



MEMORANDUM
Town of Nags Head
Planning & Development Department

To: Planning Board
From: Kelly Wyatt, Planning Director
Joe Costello, Deputy Planning Director
Date: November 14, 2024
Subject: Site Plan Review, 105 W. Seachase Drive

GENERAL INFORMATION

Applicant: Timothy Oakley, of Oakley Collier Architects on behalf of Dare County

Application Type: Site Plan Review

Purpose/Request: Construction of an approximately 8,305 square foot Dare County Emergency Management Services (EMS) station and all associated site improvements. Note that "Future Additions" are not included as part of the Site Plan Review.

Property Location: 105 W. Seachase Drive, Nags Head

Existing Land Use: Office/Municipal Use

Zoning Classification of Property: SPD-C Village at Nags Head, Commercial 1 District

Zoning Classification of Surrounding Properties: Properties to the north, directly across W. Seachase Drive, and to the west are zoned SPD-C, Village Commercial-1 (OBX Mall and Rusty Crow Quilt Shop). Property to the east, directly across US Hwy 158 is zoned SPD-C, Village at Nags Head Commercial-2 (Village Realty). Property to the south is the zoned SPD-C, Village at Nags Head Institutional (Fire Station 16).

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 to or above 13 ft. msl and is therefore compliant.

Land Use Plan Map/Policies: The 2022 Comprehensive Plan, Future Land Use Map classifies this property as General Commercial. While the use is more institutional in nature, it remains 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 November 6, 2024, meeting, “County EMS Station” is a permitted use within the Village at Nags Head Commercial 1 District.

- Lot Coverage: Pursuant to Section 9.21.8.5 of the UDO, Table of Development Standards within the Village at Nags Head the maximum allowable lot coverage is 80% of the district area. The Village Commercial 1 District is comprised of The Outer Banks Mall, including the outparcels for Urgent Care and Outback Restaurant, the subject property, 111 W. Seachase Drive (Rusty Crow Quilt Shop) and the 7-lot subdivision, Sandcastle Village. While we do not have an updated survey for all improvements within this district, the lot coverage proposed for the redevelopment of this property for the EMS Station is reduced from 69.7% of the total lot area, to approximately 51% of the total lot area. Lot coverage is therefore compliant.

- 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 34 feet measured from grade, therefore height is compliant. A height certificate will be required to verify overall height compliance during construction.

- 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, various roof articulations including a watch tower, residential style window, exterior masonry with board and batten and shingle siding, workable shutters, and gable brackets.

This structure is located within the Village at Nags Head and as such should be reviewed and approved by their Architectural Control Committee (ACC). The applicant has provided the Village ACC with the architectural renderings and is awaiting their review comments.

- Parking: At their November 6, 2024, meeting the Board of Commissioners adopted a parking standard for EMS Stations of one (1) parking space per employee on duty and one (1) parking space per 200 square feet of training facility and customer service areas. The applicant has noted a maximum of 12 employees at shift change, requiring 12 parking spaces, no training areas and approximately 100 square feet of customer service area, requiring one parking space. This use is required to have a minimum of 13 parking spaces, 22 spaces have been provided, therefore parking is compliant.

Section 10.92.14.4 of the UDO, Surface Materials Appropriate for use, requires that a minimum of twenty (20) percent of the surface area of the parking area and drive aisles be constructed using permeable surface materials. The applicant

has proposed 22.6% of the parking area be provided in an approved permeable surface therefore this requirement is compliant.

- Buffering/Landscaping: Buffering/Landscaping: Several sections of the Unified Development Ordinance speak to Buffering and Landscaping as it applies throughout this proposed site:

Section 9.21.7.14, General Provisions with the Village Commercial-1 District states that a buffer shall be maintained along property lines abutting any neighboring lots not a part of the shopping center (implying C-1 designation). The buffer shall be a 50-foot-wide grassed open space or a vegetated buffer of a minimum width of 5 feet that will reach a minimum height of 10 feet within five years. Sheet 2 of 5 of the Site Plan review packet demonstrates compliance with this provision, including preserving and maintaining a significant stand of mature vegetation along the southern property boundary.

Section 10.92.6.2 of the UDO, Parking and Drive Aisle Setbacks, requires that where off-street parking is provided between the building and the street right-of-way line, a parking lot buffer of at least ten (10) feet in width shall be provided between the parking lot and the street right-of-way. A compliant buffer has been proposed along the northern property boundary, adjacent to W. Seachase Drive, and along the eastern property boundary adjacent to US Hwy 158. Note that this includes preserving and maintaining existing mature vegetation in these areas.

Section 10.93.3.5 of the UDO, Buildings Adjacent to Street Frontage, states that building walls adjacent to a street frontage shall include foundation landscaping directly adjacent to the building to screen any crawl space, stem wall, lattice work, or open parking areas. The applicant proposed landscaping along the building foundation adjacent to US Hwy 158 and W. Seachase Drive and is therefore compliant.

Section 10.93.3.7 of the UDO, Interior Parking Lot Landscaping, requires parking lot landscaping be provided at a minimum rate equal to ten percent of the total area of the parking spaces. The applicant has proposed 25.4% of the total area of parking spaces in compliant landscaping, therefore interior parking lot landscaping is compliant.

Section 10.93.3.8 of the UDO, Vegetation Preservation/Planting Requirements, requires that new development projects either preserve a minimum of ten (10) percent of the lot's total area with existing natural vegetation and/or dune elevations or plant new vegetation in lieu of preservation. When existing vegetation cannot be preserved, the planting of a minimum of fifteen (15) percent of the lot's total area shall be required. The applicant has proposed to preserve all the existing mature vegetation onsite, resulting in 11% of the total lot area, in addition to the proposed new plantings, therefore vegetation preservation requirements are compliant.

- Lighting: A lighting plan compliant with the requirements of Article 10, Part IV of the Unified Development Ordinance will be required prior to the issuance of any development permits. In addition, a light audit will be required prior to issuance to occupancy permits.
- Signage: No additional signage is being proposed at this time.

Water and Sewage Disposal: The Village at Nags Head is served by a wastewater treatment facility. The applicant has indicated that Carolina Water Supply has been contacted and has indicated that they would allow the continued use of the existing connection. Authorization of connection in writing will be required prior to the Board of Commissioners meeting.

Traffic Circulation: Traffic circulation has been reviewed and approved by the Town Engineer as presented, noting that an NCDOT right-of-way encroachment agreement will be required prior to issuance of the building permit.

