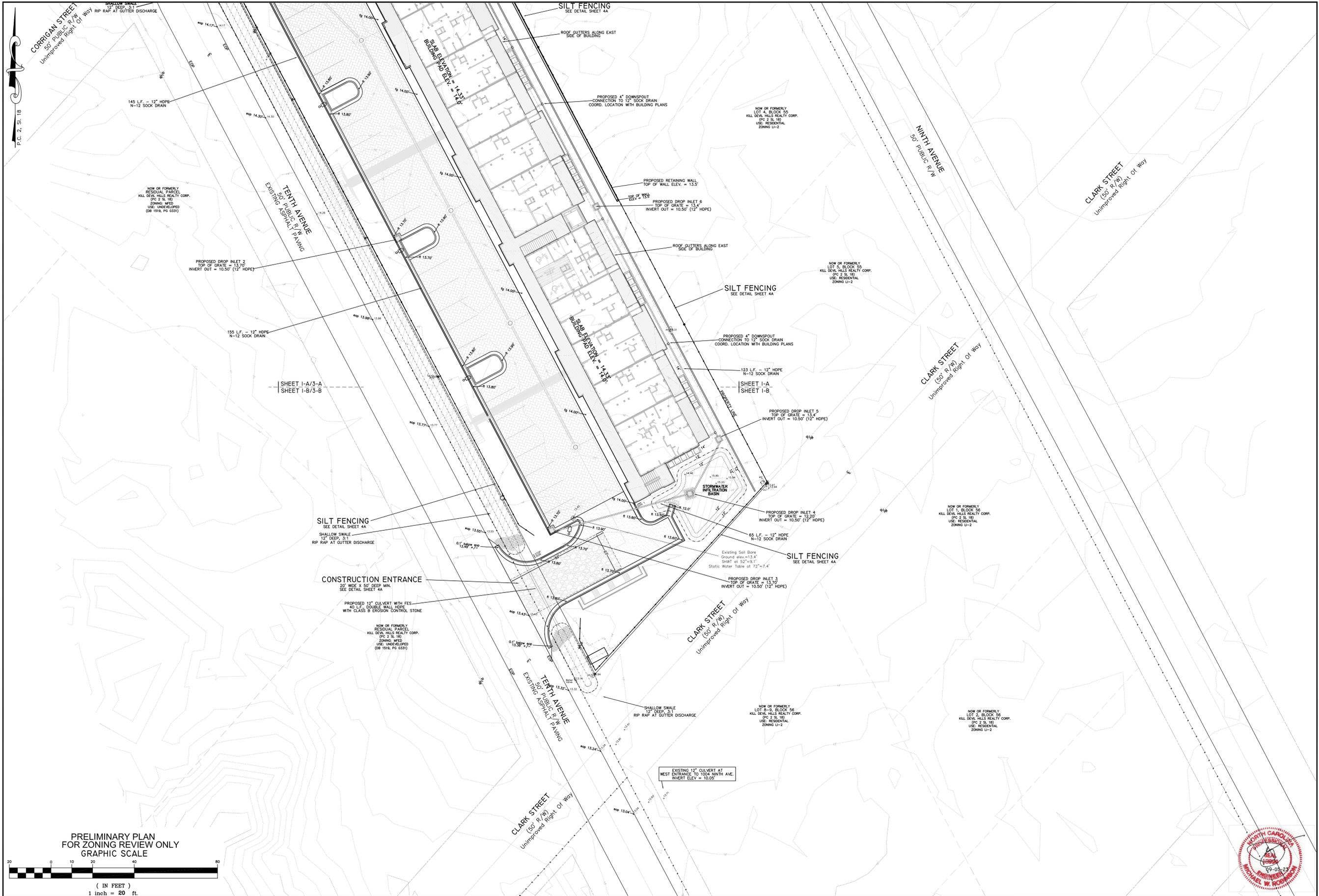
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: RUN HILL COMMONS NORTH CAROLINA
KILL DEVIL HILLS DARE COUNTY
901-907 TENTH AVENUE

