



MEMORANDUM

Town of Nags Head

Planning & Development Department

To: Planning Board
From: Kelly Wyatt, Planning Director
Joe Costello, Deputy Planning Director
Date: September 13, 2024
Subject: Special Use Permit/Site Plan Review, 425 W. Health Center Drive

GENERAL INFORMATION

Applicant: Michael Strader, P.E. of Quible & Associates, PC & Chis Nason, AIA of Beacon Architecture and Design on behalf of the Town of Nags Head.

Application Type: Special Use Permit/Site Plan Review.

Purpose/Request: Construction of an approximately 3,460 square feet, two story, eight-bedroom dormitory (duplex) and all associated site improvements. This dormitory is for use by Town of Nags Head workforce or as approved by the Town Manager.

Property Location: 425 W. Health Center Drive, Nags Head.

Existing Land Use: Medical Offices, Community Care Clinic.

Zoning Classification of Property: SED-80, Special Environmental District.

Zoning Classification of Surrounding Properties: Properties to the north, west, south, and east are zoned SED-80, Special Environmental District (Peak Resources and vacant/Nature Conservancy).

Flood Hazard Zone of Property: Property is located in an X Flood Zone, per the Town of Nags Head local ordinance, the property is subject to an RFPE/LES of 9 ft. The proposed first floor of habitable space will be elevated well above the 9-foot RFPE as existing topographic information shows an elevation greater than 20 ft. msl in the area of the proposed structure.

Land Use Plan Map/Policies: The 2022 Comprehensive Plan, Future Land Use Map classifies this property as Institutional/Community Services. This proposal is consistent with this land use classification and stated Land Use Policies.

SPECIFIC INFORMATION

Applicable Zoning Regulations:

- **Use Regulations:** Pursuant to the text amendment adopted by the Board of Commissioners at their September 4, 2024, meeting, “Dormitory” is a Special Use within the SED-80, Special Environmental District, with supplemental regulations set forth Section 7.10 of the UDO. These supplemental regulations are as follows:

Dormitory is permitted in accordance with Section 6.6, Table of Uses and Activities, provided that the following additional requirements and conditions are met:

7.10.1. A minimum lot area of 25,000 square feet and a minimum lot width of 100 feet shall be required. *Staff comment: This property is 123,600 in area with a lot width greater than 250 feet.*

7.10.2. Sleeping rooms shall have a minimum floor area of seventy (70) square feet for the first occupant and a minimum floor area of fifty (50) square feet for each additional occupant. *Staff comment: Each floor contains 4 bedrooms with an expected occupancy of 8, a total of 8 bedrooms with an expected occupancy of 16. The proposed sleeping rooms will accommodate two occupants. Each sleeping room is approximately 170 square feet in area. As proposed, this regulation has been met.*

7.10.3. At least one restroom in the facility shall have a minimum of two (2) water closets, two (2) sinks, and two (2) showers. In all cases, reference the North Carolina Plumbing Code for required number of dormitory bathroom fixtures. *Staff comment: Each dwelling unit contains two full bathrooms for a total of 2 toilets, 2 sinks, and 2 showers. As proposed, this regulation has been met.*

7.10.4. A minimum floor area of twenty (20) square feet per occupant is required for adequate common living areas (including kitchen and dining) but not less than 220 square feet per unit or floor. Circulation spaces less than six (6) feet wide shall not be counted as common living areas. *Staff comment: An area greater than 500 square feet has been provided in each dwelling unit. As proposed, this regulation has been met.*

7.10.5. No dormitory facility shall house more than twenty-five (25) occupants. *Staff comment: As proposed, this two-story dormitory/duplex would house no more than 16 occupants at any time.*

- **Lot Coverage:** Pursuant to Section 8.4.3.3.6.1 of the UDO, Special Development Standards within the SED-80 (Special Environmental District) the maximum allowable lot coverage for this property is 20% of the total lot area. While the exact lot area remains uncertain, using the most conservative estimate, the current site conditions result in approximately 28.6% lot coverage.

Upon researching the history of how this property was developed to such an extent, it was discovered that this area was previously zoned as SPD-40 (Special Planned Development), where the maximum allowable lot coverage was 30%. This zoning designation and the associated dimensional standards date back to the 1982 Official Zoning Map and the Town of Nags Head Zoning Ordinance from 1977, with amendments through February 1983 (attached). It is important to note that the structure on this property was built in 1975.

The increase in lot coverage beyond the current allowable limit constitutes a site nonconformity. According to Section 5.4 of the UDO, nonconforming site conditions may continue but cannot be increased. Therefore, the site is considered legally nonconforming at 28.6% lot coverage. While lot coverage can be removed, replaced, or relocated, it cannot exceed the 28.6% threshold.

The proposed redevelopment of the dormitory, including the removal of the non-functional helipad and various other improvements, conceptually shows a lot coverage of 29.03%, slightly above the allowable 28.6%. However, we are awaiting an opinion from our town attorney regarding the correct boundary of the property. It is likely that once the property boundaries are confirmed, the total lot area will increase, which would reduce the lot coverage percentage to 28.6% or less. Please note the discrepancy between the property boundaries shown in Dare County records versus those on the survey (attached). This conflict will be resolved before the Board of Commissioners reviews the project, and the property will not be deemed compliant until the lot coverage is confirmed to be 28.6% or less of the total lot area

- Height: The maximum allowable building height within the Town is 35 feet; however, pursuant to Section 8.2.1, Dimensional requirements, total height may be increased to 42 feet with the use of an 8:12 roof pitch or greater. The applicant has proposed a structure with an overall height of approximately 32 feet measured from grade, while also proposing an 8:12 roof pitch therefore height is compliant.
- Architecture Design Standards: Section 10.82 of the UDO, Applicability, states that Commercial Design Standards shall apply to all building construction or remodeling projects requiring a special use permit or site plan review. This project must adhere to the Commercial Design Standards set forth within Part VI of the UDO. As proposed this project will comply with standards set forth in Division II – Building Design including a human scale design with a second-floor covered porch, residential style single or double hung windows, board and batten siding, gable brackets, etc. We have requested that the architect incorporate a few other elements such as workable shutters and column trim.
- Parking: Pursuant to Article 10, Table 10-2, *Required Parking by Use*, dormitory uses are required to provide one parking space for every four occupants. For this structure, which will have a maximum occupancy of 16, a total of four (4) parking spaces are required. However, considering that this structure is intended to house the Town of Nags Head workforce, including seasonal lifeguards, it is

understood that actual parking needs will likely exceed the minimum requirement.

Currently, there are 37 existing parking spaces onsite. Based on a liberal application of the medical office parking standard to the Community Care Clinic, which is also located onsite, we estimate that approximately 25 parking spaces are necessary for the clinic. This leaves 12 parking spaces available for dormitory use, providing parking for three-quarters of the dormitory occupants. Ideally, 16 spaces—one per occupant—would be available for this use.

Section 10.15.2.2 provides a mechanism, through the Special Use Permit process, to consider shared parking arrangements when multiple uses on the site have staggered hours or differing peak parking demands (see below). Under this provision, no more than 50% of the required parking spaces for the proposed use can be shared with existing and conforming parking spaces for other uses.

Staff is requesting that the Planning Board consider applying this shared parking provision to address the four (4) additional parking spaces needed to meet the desired total of 16 spaces for the dormitory. The Community Care Clinic operates between 9:00 AM and 4:00 PM, Monday through Friday, and is closed on weekends. In contrast, the Town's ocean rescue staff typically works from 9:00 AM to 6:00 PM, with some early morning training sessions. Given these staggered hours, there should be minimal overlap in parking demand between the clinic and the ocean rescue staff.