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, given there is no net increase in built-upon area and no importation of fill material.

Fire: The Deputy Fire Chief has reviewed and approved the proposed site plan as presented. 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.

STAFF RECOMMENDATION

Based upon staff's review of the proposal, we recommend approval of the Site Plan Review as submitted. Note this recommendation does not include approval of any future additions as shown. Any future additions will require a Site Plan Amendment consistent with the regulations in place at that time.

Attachments: Site Plan Application and Checklist, Plan Set, and Architectural Elevations.



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

(Optional) VESTED RIGHT (no fee)

= TOTAL FEE DUE _____

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

DATE RECEIVED _____

1. LOCATION AND ZONING INFORMATION

- A. PROJECT TITLE DARE COUNTY EMS STATION No. 5
- B. STREET ADDRESS 105 WEST SEACHASE DRWG
- C. SUBDIVISION LOT 2A, WEST SIDE COMMERCIAL
LOT(S) 2A BLOCK _____ SECTION _____
- D. PRESENT ZONING SPDC-VI
- E. PRESENT USE COMMERCIAL (BAHIS)
- F. EXISTING NONCONFORMITIES NOT KNOWN
- G. ABUTTING PROPERTY ZONING WEST - SPDC-VI (RETAIL) SOUTH - SPDC-INST
- H. ABUTTING PROPERTY USE RETAIL ON WEST, MUNICIPAL COMPLEX SOUTH

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.

Timothy Oakley

OWNER AGENT CONTRACT
PURCHASER

- B. APPLICANT/DEVELOPER: NAME Timothy Oakley, Oakley Collier Architects
ADDRESS 109 Candlewood Rd
Rocky Mount, NC 27804
TELEPHONE 252-937-2500
- C. CONTACT PERSON: NAME Timothy Oakley, Oakley Collier Architects
ADDRESS 109 Candlewood Rd
Rocky Mount, NC 27804
TELEPHONE 252-937-2500

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

- NAME/ADDRESS (N) _____
- NAME/ADDRESS (S) TOWN OF NAGS HEAD
- NAME/ADDRESS (E) _____
- NAME/ADDRESS (W) MICHAEL H. YORK and SHAWN A. YORK

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

4. SITE PLAN AND SITE PLAN ATTACHMENT DATA

A. Site plan preparer MICHAEL W. ROBINSON P.E., P.L.S. Phone# 252-255-8026
 NC Registered Engineer Architect Surveyor. License# NC 18994

B. The design for the attached Stormwater Management Plan includes: 14 1/2"

- 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 PERMITS FROM CAROLINA WATER
- 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 35,000 +/- 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.	X	
2. Current PIN Number.	X	
3. Site Address.	X	
4. Owners' names, lot numbers or map book and page reference of all adjacent property owners.	X	
5. Boundary of the entire parcel by course and distance.	X	
6. Widths of the existing rights-of-way that abut the site.	X	
7. Nature or purpose, location and size of existing easements.	X	
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.	X	
9. Plan to at least 1"=50' scale, showing north arrow and whether true or magnetic.	X	
10. Signature and seal of preparer.	X	
B. Existing features		
1. Streets, curbs, and sidewalks with type and width of pavement.	X	
2. Topographic features of site and existing grades for any streets, storm drainage system including existing grades at four comers of all structures.	X	

	YES	COMMENT
3. Flood zone(s) as determined by latest FEMA Flood Insurance Rate Map, with notation, "flood zone subject to change by FEMA."	X	
4. All underground utilities and facilities including gasoline tanks and existing septic facilities (including tanks and fields).	X	SOME VERIFICATION REQUIRED
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.	X	15% REQ. 7,397 sq ft
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.	X	
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.	X	
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.	X	
4. Existing and proposed ground elevations at the corners of proposed structure(s).	X	
5. Sanitary sewer facilities with connection to sewer system or septic tank.	X	
6. Approximate locations of proposed underground utilities and any necessary easements.	X	
7. Screened dumpster pad(s) accessible to left-side loaders and sized in accordance with the Town Code of Ordinances.	X	
8. Proposed fire hydrants and extensions of water distribution lines.	X	
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.	X	
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.	X	
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.	X	
13. Layout of numbered stalls/loading zones in accordance with Article 10, Part II of the Unified Development Ordinance.	X	

Commercial <input type="checkbox"/> Residential <input type="checkbox"/>	Parking Spaces Required	Parking Spaces Shown	Loading Spaces
<u>1</u> STORIES BUILDING SQUARE FOOTAGE: PRINCIPAL <u>8,405</u> ACCESSORY _____ TOTAL <u>8,405</u>	REFER TO PLAN FOR PARKING REQUIREMENTS	<u>24</u>	
# EMPLOYEES <u>5</u>			
#DWELLING/LODGING UNITS <u>6 CREW QUARTERS</u>			

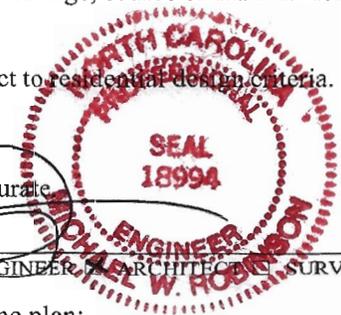
D. EXPLANATORY NOTES

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-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 11-04-24



 SIGNATURE OF ENGINEER [Signature] ARCHITECT SURVEYOR

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

Name	Phone#	Information Provided
<u>DAVEY COLLIER ARCHITECTS</u>	<u>252-937-2500</u>	<u>SKETCH PLAN, BUILDING</u>

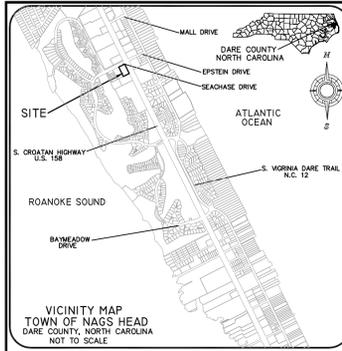
Site Specific Development Plan Option - Vested Right for Site Plans

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:

