



TOTAL PROPOSED SQUARE FOOTAGE \_\_\_\_\_ x .50 = \$ \_\_\_\_\_ +

(Optional) VESTED RIGHT  (\$200.00)

= TOTAL FEE DUE 200.00

**TOWN OF NAGS HEAD  
SITE PLAN REVIEW APPLICATION & CHECKLIST**

DATE RECEIVED \_\_\_\_\_

**1. LOCATION AND ZONING INFORMATION**

- A. PROJECT TITLE Christmas Mouse
- B. STREET ADDRESS 2401 South Croatan Highway
- C. SUBDIVISION None  
LOT(S) Parcel B & C BLOCK \_\_\_\_\_ SECTION \_\_\_\_\_
- D. PRESENT ZONING C2
- E. PRESENT USE Retail
- F. EXISTING NONCONFORMITIES N/A
- G. ABUTTING PROPERTY ZONING C2
- H. ABUTTING PROPERTY USE Business, Vacant

**2. CERTIFICATION AND STANDING**

A. As applicant of standing of the above named project, I certify that the information on this checklist and the site plan is complete and accurate.

*Frank M. House, P.E.*  
 \_\_\_\_\_  
 OWNER  AGENT  CONTRACT  
 PURCHASER

- B. APPLICANT/DEVELOPER: NAME House Engineering, P.C.  
 ADDRESS PO Box 466  
Kitty Hawk, NC 27949  
 TELEPHONE 252-261-8253
- C. CONTACT PERSON: NAME Bryan Seawell  
 ADDRESS Same  
 TELEPHONE Same

**3. ADJACENT OWNERSHIP INFORMATION (TO BE SHOWN ON SITE PLAN)**

- NAME/ADDRESS (N) Ocean Horizon Properties, LLC, 2309 South Croatan Highway, Nags Head, NC 27959
- NAME/ADDRESS (S) GloCon LLC, 2405 South Croatan Highway, Nags Head NC, 27959
- NAME/ADDRESS (E) Robert and Christine Lively, 207 East Gallery Row, Nags Head, NC 27959
- NAME/ADDRESS (W) Lidl US Operations, LLC, 2316 South Croatan Highway, Nags Head, NC 27959

(If additional space is needed, please attach separate sheets.)

**4. SITE PLAN AND SITE PLAN ATTACHMENT DATA**

A. Site plan preparer House Engineering, P.C. Phone # 252-261-8253  
 NC Registered  Engineer  Architect  Surveyor. License # 24740

B. The design for the attached Stormwater Management Plan includes: Existing Site

- 1.5", 2-hour rainfall: retained on-site.
- 4.3", 2-hour rainfall: no important access or health-related impacts.
- 5.0", 2-hour rainfall: no unapproved impacts.

Drainage calculations have been prepared  YES  NO ATTACHED  YES  NO Noted on site plan

**Note: Stormwater Management Plan MUST be approved by the Town Engineer prior to Planning Board review for all listed permitted uses in the zoning ordinance.**

C. Sewage disposal approval is being submitted in the form of:

- Attached tentative approval letter dated \_\_\_\_\_
- Attached final permit dated 11/18/2019
- State  County

D. Project involves condominium ownership.

- NO  YES, Three copies of condominium documents attached.

E. Amount of land-disturbing activity proposed Existing Site, No Fill square feet.

A Soil Erosion and Sedimentation Control Plan has been prepared.

- NO  YES; (1) Copy attached, On Site Plan  
 (2) Copy submitted to Dare County Soil Conservation Service, Manteo NC 27954.

F. Coastal Area Management Act (CAMA) permit.  YES  NO

**5. INFORMATION TO BE SHOWN ON SITE PLAN**

Twelve (12) copies for Planning Board review

A. Property and ownership	YES	COMMENTS
1. Present recorded owner and map book/cabinet reference of the site property.	✓	
2. Current PIN Number.	✓	
3. Current site address.	✓	
4. Owners' names, lot numbers or map book and page reference of all adjacent property owners.	✓	
5. Boundary of the entire parcel by course and distance.	✓	
6. Widths of the existing rights-of-way that abut the site.	✓	
7. Nature or purpose, location and size of existing easements.	✓	
8. At all lot corners, points of tangents and any angle point along a given course of the site, iron pins minimum 3/8-inch diameter or 4x4-inch concrete monuments.	✓	
9. Plan to at least 1"=50' scale, showing north arrow and whether true or magnetic.	✓	
10. Signature and seal of preparer.	✓	
<hr/>		
B. Existing features		
1. Streets, curbs, and sidewalks with type and width of pavement.	✓	
2. Topographic features of site and existing grades for any streets, storm drainage system including existing grades at four corners of all structures.	✓	
	<b>YES</b>	<b>COMMENT</b>

3. Flood zone(s) as determined by latest FEMA Flood Insurance Rate Map, with notation, "flood zone subject to change by FEMA."	✓	
4. All underground utilities and facilities including gasoline tanks and existing septic facilities (including tanks and fields).	✓	
5. The location of any marsh areas, estuarine waters, or US Army Corps of Engineers 404 wetlands protection within or abutting the lot.	N/A	
6. If the lot is within an ocean hazard Area of Environmental Concern, the location of the first line of stable natural vegetation, the CAMA setback line, and contour lines at 2-foot intervals depicting any dunes located within an oceanfront AEC that are to be disturbed by construction.	N/A	
7. If the lot is within the small surface water supply watershed AEC (within 1,200 feet from the Fresh Water Pond), the distance between the pond and proposed septic or sewage treatment system.	N/A	
8. Percentage of site to be undisturbed and included in calculation for compliance with vegetation preservation ordinance Section 48-371.	N/A	

