



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town of Kill Devil Hills Planning Board will hold its only meeting of the month on Tuesday, October 18, 2016 at 5:30 p.m. in the Meeting Room of the Administration Building, 102 Town Hall Drive, off Colington Road. The items to be discussed are listed below:

AGENDA

Call to Order

Agenda Approval

Approval of the Minutes of August 16, 2016 meeting

Public Comment (Time limit of 3 minutes per person; 5 minutes per group)

Old Business

New Business

1. SITE PLAN REVIEW—First Flight Hotel, LLC—Proposed 152 Room Hotel, 227 Parking Spaces, Oceanfront Amenity Building and Associated Site Modifications—2028 and 2031 S Virginia Dare Trail

Public Comment (Time limit of 3 minutes per person; 5 minutes per group)

Response to Public Comment

Board Member Comment

Adjournment

All citizens are cordially invited to attend.

Posted this 13th day of October 2016.

James Michael O'Dell
Administrative Specialist

Copies to: Mayor and Board of Commissioners, Planning Board members in their packet materials; Town Manager; Town bulletin boards; Sunshine List, including all news media; Electronic Distribution List; Town website and social media; file

Minutes of the August 16, 2016 meeting of the Kill Devil Hills Planning Board held at 5:30 p.m. in the Meeting Room of the Administration Building, 102 Town Hall Drive, off Colington Road.

Members Present: Chair Stan Clough, James Almone, Howard Buchanan, Ben Sproul, Eddie Valdivieso, and John Windley

Members Absent: Skip Jones

Others Present: Meredith Guns, Planning Director; Bryan Brightbill, Assistant Planning Director; Cameron Ray, Senior Planner and Michael O'Dell, Administrative Specialist

Guests: Commissioners Mike Hogan & Michael Midgette

Call to Order

At 5:30 p.m., Chair Stan Clough called this meeting of the Kill Devil Hills Planning Board to order, and welcomed everyone present.

Agenda Approval

On a motion by Ben Sproul, seconded by Eddie Valdivieso, the agenda for this meeting was approved as presented by a unanimous, 5-0, vote.

Approval of the Minutes of July 19, 2016 meeting

On motion by Mr. Sproul, seconded by John Windley, the minutes of the July 19, 2016, Planning Board meeting were approved by a unanimous, 5-0, vote.

Public Comment (Time limit of 3 minutes per person; 5 minutes per group)

Planning Director Meredith Guns introduced Cameron Ray, the new Senior Planner for the Town. He was originally hired as the Code Enforcement Officer for Kill Devil Hills. She noted that in this new position, he would be working with Assistant Director Bryan Brightbill and the Planning Board.

Ongoing Business

New Business

1. SITE PLAN REVIEW—Kill Devil Development Company, LLC— Proposed 46,013 sq. ft. Grocery Store and Associated Site Modifications –1530 North Croatan Highway in the Commercial Zone

Assistant Planning Director Bryan Brightbill presented for consideration a site plan review for a proposed 46,013 sq. ft. grocery store and associated site modifications, to be made at 1530 North Croatan Highway in the Commercial Zone. The plan has been submitted by Kill Devil Development Company, LLC. Mr. Brightbill said the site plan had gone through two rounds of internal technical review, and noted that there were several outstanding staff comments yet to be addressed; however, he indicated that after staff's discussions with the development team, he expects the comments to be addressed before moving forward to the Board of Commissioners. Staff recommends the Planning Board review the site plan and forward it to the Board of Commissioners with a favorable recommendation, once the comments have been addressed.

Mr. Brightbill stated that on behalf of the development team were Gordon Kolb, of GHK Developments (d.b.a. "Kill Devil Developments Company") and Andy Deal, with Deal Engineering, PLLC, GHK's local engineering liaison. Mr. Kolb stated the development would be located beside the Lowe's home improvement center, and that he expected to close on the property in January 2017, with construction to begin shortly afterward. Mr. Kolb expected the development to involve approximately 1,000 construction jobs, and anticipated 125-150 full-time employees once the store is operational.

Mr. Kolb said the developers were addressing the final comments from the Town that were a result of the last meeting with staff. He also said that his firm was contacting the surrounding property owners to provide information on the development, noting that he had heard from three at this point: two were in support of the project and one had some questions, which had been answered. Mr. Kolb then presented an overview of the plan to the Board [presentation attached as a part of the minutes.]

Mr. Kolb stated that the traffic study recommended improvements on First Street. The plan includes a left turn lane at the intersection of First Street and U.S. Highway 158, along with a deceleration lane for traffic coming south on U.S. 158, turning west onto First Street. The development will also include a sound wall similar to the ones already in place on the adjoining Lowe's development. Eighteen evergreens will be included with the shrubbery as an additional buffer for the neighboring properties to the rear.

Chair Clough inquired about the drainage plan. Mr. Deal demonstrated how the drainage plan will integrate into the existing drainage system with the Lowe's development and NCDOT easement. Howard Buchannan asked if Lowe's was amenable for this new development integrating into its site. Mr. Deal replied affirmatively and that they were working through the legalities.

Chair Clough invited the members to share their thoughts and ask any questions of the presenters. Mr. Sproul stated he appreciated the extra efforts by the developers to include items that were not required, including an extra turn lane which will benefit everyone in the

neighborhood. He also noted the extra load capacity for the stormwater plan and increased landscaping.

Mr. Valdivieso noted that Town staff's recommendation held a great deal of weight to him, along with the fact that the developer has met with staff twice to address requirements for the project. Mr. Valdivieso then addressed some design concerns that were not regulatory, including site entrance and egress, truck turning, loading zone pavement markings, and parking lot orientation. Mr. Almoney expressed his appreciation to the developers in reaching out to the community. He noted that it was an attractive plan. Mr. Windley said he lived near the site and believed that this development would be an asset to the community.

Mr. Valdivieso moved to forward the recommendation of approval to the Board of Commissioners, per the staff memorandum with the administrative confirmation that all items have been addressed, along with the revised landscaping plan. Mr. Sproul provided a second and the motion passed by a unanimous, 5-0, vote.

Public Comment (Time limit of 3 minutes per person; 5 minutes per group)

Response to Public Comment

Board Member Comment

Adjournment

There being no further business before the Planning Board at this time, Mr. Sproul moved to adjourn this meeting. Mr. Almoney seconded that motion and approval was by a unanimous, 5-0, vote. It was 6:04 p.m.

Submitted by:

James Michael O'Dell
Administrative Specialist

Director of
Planning and Inspections
MEREDITH GUNS

Chief Building Inspector
MATT LOWCHER

Code Enforcement Officer
MARTY SHAW



Assistant Director of
Planning and Inspections
BRYAN BRIGHTBILL

Senior Planner
CAMERON RAY

Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

October 18, 2016

Memorandum

To: Planning Board

From: Bryan Brightbill, Assistant Planning Director 

Subject: SITE PLAN REVIEW—First Flight Hotel, LLC—Proposed 152 Room Hotel, 227 Parking Spaces, Oceanfront Amenity Building and Associated Site Modifications—2028 and 2031 S Virginia Dare Trail

Enclosed is a proposed site plan submitted by First Flight Hotel, LLC to construct an 85,054 square foot, 152 room hotel structure, 198 parking spaces and associated site modifications at 2028 South Virginia Dare Trail in the commercial zoning district. The proposal also calls for the construction of a 7,916 square foot oceanfront amenity building, 29 parking spaces and associated site modifications across the street at 2031 South Virginia Dare Trail in the ocean impact residential zoning district.