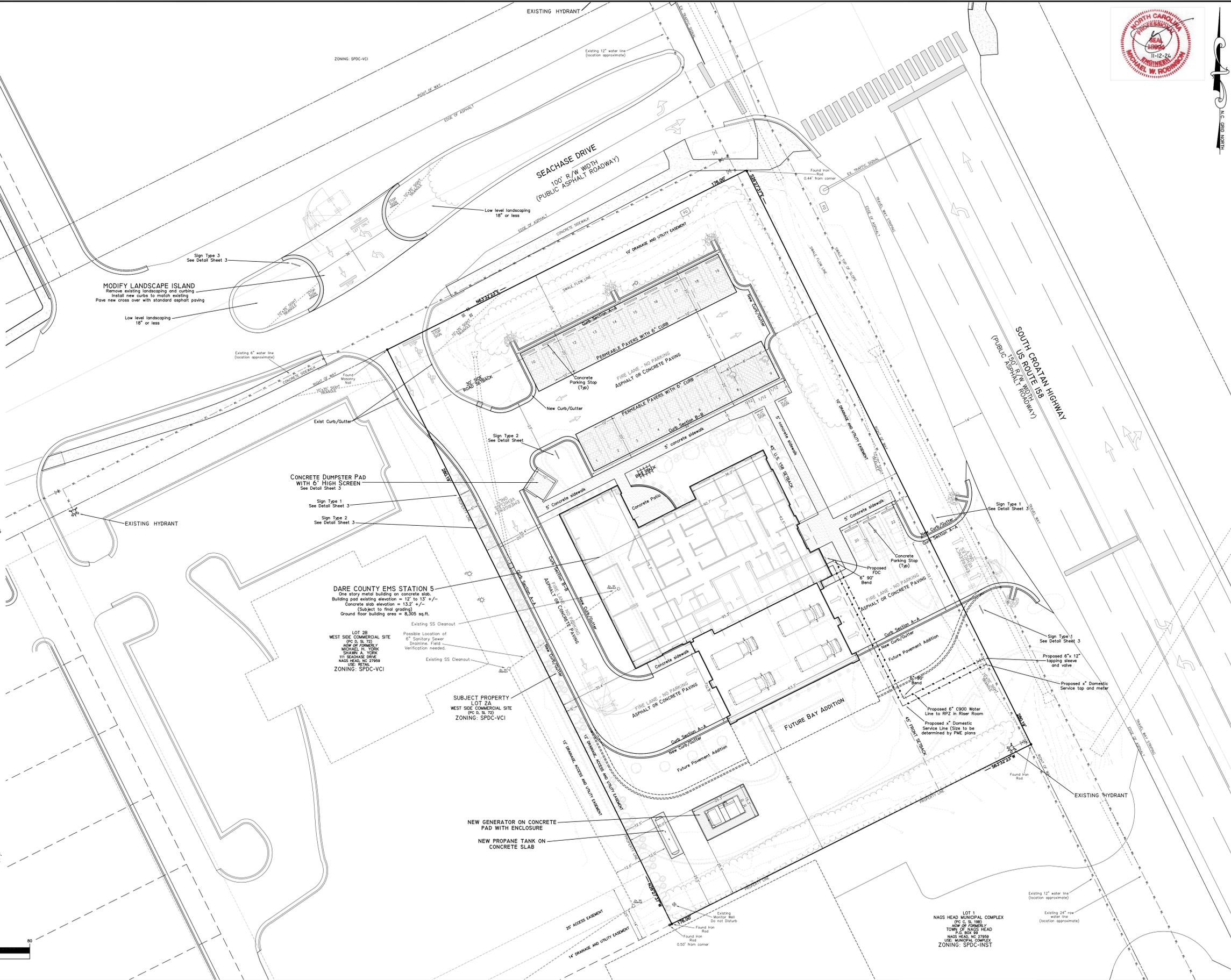
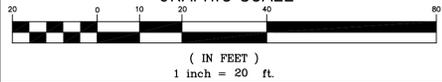
1. Although your project may be classified as a permitted use, by requesting a Site-Specific Development Plan your project will be processed as a Special Use for which a public hearing will be held, and an additional fee of \$200.00 will be charged to process your application.
2. Once your Site-Specific 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 AND DEVELOPMENT DATA:**
- Current Owner: The Town of Nags Head
P.O. Box 99, Nags Head, NC 27959
 - Site Engineer: Michael W. Robinson P.E., P.L.S.
P.O. Box 2852, Kill Devil Hills, NC 27948
252-255-8026 mrobinson@obengineering.com
 - Subject Parcel:
Lot 2A, West Side Commercial Site
Street Address: 105 West Seachase Drive, Nags Head 27959
Reference: P.C. D. SI. 72, D. B. 2575 Pg. 0006
PIN 0801 17 22 1177 Parcel 031038001
 - Parcel Area = 49,314 sq.ft.
 - FEMA Data:
Map Number: 3730080100K, Effective Date: 6/19/2020
Flood Zone X - Base Flood Elevation - n/a
Flood Zones subject to change by FEMA.
Regulatory flood protection elevation: Properties west of NC 12 and SR 1243 - The RFPE for properties located west of NC 12 and SR 1243 and in flood zones Shaded X, X, or AE, is 9 feet NAVD 1988.
Reference Level - The reference level is the bottom of the lowest floor or the bottom of the lowest attendant utility including ductwork, whichever is lower, with only flood resistant materials located below the reference level west of NC 12 and SR 1243.
 - Zoning: SPDC-VI (Special Planned Develop.-Village Commercial 1)
 - Special Notice: Town Staff has proposed several text amendments to facilitate the construction of the EMS Station within the SPD-C, Village Commercial-1 Zoning Designation.
These include:
 - Amend Section 9.36, Table of Uses and Activities to list "County EMS Station" as a permitted use within the Village Commercial-1 District.
 - Amend Section 9.21.8.2, Table of Development Standards, to reduce the front yard setback requirement from 75 feet to 45 feet.
 - Amend Section 10.16, Required Parking by Use, to establish a parking standard for the new use category of "County EMS Station".
 - District Development Standards:
Minimum Front Yard (U.S. 158) - 45' (Pending approval)
Minimum Street Side Yard (Seachase Drive) - 15'
Minimum Side Yard - None
Minimum Rear Yard (West Property Line) - 5' from the rear side of a building and the adjacent parking area.
Maximum Building Height: 35 feet
Maximum Lot Coverage: 80%
 - Proposed Use: New 8,305 sq.ft. Dare County Emergency Management Services Building on a 1.13 ac. parcel located at the South West Corner of Seachase Drive and U.S. 158 (Croatian Highway).
 - Minimum Parking Requirements:
Use Category/Class- EMS facilities
Required Parking (Proposed)
 - One parking space per employee on duty (12 employees at 1 space per employee = 12 spaces) (12 employees is the maximum during a shift change)
 - One Parking Space per 200 sq.ft. of training area (Training area = n/a)
 - One Parking Space per 200 sq.ft. of customer service area (Customer service area = 104 sq.ft. = 1 space)
 Required Parking Spaces = 13
Parking Spaces Provided = 22
 - Lot Coverage calculations:
Parcel Area = 49,314 sq.ft.
Current Lot Coverage = 34,388 sq.ft. (from referenced survey)
Proposed Coverage:
Building Footprint = 8,305 sq.ft.
Concrete Curbing = 1,514 sq.ft.
Concrete or Asphalt Pavement = 10,255 sq.ft.
Permeable Pavers (adjusted area) = 2,299 sq.ft.
(Actual area = 3,432 sq. ft. x 0.67 = 2,299 sq.ft.)
Concrete Sidewalks = 1,700 sq.ft.
Concrete Dumpster Pad = 100 sq.ft.
Concrete Generator Pad = 387 sq.ft.
Concrete LP Pad = 120 sq.ft.
Future Development = 3,257 sq.ft.
Total Lot Coverage = 27,937 sq.ft.
% Lot Coverage = 56.7
 - Survey Data from a survey by Sea Level Consulting, Inc., William G. Yetter, P.L.S., 5215 Spycamore Lane, Kitty Hawk, NC 27949. The plot is titled "Dare County, Lot 2A, West Side Commercial Site", dated September 24, 2024 with Project number 074-2024.
 - A lighting plan consistent with Section 10.37.1 of the UDO will be required prior to issuance of building permits for the proposed use.