10.15.2.2. Shared Parking Associated with a Special Use Plan or Plan Amendment.

Proposed commercial uses in all commercial zoning districts may share a portion of existing and conforming parking spaces with other commercial uses in commercial zoning districts provided that the following conditions are met:

10.15.2.2.1. *The uses should have staggered or different business hours and parking demands, such as an office building open between 9:00 a.m. and 5:00 p.m. and a restaurant open between 5:30 p.m. and 11:00 p.m., or a business open during the week and a church where parking demand peaks on the weekend;*

10.15.2.2.2. *No more than fifty (50) percent of required parking spaces for the proposed use may be shared with existing and conforming parking spaces of the other commercial use;*

10.15.2.2.3. *Commercial uses must be abutting and integrated with unrestricted traffic and parking flow between them or may be across a Town street or private easement or alley within the same block;*

10.15.2.2.4. *When shared parking is devoted to a use other than parking, or business hours of one or more of the uses change to preclude the shared use of the parking spaces, or one or more*

uses change, increasing the amount of parking spaces required, or other changes in use or parking configuration occur, the special use permits for both sites must be amended appropriately; and

10.15.2.2.5. *For proposed commercial uses that redevelop existing commercial sites abutting the NC 12 Beach Road corridor from East Gulfstream to Eighth Street, an alternative parking plan may be proposed that provides a ten (10) percent reduction in required parking and may be approved with or without a shared parking arrangement at the discretion of the Board of Commissioners as part of a special use plan.*

- **Buffering/Landscaping:** Several sections of the Unified Development Ordinance speak to Buffering and Landscaping, however, due to the design and location of this proposed structure and the use of the existing parking lot, they would not be applicable.
- **Special Land Disturbance Considerations in the SED-80:** Within the SED-80 (Special Environmental District), the removal of any tree with a diameter at breast height (DBH) greater than four (4) inches is prohibited, except in specific areas. These exceptions include trees within the principal building site and a 20-foot perimeter around it, within required accessways, parking lots, driveways, utility installations and a 5-foot perimeter around those areas, and within septic tank drain fields and the surrounding area as determined by the Dare County Health Department to ensure proper septic function. Other exemptions apply to trees that are at risk of falling, as evidenced by cracking, splitting, leaning, or physical damage, as well as trees that pose a threat to public facilities or services, or are in irreversible decline due to disease, or are no longer living. If an applicant wishes to remove a tree larger than four (4) inches DBH outside of these exempted areas, approval must be obtained from the Board of Commissioners.

At this time, no trees are proposed for removal that fall outside of the exempted areas. However, if a tree is later identified for removal that does not meet the exemption criteria, we will bring the request to the Planning Board and Board of Commissioners for approval.

- **Lighting:** At this time, no additional parking lot lighting is needed or proposed. The dormitory will feature standard residential lighting.
- **Signage:** No additional signage is proposed.

Water and Sewage Disposal: The Dare County Health Department is currently reviewing the proposed sewage design. This authorization will be required prior to review by the Board of Commissioners.

Traffic Circulation: No changes are proposed to the existing parking lot design or traffic circulation patterns.

Stormwater Management: Section 11.4.1 of the Unified Development Ordinance states, Redevelopment of property within existing commercial uses does not require submission of a stormwater plan under the following circumstances:

- 11.4.1.1. The development 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 of built upon area;
- 11.4.1.3. The redevelopment does not include the importation of any fill material.

Stormwater management is not required for this project, provided that lot coverage remains at 28.6%, with no net increase in built-upon area and no importation of fill material. However, if there is any increase in lot coverage or the addition of fill material, the Town Engineer will require stormwater management to accommodate a 4.3-inch rainfall event for the net increase in built-upon area

Fire: The project will be required to comply with all applicable NC Fire Prevention Code requirements as part of building permit application review and issuance.

Public Works: The Public Works Director has reviewed and approved the proposed site plan as presented.

ANALYSIS

Planning staff finds that the proposal is consistent with the applicable use and development standards, as well as relevant land use policies.

Additionally, staff finds that the requirements necessary to offer a reduction in parking pursuant to Section 10.15.2.2. of the UDO, Shared Parking Associated with a Special use Plan, has been met given that it will not result in increased traffic congestion or negatively impact existing traffic flow or pedestrian and vehicular safety, will not create parking impacts for adjacent properties or within Town rights-of-way, will not be contrary to the objectives specified in the Comprehensive Plan, is necessary to permit the reasonable use of the subject property, and will not adversely impact adjacent property or the surrounding area.

STAFF RECOMMENDATION

Based upon staff's review of the proposal, we recommend approval of the Special Use Permit/Site Plan Review as submitted conditioned upon the proposed lot coverage not exceeding 28.6%.

Attachments: SUP/Site Plan Application and Checklist and Plan Set, Excerpt of 1982 Official Zoning Map, Previous Zoning Regulations, and Dare County Parcel Card.



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

SPECIAL USE (\$500.00)

(Optional) VESTED RIGHT (no fee)

= TOTAL FEE DUE _____

TOWN OF NAGS HEAD

DATE RECEIVED _____

SITE PLAN REVIEW APPLICATION & CHECKLIST FOR SPECIAL USES

1. LOCATION AND ZONING INFORMATION

- A. PROJECT TITLE Ocean Rescue Housing
- B. STREET ADDRESS 425 W. Health Center Drive
- C. SUBDIVISION None
 LOT(S) N/A BLOCK N/A SECTION N/a
- D. PRESENT ZONING Special Environmental District SED-80
- E. PRESENT USE Government Owned Medical Office/Clinic
- F. EXISTING NONCONFORMITIES Lot coverage
- G. ABUTTING PROPERTY ZONING R-2 Medium Density Residential/SED-80
- H. ABUTTING PROPERTY USE Nursing Home/Nature Preserve/Single-Family Residential

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.

Town of Nags Head
 OWNER AGENT CONTRACT
 PURCHASER

- B. APPLICANT/DEVELOPER: NAME Town of Nags Head
 ADDRESS PO Box 99
Nags Head, NC 27959
 TELEPHONE 252-619-0437
- C. CONTACTPERSON: NAME Andrew Garman
 ADDRESS Same as above
 TELEPHONE Same as above

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

- NAME/ADDRESS (N) Peak Realty Nags Head LLC, 101 Baines Court, Cary, NC 27511
- NAME/ADDRESS (S) The Nature Conservancy 334 Blackwell Street, Suite 300 Durham, NC 27701/ Town Nags Head
- NAME/ADDRESS (E) Town of Nags Head
- NAME/ADDRESS (W) The Nature Conservancy 334 Blackwell Street, Suite 300 Durham, NC 27701/ Town Nags Head

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

4. SITE PLAN AND SITE PLAN ATTACHMENT DATA

A. Site plan preparer Cathleen Saunders, PE Phone# 252.202.7112
 NC Registered Engineer Architect Surveyor. License# 043652

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

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 _____
 State County

D. Project involves condominium ownership.
 NO YES, Three copies of condominium documents attached.

E. Amount of land-disturbing activity proposed 23,145 square feet.

A Soil Erosion and Sedimentation Control Plan has been prepared.
 NO YES; (1) Copy attached,
 (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.	YES	
2. Current PIN Number.	YES	
3. Site Address.	YES	
4. Owners' names, lot numbers or map book and page reference of all adjacent property owners.	YES	
5. Boundary of the entire parcel by course and distance.	YES	
6. Widths of the existing rights-of-way that abut the site.	YES	
7. Nature or purpose, location and size of existing easements.	YES	
8. At all lot comers, 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.	YES	
9. Plan to at least 1"=50' scale, showing north arrow and whether true or magnetic.	YES	
10. Signature and seal of preparer.	YES	
B. Existing features		
1. Streets, curbs, and sidewalks with type and width of pavement.	YES	
2. Topographic features of site and existing grades for any streets, storm drainage system including existing grades at four comers of all structures.	YES	

	YES	COMMENT
3. Flood zone(s) as determined by latest FEMA Flood Insurance Rate Map, with notation, "flood zone subject to change by FEMA."	YES	
4. All underground utilities and facilities including gasoline tanks and existing septic facilities (including tanks and fields).	YES	
5. 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	
6. The location of any marsh areas or estuarine waters or US Army Corps of Engineers 404 wetlands within or abutting the lot.	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 included in calculation for undisturbed vegetation preservation compliance in Article 10, Part I of the Unified Development Ordinance.	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.	YES	
2. Proposed building elevations of all sides of building labeled in accordance with proposed architectural design criteria of Article 10, Part VI of the UDO.	YES	
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 Appendix A of the Unified Development Ordinance.	YES	
4. Existing and proposed ground elevations at the corners of proposed structure(s).	YES	
5. Sanitary sewer facilities with connection to sewer system or septic tank.	YES	
6. Approximate locations of proposed underground utilities and any necessary easements.	YES	
7. Screened dumpster pad(s) accessible to left-side loaders and sized in accordance with the Town Code of Ordinances.	N/A	
8. Proposed fire hydrants and extensions of water distribution lines.	YES	
9. Location and height of proposed free-standing signs. See requirements of Article 10, Part III of the Unified Development Ordinance.	N/A	
10. Location of all sidewalks, curbs, drives, and parking within the site and proposed finished elevations.	YES	
11. Handicapped parking spaces, walks, ramps, and entrances in accordance with the NC State Building Code. Handicapped parking spaces to be 13 feet wide, marked with a free-standing handicapped sign.	YES	
12. The Vegetative Buffer Yard areas have been identified and the proper buffer yard provision(s) have been identified as outlined in the Unified Development Ordinance.	YES	
13. Layout of numbered stalls/loading zones in accordance with Article 10, Part II of the Unified Development Ordinance.	YES	