Attached you will find a commercial site plan review application, stormwater management report, fire hydrant flow test information, KDHWWTP willingness-to-serve letter, revised area schedule for the oceanfront amenity building, and the most recent technical review comments from staff.

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

Planning—Bryan Brightbill

1. General:
 - a. Floorplan overlay not removed. Unable to determine handicap parking compliance under the hotel structure. It is likely that support structure encroaches within accessible aisles. Also, no accessible route from the parking spaces to ramp is shown on the revised plan. Previously shown accessible route encroached into required drive aisle width.
 - b. Area schedule for oceanfront amenity building shown on sheets 2 and 4 is incorrect.
 - c. Bind all plan sets (site, stormwater and architectural) together in next submittal.
2. Lighting:
 - a. Move the below lighting note to sheet 6.
 - i. "Per §153.074(E)(3) All light produced on-site shall be contained within the perimeter of the site by design, orientation or shielding of the light source."
3. Landscaping:
 - a. Add column to landscaping tables on sheet 5 to show number of plantings provided to determine compliance.

4. Architectural:
 - a. Dimensions of oceanfront amenity building have not changed from technical review 1 to match the revised dimensions shown on the site plan.
 - b. Provide ground floor floorplans of all buildings with architectural plans.

Public Services—Steve Albright

1. Streets:
 - a. Any necessary NCDOT driveway permits and/or encroachment agreements shall be required prior to permit approval.
 - b. NCDOT approval of the proposed crosswalk and signage is required.
 - c. An existing 21" CMP from a historic drainage system exists near the north property line closest to the Banks pool. Coordination to abandon this structure with the Banks Condos is needed to safely abandon the pipe on the proposed hotel property.
2. Water:
 - a. Please prepare water meter service sizing forms for each domestic meter including all proposed fixtures connected to each to confirm proposed sizing.
 - b. Site is currently served by (5) active meters including a 1.5", 1" and (3) 5/8".
3. Solid Waste:
 - a. Recommend the developer implement a recycling program to reduce refuse volumes.
 - b. Add a third dumpster for the restaurant.

Engineering—Pete Burkheimer

1. For Drop Inlets or Catch Basins within public street rights of way, specify a pedestrian-safe grate specified. The Towns D-2 sheet from Town projects has been sent as a "go-by".
2. There are a few little coordination issues between the Robinson and Deel plans, like Mike's plans show the drainage layout in Wrightsville the "old" way, vs. Andy's plans have them revised, please coordinate the two to avoid confusion.

Fire—John Risoldi

1. Will the FDC for the hotel supply the oceanfront amenity building? If not, one needs to be located on that site as well.
2. It is recommended and requested that a fire hydrant be installed on Wrightsville Boulevard to supply additional water to protect the hotel and the Banks Condos. This would be a good opportunity for the Town to tie into the hydrant on the north side of the hotel to give the Fire Department this needed fire hydrant.
3. The Fire Alarm and Fire Sprinkler installation shall fall under the building permit.
4. The Fire Alarm and Fire Sprinkler System Plans shall be submitted soon after the building permit is issued and be approved before installation begins.

Staff recommends that the Planning Board table the proposal to allow the applicant to address the remaining technical review comments. Staff also recommends the Planning Board reschedule the November meeting to Tuesday, November 1 to review the revised plans at that time. This should allow the proposed site plan to stay on schedule to be reviewed by the Board of Commissioners on Monday, November 14, 2016.

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



Applicant RATNAM PATEL Property Owner
 Name: FIRST FLIGHT HOTEL, LLC Name: APPLICANT
 Address: 1880 RICHMOND ROAD Address: _____
WILLIAMSBURG VA 23185
 Phone: 757-218-3888 Phone: _____
 Fax: _____ Fax: _____
 Cell: _____ Cell: _____

Property Location 2020, 2028, 2029
 Address: and 2031 SVDT Lot, Block: PARCELS AND LOTS 6,7, BLK 3
WAGS HEAD SHOES
 Subdivision: _____ Pin#: SEE ATTACHED ①

Zoning District: Commercial LI-1 LI-2 OIR
 Total Lot Size: SEE ATTACHED Sq. Ft. Disturbed Area: 3.0 ac +/- Sq. Ft.

Contractor
 Company Name: TO BE DETERMINED License Number: _____
 Name: _____ Phone: _____
 Address: _____ Cell: _____
 Fax: _____

Town Privilege License Number: _____

Construction Information

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

Square Footage Proposed:

SEE ATTACHED Interior Space: _____ Sq. Ft. Covered Deck(s): _____ Sq. Ft. Storage: _____ Sq. Ft.
② and ③ Garage: _____ Sq. Ft. # of Bedrooms: _____ # of Open Deck(s): _____
 Proposed Square Footage: _____ + Existing Square Footage: _____ = _____ Total Sq. Ft.
SEE ATTACHED % Impervious Coverage: _____ + % Pervious Coverage: _____ = _____ Total % Coverage
④ # of Parking Spaces: Existing: _____ Proposed: 221 Total: 221
 Septic Tank Permit #: KPDHWTP Construction Type: _____

Estimated Construction Cost (including labor and materials): _____

Flood Information

Flood Zone: VE AE X Base Flood Elevation: VE 11' and AE 10'
 Proposed First Floor Elevation: _____ Sq. Ft Below Base Flood Elevation: N/A
10.1' ON HOTEL and 12.1' ON OCEAN FRONT

*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

152 ROOM HOTEL WITH OCEANFRONT POOL AND RESTAURANT

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 WA 0034276
 - 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)

FOR TECH
1

- Proposed First Floor Elevation
- Dumpster Pad Location
- Proposed Sign Location *PENDING*
- 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: *Peter Amodeo* (Date) *8/15/16*

Stormwater Management Plan Narrative

First Flight Hotel, LLC

KDH Submission

August 15, 2016

General

First Flight Hotel, LLC is a proposed 152 room hotel to be placed on the site of the existing (partially demolished) Ebb Tide Hotel in Kill Devil Hills which shall include the development of amenities on adjoining oceanfront parcels (directly across NC 12 from main hotel site).

Pursuant to Town of Kill Devil Hills requirements, a stormwater management treatment and disposal system has been designed to address the runoff generated by a 4.3" rainfall (depth) event. The following narrative will detail the proposed stormwater management plan for capture and treatment of runoff from the proposed facility.

Summary of Existing Conditions

The subject parcel is located on the east and west sides of NC 12 approximately 480 feet north of the intersection of Eighth Street and NC 12. On the west side of NC12, the site is currently developed as a hotel (partially demolished) and on the east side of NC 12, the site is currently developed as single family residential. There is no discernable existing stormwater management infrastructure within the site.