PRELIMINARY PLAN
GRAPHIC SCALE



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

SITE PLAN
PRELIMINARY



NO.	DATE	DESCRIPTION	BY

PROJECT: DARE COUNTY EMS STATION 5
NAGS HEAD
DARE COUNTY
105 WEST SEACHASE DRIVE, NAGS HEAD

DATE:	11-12-24	SCALE:	1"=20'
DESIGNED:	MWR	DRAWN:	MWR
SHEET:	1	OF	5
CAD FILE:			
PROJECT NO:	110424		



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

SEDIMENTATION/EC PLAN
 LANDSCAPE/BUFFER PLAN
 GRADING / DRAINAGE PLAN



NO.	DATE	DESCRIPTION

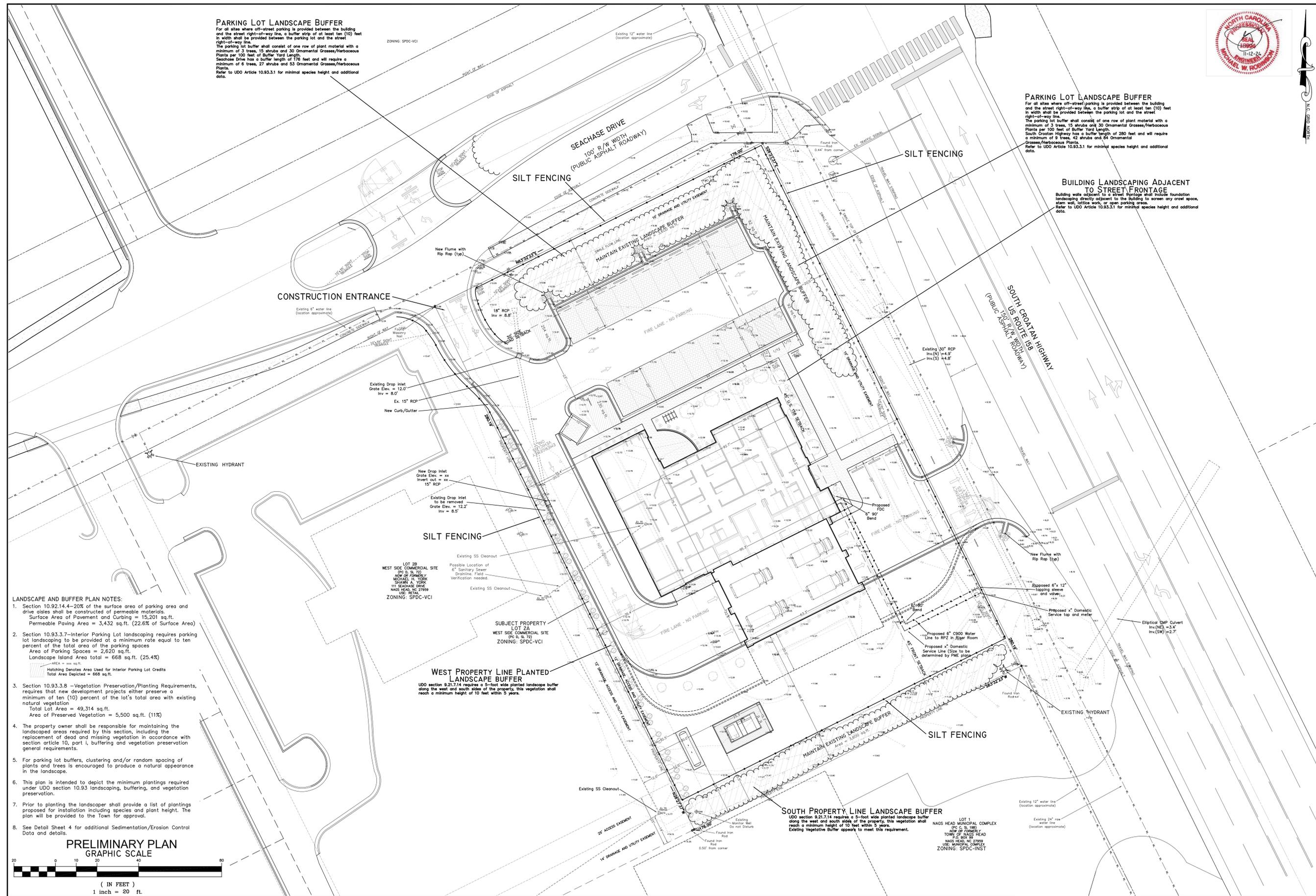
PROJECT: **DARE COUNTY EMS STATION 5**
 NORTH CAROLINA
 DARE COUNTY
NAGS HEAD
105 WEST SEACHASE DRIVE, NAGS HEAD

DATE: 11-12-24	SCALE: 1"=20'
DESIGNED: MWR	DRAWN: MWR
SHEET: 2	OF 5
CAD FILE:	
PROJECT NO: 110424	

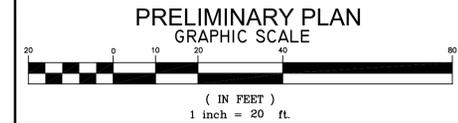
PARKING LOT LANDSCAPE BUFFER
 For all sites where off-street parking is provided between the building and the street right-of-way line, a buffer strip of at least ten (10) feet in width shall be provided between the parking lot and the street right-of-way line.
 The parking lot buffer shall consist of one row of plant material with a minimum of 3 trees, 15 shrubs and 30 Ornamental Grasses/Herbaceous Plants per 100 feet of Buffer Yard Length.
 Seachase Drive has a buffer length of 176 feet and will require a minimum of 6 trees, 27 shrubs and 53 Ornamental Grasses/Herbaceous Plants.
 Refer to UDO Article 10.93.3.1 for minimal species height and additional data.