Commercial <input type="checkbox"/> Residential <input type="checkbox"/>	Parking Spaces Required	Parking Spaces Shown	Loading Spaces
<u>Proposed 2</u> STORIES BUILDING SQUARE FOOTAGE: PRINCIPAL <u>2,143 sq.ft.</u> ACCESSORY _____ TOTAL <u>2,143 sq.ft.</u>	For existing building: 4,365 SF * 1 space/300 sf = 15 spaces	37 Parking Spaces Shown (Including 2 ADA spaces)	N/A
# EMPLOYEES <u>Ten Existing</u>	Ten employees @ 1 space/employee = 10 spaces		N/A
#DWELLING/LODGING UNITS <u>Eight</u>	Proposed two-story building: 1 space/bedroom = 8 spaces		N/A
	33 required spaces total	37 provided spaces total	

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-section 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 UDO 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 Article 10, Part IV of the Unified Development Ordinance.
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.

DATE

SIGNATURE OF ENGINEER ARCHITECT SURVEYOR

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

Name	Phone#	Information Provided
_____	_____	_____
_____	_____	_____
_____	_____	_____

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 Special 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.

NOTES:

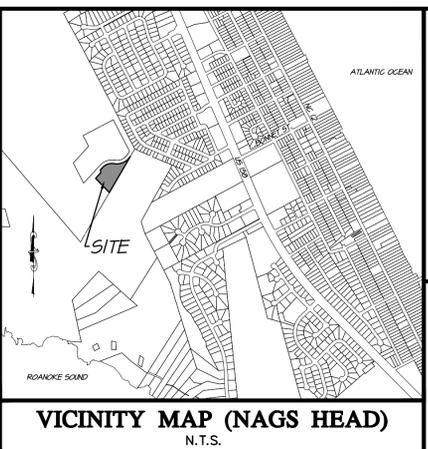
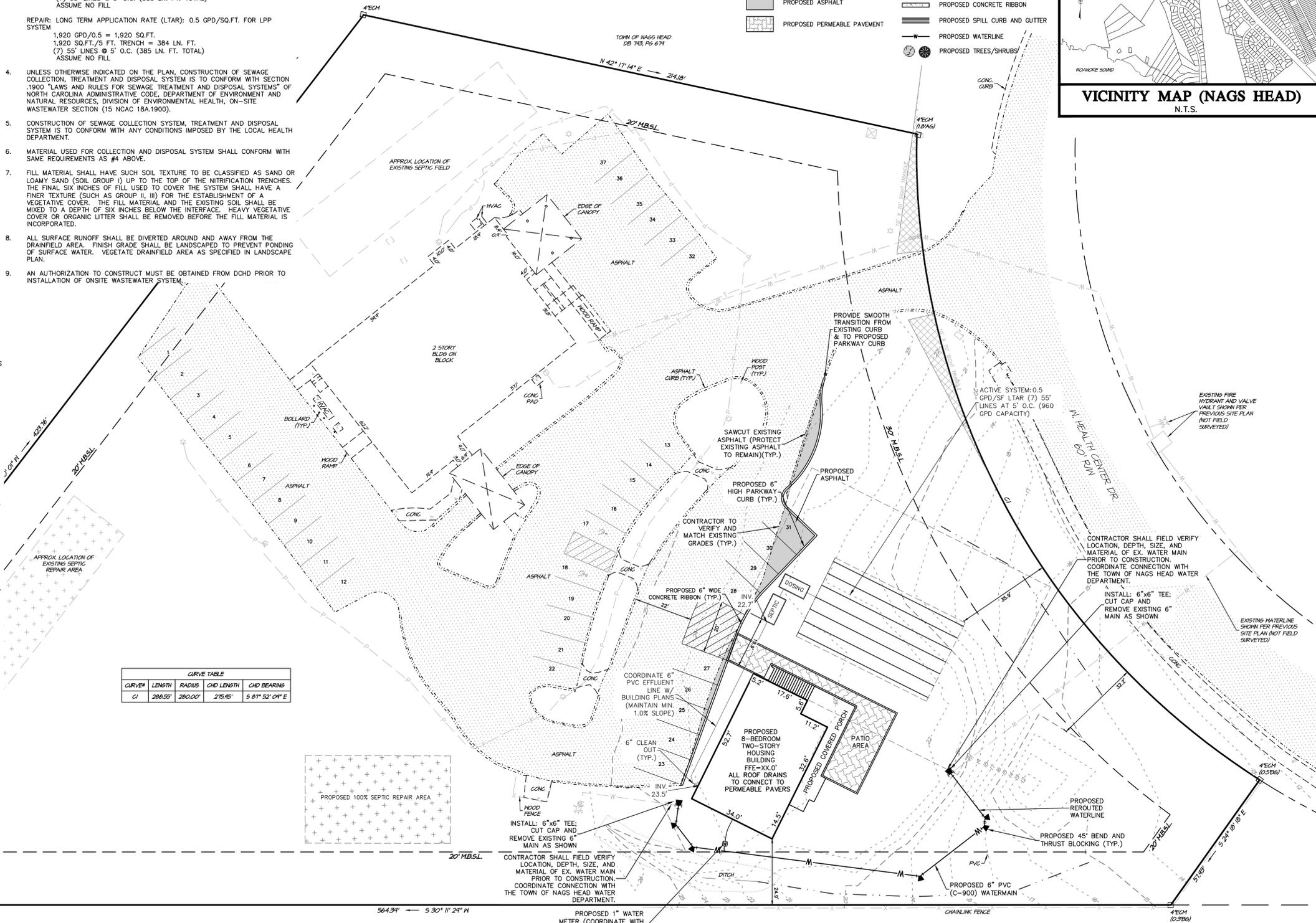
- PROPERTY OWNER/ADDRESS: TOWN OF NAGS HEAD
P.O. BOX 99
NAGS HEAD, NC 27959
 - PROPERTY INFORMATION: 425 W. HEALTH CENTER DRIVE
 - PARCEL ID NUMBER: 989209175322
 - ZONE: SOCIAL ENVIRONMENT DISTRICT (SED-80)
 - RECORDED REFERENCE: BK. 0324, PG. 0641
 - PROPERTY IS LOCATED IN FIRM ZONE X (0.2%) AND SUBJECT TO CHANGES BY FEMA. BASED ON COMMUNITY PANEL 3720989200J DATED 9-20-06.
 - TOTAL PARCEL AREA 123,600 sqft / 2.84 acres
 - LOT COVERAGE
- EXISTING TO REMAIN**
- | | | |
|-----------------------------------|----------|----------------|
| BUILDINGS & DECKS..... | 6,314.0 | SQ.FT. |
| SIDEWALK, HVAC, & PUMP HOUSE..... | 484.3 | SQ.FT. |
| ASPHALT..... | 25,759.0 | SQ.FT. |
| TOTAL..... | 32,557.3 | SQ.FT. (26.3%) |
- PROPOSED COVERAGE**
- | | | |
|---|----------|-----------------|
| BUILDINGS..... | 2,143.0 | SQ.FT. |
| PERMEABLE PAVERS (W/ 0.67 REDUCTION)..... | 522.8 | SQ.FT. |
| CONCRETE RIBBON/ASPHALT..... | 660.4 | SQ.FT. |
| TOTAL..... | 35,883.5 | SQ.FT. (29.03%) |
- MAXIMUM ALLOWABLE (29.08%) = 35,942.86 SF
- PARKING CALCULATIONS
 - EXISTING PARKING (COMMUNITY CARE CLINIC):
 - MEDICAL USE CENTER:
ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA, PLUS 1 SPACE PER EMPLOYEE/DOCTOR
- | | |
|------------------------------------|--------------------------|
| 4,365 SF * 1 SP / 300 SF | = 15 SPACES |
| 10 EMPLOYEES @ 1 SPACE / EMPLOYEES | = 10 SPACES |
| REQUIRED | = 25 SPACES FOR EXISTING |
- PROPOSED PARKING:**
- BOARDING HOUSE: 1 PARKING SPACE FOR EACH BEDROOM
- | | |
|--------------------------|---------------------|
| 8 BEDROOMS @ 1 SPACE/1BR | = 8 PARKING SPACES |
| REQUIRED | = 8 SPACES |
| TOTAL REQUIRED | = 33 SPACES (2 ADA) |
| TOTAL PROVIDED | = 37 SPACES (2 ADA) |
- WATER SUPPLY PER TOWN OF NAGS HEAD. WATER CONNECTION MUST BE MADE IN ACCORDANCE WITH TOWN OF NAGS HEAD SPECIFICATIONS AND SHALL BE PERFORMED BY A LICENSED WATER UTILITY CONTRACTOR. NOTIFY TOWN PRIOR TO INSTALLATION.
 - ALL UTILITIES TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED
 - LANDSCAPING AND BUFFERYARDS TO BE IN ACCORDANCE WITH ARTICLE 10 OF THE TOWN OF NAGS HEAD UNIFORM DEVELOPMENT ORDINANCES.
 - SITE WILL BE LIGHTED IN ACCORDANCE WITH ARTICLE 10, PART IV "OUTDOOR LIGHTING" OF THE TOWN OF NAGS HEAD CODE OF ORDINANCES.
 - PRIOR TO LAND DISTURBANCE, A TOWN APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED.
 - NO U.S.A.C.O.E. SECTION 404 JURISDICTIONAL WETLANDS EXIST ON SITE.
 - EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY MONUMENTS DURING CONSTRUCTION. DISTURBED OR REMOVED PROPERTY MONUMENTS SHALL BE REPLACED BY A NORTH CAROLINA LICENSED PROFESSIONAL LAND SURVEYOR.
 - ALL WORK WITHIN THE NC DOT RIGHT-OF-WAY REQUIRES AN APPROVED NC DOT RIGHT-OF-WAY ENCROACHMENT AGREEMENT.
 - A STATE HIGH DENSITY STORMWATER PERMIT IS REQUIRED IN ADVANCE OF ANY ONSITE DISTURBANCE.
 - THE ENTIRE SITE WILL BE IN FULL COMPLIANCE WITH ALL APPLICABLE NFPA REGULATIONS PERTAINING TO FIRE PROTECTION INCLUDING BUT NOT LIMITED TO NFPA 30 AS WELL AS VOLUME V OF THE NC STATE BUILDING CODE.
 - ALL BUILDING SIGNAGE SHALL BE IN ACCORDANCE WITH ARTICLE VIII SECTION 48-284 OF THE TOWN OF NAGS HEAD CODE OF ORDINANCES.
 - THIS PLAN SHALL COMPLY WITH VOLUME 1C OF THE NC BUILDING CODE.
 - THE PROPOSED BUILDING SHALL COMPLY WITH CHAPTER 10 OF THE TOWN OF NAGS HEAD CODE OF ORDINANCES.
 - BUILDING CONSTRUCTION TO CONFORM TO 2018 NC FIRE PREVENTION CODE OR LATEST EDITION.
 - THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DATA IN THE FIELD PRIOR TO CONSTRUCTION TO HIS/HER OWN SATISFACTION. THE CONTRACTOR SHALL PERFORM ANY TEST PIT WORK OR PROVIDE LOCATION SERVICES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTACT NORTH CAROLINA ONE-CALL AT TELEPHONE NO. 1-800-632-4949, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION TO HAVE UTILITIES MARKED.
 - THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
 - THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
 - ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
 - PROOF ROLL ALL NEW PAVED AREAS. NOTIFY OWNER AND ENGINEER OF ANY UNACCEPTABLE AREAS.
 - SEE LANDSCAPING PLAN PREPARED BY GARDEN DESIGN + CONSULTATION, DATED 8/9/22