Summary of Proposed Conditions

This project proposes the addition of a new 152 room hotel with oceanfront amenities. As the project site is divided by NC12, the stormwater management will be addressed in separate facilities on the east and west sides of the site:

West Parcel: The property to the west of NC 12 will be developed with the 152 room hotel and associated parking & utilities infrastructure. On the plans, this area is identified as "Drainage Area 1" and within the calculations, it is further broken down into Drainage Area 1A and Drainage Area 1B. Due to the presence of suitable in-situ soils, stormwater management will be provided via two separate but intermingled infiltration systems: The parking lot and the impervious surfaces to the interior of the parking lot will be treated via an infiltration trench located underneath and integral with the permeable concrete parking lot. This system is identified as Drainage Area 1A and is analyzed as such in the calculations. Runoff from impervious concrete surfaces outside of the permeable pavement system will be collected in a series of interconnected infiltration basins around the perimeter of the site. This system is identified as Drainage Area 1B and is analyzed as such in the calculations. The systems are "intermingled" such that if the permeable pavement infiltration trench reaches capacity, it will overflow to the perimeter infiltration basin system where additional capacity is available.

East Parcel: The property to the east of NC 12 will be developed with hotel amenities (pool, etc.) and associated parking & utilities infrastructure. On the plans, this area is identified as "Drainage Area 2" and within the calculations, it is further broken down into Drainage Area 2A and Drainage Area 2B. Due to the presence of suitable in-situ soils, stormwater management will be provided via two separate but intermingled infiltration systems: The parking lot will be treated via an infiltration trench located underneath and integral with the permeable concrete parking lot. This system is identified as Drainage Area 2A and is analyzed as such in the calculations. Runoff from the building and impervious concrete surfaces outside of the permeable pavement system will be collected in interconnected infiltration basins around the perimeter of the site. This system is identified as Drainage Area 2B and is analyzed as such in the calculations. The systems are "intermingled" such that if the permeable pavement infiltration trench reaches capacity, it will overflow to the perimeter infiltration basin system.

Soils

GET Solutions performed on-site soil borings to verify soil type and determine elevation of mean high groundwater.

Information collected on site indicates that the soils found in the subject area on the site are composed primarily of medium to fine sands. These soil types will have a rapid permeability and water capacity. These findings generally correlate with the description mapped and discussed in the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Dare County, North Carolina, which map the soil for this site as follows:

NuC - Newhan Urban Complex, Permeability is rapid

CoB – Corolla fine sand, Permeability is rapid

Infiltration rates typical for these sands generally range from 6.0 in/hr to 20 in/hr. GET Solutions testing indicates the in-situ soils have a Saturated Hydraulic Conductivity of 16-19 inches per hour.

A more detailed description of the method of determining the subsurface storage volume available as a function of the soils is discussed in this section. The following determination of the volume available in the subsurface is based on the definition of Porosity: The ratio of volume of void spaces in a rock or sediment to the total volume of the rock or sediment¹.

Table 10.3. Typical Total Porosities.²

Material	Total Porosity (%)
Unaltered granite and gneiss	0-2
Quartzites	0-1
Shales, slates, mica-schists	0-10
Chalk	5-40
Sandstones	5-40
Volcanic tuff	30-40
Gravels	25-40
Sands	15-48
Silt	35-50
Clays	40-70
Fractured basalt	5-50
Karst limestone	5-50
Limestone, dolomite	0-20

Table 5.1 Porosities for Common Consolidated and Unconsolidated Materials³

Unconsolidated Sediments	η (%)	Consolidated Rocks	η (%)
Clay	45-55	Sandstone	5-30
Silt	35-50	Limestone/dolomite	1-20
Sand	25-40	Shale	0-10
Gravel	25-40	Fractured crystalline rock	0-10
Sand & gravel mixes	10-35	Vesicular basalt	10-50
Glacial till	10-35	Dense, solid rock	<1

Based on the information in the preceding tables a value of 20% void space can be assigned to the sandy soils located on the subject parcel. This value should be considered conservative.

Calculations

Runoff and storage calculations can be found in the appendix to this narrative.

APPENDIX A

Soils Map & Field Investigation Report

Obtaining the CBR design value is contingent upon successfully preparing and compacting the subgrade soils to a depth of approximately 18 inches along with the quality control testing procedures as indicated in Section 4.2 of this report. In the event that the subgrade soils are not firm, stable, and properly compacted, a CBR value less than that noted above will be achieved which will reduce the lifespan of the pavement section and/or potentially result in pavement failures. Conversely, over compacting the subgrade soils within the proposed pervious concrete parking bays will decrease their associated rate of hydraulic conductivity (infiltration). As such, it is recommended that the subgrade soils be compacted to at least 95%, but not greater than 98%, within these areas. All pavement material and construction procedures should conform to North Carolina Department of Transportation (NCDOT) requirements.

Following pavement rough grading operations, the exposed subgrade should be observed under proofrolling. This proofrolling should be accomplished with a fully loaded dump truck or 7 to 10 ton drum roller to check for pockets of soft material hidden beneath a thin crust of better soil. Any unsuitable materials thus exposed should be removed and replaced with a well-compacted material. The inspection of these phases should be performed by the Geotechnical Engineer or his representative.

Test pit excavations should be performed during the subgrade evaluation procedures to further evaluate the FILL and/or Organic laden subsurface soils noted to occur at the boring locations. At that time, subgrade improvement recommendations, if necessary, should be provided by the Geotechnical Engineer or his representative. Should the Organic laden soils noted to occur within the proposed pavement areas be allowed to remain in place there will be a potential for future settlement. The Fill materials noted to occur within the proposed asphalt pavement areas should be further evaluated to substantiate the suitability to remain in place provided that they do not contain organics and/or are underlain by organic soils. The extent of any undercut procedures and/or the suitable use of Geogrid and/or Geofabric should be determined in the field during construction by a **G E T Solutions, Inc.** representative.

4.20 Storm Water Design Parameters

4.20.1 Estimated Normal Seasonal High Groundwater Level

The soils recovered from boring locations were classified in general accordance with ASTM D 2487 test method. Also, the soils recovered from borings INF-1 and INF-2 were classified using the Munsell[®] Soil Color Charts to aid in indicating the estimated normal Seasonal High Water Table (SHWT). Based on the soil texture classifications located throughout the storm water management construction areas, the shallow subsurface soils appeared to be relatively homogenous consisting predominantly of SAND (SP, SP-SM) with varying amounts of Silt.

The “Soil Survey of Dare County, North Carolina” provided by the U.S. Department of Agriculture indicates that soils located within the vicinity of the above noted borings performed at the project site consists of the Newhan-Corolla Complex (NhC) and Duckston Fine Sand (DtA). More detailed information regarding these soil conditions as noted in the “Custom Soil Resource Report for Dare County, North Carolina” is provided in the following table (Table X – USDA Soil Descriptions and Characteristics).

Table X – USDA Soil Descriptions and Characteristics

Boring Nos.	Soil Series	Natural Drainage Class	Run Off Class	Hydrologic Class
SW-1	NuC; Newhan – Urban Land Complex	Excessively Drained	Very Low	A
SW-2 and SW-3	CoB; Corolla Fine Sand	Moderately Well Drained	Very High	A

Based on our field observations and experience with similar soil conditions, the near surface soils recovered at the project site appear to be consistent with the information provided on the “Custom Soil Resource Report for Dare County, North Carolina”. More detailed information regarding the above identified soil descriptions and their orientations throughout the development are provided in Appendix VI – USDA Custom Soil Resource Report.

