NOTES AND DEVELOPMENT DATA:

1. SUBJECT PROPERTY:
   PARCEL 1: 143,625 SQ. FT. PARCEL AS DESCRIBED IN D.B. 1755 PG. 0004
   STREET ADDRESS – 2028 SOUTH VIRGINIA DARE TRAIL
   PIN 9893 13 13 7856, PARCEL NUMBER 005153000
   CURRENT ZONING : C
   LATITUDE: 35.99506 LONGITUDE: –75.64692
   PARCEL 3: 11,625 SQ. FT. PARCEL AS DESCRIBED IN D.B. 1755 PG. 0004
   STREET ADDRESS – 2020 SOUTH VIRGINIA DARE TRAIL
   PIN 9893 13 14 7085, PARCEL NUMBER 005172000
   CURRENT ZONING : C
   LATITUDE: 35.99566 LONGITUDE: –75.64657
   PARCEL 4: LOT 6, BLOCK 3, SECTION 4, NAGS HEAD SHORES AMENDED
   STREET ADDRESS – 2029 SOUTH VIRGINIA DARE TRAIL
   PIN 9893 13 24 1064, PARCEL NUMBER 008503001
   CURRENT ZONING : OIR
   LATITUDE: 35.99546 LONGITUDE: –75.64561
   PARCEL 2: LOT 7, BLOCK 3, SECTION 4, NAGS HEAD SHORES AMENDED
   STREET ADDRESS – 2031 SOUTH VIRGINIA DARE TRAIL
   PIN 9893 13 23 1979, PARCEL NUMBER 008505000
   CURRENT ZONING : OIR
   LATITUDE: 35.99539 LONGITUDE: –75.64549

2. LOT AREAS:
   PARCEL 1 AND PARCEL 3 = 143,625 SQ. FT. (3.297 AC.)
   PARCEL 2 AND PARCEL 4 = 52,036 SQ. FT. +/– (1.19 AC.)
   (PARCEL 2 AND PARCEL 4 = 41,990 SQ. FT. TO FLSNV)

   A LOT RECOMBINATION OR SIMILAR LEGAL INSTRUMENT AS APPROVED BY THE TOWN ATTORNEY MUST BE RECORDED PRIOR TO BUILDING PERMIT ISSUANCE FOR THE PURPOSE OF TYING PARCELS TOGETHER FOR SITE PLAN APPROVAL.

3. APPLICANT: FIRST FLIGHT HOTEL, LLC
   ADDRESS
   PHONE

4. FEMA DATA : COMMUNITY: KILL DEVIL HILLS, TOWN OF
   CID NO. 375353 PANEL 9883 SUFFIX J
   MAP NUMBER 3720988300J EFFECTIVE DATE 9/20/06
   ZONE: VE (11) AND AE (10) AS NOTED ON PLAN
   DATUM NAVD 1988
   SUBJECT TO CHANGE BY FEMA

5. MINIMUM BUILDING SETBACKS
   C ZONING – USE RH SETBACKS

FRONT YARD	30'	REAR YARD	30'
STREET SIDE YARD	n/a	SIDE YARD	10' *

   ** INCREASE SIDE SETBACK TO 12 FOR FAR INCREASE TO 0.6*

   OIR ZONING

FRONT YARD	30'	REAR YARD	CAMA RESTRICTED
STREET SIDE YARD	n/a	SIDE YARD	12'

6. PROPOSED DEVELOPMENT :
   152 ROOM HOTEL WITH OCEANFRONT LOUNGE, SWIMMING POOL AND RESTAURANT (OCEANFRONT RESTAURANT AND AMENITIES RESERVED FOR HOTEL GUESTS ONLY)

   HOTEL ROOM SUMMARY:

NOS. OF ROOMS	STUDIO	DOUBLE–Q	1 BED–Q	TOTAL	AREA(SF)
ENTRY LEVEL					5,200
FIRST FLOOR	18	20	4	42	25,829
SECOND FLOOR	28	23	4	55	26,702
THIRD FLOOR	28	23	4	55	26,702
TOTAL	74	66	12	152	85,306

7. PROPOSED FLOOR AREA RATIO:
   PARCEL 1 AND PARCEL 3 AREA = 143,625 SQ. FT.
   TOTAL BUILDING AREA = 85,306 SQ. FT.
   RESULTING FAR = 0.594

8. PARKING SUMMARY:
   PARKING BASED ON 1.2 SPACE FOR EVERY HOTEL ROOM PLUS 1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 200 SQ. FT. OF RESTAURANT AREA.
   HOTEL ROOMS = 152 x 1.2 = 182 SPACES
   OCEANFRONT RESTAURANT = 3,676 SQ. FT./ 200 = 18 SPACES
   EMPLOYEES = 8 = 8 SPACES
   NUMBER OF SPACES REQUIRED: 208
   NUMBER OF SPACES PROPOSED: 221

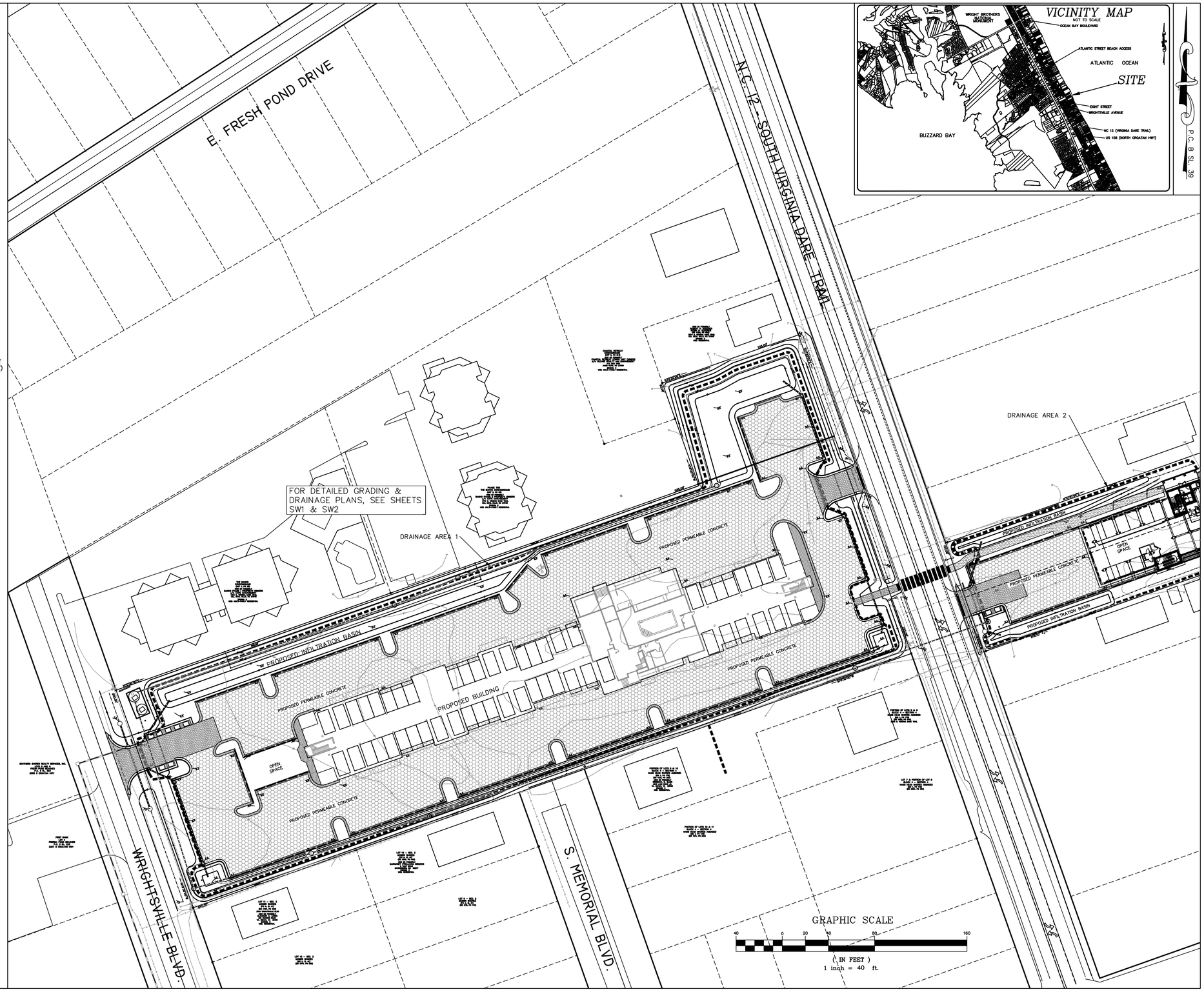
9. LOT COVERAGE DATA (PARCELS 1 AND 3)
   PARCEL AREA : 143,625 SQ. FT.
   MAXIMUM COVERAGE : 65%