DATE: 09-05-23 SCALE: 1"=20'
DESIGNED: MWR DRAWN: MWR
SHEET: 3A OF 5
CAD FILE: 10th avenue cottages-lsh-boss.dwg
PROJECT NO: 051121





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**GRADING, DRAINAGE
SED/EC PLAN**



NO.	DATE	REVISIONS	BY

PROJECT: **RUN HILL COMMONS**
KILL DEVIL HILLS
DARE COUNTY
NORTH CAROLINA

901-907 TENTH AVENUE

DATE: 09-05-23
SCALE: 1"=20'
DESIGNED: MWR
DRAWN: MWR

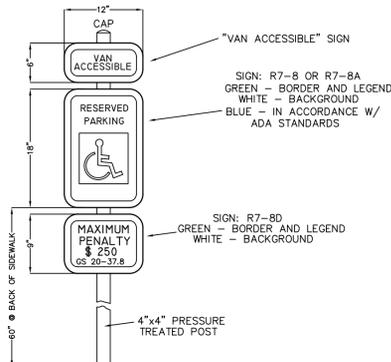
SHEET: **3B** OF 5

CAD FILE: tenth_avenue_cottages-lrh-boss.dwg
PROJECT NO: 051121

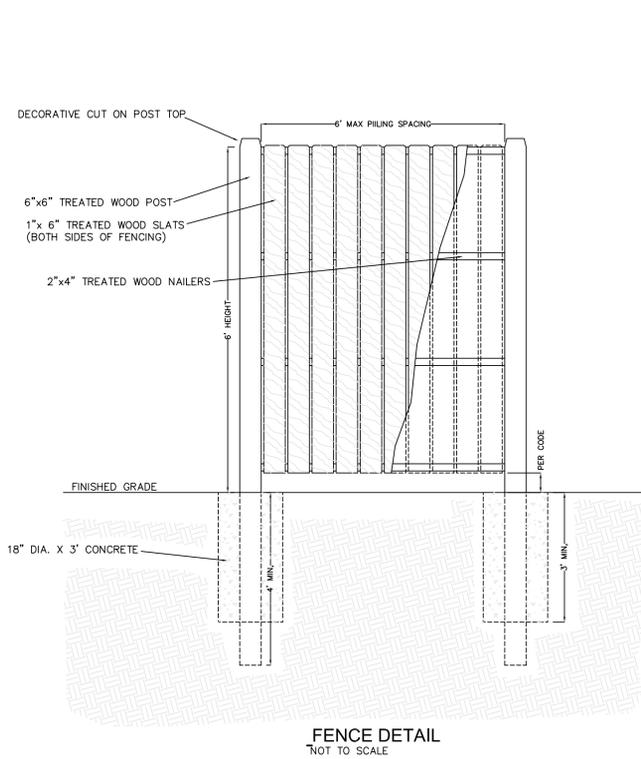




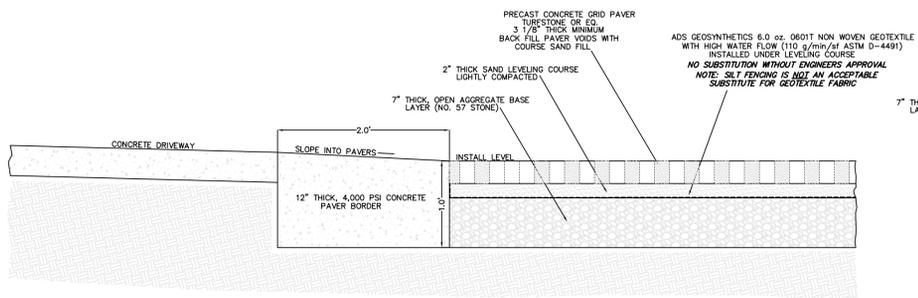
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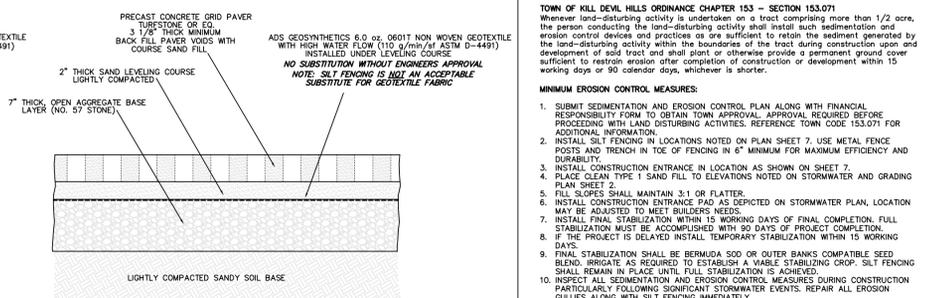
HANDICAP PARKING SIGNAGE



FENCE DETAIL NOT TO SCALE



TURFSTONE/PCP PAVING DETAIL - SECTION CC NOT TO SCALE