PARKING LOT LANDSCAPE BUFFER
 For all sites where off-street parking is provided between the building and the street right-of-way line, a buffer strip of at least ten (10) feet in width shall be provided between the parking lot and the street right-of-way line.
 The parking lot buffer shall consist of one row of plant material with a minimum of 3 trees, 15 shrubs and 30 Ornamental Grasses/Herbaceous Plants per 100 feet of Buffer Yard Length.
 South Croatan Highway has a buffer length of 280 feet and will require a minimum of 8 trees, 42 shrubs and 84 Ornamental Grasses/Herbaceous Plants.
 Refer to UDO Article 10.93.3.1 for minimal species height and additional data.

BUILDING LANDSCAPING ADJACENT TO STREET FRONTAGE
 Building walls adjacent to a street frontage shall include foundation landscaping directly adjacent to the building to screen any crawl space, stem wall, lattice work, or open parking areas.
 Refer to UDO Article 10.93.3.1 for minimal species height and additional data.



- LANDSCAPE AND BUFFER PLAN NOTES:**
- Section 10.92.14.4-20% of the surface area of parking area and drive aisles shall be constructed of permeable materials.
 Surface Area of Pavement and Curbing = 15,201 sq.ft.
 Permeable Paving Area = 3,432 sq.ft. (22.6% of Surface Area)
 - Section 10.93.3.7-Interior Parking Lot landscaping requires parking lot landscaping to be provided at a minimum rate equal to ten percent of the total area of the parking spaces.
 Area of Parking Spaces = 2,620 sq.ft.
 Landscape Island Area total = 668 sq.ft. (25.4%)
 AREA = xx sq.ft.
 Hatching Denotes Area Used for Interior Parking Lot Credits
 Total Area Depleted = 668 sq.ft.
 - Section 10.93.3.8 -Vegetation Preservation/Planting Requirements, requires that new development projects either preserve a minimum of ten (10) percent of the lot's total area with existing natural vegetation
 Total Lot Area = 49,314 sq.ft.
 Area of Preserved Vegetation = 5,500 sq.ft. (11%)
 - The property owner shall be responsible for maintaining the landscaped areas required by this section, including the replacement of dead and missing vegetation in accordance with section article 10, part i, buffering and vegetation preservation general requirements.
 - For parking lot buffers, clustering and/or random spacing of plants and trees is encouraged to produce a natural appearance in the landscape.
 - This plan is intended to depict the minimum plantings required under UDO section 10.93 landscaping, buffering, and vegetation preservation.
 - Prior to planting the landscaper shall provide a list of plantings proposed for installation including species and plant height. The plan will be provided to the Town for approval.
 - See Detail Sheet 4 for additional Sedimentation/Erosion Control Data and details.



NLS LIGHTING **NV-1**
AREA, SITE & ROADWAY

LED WATTAGE CHART

	401	411	411	411
400 lumens	30w	30w	30w	30w
500 lumens	30w	30w	30w	30w
600 lumens	30w	30w	30w	30w

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds E8 foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

FINISH

- 3.5 mils electrostatic powder coat.
- NLS standard high quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY

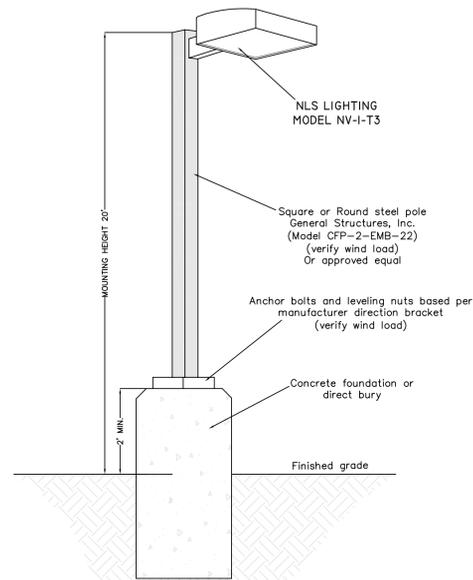
Five year limited warranty for drivers and LEDs.

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One piece silicone gasket ensures IP65 seal for electronics compartment
- One piece Optics Plate™ mounting silicone Micro Optics
- Two piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard



LIGHT TYPE A
NLS LIGHTING MODEL NV-1-T3
LED AREA LUMINAIRE
ARCHITECTURAL SWEEP ARM MOUNTING
LUMENS TO BE DETERMINED
 COLOR AND FINISH BY OWNER
 M.H. = 20' ABOVE PARKING