WASTEWATER NOTES:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES IN AREAS OF WORK PRIOR TO ANY WORK. PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION IF UTILITIES ARE TO REMAIN IN PLACE.
- REMOVE TREES, GRASSES, SHRUBS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
- NEW WASTEWATER SYSTEM DESIGN PARAMETERS:
DESIGN FLOW RESIDENTIAL LOT: 8-BEDROOM SFD @ 120 GPD/BEDROOM = 960 GALLONS PER DAY (GPD)
ACTIVE: LONG TERM APPLICATION RATE (LTAR): 0.5 GPD/SQ.FT. FOR LPP SYSTEM
960 GPD/0.5 = 1,920 SQ.FT.
1,920 SQ.FT./5 FT. TRENCH = 384 LN. FT.
(7) 55' LINES @ 5' O.C. (385 LN. FT. TOTAL)
ASSUME NO FILL
REPAIR: LONG TERM APPLICATION RATE (LTAR): 0.5 GPD/SQ.FT. FOR LPP SYSTEM
1,920 GPD/0.5 = 1,920 SQ.FT.
1,920 SQ.FT./5 FT. TRENCH = 384 LN. FT.
(7) 55' LINES @ 5' O.C. (385 LN. FT. TOTAL)
ASSUME NO FILL
- UNLESS OTHERWISE INDICATED ON THE PLAN, CONSTRUCTION OF SEWAGE COLLECTION, TREATMENT AND DISPOSAL SYSTEM IS TO CONFORM WITH SECTION 1900 "LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS" OF NORTH CAROLINA ADMINISTRATIVE CODE, DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF ENVIRONMENTAL HEALTH, ON-SITE WASTEWATER SECTION (15 NCAC 18A.1900).
- CONSTRUCTION OF SEWAGE COLLECTION SYSTEM, TREATMENT AND DISPOSAL SYSTEM IS TO CONFORM WITH ANY CONDITIONS IMPOSED BY THE LOCAL HEALTH DEPARTMENT.
- MATERIAL USED FOR COLLECTION AND DISPOSAL SYSTEM SHALL CONFORM WITH SAME REQUIREMENTS AS #4 ABOVE.
- FILL MATERIAL SHALL HAVE SUCH SOIL TEXTURE TO BE CLASSIFIED AS SAND OR LOAMY SAND (SOIL GROUP I) UP TO THE TOP OF THE NITRIFICATION TRENCHES. THE FINAL SIX INCHES OF FILL USED TO COVER THE SYSTEM SHALL HAVE A FINER TEXTURE (SUCH AS GROUP II, III) FOR THE ESTABLISHMENT OF A VEGETATIVE COVER. THE FILL MATERIAL AND THE EXISTING SOIL SHALL BE MIXED TO A DEPTH OF SIX INCHES BELOW THE INTERFACE. HEAVY VEGETATIVE COVER OR ORGANIC LITTER SHALL BE REMOVED BEFORE THE FILL MATERIAL IS INCORPORATED.
- ALL SURFACE RUNOFF SHALL BE DIVERTED AROUND AND AWAY FROM THE DRAINFIELD AREA. FINISH GRADE SHALL BE LANDSCAPED TO PREVENT PONDING OF SURFACE WATER. VEGETATE DRAINFIELD AREA AS SPECIFIED IN LANDSCAPE PLAN.
- AN AUTHORIZATION TO CONSTRUCT MUST BE OBTAINED FROM DCHD PRIOR TO INSTALLATION OF ONSITE WASTEWATER SYSTEM.