PROPOSED LOT COVERAGE	
HOTEL BUILDING	28,654 SQ. FT.
CONCRETE WALKS	970 SQ. FT.
CONCRETE DUMPSTER PADS	218 SQ. FT.
CONCRETE CURB, ENTRANCES AND BORDER	6,900 SQ. FT.
PERMEABLE PAVING *USE 60% REDUCTION WITH 7 INCHES OF WASHED STONE BASE* *ACTUAL AREA = 61,477 SQ. FT.* *ACTUAL AREA x 0.40 = 24,591 SQ. FT.*	24,591 SQ. FT.
TOTAL COVERAGE	61,333 SQ. FT.
% COVERAGE	42.70
UNADJUSTED LOT COVERAGE = 98,219 SQ. FT. (68.4%)	

10. LOT COVERAGE DATA (PARCELS 2 AND 4)
    PARCEL AREA : 41,990 SQ. FT. TO FLSNV
    MAXIMUM COVERAGE : 55%

PROPOSED LOT COVERAGE	
OCEANFRONT BUILDING	3,952 SQ. FT.
POOL/PATIO/REAR STAIRS	3,939 SQ. FT.
WOOD WALKWAY AND DUNE DECK	469 SQ. FT.
CONCRETE WALKS	1,757 SQ. FT.
CONCRETE DUMPSTER PADS	32 SQ. FT.
CONCRETE ENTRANCES AND BORDER	1,310 SQ. FT.
PERMEABLE PAVING *USE 60% REDUCTION WITH 7 INCHES OF WASHED STONE BASE* *ACTUAL AREA = 5,552 SQ. FT.* *ACTUAL AREA x 0.40 = 2,221 SQ. FT.*	2,221 SQ. FT.
WOOD WALKWAY TO BEACH	391 SQ. FT.
TOTAL COVERAGE	14,071 SQ. FT.
% COVERAGE	33.5
UNADJUSTED LOT COVERAGE = 17,402 SQ. FT. (41.4%)	