LIGHTING PLAN HERE



MICHAEL W. ROBINSON, P.E., P.L.S.
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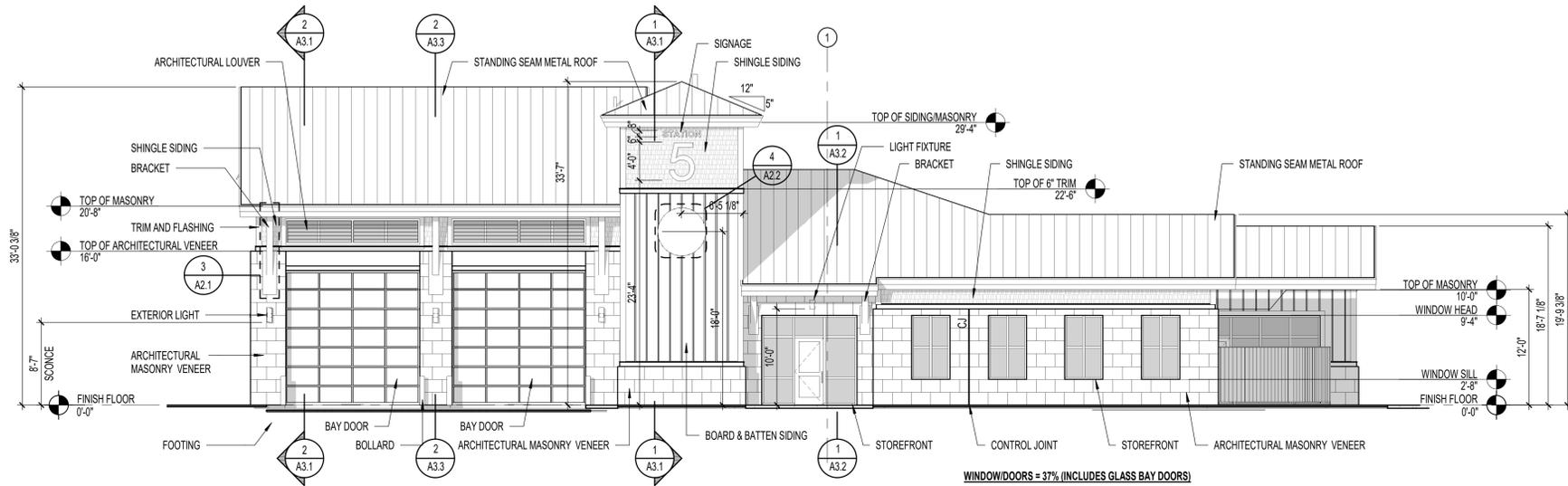
LIGHTING PLAN
PRELIMINARY



NO.	DATE	DESCRIPTION	BY

PROJECT:	DARE COUNTY EMS STATION 5 NORTH CAROLINA DARE COUNTY NAGS HEAD 105 WEST SEACHASE DRIVE, NAGS HEAD
DATE:	11-12-24
SCALE:	1"=20'
DESIGNED:	MWR
DRAWN:	MWR
SHEET:	5 OF 5
CAD FILE:	
PROJECT NO:	110424

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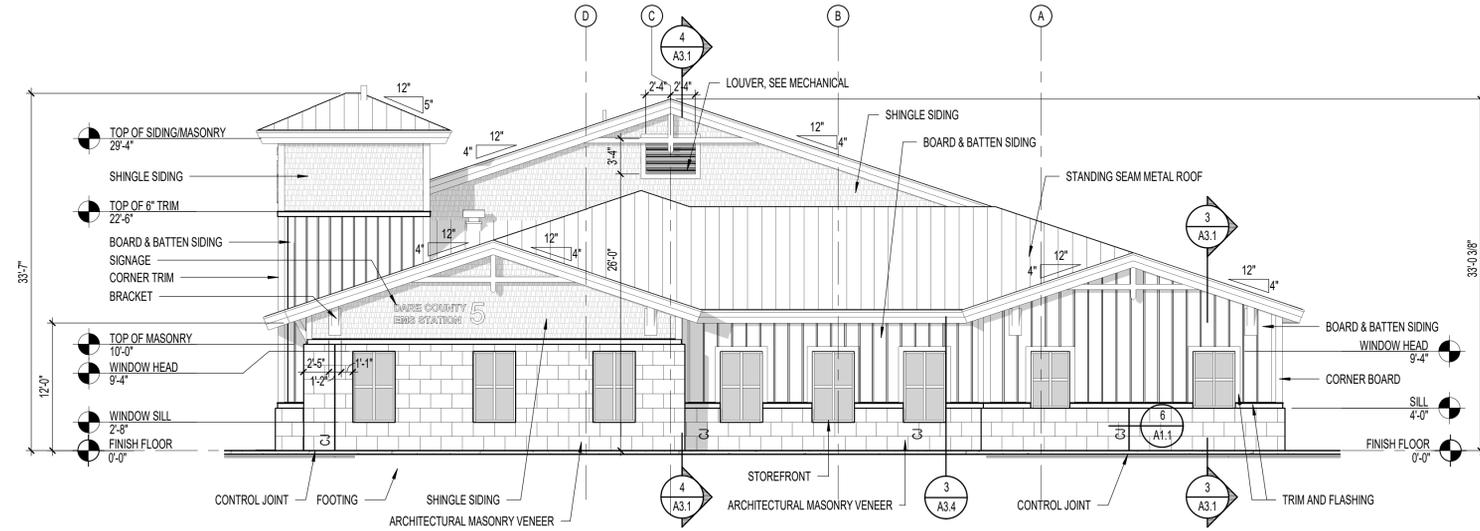


1 FRONT ELEVATION
A2.1 1/8" = 1'-0"

WINDOW/DOORS = 37% (INCLUDES GLASS BAY DOORS)

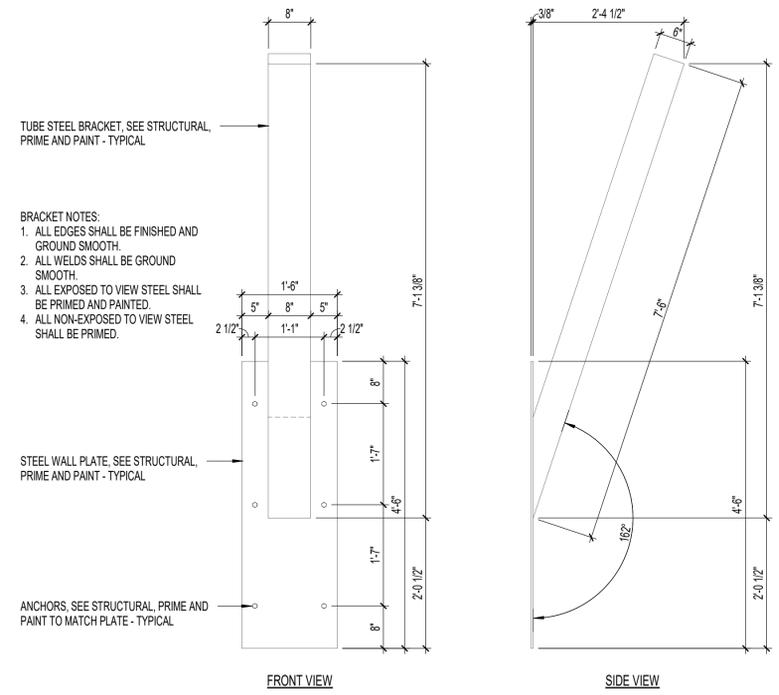
EXTERIOR FINISH LEGEND	
MATERIAL	DESCRIPTION
VERTICAL SIDING	HARDIPANEL VERTICAL SIDING - SMOOTH MANUFACTURER: JAMES HARDIE COLOR: LIGHT GRAY
SHINGLE SIDING	HARDISHINGLE SIDING - STRAIGHT EDGE - REVEAL: 6" MANUFACTURER: JAMES HARDIE COLOR: LIGHT GRAY
TRIM	HARDIETRIM BOARDS - SMOOTH MANUFACTURER: JAMES HARDIE COLOR: WHITE
SOFFIT	HARDIESOFFIT PANELS - NON-VENTED SMOOTH MANUFACTURER: JAMES HARDIE COLOR: WHITE
VENEER	ARCHITECTURAL MASONRY VENEER MANUFACTURER: JOHNSON CONCRETE PRODUCTS COLOR: JCL-301 MONT BLANC
STOREFRONT	COLOR: ANODIZED/CLEAR ALUMINUM
STANDING SEAM	COLOR: ALUMA KLAD/COLOR KLAD SNOWDRIFT
AWNING OH DOORS SHUTTERS LOUVERS	COLOR: SHERWIN WILLIAMS SW6811 HONORABLE BLUE