LEGEND

- EX. IRON ROD
- EX. DRILL HOLE
- △ EX. MAG NAIL
- EX. UTILITY POLE
- ⊕ EX. FIRE HYDRANT
- ⊕ EX. WATER VALVE
- ▨ EXISTING ASPHALT PAVEMENT
- ▩ PROPOSED ASPHALT
- ▧ PROPOSED PERMEABLE PAVEMENT
- EX. SEWER MANHOLE
- ⊕ EX. WATER METER
- ⊕ EX. ELECTRICAL CONNECTION
- ⊕ EX. EXTERIOR LIGHT
- EX. LIGHT POLE
- PROPOSED 6" CURB (NO GUTTER)
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE RIBBON
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED WATERLINE
- PROPOSED TREES/SHRUBS



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BLACK MOUNTAIN, NC 28711
Phone: (828) 684-6127
Fax: (828) 684-6128
www.quible.com

REVISIONS

NO.	DATE	DESCRIPTION

SITE, UTILITY & LANDSCAPING PLAN
OCEAN RESCUE HOUSING
425 HEALTH CENTER DRIVE
NORTH CAROLINA
DARE COUNTY
NAGS HEAD TOWNSHIP

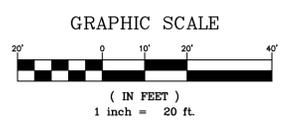
PROJECT NO. P01057.1
DESIGNED BY ND
DRAWN BY ND
CHECKED BY CMS
ISSUE DATE 08/30/24
SHEET NO. 2 OF 8 SHEETS

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NOTE:
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GENERAL NOTES:

1. INSPECT AND VERIFY ALL DIMENSIONS ON THE PROJECT AND SITE AS MAY RELATE TO THE EXTENT OF CONSTRUCTION AND/OR DEMOLITION.
2. THE CONTRACTOR/OWNER SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS AS MAY BE REQUIRED TO PROCEED WITH DEMOLITION AND CONSTRUCTION.
3. ALL WORK PERFORMED SHALL MEET ALL TOWN, COUNTY AND STATE CODES.
4. DO NOT SCALE DRAWINGS.
5. VERIFY ALL DOOR/WINDOW ROUGH OPENINGS WITH DOOR MFG. SPEC.
6. ALL PILING SHALL BE AS DEEP AS REQUIRED TO MEET CODES. CONTRACTOR TO VERIFY IN THE FIELD
7. CONTRACTOR TO USE TEMPERED GLASS IN ANY WINDOW OR DOOR THAT IS WITHIN 18" OF THE FINISHED FLOOR.
8. ALL BEDROOMS TO HAVE A MINIMUM OF ONE WINDOW OR DOOR MEETING THE NORTH CAROLINA EGRESS CODE REQUIREMENTS. CONTRACTOR TO VERIFY.
9. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND MECHANICAL WORK. ALL SUCH WORK MUST CONFORM TO NORTH CAROLINA CODES.
10. CONTRACTOR TO CONFIRM PLAN DIMENSIONS PRIOR TO CONSTRUCTION WITH EXISTING SITE CONSTRAINTS. CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT OF ANY PROBLEMS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL MANUALS AND MAINTENANCE INFORMATION BEFORE THE FINAL PAYMENT. THE CONTRACTOR SHALL WARRANTY THE WORK FOR THE PERIOD OF ONE YEAR.
12. ELEVATOR MFG. SHALL TAKE ANY AND ALL EFFORTS TO MINIMIZE SPACE AT ENTRY BETWEEN FLUSH DOOR AND CABIN DOOR SUCH THAT IT PREVENTS CHILDREN FROM INJURY. SPACE GUARDS SHALL BE REQUIRED FROM THE ELEVATOR MANUFACTURER.
13. SEE 2/2 FOR WINDOW LEGEND.
14. SEE 2/2 FOR DOOR LEGEND.
15. SEE 2/A1.2 FOR TYPICAL STAIR DETAIL.

PROJECT NAME:
TOWN OF NAGS HEAD
 Workforce Housing
 425 Health Center Dr.
 Nags Head, NC

REVISIONS:	DATE:
CLIENT REVIEW	2 / 1 / 24
CLIENT REVIEW	2 / 9 / 24
CLIENT REVIEW	2 / 16 / 24
CLIENT REVIEW	5 / 16 / 24
ENGINEERING	6 / 10 / 24
PLANNING BOARD	9 / 5 / 24

DRAWING NAME:
BUILDING PLANS

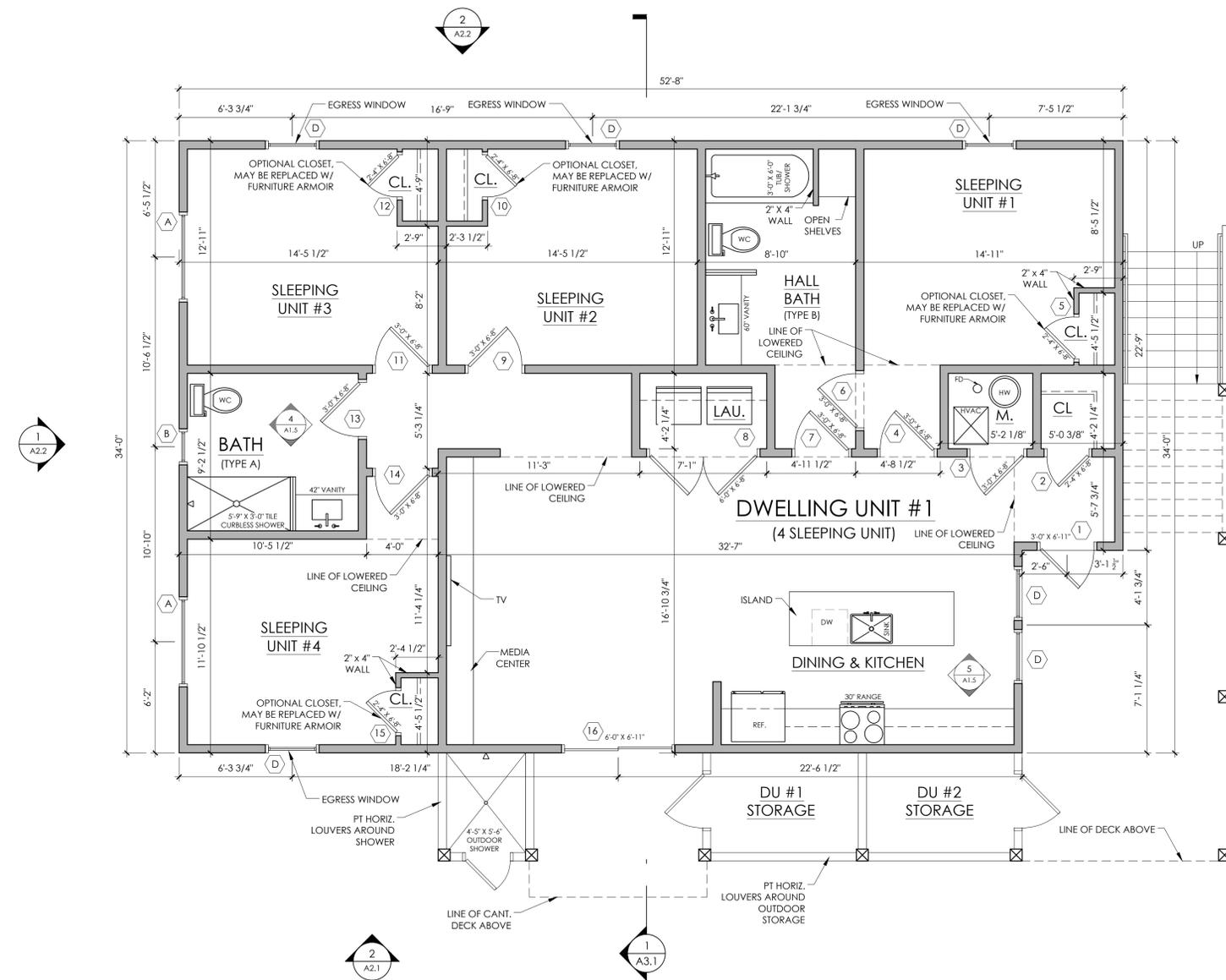
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 NOT FOR CONSTRUCTION:

DRAWN BY: **CN**

DATE: **9 / 5 / 24**

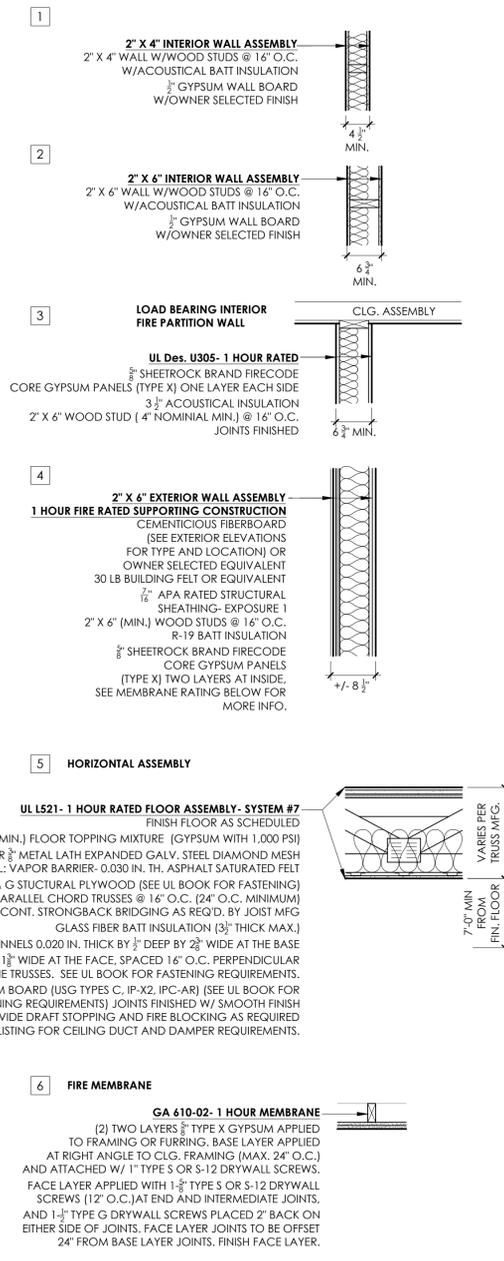
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1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2 WALL ASSEMBLIES
 NOT TO SCALE



REVISIONS:	DATE:
CLIENT REVIEW	2 / 1 / 24
CLIENT REVIEW	2 / 9 / 24
CLIENT REVIEW	2 / 16 / 24
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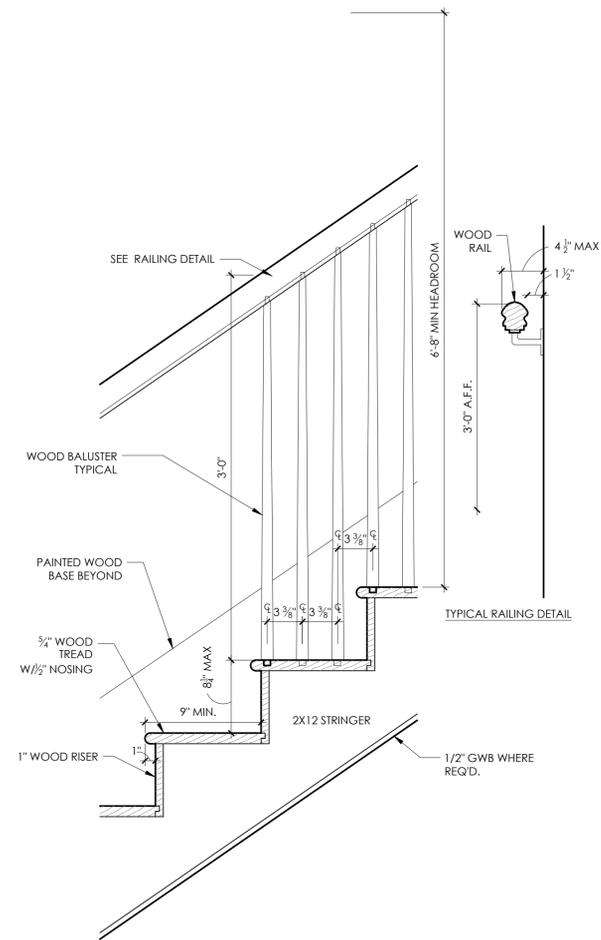
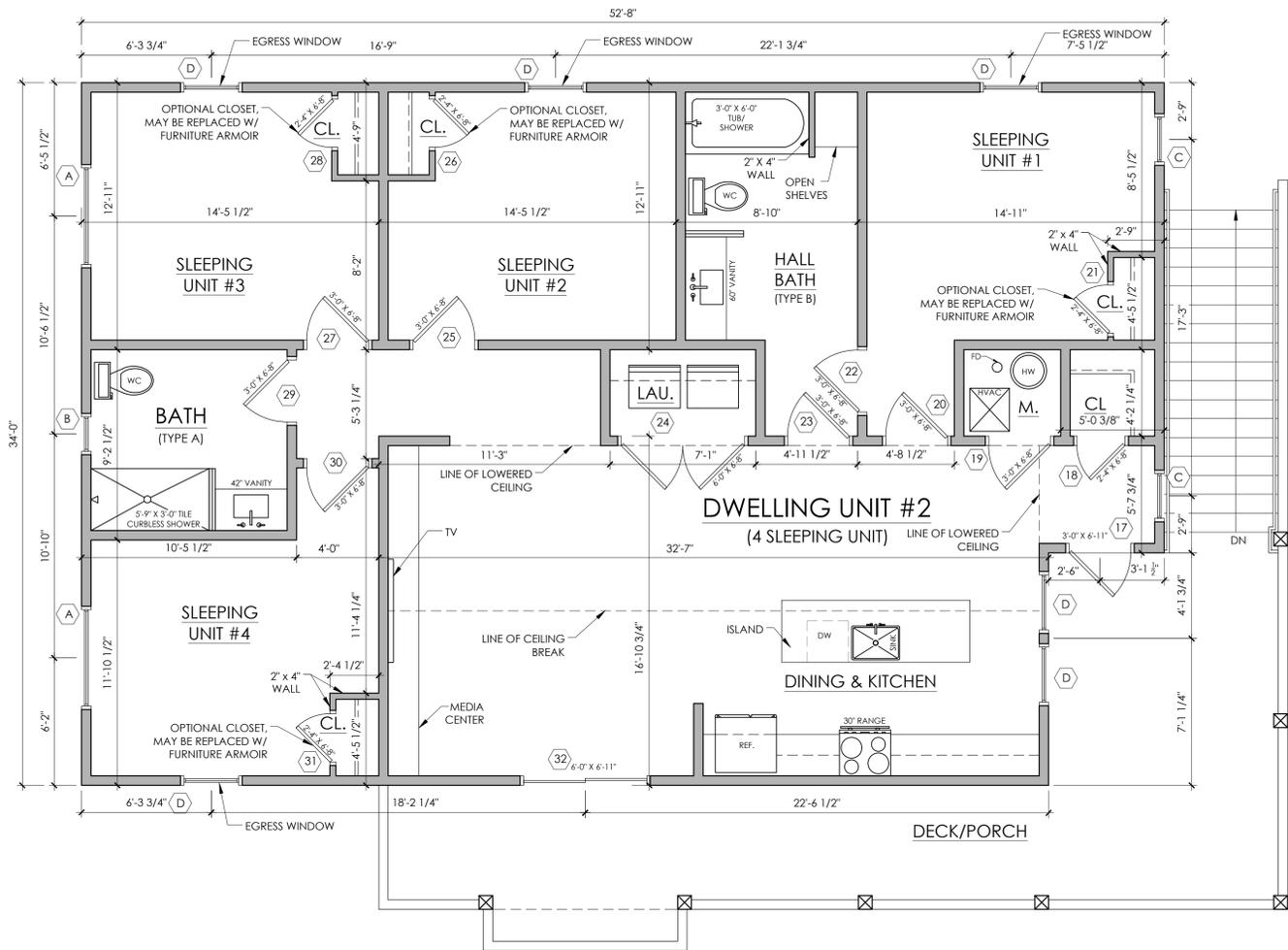
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1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2 TYPICAL STAIR DETAIL
 NOT TO SCALE



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



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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NORTH CAROLINA
FIRM # P-2112 PH: (252) 423-2300

PME ENGINEER: **COASTAL**
ENGINEERING
2406 Princess Anne Road
Suite 200
Virginia Beach, VA 23456
Phone (757) 563-9027
Facsimile (757) 563-9028

PROJECT NAME:
TOWN OF NAGS HEAD
Workforce Housing
425 Health Center Dr.
Nags Head, NC

REVISIONS:	DATE:
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ENGINEERING	6 / 10 / 24
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DRAWING NAME:
EXTERIOR ELEVATIONS