As previously noted, the soil sample colors were identified using the Munsell® Soil Color Charts to aid in identifying the estimated normal SHWT at the boring locations. It is noted that soil morphology is not a reliable indicator of the SHWT in drained soils, as indicated in the “Soil Morphology as an Indicator of Seasonal High Water Tables” (prepared by Peter C. Fletcher; U.S. Department of Agriculture Soil Conservation Service). As such, the normal SHWT depths were estimated based on a combination of slight color transitions of the subsurface soils, the groundwater level encountered during our field exploration and testing activities, our site observations of the existing topography, as well as our experience with the project area. Detailed information regarding the encountered ground water depths as well as the estimated normal SHWT depths for each boring location is provided in the following table (Table XI– Groundwater Information).

Table XI – Groundwater Information

Boring ID	Existing Elevation (FT MSL) ⁽³⁾	Current/Encountered Groundwater ⁽¹⁾		Estimated Normal SHWT	
		Depth (FT) ^(1,2)	Elevation (FT MSL) ⁽³⁾	Depth (FT) ^(1,2)	Elevation (FT MSL) ⁽³⁾
SW-1	8	4	4	3 - 3.5	4.5 – 5.0
SW-2	8	2	6	0.5 - 1.5	6.5 – 7.5
SW-3	7	1.2	5.8	0.5 - 1.0	6 – 6.5

Note (1) = The observed groundwater levels noted in this report, on our Boring Log sheets, and on our Generalized Soil Profile sheets were obtained through soil wetness at the time of our subsurface exploration procedures.

Note (2) = The depths noted above are referenced from below the existing site grade elevations for each specific boring location.

Note (3) = The existing topographic information for these boring locations was estimated based on that provided on the project site plan and visual observations of the project site.

Groundwater conditions will vary with environmental variations and seasonal conditions, such as the frequency and magnitude of rainfall patterns, as well as man-made influences, such as existing swales, drainage ponds, underdrains and areas of covered soil (paved parking lots, sidewalks, etc.). Seasonal groundwater fluctuations of ± 2 feet are common in the project's area; however, greater fluctuations have been documented. We recommend that the contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on the construction procedures.

4.20.2 Saturated Hydraulic Conductivity Testing:

Saturated hydraulic conductivity (Infiltration) tests were performed at the location of borings SW-1 through SW-3 at depths ranging from approximately 1 to 2 feet below existing grades. The boreholes at boring locations SW-1 through SW-3 were prepared utilizing an auger to remove soil clippings from the base. Infiltration testing was then conducted within the vadose zone utilizing a Precision Permeameter and the following testing procedures.

A support stand was assembled and placed adjacent to each borehole. This stand holds a calibrated reservoir (2000 ml) and a cable used to raise and lower the water control unit (WCU). The WCU establishes a constant water head within the borehole during testing by use of a precision valve and float assembly. The WCU was attached to the flow reservoir with a 4-meter (approximately 13-foot) braided PVC hose and then lowered by cable into the borehole to the test depth.

As required by the Glover solution, the WCU was suspended approximately 2 to 6 inches above the bottom of the borehole. The shut-off valve was then opened allowing water to pass through the WCU to fill the borehole to the constant water level elevation. The absorption rate slowed as the soil voids became filled and an equilibrium developed as a wetting bulb developed around the borehole. Water was continuously added until the flow rate stabilized. The reservoir was then re-filled in order to begin testing. During testing, as the water drained into the borehole and surrounding soils, the water level within the calibrated reservoir was recorded as well as the elapsed time during each interval. The test was continued until relatively consistent flow rates were documented.

During testing the quick release connections and shutoff valve were monitored to ensure that no leakage occurred. The flow rate (Q), height of the constant water level (H), and borehole diameter (D) were used to calculate Ks utilizing the Glover Solution. Based on the field testing and corroborated with laboratory testing results (published values compared to classification tests), the hydraulic conductivity of the shallow soils is provided in the following table (Table XII – Saturated Hydraulic Conductivity Test Results) and is presented on the “Constant-Head Borehole Permeameter Test” worksheets provided in Appendix VII.

Table XII - Saturated Hydraulic Conductivity Test Results

Boring No.	Test Depth (ft) ⁽¹⁾	% Silt and/or Clay	USCS Classification	Average Infiltration Test Results (Ksat Values)		
				cm/sec	cm/day	in/hour
SW-1	1.5-2	0.3	SP	1.19E-02	1,027.2	16.8
SW-2	0.5-1	0.2	SP	1.31E-02	1,131.4	18.6
SW-3	0.5-1	0.3	SP	1.26E-02	1,086.1	17.8

Note (1) = The depths noted above are referenced from below the existing site grade elevations for each specific boring location.

5.0 CONSTRUCTION CONSIDERATIONS

5.1 Drainage and Groundwater Concerns

It is expected that dewatering may be required for excavations that extend near or below the existing groundwater table. Dewatering above the groundwater level could probably be accomplished by pumping from sumps. Dewatering at depths below the groundwater level may require well pointing.

It is recommended that all building and site drainage (such as surface water drains, roof down spouts, etc.) be designed to include a discharge location away from the foundation areas to promote rapid positive drainage. Furthermore, we recommend the ground surface be sloped away from the foundation for a minimum distance of 10 feet and that all downspouts (if applicable) be connected to tightline drains that discharge to a suitable location down slope of the foundations.

APPENDIX B

Stormwater Calculations

Drainage Area (Main Hotel):

Drainage Area: 124,420 sf (2.85 Ac.)

Runoff within DA 1 is captured / treated / disposed of in two intermingled systems:

- DA 1A: Perm. Pavement Infiltration Trench
- DA 1B: Interconnected Infiltration Basins.

DA 1A: 95,059 sf (2.18 Ac.) (Perm. Conc. Inf. Trench: DA)

ImperVIOUS Area:

Perm. Concrete:	61,477 sf *
Conc.:	2,193 sf
Building:	<u>28,659 sf</u>
	92,324 sf

*Note: Since Perm. Pavement is analyzed as an infiltration trench, runoff calcs are generated as though it is 100% impervious in order to account for all rainfall volume. → actual storage within the infiltration trench will be calculated below.

Runoff Volume: (Simple Method)

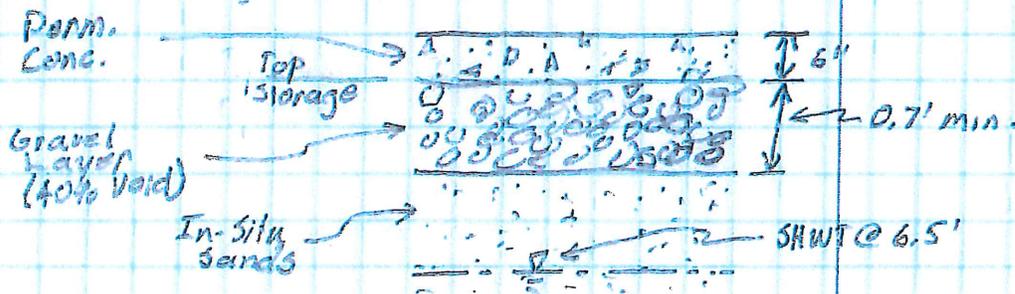
$$I_n = \frac{92,324}{95,059} = 0.971$$

$$R_v = 0.05 + 0.9 \times I_n = 0.924$$

$$R_p = 1.3 \text{ in.}$$

$$V = 3630 \times R_p \times R_v \times R_A = \underline{31,441 \text{ sf}}$$

Storage Available in Infiltration Trench:



(DATA Cont'd):

Storage Available (Infiltration Trench)

- 6" permeable concrete: Conveyance Layer \rightarrow No storage
- 0.7' Gravel Layer: (Washed Angular Stone, no fines, 40% void space)

$$V = 61,477 \text{ sf} \times 0.7 \text{ ft} \times 0.4 = 17,214 \text{ cf}$$

- Underlying Sand Layer: (In-situ sands, 20% void space)

SHWT @ 6.5'
Top Sand @ 8.0'

$$V = 61,477 \text{ sf} \times (8.0' - 6.5') \times 0.2 = 18,443 \text{ cf}$$

Total Infiltration Trench Storage Available = 35,657 cf

(Storage Req'd = 31,441 cf is O.K.)