11. WASTEWATER DISPOSAL: KDHWWTP, LLC WASTEWATER TREATMENT FACILITY PURCHASED FLOW : 34,750 GPD
12. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
13. NO ARMY CORPS OF ENGINEERS "404" JURISDICTIONAL WETLANDS LOCATED ON–SITE.
14. ALL ELEVATIONS SHOWN HEREON REFERENCED TO NAVD 1988 VERTICAL DATUM
15. SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
18. ADDITIONAL PERMIT DOCUMENTS REQUIRED
    PRIOR TO APPLYING FOR A SITE DEVELOPMENT PERMIT FROM THE TOWN OF KILL DEVIL HILLS, THE DEVELOPER WILL SECURE THE FOLLOWING PERMITS:
    1. NCDENR– LAND QUALITY: STORMWATER MANAGEMENT PERMIT
    2. NCDEQ– LAND RESOURCES: SEDIMENTATION AND EROSION CONTROL PLAN
    3. NCDOT: ENCROACHMENT AGREEMENT FOR CROSS WALK
    4. NCDENR –FWS: WATERLINE EXTENSION PERMIT FOR FIRE PROTECTION LINE
    5. CAMA: CAMA MINOR DEVELOPMENT PERMIT FOR OCEANFRONT
    AN APPENDIX B WILL BE REQUIRED WITH BUILDING PERMIT APPLICATION



DEEL ENGINEERING, PLLC
CIVIL ENGINEERING SERVICES
FIRM LICENSE P–1045
P.O. BOX 3901
KILL DEVIL HILLS, NC 27948
Phone: (252) 202–3933 E–Mail: dodeelengr@gmail.com

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NO.	DATE	REVISIONS
1	10/4/2016	REVISED PER TECH REVIEW COMMENTS

NORTH CAROLINA PROFESSIONAL SEAL 025158 ENGINEER DAVID A. DEEL
CERTIFICATION

DRAINAGE AREA PLAN

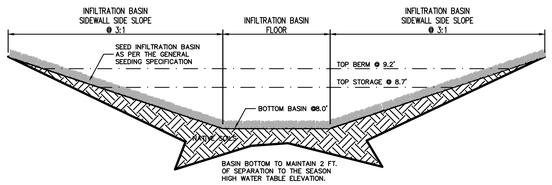
GRADING & DRAINAGE
FIRST FLIGHT HOTEL, LLC

KILL DEVIL HILLS DARE NORTH CAROLINA

COMMISSION NO.	P16004
DESIGNED BY	DAD
DRAWN BY	DAD
CHECKED BY	DAD
ISSUE DATE	8/14/2016
SHEET NO.	SW1

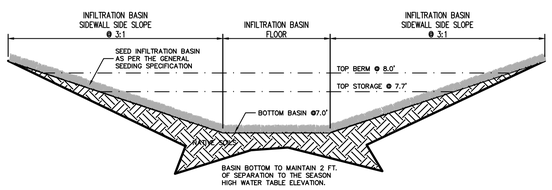
OF 4 SHEETS

SWM PLAN –
PATEL–EBB
TIDE–KDH–2ND
SUBMISSION.DWG
8/12/2016



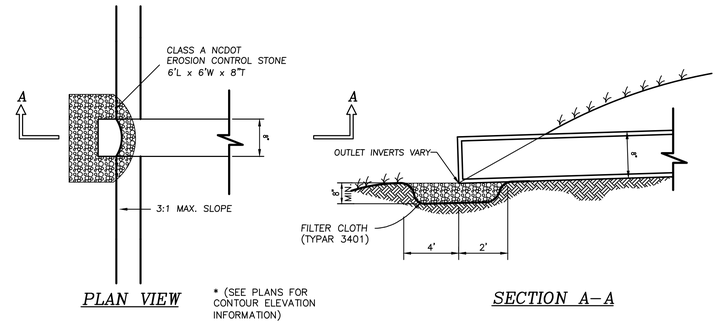
WESTERN (MAIN HOTEL) PARCEL
INFILTRATION BASIN CROSS SECTION

N.T.S.



OCEANFRONT PARCEL
INFILTRATION BASIN CROSS SECTION

N.T.S.