- NOTES:
1. MANUFACTURER'S INDICATED ARE BASIS OF DESIGN; SEE SPECIFICATION SECTION 01 60 00 - PRODUCT REQUIREMENTS FOR SUBSTITUTION REQUESTS.
 2. ALL EXTERIOR SIDING AND TRIM SHALL BE FACTORY PRIMED AND FIELD PAINTED UNLESS NOTED OTHERWISE.
 3. ALL FACTORY FINISHED TRIM SHALL BE TOUCHED UP IN FIELD AS NECESSARY FOR AND AFTER INSTALLATION.
 4. TRIM INCLUDES ALL HORIZONTAL AND VERTICAL PIECES, INCLUDING FASCIAS, FRIEZES, AND BATTENS.
 5. SEE DETAILS AND WALL SECTIONS FOR SIZES OF TRIM.
 6. INSTALL AND FINISH ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.



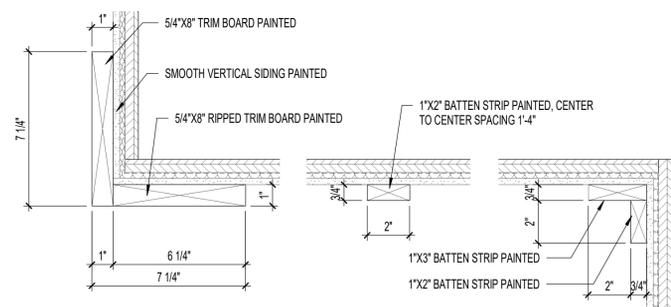
2 RIGHT SIDE ELEVATION
A2.1 1/8" = 1'-0"

WINDOWS = 17%



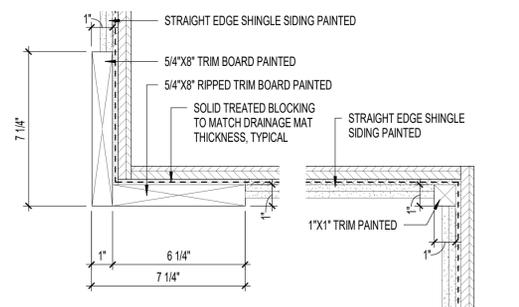
- TUBE STEEL BRACKET, SEE STRUCTURAL, PRIME AND PAINT - TYPICAL
- BRACKET NOTES:
1. ALL EDGES SHALL BE FINISHED AND GROUND SMOOTH.
 2. ALL WELDS SHALL BE GROUND SMOOTH.
 3. ALL EXPOSED TO VIEW STEEL SHALL BE PRIMED AND PAINTED.
 4. ALL NON-EXPOSED TO VIEW STEEL SHALL BE PRIMED.
- STEEL WALL PLATE, SEE STRUCTURAL, PRIME AND PAINT - TYPICAL
- ANCHORS, SEE STRUCTURAL, PRIME AND PAINT TO MATCH PLATE - TYPICAL