PRELIMINARY DRAWINGS
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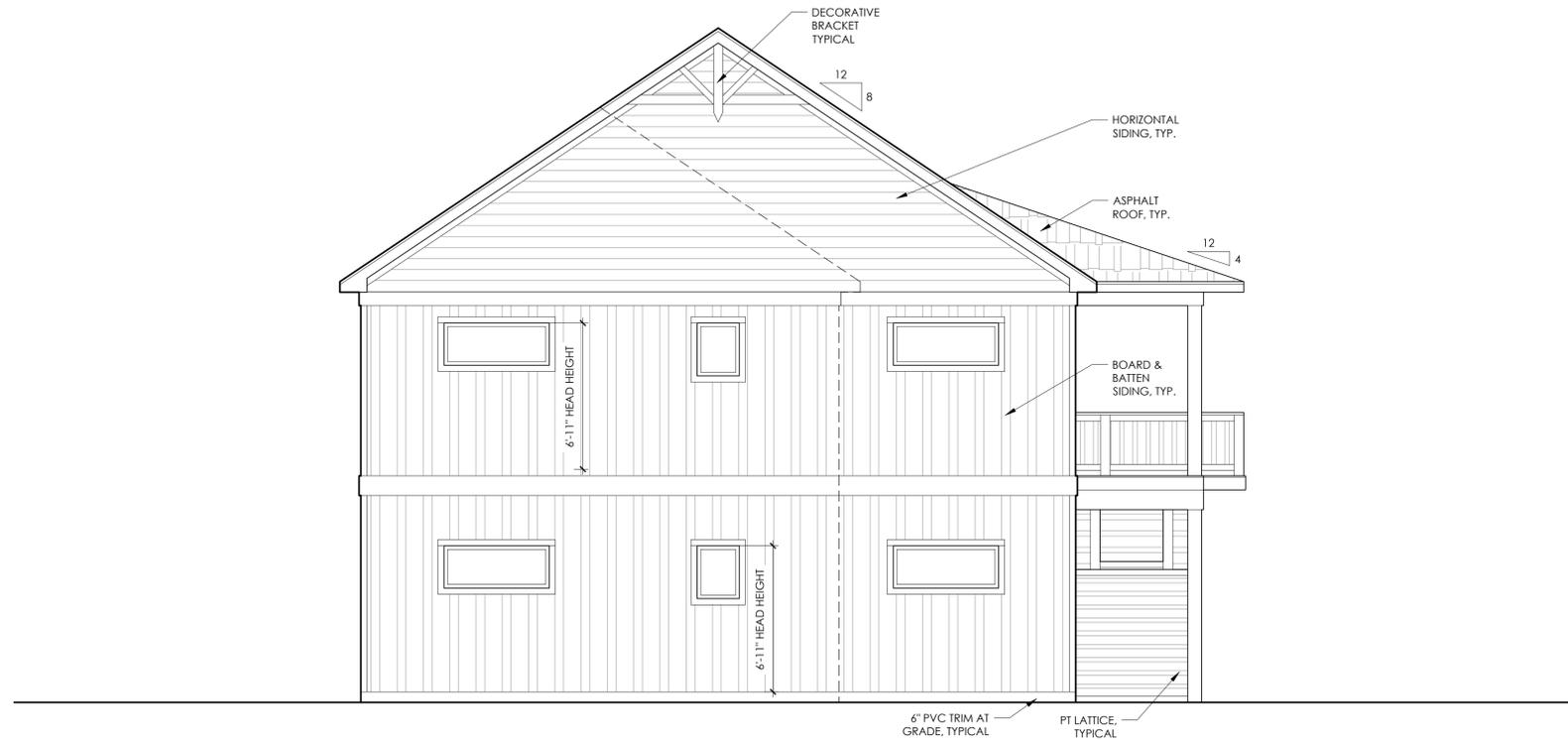
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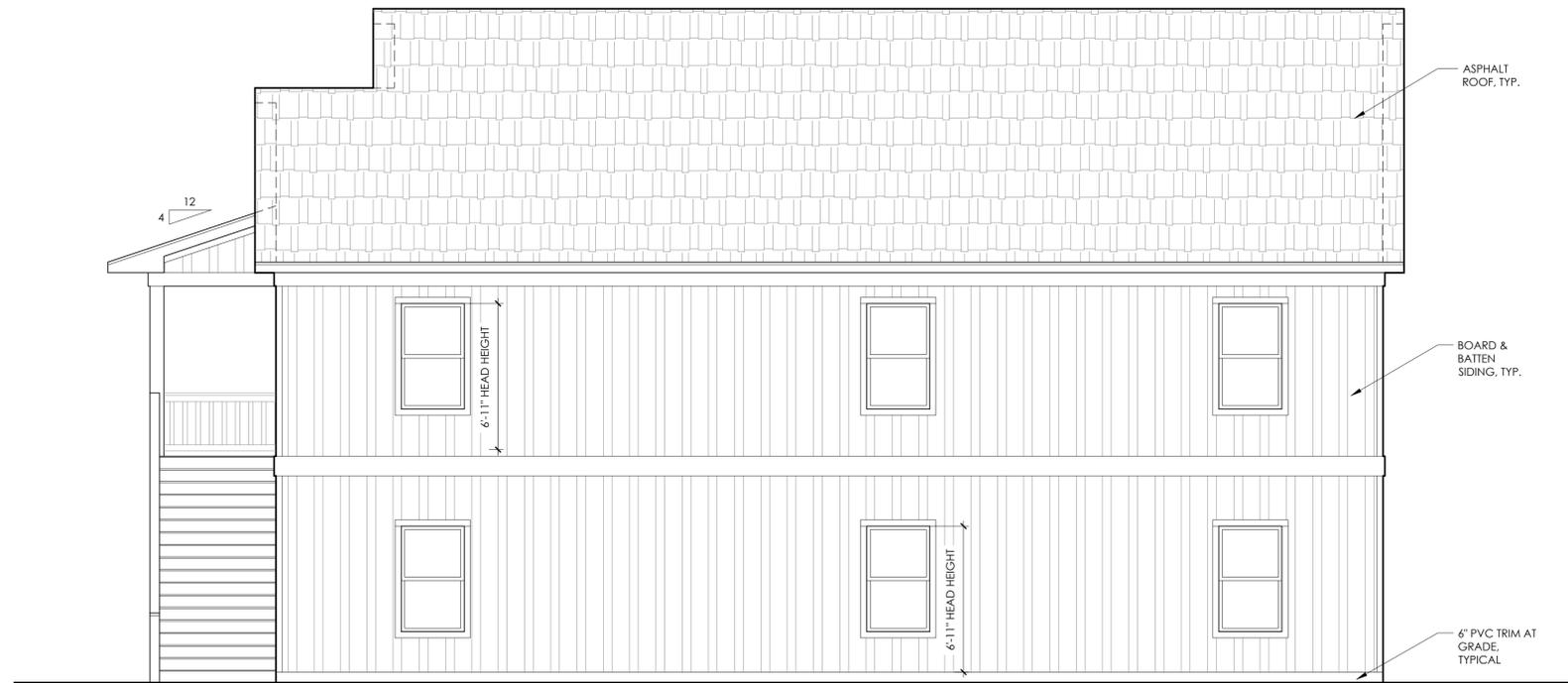
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REVISIONS:	DATE:
CLIENT REVIEW	2 / 1 / 24
CLIENT REVIEW	2 / 9 / 24
CLIENT REVIEW	2 / 16 / 24
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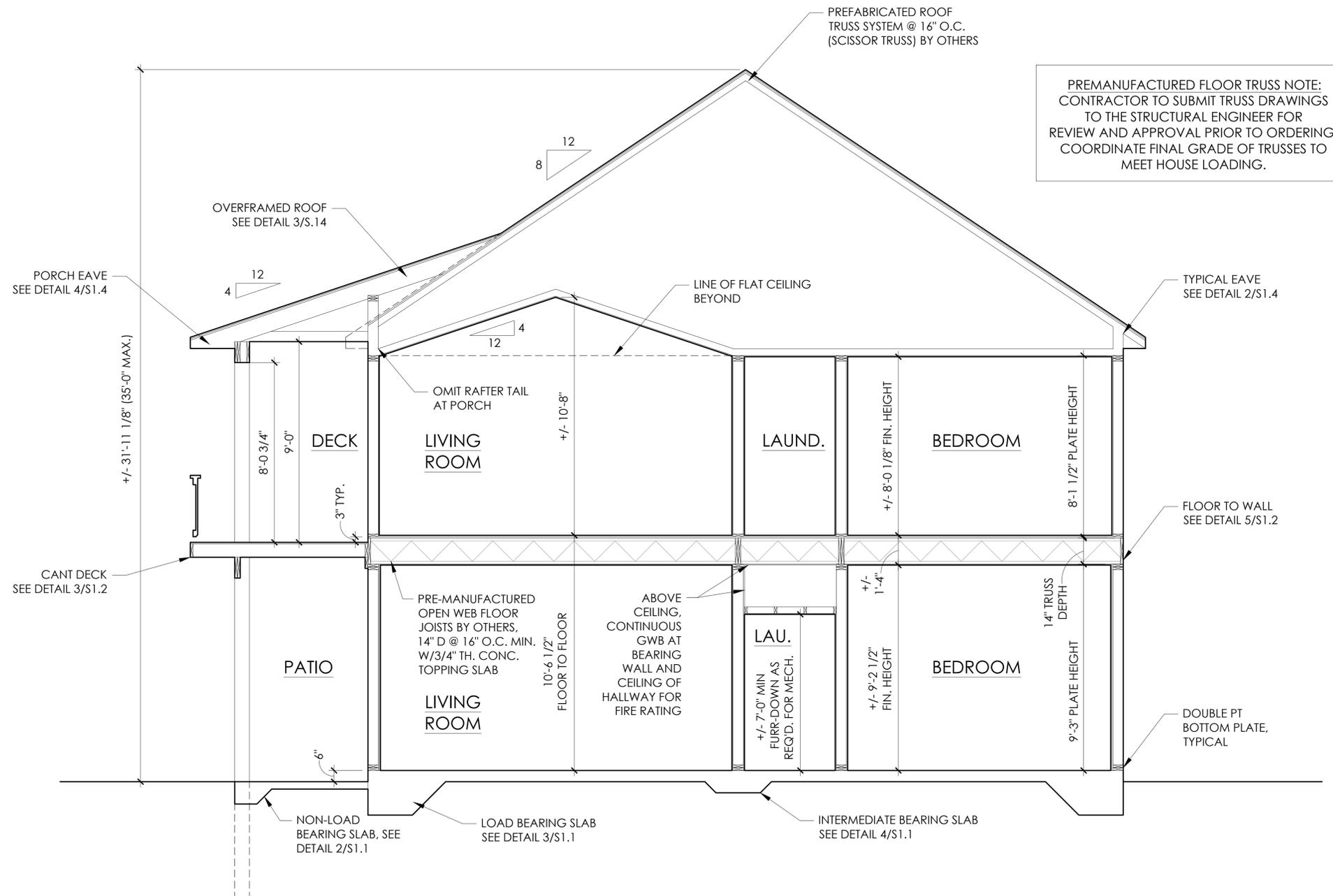