**C. Site improvements** in accordance with regulations of state of North Carolina, Dare County, and Town of Nags Head

1. Proposed building type (e.g., concrete or frame), number of floors and dimensions.	✓	
2. Proposed building elevations for all sides of building labeled in accordance with proposed architectural design criteria of Section 48-370.	✓	
3. Total height and number of stories of proposed structure(s). If increased height is being proposed in conjunction with increased setbacks, show increase allowed in tabular form on plan. Note definition of height in Section 48-7 of Town Code of Ordinances.	✓	
4. Existing and proposed ground elevations at the corners of proposed structure(s).	✓	
5. Sanitary sewer facilities with connection to sewer system or septic tank.	✓	
6. Approximate locations of proposed underground utilities and any necessary easements.	✓	
7. Screened dumpster pad(s) accessible to left-side loaders and sized in accordance with the Town Code of Ordinances.	✓	
8. Proposed fire hydrants and extensions of water distribution lines in accordance with size and density requirements found in Section 48-363 of the Town Code of Ordinances.	N/A	
9. Location and height of proposed free-standing signs. See requirements of Chapter 48 Article VIII of the Town Code of Ordinances.	✓	
10. Location of all sidewalks, curbs, drives, and parking within the site and proposed finished elevations.	✓	
11. Handicapped parking spaces, walks, ramps, and entrances shown in accordance with the NC State Building Code. Include a Handicapped sign detail.	✓	
12. The Vegetative Buffer Yard areas have been identified and the proper buffer yard provision(s) have been identified (i.e. Buffer Yard A, B,C,D,E as outlined in Chapter 48 Article XIII of the Town of Nags Head Code of Ordinances).	✓	
13. Layout of numbered stalls/loading zones in accordance with Chapter 48 Article V of the Town Code of Ordinances.	✓	
Commercial <input checked="" type="checkbox"/>	Parking Spaces Required	39
Residential <input type="checkbox"/>	Parking Spaces Shown	47
	Loading Spaces	N/A

<u>2</u> STORIES BUILDING SQUARE FOOTAGE: PRINCIPAL <u>4384 Sq. Ft.</u> ACCESSORY <u>0</u> TOTAL <u>4384 Sq. Ft.</u>			
# EMPLOYEES <u>4</u>			
# DWELLING/LODGING UNITS <u>N/A</u>			

**D. EXPLANATORY NOTES**

1. Vicinity map.
2. Total square feet of land area to undergo land-disturbing activity.
3. The total required parking spaces versus the total parking spaces provided. Parking spaces to be numbered.
4. Cross-sectional details of all streets, roads, ditches, and parking lot improvements.
5. The number of dwelling/commercial units. If more than one use is proposed (e.g., large hotel with shops, etc.), show breakdown of units or square footage by building.
6. If additional height above 35 feet is being proposed, the additional height and increased setbacks shall be laid out in tabular form.
7. Total site coverage calculations. (Refer to Zoning Ordinance to calculate lot coverage for lots abutting ocean or sound.)
8. Components of the lighting plan (pole location, pole height, type of fixture, wattage, source of illumination, etc.). See Chapter 48 Article IX of the Town Code of Ordinances.
9. A completed architectural points worksheet for commercial structures subject to residential design criteria.

**6. PLAN AND ATTACHMENT PREPARER CERTIFICATION**

A. I certify that all information for which I am responsible is complete and accurate.

12/30/2019  
DATE

*Robert M. Howe, P.E.*  
SIGNATURE OF ENGINEER  ARCHITECT  SURVEYOR

B. The following individuals have contributed information or attachments to the plan:

Name	Phone #	Information provided
<u>Seaboard Surveying</u>	<u>252-480-9998</u>	<u>Survey</u>

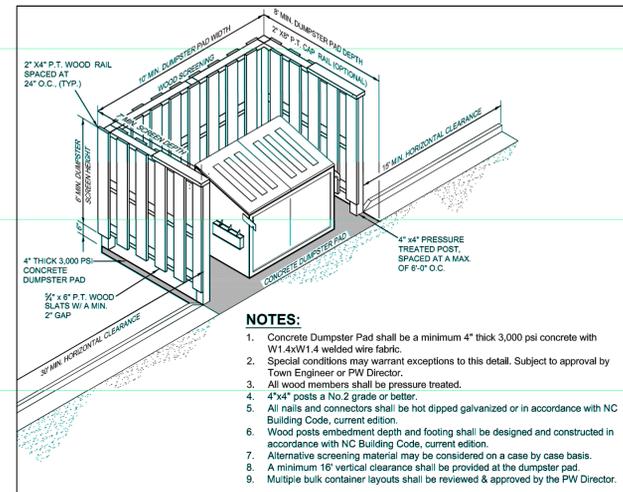
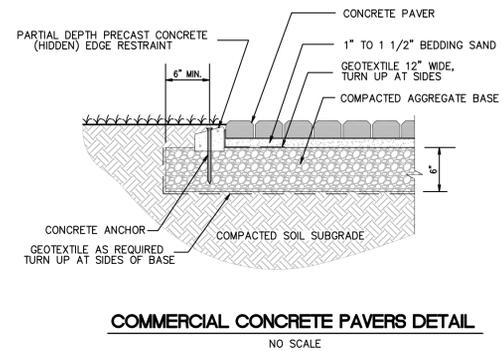
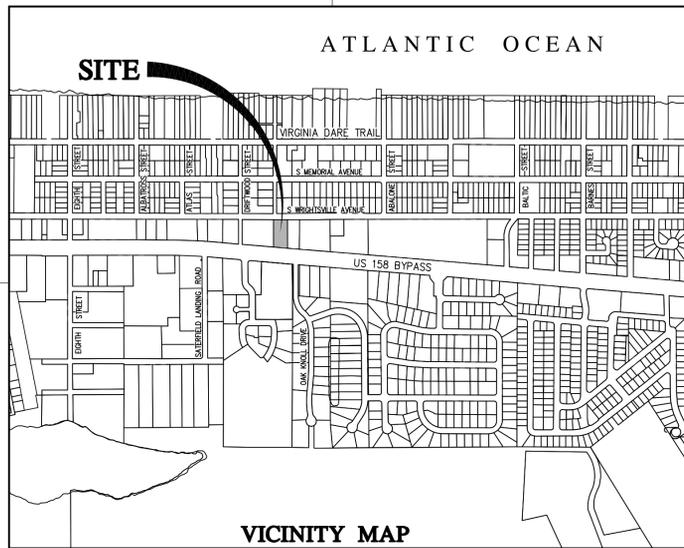
**Site Specific Development Plan Option - Vested Right for Site Plans**

Please be advised that as the owner, or agent for the owner, you have the opportunity to apply for and receive a Site Specific Development Plan that will establish a Vested Right for this project for a period of time not to exceed two (2) years from the date the Board of Commissioners approves the plan. You must secure a building permit for this project within two (2) years of the approval date or your Site Specific Development Plan will expire. If you elect not to apply for a Site Specific Development Plan, you must secure a building permit within six (6) months or else your site plan will expire.

If you choose the Site Specific Development Plan option, please keep in mind the following concerns:

1. Although your project may be classified as a permitted use, by requesting a Site Specific Development Plan your project will be processed as a Conditional Use for which a public hearing will be held, and an additional fee of \$200.00 will be charged to process your application.
2. Once your Site Specific Development Plan has been approved with vested rights status no modifications can be made to the plan.