PLAN VIEW

* (SEE PLANS FOR CONTOUR ELEVATION INFORMATION)

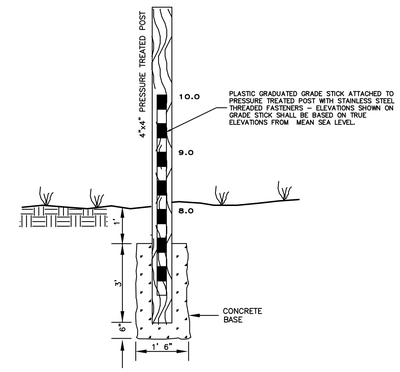
SECTION A–A

STORM PIPE OUTLET DETAIL

(APPLIES TO ALL PROPOSED STORM PIPE OUTLETS)

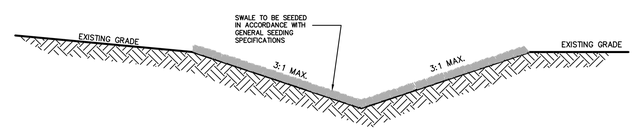
N.T.S.

BOTTOM ELEVATION	SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES:
7.0'	7.3'
8.0'	8.3'



DEPTH BENCHMARK

N.T.S.



TYPICAL SHALLOW SWALE

N.T.S.

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

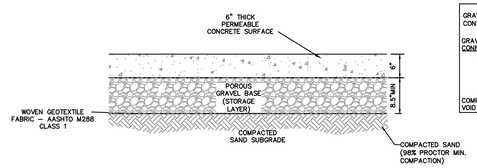
MULCH

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 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 IN, RE–SEEDED, AND MULCHED AS SOON AS POSSIBLE. OVERSEEDING MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.

MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE. (UNTIL FINAL COMPLETION IS AWARDED) WEAK OR DAMAGED SPOTS MUST BE RELIMED, FERTILIZED, MULCHED, AND RESEEDED AS PROMPTLY AS POSSIBLE. REFERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

SEEDING SPECIFICATIONS



GRAVEL BASE (STORAGE LAYER) TO CONSIST OF 8.5" MIN. THICKNESS .

GRAVEL BASE (STORAGE LAYER) SHALL CONFORM TO THE FOLLOWING GRADING:

SIEVE	SEASSING
1.5"	100%
1.0"	95%(±5%)
0.5"	45%(±5%)
No.4	<5%

COMPACTED STONE TO HAVE 40% VOID SPACE.

TYPICAL PERMEABLE CONCRETE PAVEMENT INSTALLATION DETAIL

N.T.S.

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.

BEFORE YOU DIG !
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NORTH CAROLINA ONE CALL

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KILL DEVIL HILLS, NC 27948
Phone: (252) 202–3933 E-Mail: dodeeleng@gmail.com

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NO.	DATE	REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 025158 ENGINEER DAVID A. DEEL