DA 1B: 29,361 sf (0.67 Ac) (Inf. Basin DA)

Imperious Area:

Concrete: 5,038 sf

Runoff Volume:

$$I_A = \frac{5,038}{29,361} = 0.172$$

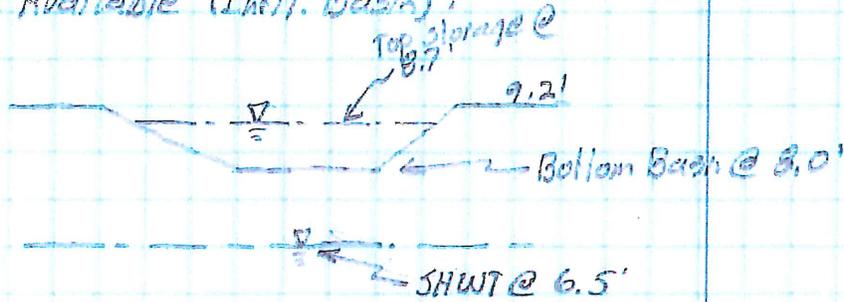
$$R_v = 0.05 + (0.9 \times 0.172) = 0.204$$

$$R_D = 1.3 \text{ in.}$$

$$V = 3630 \times R_D \times R_v \times I_A = \underline{2,133 \text{ cf}}$$

(DA 1B cont'd)

Storage Available (Infil. Basin):



Above-Grade Storage:

Elev	Area	Avg Area	Vol	Σ Vol
8.0'	6,620 sf			0
		9,368 sf	6,558 cf	
8.7'	12,117 sf			Σ = <u>6,558 cf</u>

Below-Grade Storage (20% Void space, In-situ sands)

$$\text{Vol.} = \left[(8.7 - 6.5) \times 12,117 \text{ sf} \right] - 6,558 \text{ cf} \times 0.2 = \underline{4,020 \text{ cf}}$$

$$\text{Total Storage Available} = \underline{10,578 \text{ cf}}$$

$$\text{(Storage Req'd} = \underline{2,133 \text{ cf}} \text{ ; O.K.)}$$

Drainage Area / Summary:

$$\text{Total Storage Req'd for 4.3" Rainfall: } \underline{33,574 \text{ cf}}$$

$$\text{Total Storage Provided: } \underline{46,235 \text{ cf}}$$

Drainage Area 2 (Oceanfront Amenity):

Drainage Area: 21,550 sf (0.495 Ac)

⇒ Runoff within DA 2 is captured/treated/disposed of in two intermingled systems:

- DA 2A: Perm Pavement Infiltration Trench
- DA 2B: Interconnected Int. Drainage Basins

DA 2A: 5,552 sf (0.13 Ac) (Perm. Conc. Infil. Trench DA)

Impervious:

Perm. Concrete: 5,552 sf (See note on PG. 1)

Runoff Volume:

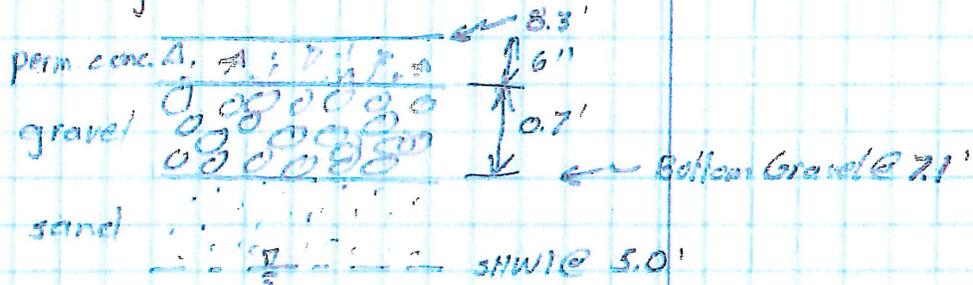
$$I_A = 1.0$$

$$R_V = 0.95$$

$$R_D = 4.3 \text{ in.}$$

$$V = 36.30 \cdot R_D \cdot R_V \cdot I_A = \underline{1,928 \text{ cf}}$$

Storage Available in Infil. Trench:



• 6" Perm Concrete: No Storage (conveyance layer)

• 0.7' Gravel Layer: $V = 5,552 \text{ sf} \times 0.7 \times 0.4 = 1,554 \text{ cf}$

• Underlying Sand Layer: $V = (7.1 - 5.0) \times 5,552 \times 0.2 = 2,332 \text{ cf}$

Total Infil. Trench Storage Avail = 3,886 cf

(Storage Req'd = 1,928 cf + O.R.)

First Flight Hotel, LLC
Stormwater Calcs (RDM)

Deel Engineering, PLLC
8/14/16
page 5 of 5

DA 2B: 15,998 sf (0.37 Ac.) (Inf. Basin DA)

Impervious Area:

Bldg: 3,952 sf
Concrete: 2,561 sf
Total Imp: 6,513 sf

Runoff Volume:

$I_A = 6,513 / 15,998 = 0.41$
 $R_V = 0.061 \cdot 0.91 \cdot I_A = 0.42$
 $R_p = 4.3 \text{ in.}$

$V = 3630 \times R_p \times R_V \times I_A = 2,404 \text{ cf.}$

Storage Available: (Inf. Basin)

Above Grade Storage:

Elev	Area	Avg Area	Vol	\pm Vol.
7.0	1,243 sf			0
		1,910 sf	1,337 cf	
7.7	2,578 sf			<u>1,337 cf</u>

Below-Grade Storage (20% Void Space, In-situ sand):

$$\text{Vol.} = [(7.7 - 5.0) \times 2,578 \text{ sf}] - 1,337 \text{ cf} \times 0.2 = \underline{1,125 \text{ cf}}$$

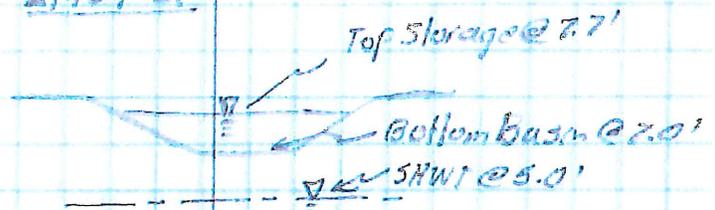
Total Inf. Basin Storage Avail. = 2,462 cf

(Storage Req'd = 2,404 cf S.O.K.)

Drainage Area 2 Summary:

Total Storage Req'd for 4.3" Rainfall: 4,332 cf

Total Storage Provided: 6,348 cf



Engineering and Surveying
Mailing Address: P.O. Box 2852 (104 Jester Court)
Kill Devil Hills, North Carolina 27948
mrobinson@obxengineering.com
Phone: 252-255-8026

Michael W. Robinson, P.E., P.L.S.