**If you wish to take advantage of the Vested Right process please check off the Vested Right box on page one. If you do not then leave the box blank.**

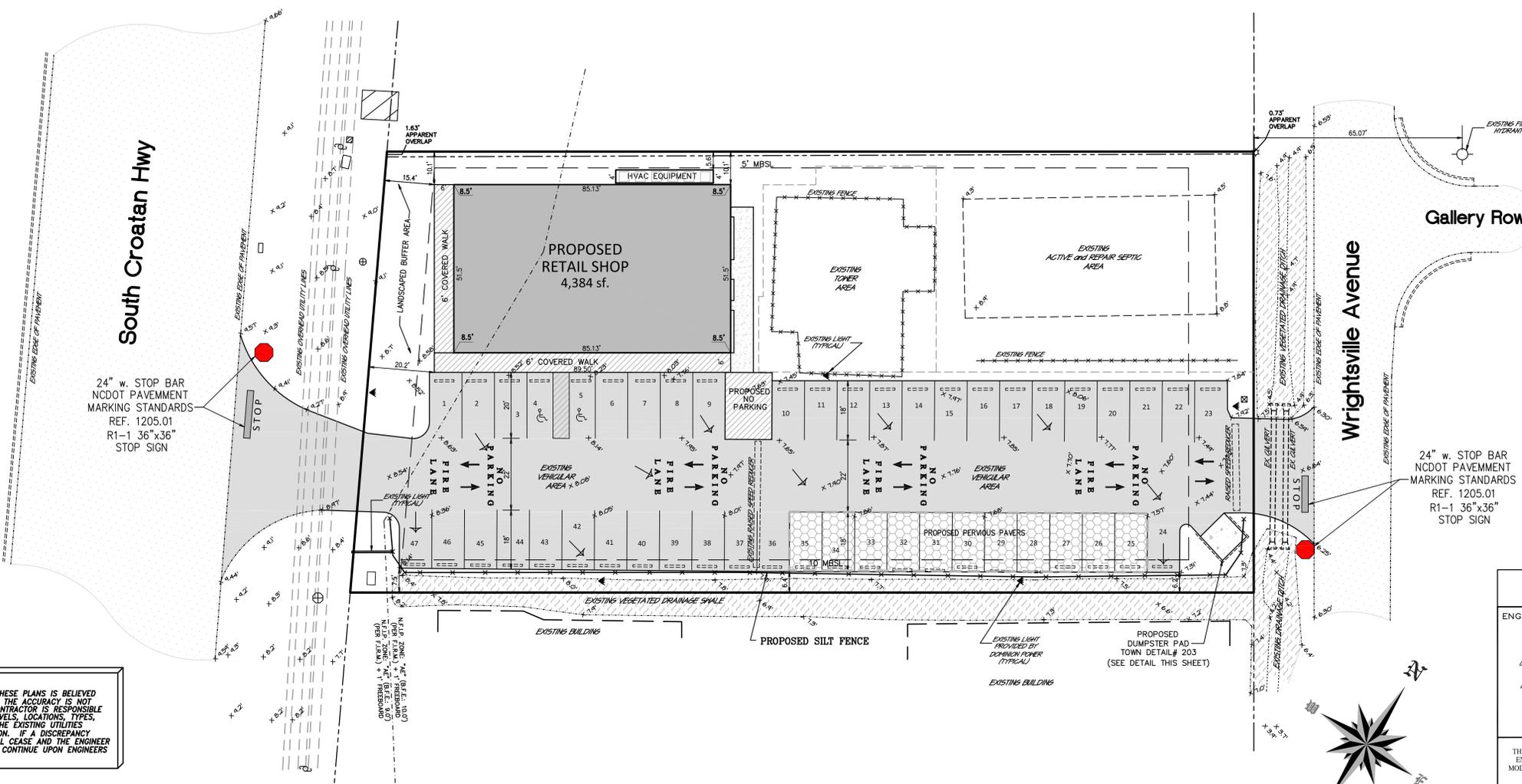


**GENERAL NOTES:**

- SUBJECT PROPERTY: Parcel in Nags Head, Dare County, NC. 27959
- STREET ADDRESS: 2401 S Croatan Hwy, Nags Head, NC 27959
- PARCEL ID NUMBER: 005644000
- GLOBAL PIN: 989317213314
- RECORDED REFERENCE: PL: B SL: 255, D.B. 1852 Pg. 0190
- LOT AREA: 36,746 SF.
- FEMA DATA: COMMUNITY: DARE COUNTY  
FIRM ZONE - As Shown  
FLOOD ZONES SUBJECT TO CHANGE BY FEMA
- FEMA DATA: COMMUNITY: C-2 (COMMERCIAL)
- PROPOSED DEVELOPMENT: RETAIL STORE and OFFICES
- BUILT UPON COVERAGE:
  - PROPOSED: BUILDING FOOTPRINT - 4,384 SQ. FT.  
COVERED WALK - 856 SQ. FT.  
CONCRETE WALK - 322 SQ. FT.  
CONCRETE PAVERS - 1,995 x 0.67 = 1,337 SQ. FT.  
HVAC EQUIPMENT AREA - 120 SQ. FT.
  - EXISTING: PARKING AREA - 12,903 SQ. FT.  
CONCRETE DUMPSTER PAD - 115 SQ. FT.  
TOTAL - 20,037 SQ. FT. (54.53%)
- PARKING SCHEDULE:
  - 1 SPACE PER 250 SF OF RETAIL: 8,682 SF / 250 SF = 34.73 (35 SPACES)
  - 1 SPACE PER EMPLOYEE: 4 EMPLOYEES = 4 SPACES
  - TOTAL: 39 SPACE REQUIRED  
47 SPACE PROVIDED
- BOUNDARY INFORMATION TAKEN FROM SEABOARD SURVEYING & PLANNING INC.
- PREVIOUS STRUCTURE SQUARE FOOTAGE - 4,480 SQ. FT.
- PROPOSED STRUCTURE SQUARE FOOTAGE - 4,384 SQ. FT.