1 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS:	DATE:
CLIENT REVIEW	2 / 1 / 24
CLIENT REVIEW	2 / 9 / 24
CLIENT REVIEW	2 / 16 / 24
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1 BUILDING SECTION
 SCALE: 3/8" = 1'-0"



This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information contained in this map.

425 W Health Center DR
Nags Head NC, 27959
Parcel: 005688000
Pin: 989209175322

Owners: Town Of Nags Head -Primary
Owner

Building Value: \$523,000
Land Value: \$562,500
Misc Value: \$21,000
Total Value: \$1,106,500

Tax District: Nags Head
Subdivision: Subdivision - None
Lot BLK-Sec: Lot: Blk: Sec:
Property Use: Town Of Nags Head
Building Type: Medical Office Bldg
Year Built: 1975

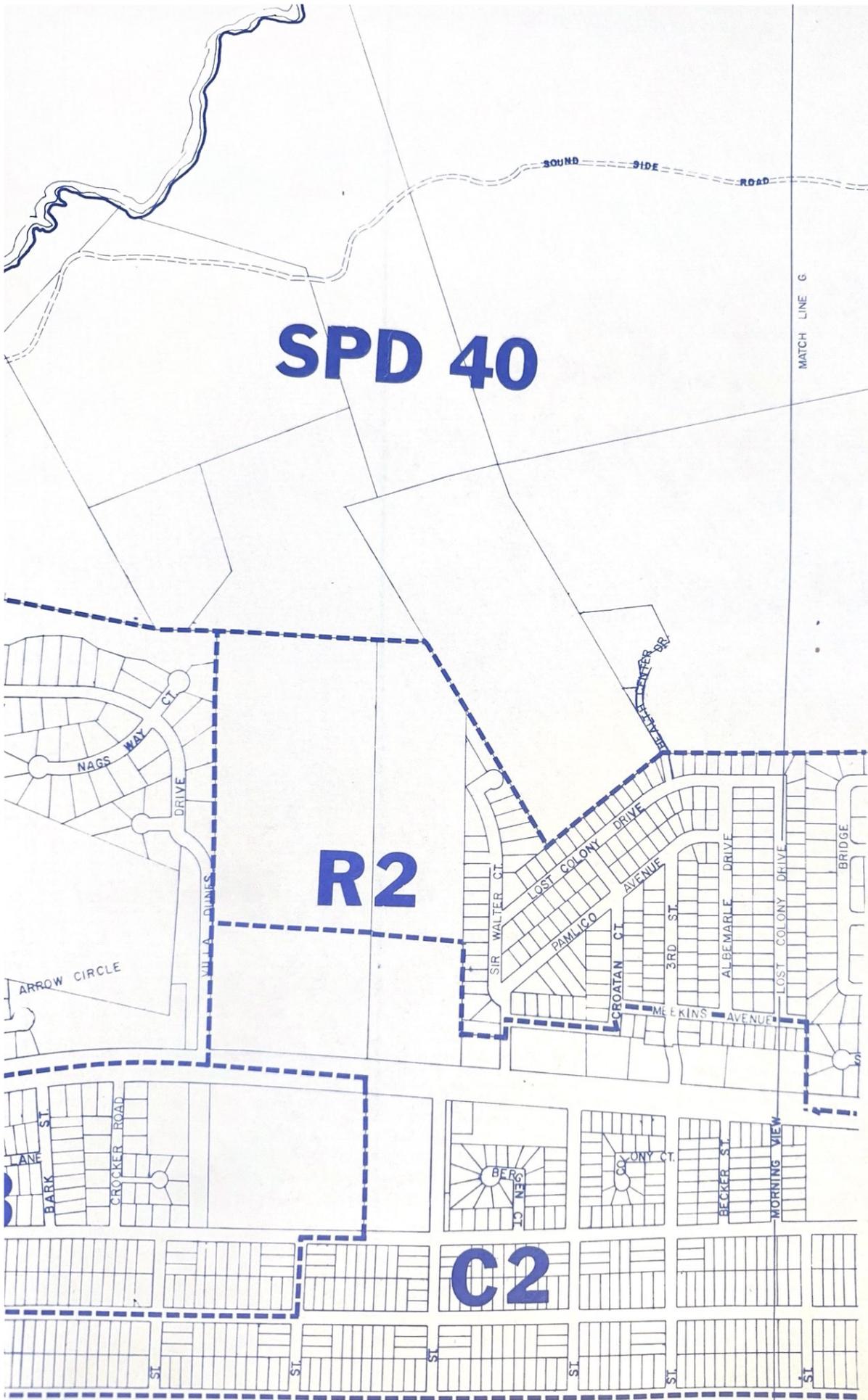


005688-000 14-989209-011A 02/11

SPD 40

R2

C2



SECTION 8.02

- (2) Minimum required lot width per dwelling unit as measured at the building line for subdivided lots (other than residential cluster) 100 feet.
- (3) Minimum required front yard for subdivided lots (other than residential cluster) 15 feet.
- (4) Minimum required side yard for subdivided lots (other than residential cluster) 15 feet.
- (5) Minimum required rear yard for subdivided lots (other than residential cluster) 15 feet.
- (6) Maximum permissible lot coverage by the principal and all accessory buildings including swimming pools (other than residential clusters) shall not exceed thirty (30) percent of the total lot area.
- (7) Accessory buildings including swimming pools shall meet all yard requirements in this section.
- (8) Planned Residential Developments involving residential clusters or townhouses shall meet all requirements of this ordinance except as herein set out:
 - a. Area requirements within a planned residential development utilizing residential clusters and townhouses shall not be less than: for the first unit - 40,000 square feet; for the second, third and fourth units - 20,000 square feet each; and for the fifth and sixth units - 15,000 square feet each; and 10,000 square feet for each additional unit with the approval of the Planning Board and Board of Commissioners as provided in Section 10.04 of this Ordinance.
 - b. Planned Residential Developments shall be subject to the provisions of Section 10.04 of this Ordinance.
 - c. No unit in a Planned Residential Cluster shall be located within one hundred (100) feet of any other cluster, or the boundary of the area designated for Planned Residential Cluster.