July 19, 2016

Fire Hydrant Flow Testing
8" water main along N.C. 12 fronting Towne Place Suites Site
Kill Devil Hills, Dare County, North Carolina
Refer to Attached Exhibit A for hydrant locations

Test date: 07-11-16

Time: 12:30 to 1:00 p.m.

Test made by: Michael W. Robinson, P.E.

Witness: Bill Waterfield, Kill Devil Hills Water Systems Supervisor and Eddie Good,
Kill Devil Hills Water Distribution Technician.

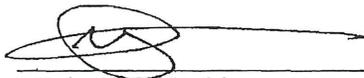
Test 1: 8" water main along N.C. 12. Flow measured at fire Hydrant AA with static and residual pressures measured at hydrant BB. Hydrant discharge coefficient 0.80. One pump running at the Water Plant (typical condition for summer season).

Static Pressure at Hydrant AA = 63 psig

Static Pressure at Hydrant BB = 63 psig

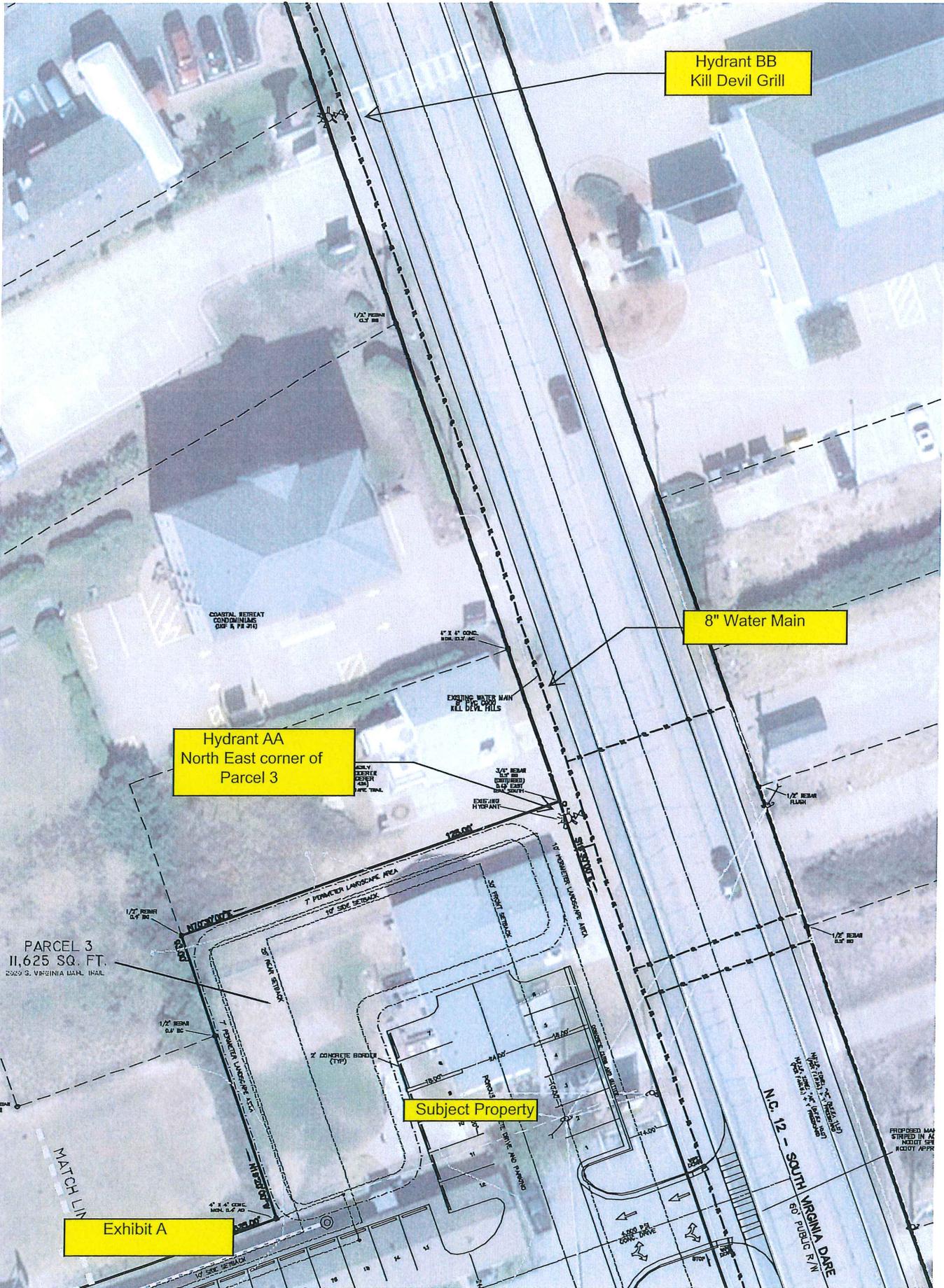
Direct read flow at Hydrant AA (full open) = 1,190 gpm (pitot gauge)

Residual Pressure at Hydrant BB = 60 psig



Michael W. Robinson P.E., P.L.S.





Hydrant BB
Kill Devil Grill

8\" Water Main

Hydrant AA
North East corner of
Parcel 3

Subject Property

Exhibit A

KDHWTP, L.C.C.
P.O. Box 3629
Kill Devil Hills, NC 27948
DWQ Permit # 0002829
NCUC W-1160

October 4, 2016

Town of Kill Devil Hills
P.O. Box 1719
Kill Devil Hills, NC 27948

Re: **Willingness to Serve**
Dare County Parcels 005153000, 005172000, 008505000 and 008503001

To whom it may concern:

This letter is to acknowledge our Willingness to Serve the above referenced properties herein after the "Customer" located on South Virginia Dare Trail in Kill Devil Hills, North Carolina.

The Customer currently has 34,750 gpd of paid for sewer capacity and that capacity will be allocated as follows:

26,600 gpd for a 152 room hotel with in room cooking facilities at 175 gpd per room and 8000 gpd for a 200 seat restaurant at 40 gpd per seat totaling 34,600 gpd of sewer capacity.

My best regards,



Eddie Goodrich, Managing Partner
KDHWTP, L.L.C.

PROPOSED OCEANFRONT AMENITY AREA

- PROPOSED OCEANFRONT AMENITY AREA
- ENTRY WITH ELEVATOR - GROUND LEVEL-1
- SWIMMING POOL + ELEVATOR LOBBY - LEVEL-2
- RESTAURANT - 200 SEATS - LEVEL-3
- MINIMUM LOW BEAM ELEVATION = 12.1'
- GRADE BUILDING PAD TO 10.0' MIN.
- ENTRY LEVEL ELEVATION = 10.0'
- POOL ELEVATOR LOBBY ELEVATION = 25.0'
- POOL LEVEL ELEVATION = 29.0'
- RESTAURANT ELEVATION = 34.0'

OCEANFRONT BUILDING AREA SUMMARY (SQ. FT.)
 EXCLUDES DUNE CROSSING AND COVERED DECK

LEVEL-DESCRIPTION	ENCLOSED AREA	COVERED AREA	OPEN AREA
1- ELEVATOR LOBBY	672	0	0
2- POOL AND LOBBY	1,444	-	3,771
3- RESTAURANT	5,800	716	-
TOTAL	7,916	716	3,771