**LEGEND:**

- PROPOSED RETAIL STORE
- COVERED WALK
- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE SURFACE
- PROPOSED PERVIOUS PAVERS
- EXISTING ASPHALT SURFACE
- EXISTING DRAINAGE FLOW ARROW
- EXISTING SPOT GRADES
- PROPOSED FINISHED SPOT GRADES



**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!**



**FOR BOARD OF COMMISSIONERS REVIEW**

ENGINEER SEAL: [Seal of D. Neff, Professional Engineer, No. 24740, State of North Carolina]

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

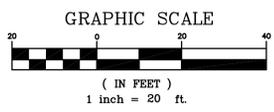
**Sketch Plan**  
**Christmas Mouse**  
**Robecca Nags Head, Llc**  
Location:  
**2401 S Croatan Hwy**  
**Nags Head Dare County North Carolina**

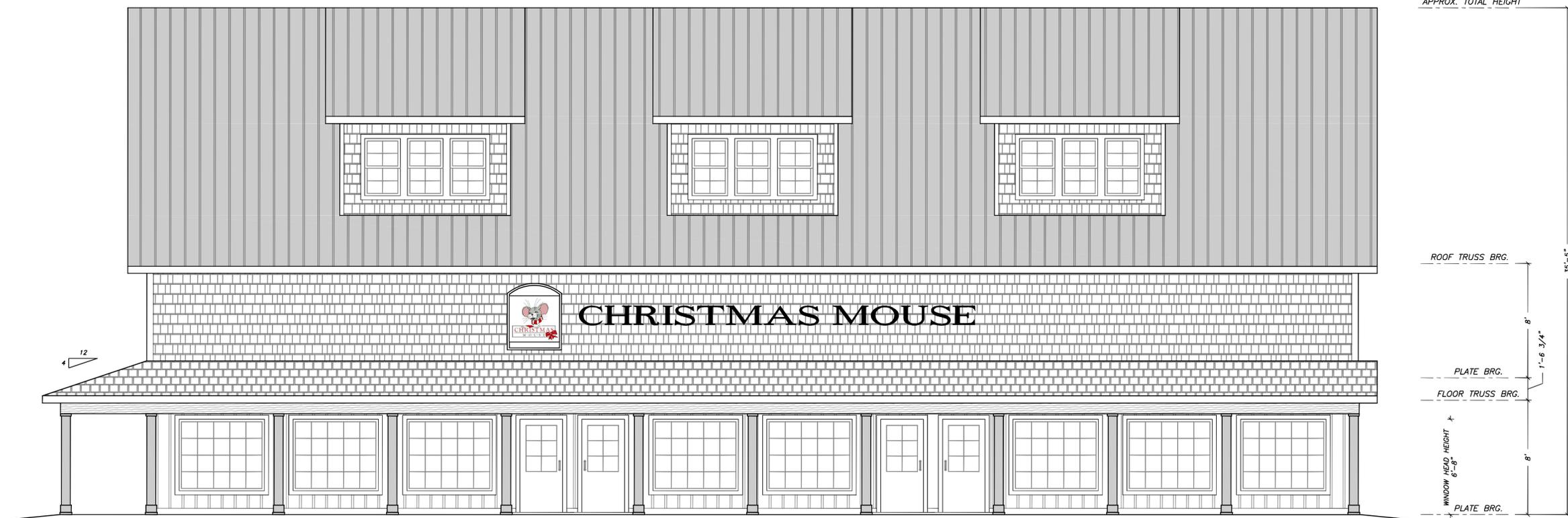
APPROVALS	DATE
Drawn: D. NEFF	12/19/19
Checked: R. HOUSE	12/19/19
Engineer: R. HOUSE	12/19/19

REVISIONS			
No.	Date	Description	REV

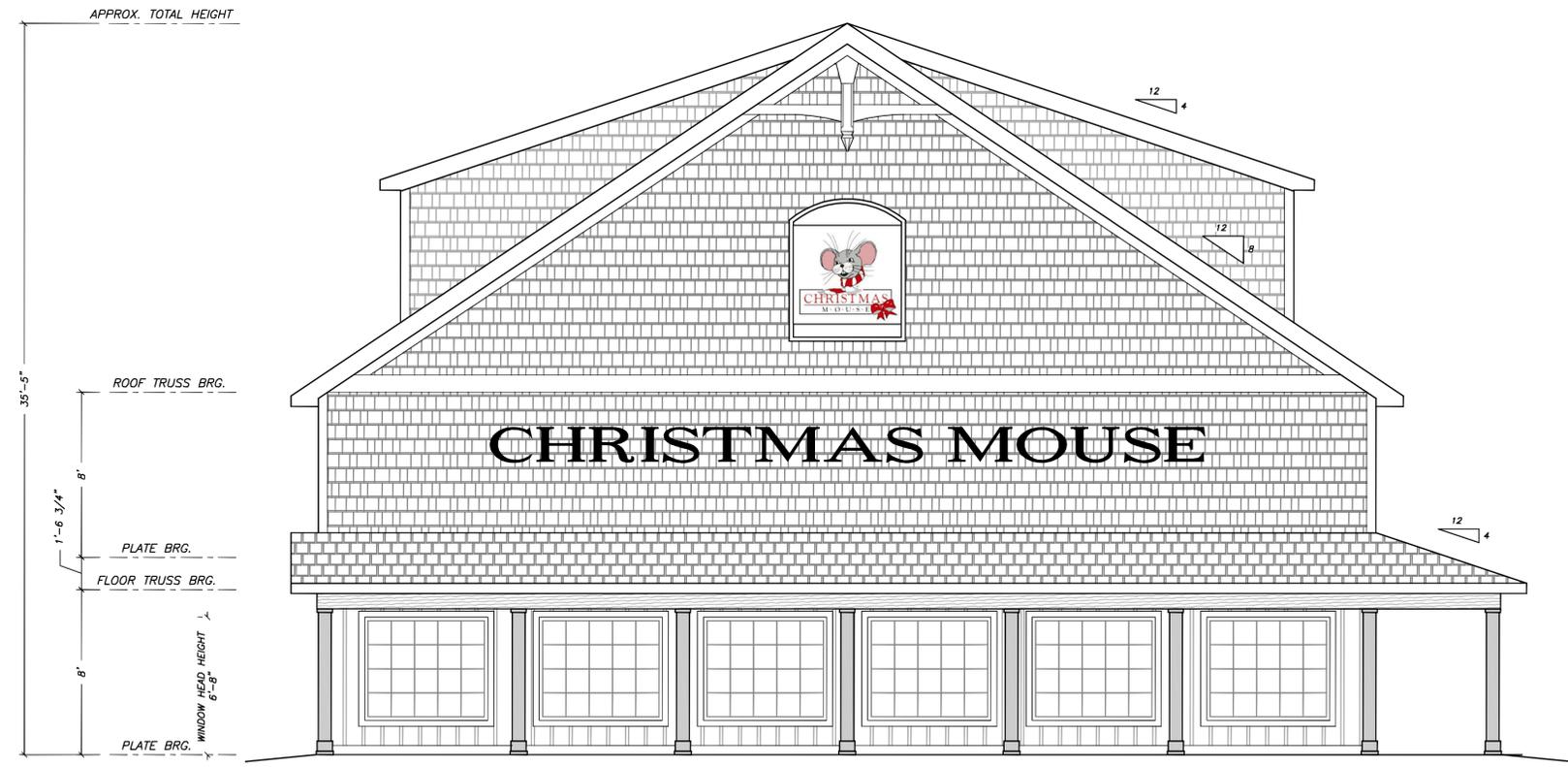
SIZE	PROJECT NUMBER	REV	SHEET NO.
D	195955	-	C1 OF 1