CERTIFICATION

STORMWATER DETAILS

GRADING & DRAINAGE
FIRST FLIGHT HOTEL, LLC

KILL DEVIL HILLS DARE NORTH CAROLINA

COMMISSION NO.	P16004
DESIGNED BY	DAD
DRAWN BY	DAD
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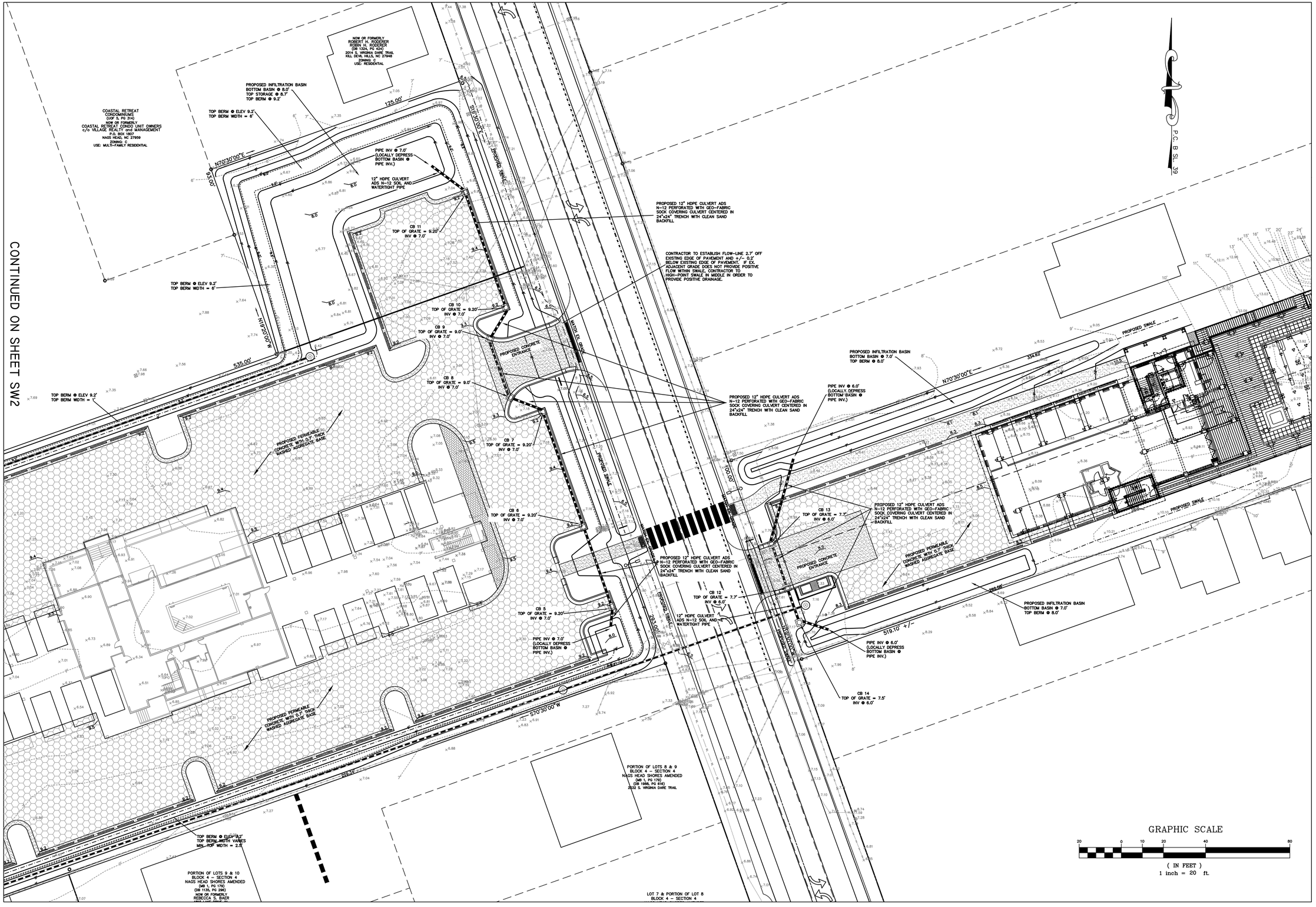
ISSUE DATE	8/14/2016
SHEET NO.	SW4

OF 4 SHEETS

SWM PLAN – PATEL–EBB TIDE–KDH–2ND SUBMISSION.DWG 8/12/2016



SWM PLAN -
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KILL DEVIL HILLS, NC 27948
Phone: (252) 202-3933 E-Mail: dddeelengr@gmail.com

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PROFESSIONAL ENGINEER
CAROLINA
SEAL 025158
DAVID A. DEEL
NORTH CAROLINA