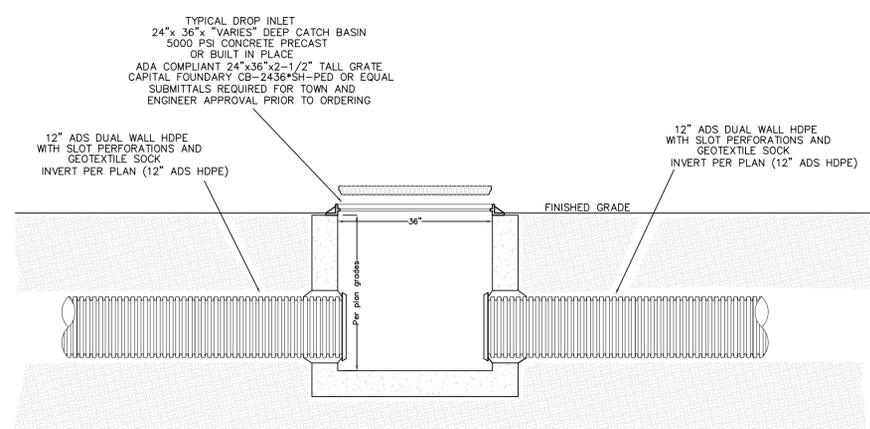


TURFSTONE/PCP PAVING DETAIL NOT TO SCALE

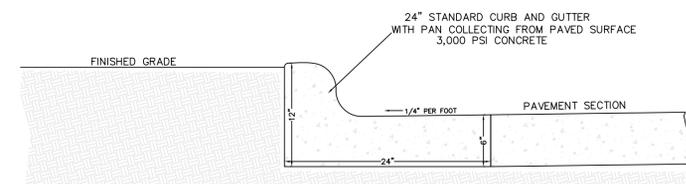
TOWN OF KILL DEVIL HILLS ORDINANCE CHAPTER 153 - SECTION 153.071
 Whenever land-disturbing activity is undertaken on a tract comprising more than 1/2 acre, the person conducting the land-disturbing activity shall install such sedimentation and erosion control devices and practices as are sufficient to retain the sediment generated by the land-disturbing activity within the boundaries of the tract during construction upon and development of said tract and shall plant or otherwise provide a permanent ground cover sufficient to restore erosion after completion of construction or development within 15 working days or 90 calendar days, whichever is shorter.