CAD FILENAME: 195857 SCALE: 1"=20'





**PROPOSED SOUTH ELEVATION 1-A**  
SCALE: 1/4"=1'-0"



**PROPOSED WEST ELEVATION 1-B**  
SCALE: 1/4"=1'-0"

**SIMULATED CEDAR SHAKE SIDING CALCULATIONS:**  
 - TOTAL WALL AREA: 5,761 sq.ft.  
 - COVERED WITH CEDAR SHAKE: 4,848 sq.ft. -84%

**GLAZING CALCULATIONS:**  
 1. SOUTH WALL:  
 - TOTAL AREA: 1,417 sq.ft.  
 - GLAZING AREA: 408 sq.ft. -28.8%  
 2. WEST WALL:  
 - TOTAL AREA: 1,301 sq.ft.  
 - GLAZING AREA: 180 sq.ft. -13.8%  
 3. NORTH WALL:  
 - TOTAL AREA: 1,590 sq.ft.  
 - GLAZING AREA: 180 sq.ft. -11.3%

DESIGN ELEMENT*	FORMULA/NO. OF POINTS POSSIBLE	POINTS
Porches	First Floor Porches - p1/b1x150 = p1 = perimeter of first floor with porch b1 = perimeter of first floor Second Floor Porches - p2/b2x75 = p2 = perimeter of second floor with porch b2 = perimeter of second floor	75 pts
Dormers (25 points max.)	Hip or Gable - nx5 = Shed - n(10) + L = n = no. of dormers L = linear ft. past 12'	25 pts
Coastal Watch Tower (10 points max.)	10	10 pts
Roofs	25	25 pts
Building Form (40 points max.)	Bump Outs - fx10 f = facade with required bump outs Combination Base Form = 40	40 pts
Siding Material	Wood Shingles = 25 Simulated Wood Shingles = 12	12 pts
Misc. Details	Windows = 20 Workable Shutters = 15 Exposed Rafter Tails = 5 Beauty Bonds = 5 Column Trim = 5 Gable Bracket = 5	5 pts 5 pts 5 pts 5 pts
Minimum Required Point Total		S.F. x 0.025
*Meeting the specifications as indicated in the Town of Nags Head Residential Design Guidelines		
<b>TOTAL: 152 PTS OF 150 PTS REQUIRED</b>		

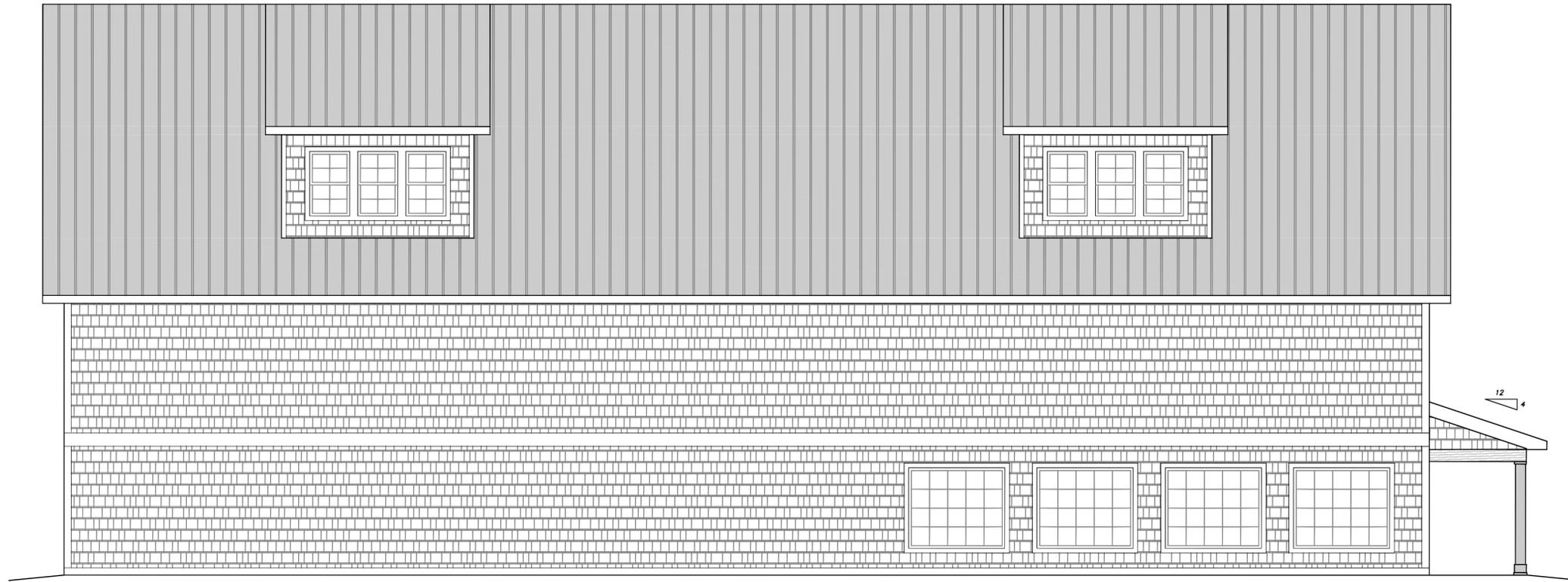
**TOTAL CONDITIONED SPACE: 7,896 sq.ft.**  
 GROUND FLOOR: 4,384 sq.ft.  
 FIRST FLOOR: 3,512 sq.ft.  
 COVERED WALKWAY: 856 sq.ft.  
 RETAIL SPACE: 7,091 sq.ft.  
 STORAGE: 608 sq.ft.  
 OFFICE: 90 sq.ft.  
 CUSTOMER RESTROOMS: 128 sq.ft.  
 CELL TOWER STORAGE ROOM: 142 sq.ft.