CERTIFICATION

GRADING PLAN

GRADING & DRAINAGE
FIRST FLIGHT HOTEL, LLC

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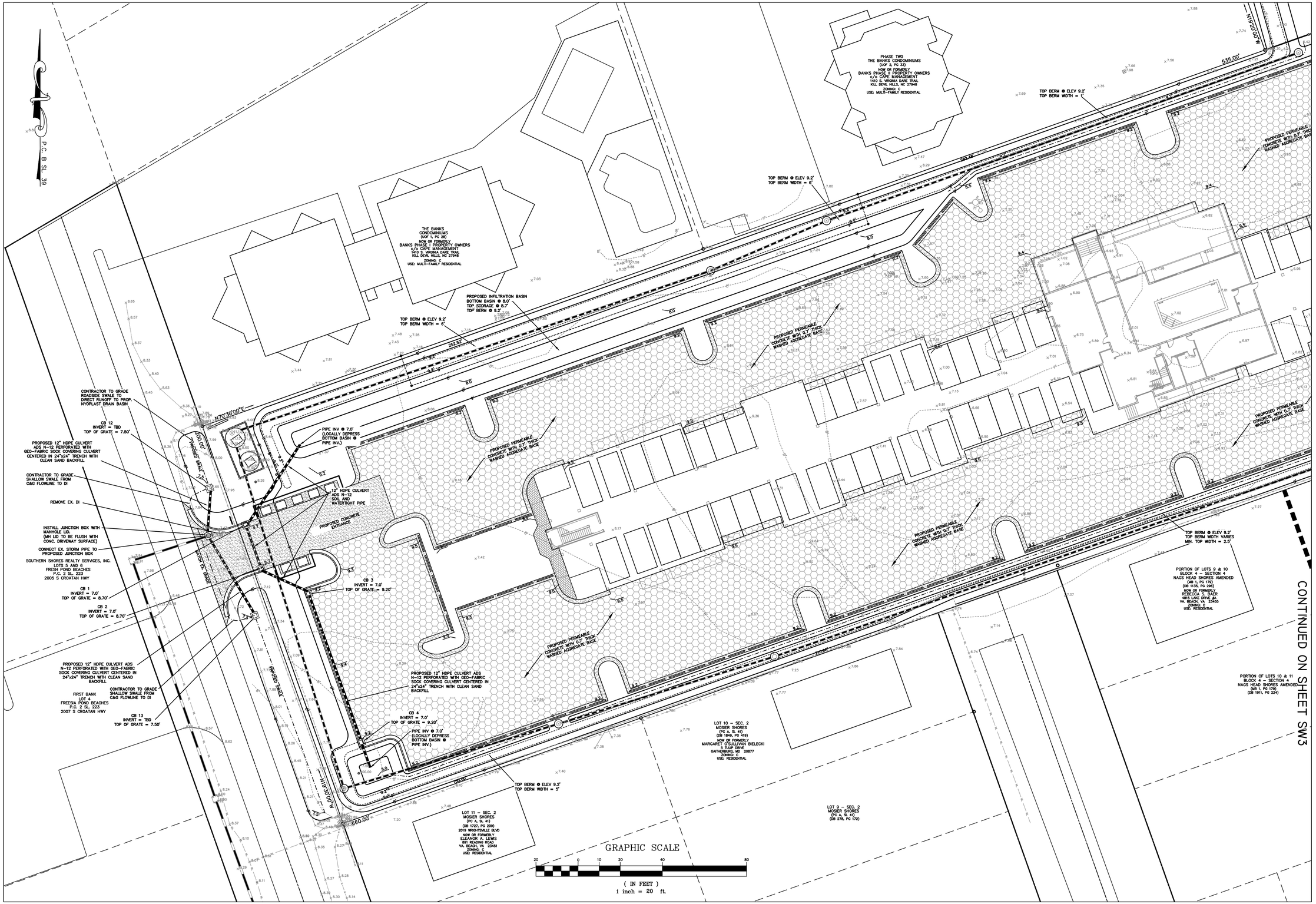

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FIRM LICENSE P-1045
P.O. BOX 3901
KILL DEVIL HILLS, NC 27948
Phone: (252) 202-3933 E-Mail: dddeeleng@gmail.com

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GRADING PLAN

GRADING & DRAINAGE
FIRST FLIGHT HOTEL, LLC

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OF 4 SHEETS

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