MINIMUM EROSION CONTROL MEASURES:

1. SUBMIT SEDIMENTATION AND EROSION CONTROL PLAN ALONG WITH FINANCIAL RESPONSIBILITY FORM TO OBTAIN TOWN APPROVAL. APPROVAL REQUIRED BEFORE PROCEEDING WITH LAND DISTURBING ACTIVITIES. REFERENCE TOWN CODE 153.071 FOR ADDITIONAL INFORMATION.
2. INSTALL SILT FENCING IN LOCATIONS NOTED ON PLAN SHEET 7. USE METAL FENCE POSTS AND TRENCH IN TOE OF FENCING IN 6" MINIMUM FOR MAXIMUM EFFICIENCY AND DURABILITY.
3. INSTALL CONSTRUCTION ENTRANCE IN LOCATION AS SHOWN ON SHEET 7.
4. PLACE CLEAN TYPE 1 SAND FILL TO ELEVATIONS NOTED ON STORMWATER AND GRADING PLAN SHEET 7.
5. FILL SLOPES SHALL MAINTAIN 3:1 OR FLATTER.
6. INSTALL CONSTRUCTION ENTRANCE FWD AS DEPICTED ON STORMWATER PLAN. LOCATION MAY BE ADJUSTED TO MEET BUILDERS NEEDS.
7. INSTALL FINAL STABILIZATION WITHIN 15 WORKING DAYS OF FINAL COMPLETION. FULL STABILIZATION MUST BE ACCOMPLISHED WITH 90 DAYS OF PROJECT COMPLETION.
8. IF THE PROJECT IS DELAYED INSTALL TEMPORARY STABILIZATION WITHIN 15 WORKING DAYS.
9. FINAL STABILIZATION SHALL BE BERMUDA 500 OR OUTER BANKS COMPATIBLE SEED BLEND. IRRIGATE AS REQUIRED TO ESTABLISH A VIABLE STABILIZING CROP. SILT FENCING SHALL REMAIN IN PLACE UNTIL FULL STABILIZATION IS ACHIEVED.
10. INSPECT ALL SEDIMENTATION AND EROSION CONTROL MEASURES DURING CONSTRUCTION PARTICULARLY FOLLOWING SIGNIFICANT STORMWATER EVENTS. REPAIR ALL EROSION GULLIES ALONG WITH SILT FENCING IMMEDIATELY.
11. ADDITIONAL MEASURES MAY BE REQUIRED IF EXCESSIVE STORMWATER RUNOFF OR EROSION OCCURS PARTICULARLY THAT WHICH AFFECT ADJOINING PROPERTIES.



DETAIL - PROPOSED DROP INLET TYPICAL NOT TO SCALE



CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS. ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER.
CURB AND GUTTER PAVING SECTION
 NOT TO SCALE

PERMANENT VEGETATION

SEEDING DATES: APRIL 1 - SEPT 30

SEED MIXTURE	APPLICATION RATES/ACRE
BAHIA	50 LBS.
COMMON BERMUDA (UNHULLED)	50 LBS.
GERMAN MILLETT	15 LBS.
FESCUE	20 LBS.

FERTILIZER
 26-13-13 @ 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.

TEMPORARY VEGETATION

SEEDING DATES: OCT. 1 - MARCH 31

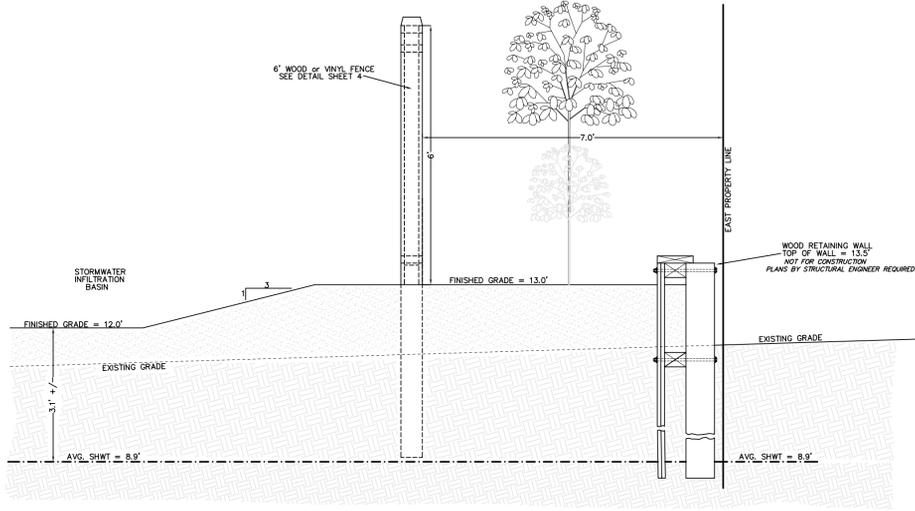
SEED MIXTURE	APPLICATION RATES/ACRE
RYE GRAIN	175 LBS.