3 DETAIL
A2.1 3/4" = 1'-0"



TYPICAL BOARD AND BATTEN SIDING DETAILS

4 DETAIL
A2.1 3" = 1'-0"



TYPICAL SHINGLE SIDING DETAILS

5 DETAIL
A2.1 3" = 1'-0"

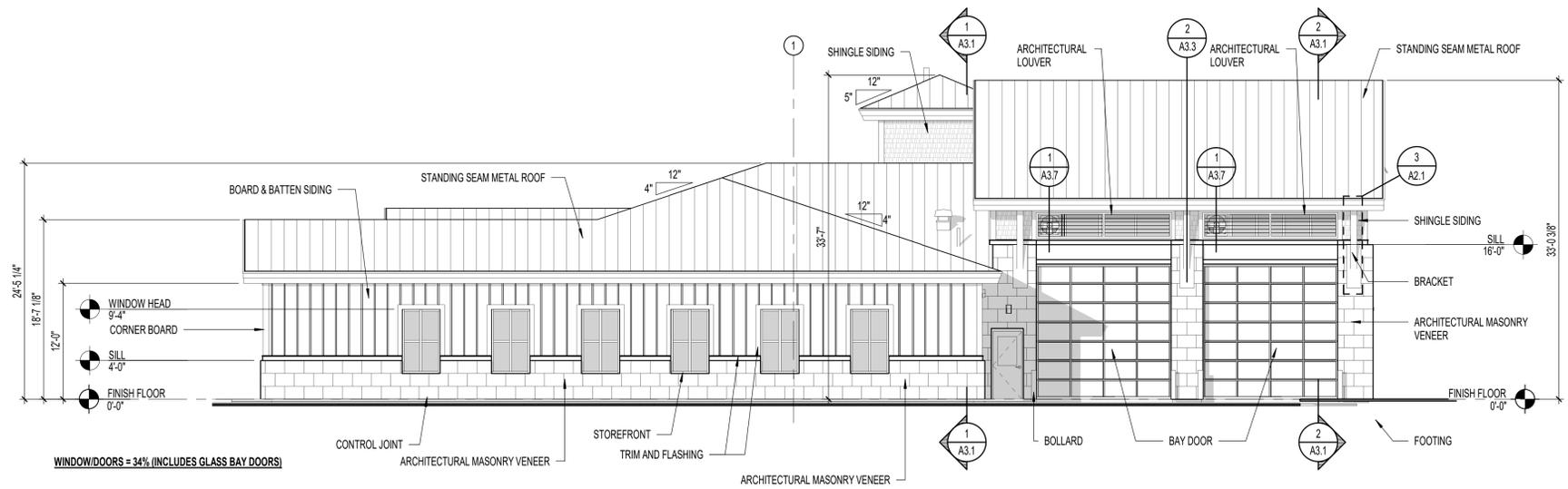


PRELIMINARY NOT FOR CONSTRUCTION

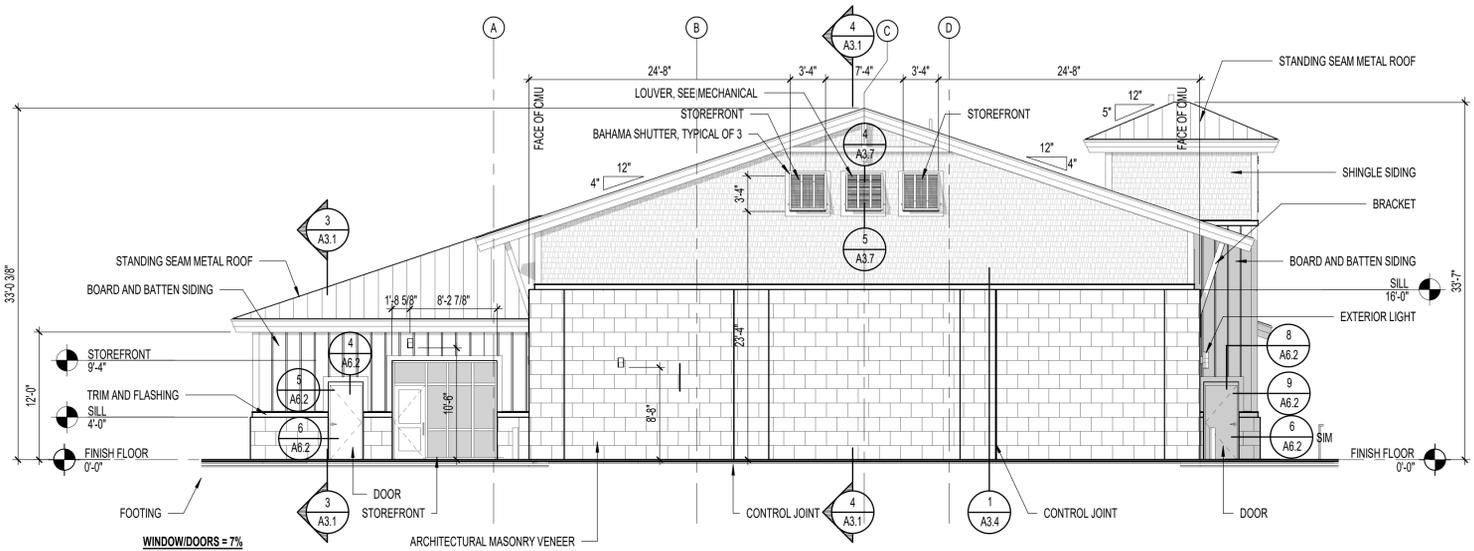


PRELIMINARY NOT FOR CONSTRUCTION

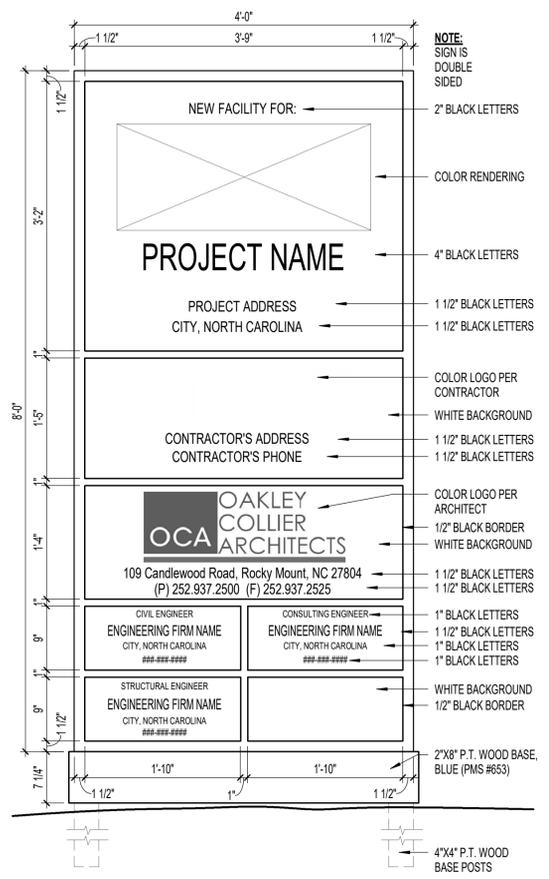
Date	Project No.
11/12/24	21032
Drawn By	Sheet No.
JH	A2.1
Checked By	
TDO	
Sheet Title	
EXTERIOR ELEVATIONS	



1 REAR ELEVATION
 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
 1/8" = 1'-0"



3 JOB SIGN
 1" = 1'-0"



4 COUNTY SEAL
 1/2" = 1'-0"

- SIGN NOTES**
- NOTES:
- COORDINATE SIGN INSTALLATION AND ATTACHMENT WITH SIDING.
 - PROVIDE FLASHING ALONG TOP EDGE.
 - SIGN SHALL BE SAND BLASTED CEDAR IN THICKNESS PER SIGN MANUFACTURER.
 - SIGN SHALL BE FULL COLOR WITH ALL COMPONENTS PAINTED.
 - COLORS SHALL MATCH LOGOS AND SEAL IMAGES PROVIDED BY OWNER. ALLOW FOR EIGHT COLORS PER SIGN.
 - ALL NON EXPOSED TO VIEW SURFACES SHALL BE PRIMED.
 - ANCHORAGE AND ATTACHMENT SHALL BE DESIGNED BY THE SIGN MANUFACTURER.
 - BASE PLATE SHALL BE 1" THICK MINIMUM FOR DIRECT ATTACHMENT MOUNT.
 - BASE PLATE AND SIGN FACE CAN BE SEPARATE PIECES.

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 235 West Main Street, Raleigh, NC 27601 (P) 919.982.7100

NEW BUILDING FOR
DARE COUNTY EMS STATION 5
 S CROATAN HIGHWAY
 NAGS HEAD, NORTH CAROLINA



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PRELIMINARY NOT FOR CONSTRUCTION

Date	Project No.
11/12/24	21032
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TDO	
Sheet Title	
EXTERIOR ELEVATIONS	





STATION
5