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

**Proposed Elevations**  
 for:  
**"Christmas Mouse"**  
 Robertson Liebler Development  
 Property Location:  
**2401 S. Croatan Hwy**  
**Nags Head, Dare County, North Carolina**

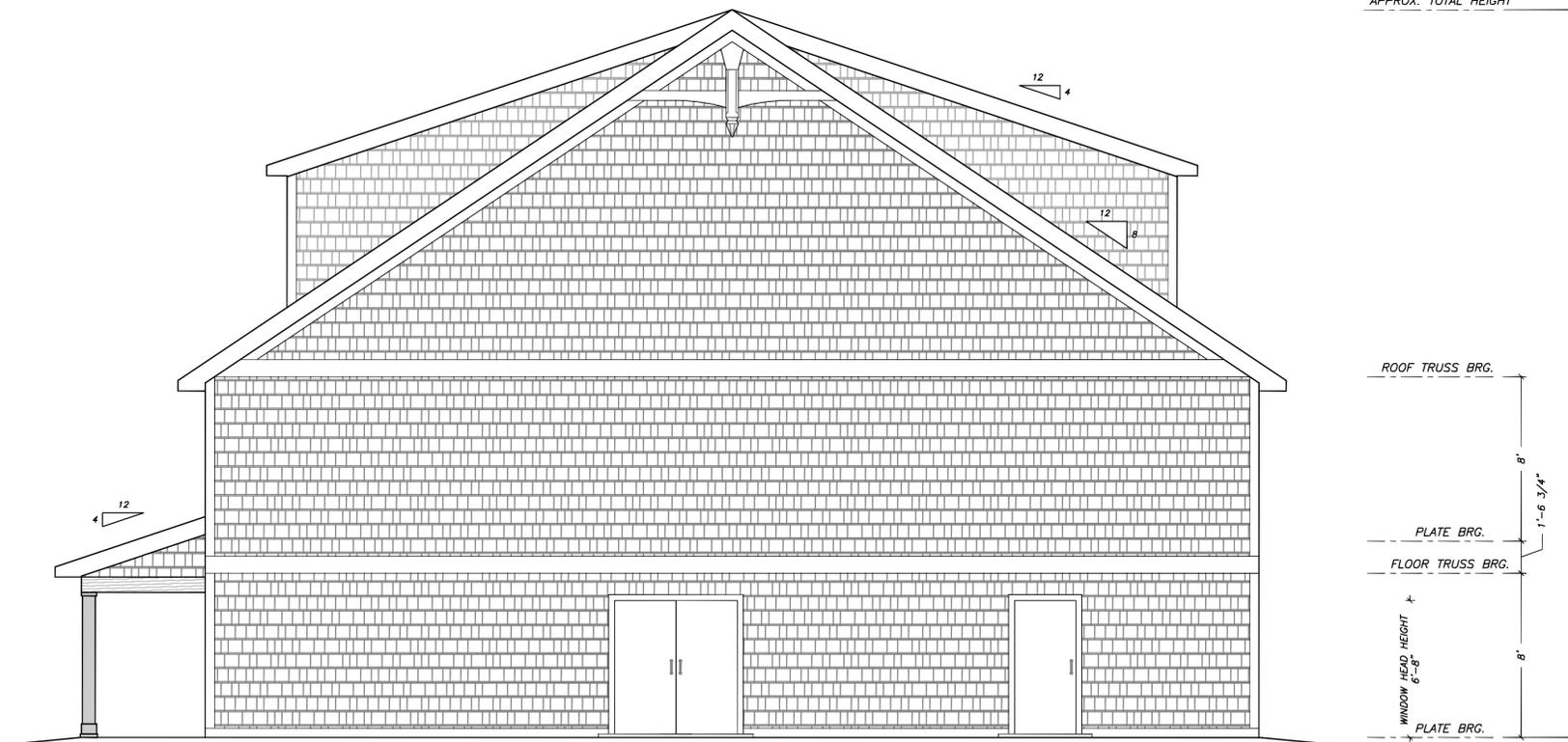
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<b>SKETCH PLAN REVIEW NOT FOR CONSTRUCTION 12/9/2019</b>	APPROVALS	DATE
	DRAWN B. MORRIS	12/9/19
FIRM CERTIFICATION No. C-1955 ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.	CHECKED R. HOUSE	
	ENGINEER R. HOUSE	
PROJECT CONTACTS:	SUBMITTED R. HOUSE	
	RECEIVED	
	APPLICABLE DRAWING TOLERANCES	

SIZE	PROJECT NUMBER	REV	SHEET NO.
D	195955	-	1 OF 4
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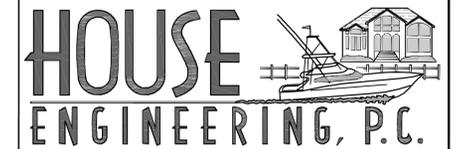
PROPOSED NORTH ELEVATION 2-A