TOWN OF KILL DEVIL HILLS PUBLIC SERVICES

Post Office Box 1719, 107 Town Hall Drive
Kill Devil Hills, NC 27948
Administration (252) 480-4080 Fax (252) 441-6136
Office Hours: 8:00 a.m. – 5:00 p.m. Mon. – Fri.
Water Plant (252) 480-4090
www.kdlhnc.com

STEPHEN F. ALBRIGHT
Director

ANTHONY R. PATRICK
Assistant Director

MARCIA K. SCARBOROUGH
Administrative Services

ALFRED W. BURTON
Water Plant

WILLIAM H. WATERFIELD
Water Systems

L. RANDOLPH TURNER
Streets

LYNN E. LINDSEY
Solid Waste

Date: October 14, 2016

To: Bryan Brightbill, Assistant Planning Director

From: Anthony R. Patrick, Assistant Public Services Director

RE: *SITE PLAN TECHNICAL REVIEW 2— First Flight Hotel(152 Room Hotel) Located at 2020 and 2031 South Virginia Dare Trail*

Please note the following comments for the proposed site plan at the above referenced address:

Streets

- Any necessary NCDOT driveway permits and/or encroachment agreements shall be required prior to permit approval.
- NCDOT approval of the proposed crosswalk and signage is required.
- An existing 21" CMP from a historic drainage system exists near the north property line closest to the Banks pool. Coordination to abandon this structure with the Banks Condos is needed to safely abandon the pipe on the proposed hotel property.

Water

- Please prepare water meter service sizing forms for each domestic meter including all proposed fixtures connected to each to confirm proposed sizing.
- Site is currently served by (5) active meters including a 1.5", 1" and (3) 5/8".

Solid Waste

- Recommend the developer implement a recycling program to reduce refuse volumes.
- Add a third dumpster for the restaurant.

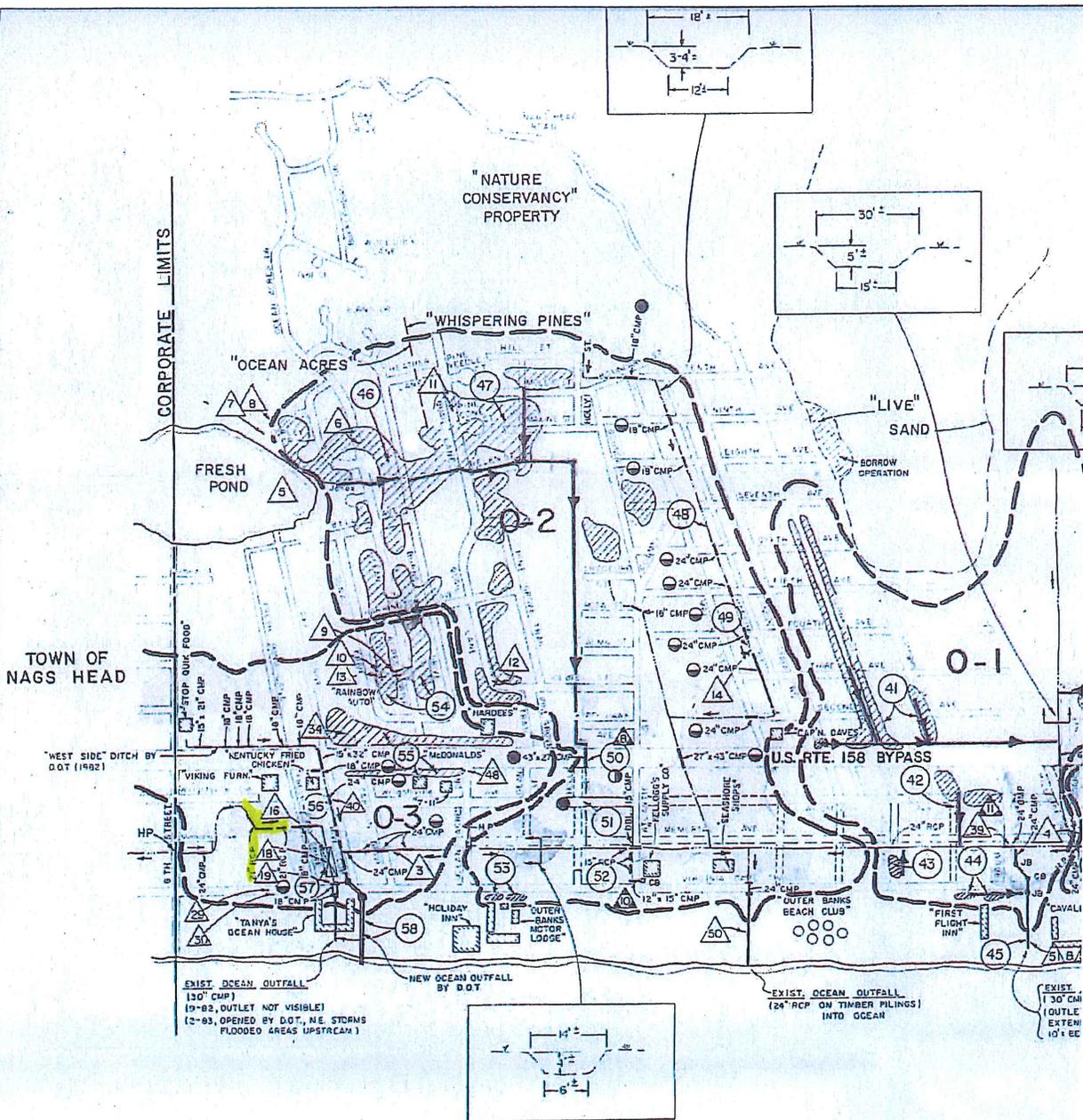


TABLE OF BENCHMARKS

REF. NO	TYPE	DESCRIPTION	ELEVATION
1	C.E.R.C.	BRASS DISK IN CONIC (P-158)	9.72
2	C.E.R.C.	" (DEVL. RM 1)	8.88
3	C.E.R.C.	" (DEVL. RM 2)	7.29
4	C.E.R.C.	" (E-168)	8.33
5	C.E.R.C.	" (O-168)	7.80
6	C.E.R.C.	" (KILL RM 2)	8.63
7	C.E.R.C.	" (KILL RM 1)	8.47
8	C.E.R.C.	" (R-158)	10.18
9	T.B.M.	TOP OF FIRE HYDRANT	10.09
10	T.B.M.	"	10.26
11	T.B.M.	"	11.78
12	T.B.M.	"	10.29

△ DENOTES LOCATION & REFERENCE NUMBER OF BENCHMARKS.
 C.E.R.C. = COASTAL ENGINEERING RESEARCH CENTER, (NORTH CAROLINA)

SOILS SUMMARY

REF. NO.	NAME	DRAINAGE	INCHES/HOUR (PERMEABILITY)	WATER TABLE	HYDROLOGIC SOIL GROUP
9	DOROLLA-DUCKSTON COMPLEX	POOR	0"-20"/HR	1'-3'	D
12	DUCKSTON FINE SAND	VERY POOR	0"-20"/HR	0'-2'	D

NOTES:

1. [Symbol] DENOTES LOCATION OF THE SOILS LISTED IN THE SUMMARY ABOVE. REF. NO., NAMES, & OTHER INFORMATION WAS TAKEN FROM U.S. SOIL CONSERVATION SERVICE SOIL SURVEY INTERPRETATIONS.