FERTILIZER
 10-10-10 @ 1000 LB/ACRE

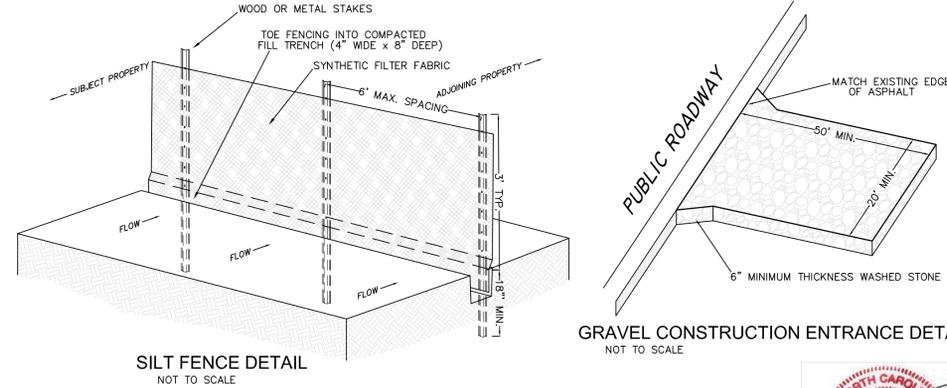
MULCH
 APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

GENERAL: FERTILIZER RATES SHOWN ARE GENERAL RECOMMENDATIONS; FREQUENCY AND AMOUNT OF FERTILIZATION CAN BEST BE DETERMINED THROUGH SITE SPECIFIC SOIL TESTING. MAINTENANCE: SATISFACTORY STABILIZATION AND EROSION CONTROL REQUIRES A COMPLETE VEGETATIVE COVER. EVEN SMALL BREACHES IN VEGETATIVE COVER CAN EXPAND RAPIDLY AND, IF LEFT UNATTENDED, CAN ALLOW SERIOUS SOIL LOSS FROM AN OTHERWISE STABLE SURFACE. A SINGLE HEAVY RAIN IS OFTEN SUFFICIENT TO GREATLY ENLARGE BARESPOTS, AND THE LONGER REPAIRS ARE DELAYED, THE MORE COSTLY THEY BECOME. PROMPT ACTION WILL KEEP SEDIMENT LOSS AND REPAIR COST DOWN. NEW SEEDINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP, THEY MUST BE FILLED IN, RE-SEED, 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 LIMED, FERTILIZED, MULCHED, AND RESEED AS PROMPTLY AS POSSIBLE. FERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

SEEDING SPECIFICATIONS



SECTION A-A - SHEET 1A SCALE: 1" = 2'

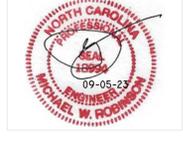


SILT FENCE DETAIL NOT TO SCALE

GRAVEL CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

SOIL EROSION & SEDIMENTATION CONTROL PLAN NOTES:

1. SOIL EROSION & SEDIMENT CONTROL PLAN NOTES:
 - a.) AREA TO BE DISTURBED: ±46,078 sq.ft. (1.06 ac.)
 - b.) PROVIDE A GROUND COVER (TEMPORARY OR PERMANENT) ON ALL SLOPES 3:1 OR STEEPER WITHIN 7 CALENDAR DAYS AND ALL SLOPES FLATTER THAN 3:1 WITHIN 14 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING. PROVIDE 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
 - c.) IF LAND DISTURBING ACTIVITIES OCCUR OUTSIDE THE PERMANENT VEGETATION SEEDING DATES (APR. 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 SPECIFICATIONS ON SHEET ESS2).
 - d.) IF EXCESSIVE WIND EROSION OR STORMWATER RUNOFF EROSION DEVELOPS DURING TIME OF CONSTRUCTION ANY LOCATION ON THE PROJECT SITE, ADDITIONAL SILT FENCING OR OTHER MEASURES SHALL BE INSTALLED AS DIRECTED BY ENGINEER SO AS TO PREVENT DAMAGE TO ADJACENT PROPERTY. SEE SILT FENCE DETAIL ON THIS SHEET.
 - e.) SOIL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSPECTED WEEKLY AND AFTER ANY SIGNIFICANT RAINFALL PRODUCING EVENT AND SHALL BE MAINTAINED AND REPAIRED AS NECESSARY UNTIL PERMANENT CONTROLS ARE ESTABLISHED.
- 1.) CONSTRUCTION SCHEDULE
 - 1) OBTAIN APPROVAL AND OTHER APPLICABLE PERMITS. NO WORK SHALL BE PERFORMED IN WETLAND AREAS PRIOR TO ISSUANCE OF ALL APPLICABLE USACE 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 FENCING AT LOCATIONS SHOWN ON PLAN
 - 5) COMPLETE CLEARING AND GRUBBING PROCEDURES.
 - 6) GRADE SITE ACCORDING TO PLAN
 - 7) INSTALL INFILTRATION BASINS AND STORM SEWER. DROP INLETS TO BE PROTECTED WITH INLET PROTECTION UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED. PIPE ENDS AT INFILTRATION BASINS SHALL BE PROTECTED WITH OUTLET PROTECTION.
 - 8) INSTALL PERMEABLE PAVEMENT GRAVEL BASE. BASE LAYER TO BE DETECTED FROM SEDIMENT AT ALL TIMES. CONSTRUCTION TRAFFIC TO BE RESTRICTED TO SPECIFIC AREAS WITHIN THE BASE (STAGING / WORK AREA TO BE DEFINED BY THE CONTRACTOR. INSTALLATION OF PERMEABLE BARRIERS/CONES/TAPE), ONCE HEAVY BUILDING CONSTRUCTION IS COMPLETE, STAGING / WORK AREA BASE MATERIAL WILL BE INSPECTED BY ENGINEER AND IF FOUND TO BE DEGRADED, IT SHALL BE REMEDIATED AT THE EXPENSE OF THE CONTRACTOR. INSTALLATION OF PERMEABLE CONCRETE PAVEMENT SHALL NOT TAKE PLACE UNTIL ALL EARTHWORK ACTIVITIES AND ALL HEAVY BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. INSTALLED PERMEABLE CONCRETE SHALL BE PROTECTED FROM SEDIMENT AND FROM HEAVY CONSTRUCTION EQUIPMENT AT ALL TIMES.
 - 9) ALL EROSION & SEDIMENTATION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER HEAVY RAINFALL EVENTS. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
 - 10) ONCE SITE IS FULLY STABILIZED; REMOVE INLET AND OUTLET PROTECTION, CLEAN STORM SEWER OF ANY SEDIMENT, FINE-GRADE AND SEED OR LANDSCAPE INFILTRATION BASINS.



PRELIMINARY PLAN FOR ZONING REVIEW ONLY

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DETAIL SHEET

BY: [Signature]
 DATE: [Date]
 DESCRIPTION: [Description]

NO. [] DATE [] DESCRIPTION []

PROJECT: **RUN HILL COMMONS**
 NORTH CAROLINA
 KILL DEVIL HILLS DARE COUNTY
 901-907 TENTH AVENUE

DATE: 09-05-23 SCALE: 1" = 20'
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