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



PROPOSED EAST ELEVATION 2-B

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



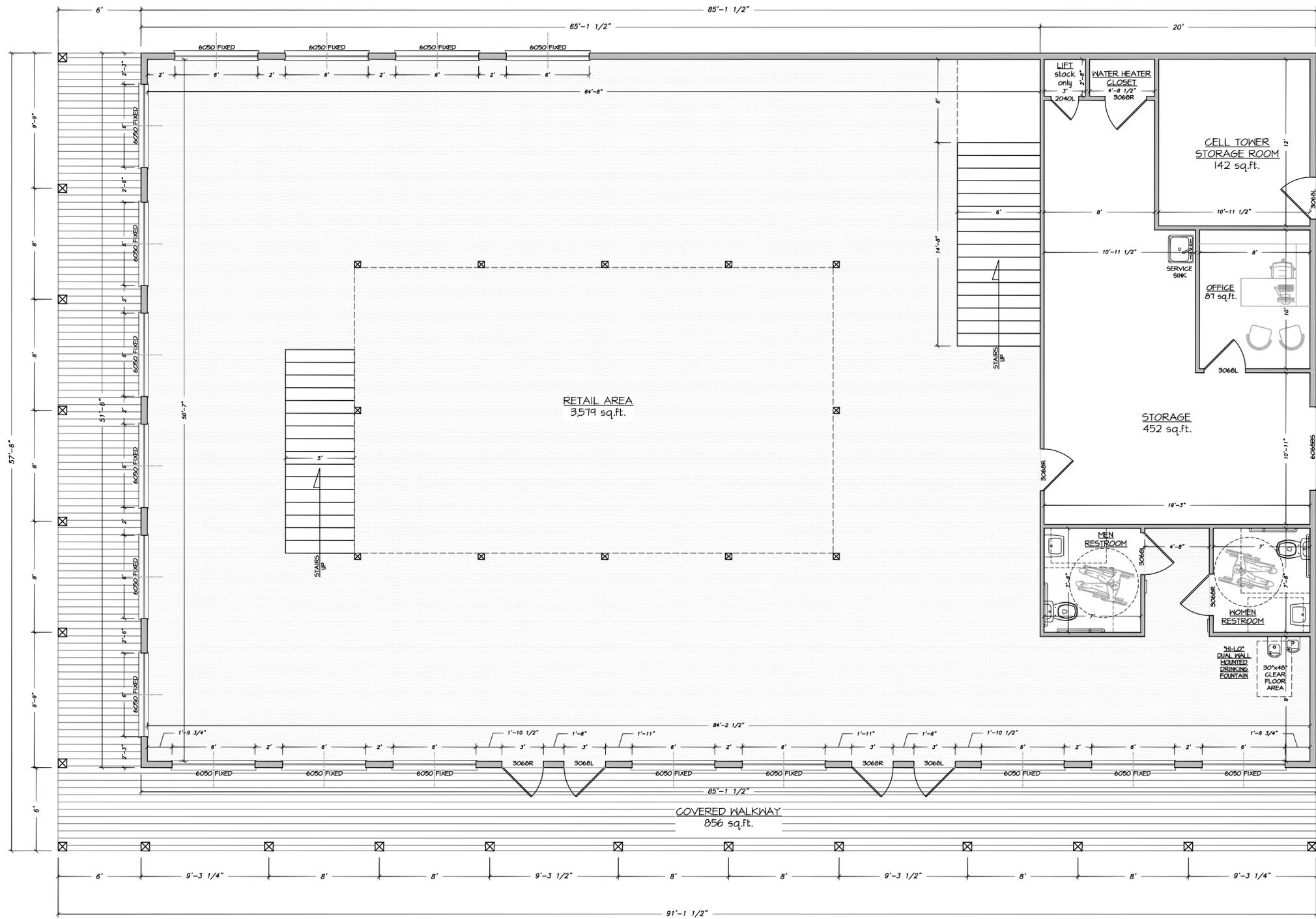
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 OFFICE: (252) 261-8253 FAX: (252) 261-3283  
 e-mail: rick@houseengineering.net

**Proposed Elevations**  
 for:  
**"Christmas Mouse"**  
 Robertson Liebler Development  
 Property Location:  
 2401 S. Croatan Hwy  
 Nags Head, Dare County, North Carolina

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<div style="border: 1px solid red; padding: 2px; color: red; font-weight: bold;">           SKETCH PLAN REVIEW            NOT FOR CONSTRUCTION            12/9/2019         </div>	APPROVALS	DATE	
	DRAWN	B. MORRIS	12/9/19
	CHECKED	R. HOUSE	
	ENGINEER	R. HOUSE	
FIRM CERTIFICATION No. C-1955	SUBMITTED	R. HOUSE	
ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.	RECEIVED		
PROJECT CONTACTS:	APPLICABLE DRAWING TOLERANCES		

SIZE	PROJECT NUMBER	REV	SHEET NO.
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			OF
			4

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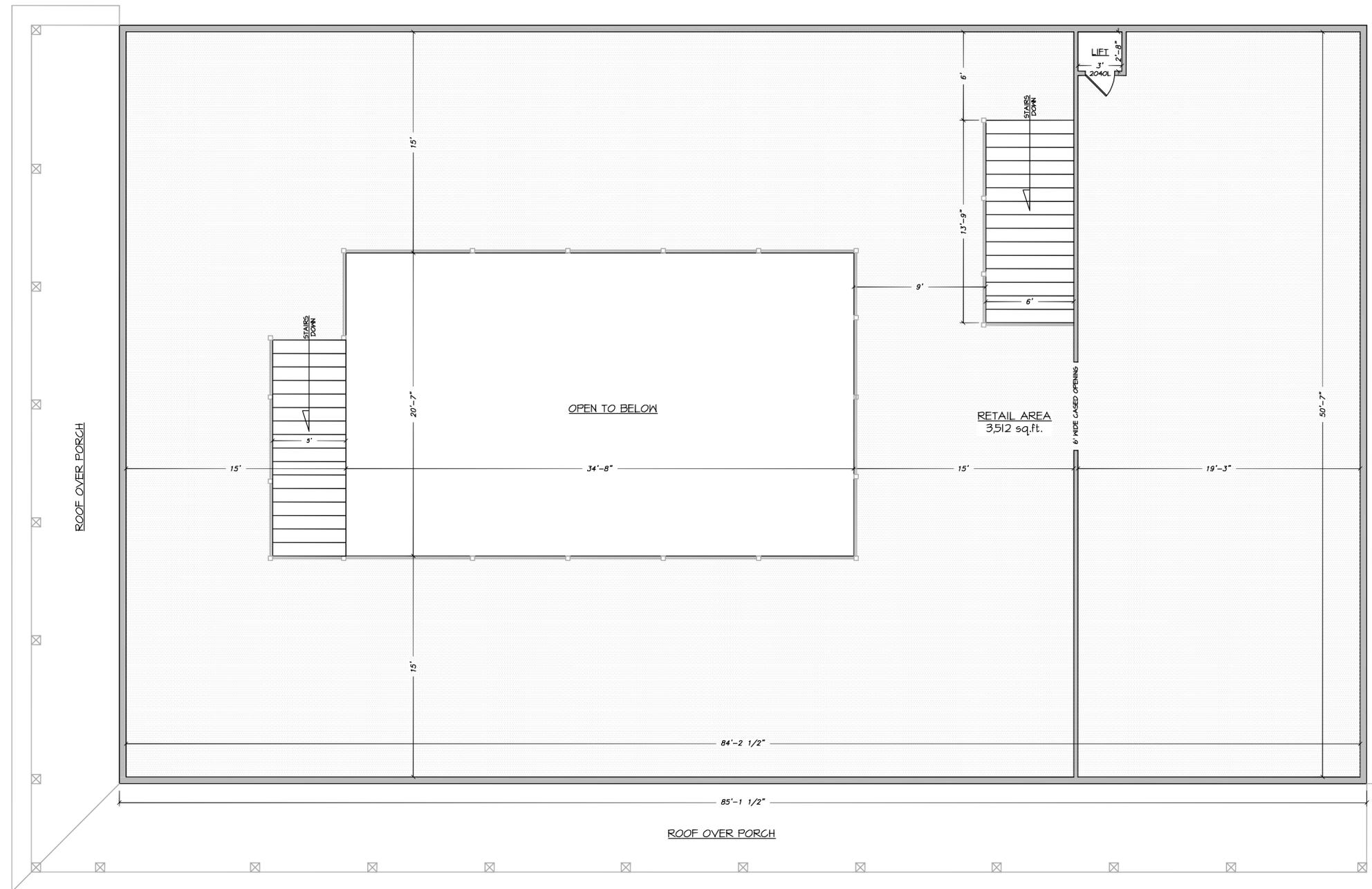
**PROPOSED GROUND FLOOR PLAN 3-A**  
SCALE: 1/4"=1'-0"