2. HYDROLOGIC SOIL GROUP

- A: LOW RUNOFF POTENTIAL, HIGH INFILTRATION RATE EVEN THOROUGHLY WETTED
- B: MODERATE RATE OF INFILTRATION WHEN THOROUGHLY WETTED
- C: SLOW RATE OF INFILTRATION WHEN THOROUGHLY WETTED
- D: HIGH RUNOFF POTENTIAL, VERY SLOW INFILTRATION RATE WHEN THOROUGHLY WETTED

SOILS WITH DUAL CLASSIFICATION (D/A) DENOTE A CLASSIFICATION OF D AS IT EXISTS AND THE FACT IT WOULD HAVE A CLASSIFICATION OF A WITH A COMPLETE DRAINAGE SYSTEM INSTALLED.

Brightbill, Bryan

From: Pete Burkhimer <PBurkhimer@american-ea.com>
Sent: Tuesday, October 11, 2016 1:07 PM
To: Brightbill, Bryan; Albright, Steve; Elliott, Donna; Guns, Meredith; Harris, Dana; Lindsey, Lynn Earl; Lowcher, Matt; Patrick, Anthony; Ray, Cameron; Risoldi, John; Shaw, Marty; Turner, Tote; Waterfield, William
Subject: RE: SITE PLAN TECHNICAL REVIEW 2 - First Flight Hotel, LLC - Proposed 152 Room Hotel, 221 Parking Spaces, Oceanfront Amenity Building and Associated Site Modifications - 2028 and 2031 S Virginia Dare Trail

Generally, I am satisfied with the revised plans. I have discussed a couple of minor points with Mike:

1. For Drop Inlets or Catch Basins within public street rights of way, we want a pedestrian-safe grate specified. I sent him our D-2 sheet from Town projects as a "go-by".
2. There are a few little coordination issues between the Robinson and Deel plans, like Mike's plans show the drainage layout in Wrightsville the "old" way, vs. Andy's plans have them revised.

I leave it to other staff how this is handled. If there aren't too many other issues, I would support a recommendation for approval with a couple of conditions.

Pete Burkhimer, PE

Chief Engineer – Virginia



448 Viking Drive, Suite 170

Virginia Beach, VA 23452

(757) 468-6800 -- fax 468-4966

pburkhimer@american-ea.com

From: Brightbill, Bryan [<mailto:bryan@kdhnc.com>]

Sent: Thursday, October 06, 2016 9:31 AM

To: Albright, Steve <Steve@kdhnc.com>; Brightbill, Bryan <bryan@kdhnc.com>; Elliott, Donna <DONNA@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Lindsey, Lynn Earl <LynnEarl@kdhnc.com>; Lowcher, Matt <MATT@kdhnc.com>; Patrick, Anthony <anthony@kdhnc.com>; Ray, Cameron <Cameron@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>; Shaw, Marty <marty@kdhnc.com>; Turner, Tote <TOTE@kdhnc.com>; Waterfield, William <Bill@kdhnc.com>; Pete Burkhimer <PBurkhimer@american-ea.com>

Subject: SITE PLAN TECHNICAL REVIEW 2 - First Flight Hotel, LLC - Proposed 152 Room Hotel, 221 Parking Spaces, Oceanfront Amenity Building and Associated Site Modifications - 2028 and 2031 S Virginia Dare Trail

Importance: High

All,

This proposed site plan calls for the construction of a 85,054 square foot, 152 room hotel structure, 198 parking spaces and associated site modifications at 2028 South Virginia Dare Trail in the commercial zoning district. The proposal also

Brightbill, Bryan

From: Risoldi, John
Sent: Wednesday, October 12, 2016 10:04 AM
To: Brightbill, Bryan
Cc: Ray, Cameron
Subject: RE: SITE PLAN TECHNICAL REVIEW 2 - First Flight Hotel, LLC - Proposed 152 Room Hotel, 221 Parking Spaces, Oceanfront Amenity Building and Associated Site Modifications - 2028 and 2031 S Virginia Dare Trail

I have the following comments and requirements for the First Flight Hotel:

- The plans show that the Parapet wall height is 57'5" are these walls excluded from the height restrictions as prescribed by ordinance 153.139.
- Is the FDC for the Hotel that is shown on the plans supply the Club House? If not it needs to be determined where it will be located on the East side.
- It is recommended and requested that there be a fire hydrant be located on Wrightsville to give added water source to protect the Hotel and the Banks Condos. This would be a good opportunity for the Town to tie into the hydrant on the Northside of the Hotel to give the fire department this needed fire hydrant.
- The Fire Alarm and Fire Sprinkler installation shall fall under the building permit.
- The Fire Alarm and Fire Sprinkler System Plans shall be submitted soon after the building permit is issued and be approved before installation begins.



John L. Risoldi, Sr.
Fire Marshal
Town of Kill Devil Hills
1634 N. Croatan Highway, P. O. Box 1719
Kill Devil Hills, NC 27948
252-480-4060 – Phone
252-480-4069 – Fax
johnr@kdhnc.com

“Everyday is a Fire Prevention Day”

Harris, Dana

From: Harris, Dana
Sent: Thursday, October 06, 2016 10:18 AM
To: Brightbill, Bryan
Subject: RE: SITE PLAN TECHNICAL REVIEW 2 - First Flight Hotel, LLC - Proposed 152 Room Hotel, 221 Parking Spaces, Oceanfront Amenity Building and Associated Site Modifications - 2028 and 2031 S Virginia Dare Trail

Bryan,

No further comment from the Police Department.

Dana

From: Brightbill, Bryan
Sent: Thursday, October 06, 2016 9:31 AM
To: Albright, Steve; Brightbill, Bryan; Elliott, Donna; Guns, Meredith; Harris, Dana; Lindsey, Lynn Earl; Lowcher, Matt; Patrick, Anthony; Ray, Cameron; Risoldi, John; Shaw, Marty; Turner, Tote; Waterfield, William; Pete Burkheimer <PBurkhimer@american-ea.com> (PBurkhimer@american-ea.com)
Subject: SITE PLAN TECHNICAL REVIEW 2 - First Flight Hotel, LLC - Proposed 152 Room Hotel, 221 Parking Spaces, Oceanfront Amenity Building and Associated Site Modifications - 2028 and 2031 S Virginia Dare Trail
Importance: High

All,

This proposed site plan calls for the construction of a 85,054 square foot, 152 room hotel structure, 198 parking spaces and associated site modifications at 2028 South Virginia Dare Trail in the commercial zoning district. The proposal also calls for the construction of a 7,916 square foot oceanfront amenity building, 29 parking spaces and associated site modifications across the street at 2031 South Virginia Dare Trail in the ocean impact residential zoning district.

Responses to tech one comments and a willingness-to-serve letter from KDHWWTWP are attached. A revised plan set has been interofficed to everyone on this distribution list. (Pete: I will forward PDFs to you in separate emails.)

Please review the plans with respect to your department's responsibilities and submit written comments by NOON on Wednesday, October 12, 2016. Your comments are important and will be reviewed by the Planning Board and Board of Commissioners. Thanks in advance for your cooperation.

With Appalachian pride,

Bryan Brightbill, CFM

Assistant Director of Planning and Inspections

Town of Kill Devil Hills

(252) 449-5315 (O)

(252) 441-4102 (F)