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

**Proposed Floor Plan**  
for:  
**"Christmas Mouse"**  
Robertson Liebler Development  
Property Location:  
**2401 S. Croatan Hwy**  
**Nags Head, Dare County, North Carolina**

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	APPROVALS	DATE
FIRM CERTIFICATION No. C-1955 ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.	DRAWN	B. MORRIS 12/9/19
	CHECKED	R. HOUSE
PROJECT CONTACTS:	ENGINEER	R. HOUSE
	SUBMITTED	R. HOUSE
RECEIVED		
APPLICABLE DRAWING TOLERANCES		

SIZE	PROJECT NUMBER	REV	SHEET NO.
D	195955	-	3 OF 4
CAD FILENAME: 195955_Christmas Mouse		SCALE: 1/4" = 1'-0"	



**PROPOSED FIRST FLOOR PLAN 4-A**  
 SCALE: 1/4"=1'-0"

**HOUSE ENGINEERING, P.C.**  
 P.O. BOX 466  
 KITTY HAWK, NORTH CAROLINA 27949  
 OFFICE: (252) 261-8253 FAX: (252) 261-3283  
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**Proposed Floor Plan**  
 for:  
**"Christmas Mouse"**  
 Robertson Liebler Development  
 Property Location:  
**2401 S. Croatan Hwy**  
**Nags Head, Dare County, North Carolina**

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<div style="border: 1px solid red; padding: 2px; color: red; font-size: small;">           SKETCH PLAN REVIEW            NOT FOR CONSTRUCTION            12/9/2019         </div>		<small>THIS DOCUMENT IS THE PROPERTY OF HOUSE ENGINEERING, P.C. AND MAY NOT BE USED, MODIFIED OR ADAPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER. COPIES MAY BE PRODUCED.</small>	
		APPROVALS	DATE
DRAWN	B. MORRIS	12/9/19	
CHECKED	R. HOUSE		
ENGINEER	R. HOUSE		
FIRM CERTIFICATION No. C-1955	SUBMITTED	R. HOUSE	
ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.	RECEIVED		
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SIZE	PROJECT NUMBER	REV	SHEET NO.
D	195955	-	4 OF 4
CAD FILENAME: 195955_Christmas Mouse SCALE: 1/4" = 1'-0"			

County of Dare  
PO Box Drawer 1000  
Manteo NC 27954



**29194**  
Phone: (252) 475-5080

**DARE COUNTY DEPARTMENT OF PUBLIC HEALTH**  
**Authorization for Wastewater System Construction**

PIN: 989317213314

Parcel: 005644000

Permit#: 29194

Owner Name: ROBECCA NAGS HEAD, LLC

Permit Date: 11/18/2019

Owner Address: 9200 COMMERCE BLVD

Owner Phone: (000)000-0000

--  
WILLIAMSBURG, VA23185

Location: 2401 S CROATAN HWY NAGS HEAD, NC

Subdivision: SUBDIVISION - NONE LOT: PAR B&C BLK: SEC:

1. Original Improvement Permit No. --

2. Wastewater inspected by Josh Coltrain *JC*

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

Other Conditions:

REBUILD WITHIN EXISTING FOOT PRINT FROM FIRE. RECONNECT TO THE EXISTING SYSTEM.  
OTHER PERMITS REQUIRED BY THE TOWN OF NAGS HEAD. EH UNIT MUST INSPECT AND APPROVE RE-CONNECTION TO THE EXISTING SYSTEM.

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

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

Owner Certification

*[Signature]*  
Applicant or Owner Signature

*11/18/2019*  
Date

Applicant: HOUSE ENGINEERING PE

Authorized by County of Dare

**Ben Cahoon**  
Mayor

**Susie Walters**  
Mayor Pro Tem

**Cliff Ogburn**  
Town Manager



**Town of Nags Head**

Post Office Box 99  
Nags Head, NC 27959  
Telephone 252-441-5508  
Fax 252-441-0776  
[www.nagsheadnc.gov](http://www.nagsheadnc.gov)

**M. Renée Cahoon**  
Commissioner

**J. Webb Fuller**  
Commissioner

**Michael Siers**  
Commissioner

Date: December 13, 2019

To: Kelly Wyatt, Deputy Planning Director

From: David Ryan, P.E.

**RE: Christmas Mouse- Town Engineer Plan Review Comments**

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**Internal Traffic Circulation Review**

1. The internal traffic circulation approval is contingent on the Public Works/Fire Department approval for access of sanitation and emergency vehicle access.

**Stormwater Management Review**

1. Article 11.4.1 of the UDO indicates "Redevelopment of property with existing commercial use, mixed land uses or residential uses other than single-family or duplex residential uses does not require submission of a stormwater plan under the following circumstances;"

11.4.1.1. The redevelopment is consistent with the zoning regulations of this UDO relating to redevelopment and nonconformities;

11.4.1.2. The redevelopment does not result in a net gain in built upon area;

11.4.1.3. The redevelopment does not include the importation of any fill material;

This application is found to be consistent with the above referenced regulation with additional requirement for stormwater management control measures.

2. The project shall be designed, constructed, operated and maintained in accordance with Article 11. Environmental Regulations of the Town of Nags Head Unified Development Ordinance. **This shall be a condition of approval.**
3. The submitted site development plan has been determined to be in accordance with Article 11. Environmental Regulations of the Unified Development Ordinance.