



STAFF REPORT

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: Special Use Permit/Site Plan Amendment for Soundside Event Site, located at 6800 S. Croatan Highway.

GENERAL INFORMATION

Applicant: Albemarle & Associates Ltd on behalf of the Dare County Tourism Board

Application Type: Special Use Permit/Site Plan Amendment

Purpose/Request: There are three requested approvals for this project, they include:

1. Inclusion of five additional properties as part of the approved site plan for the Designated Public Event Site.
 - 6716 S. Croatan Highway (former Dairy Queen Restaurant)
 - 6714 S. Croatan Highway (Aerial Adventure Park)
 - 6708 S. Croatan Highway (former Pamlico Jacks Restaurant)
 - 6807 S. Croatan Highway & 6806 S. Virginia Dare Trail (former South Beach Grill Restaurant)
2. Approval of soundside boardwalk, gazebos, platforms, and docking facilities.
3. Approval of the construction of ten (10) pickleball courts located on the former Pamlico Jacks Restaurant building site.

Property Location: 6800 S. Croatan Highway, Nags Head

Existing Land Use: Designated Public Events Site

Zoning Classification of Property: C-2, General Commercial Zoning District and within the Commercial Outdoor Recreation Overlay District.

Zoning Classification of Surrounding Properties: Properties to the north and south of this site are zoned C-2, General Commercial and also located within the Commercial-Outdoor Recreation Overlay District. Properties to the east, immediately across S. Croatan Highway, are zoned C-2, General Commercial, however the Outdoor Recreation District does not extend across the highway. The sound is located to the west.

Flood Hazard Zone of Property: Properties associated with this request are located in the AE5, AE4 and Shaded X Flood Zones. Per the Town of Nags Head local Flood Damage Prevention Ordinance, the property is subject to an RFPE/LES of 9 ft. msl. There are no buildings proposed as part of this SUP/Site Plan Amendment request.

Land Use Plan Map/Policies: The 2022 Comprehensive Plan Future Land Use Map classifies these properties as Recreation, Waterfront Commercial Recreation, and General Commercial. These properties are also within the Waterfront Recreation Activity Node. This proposal is consistent with this land use classification and stated Land Use Policies.

SPECIFIC INFORMATION

Applicable Zoning Regulations:

- Use Regulations: Section 6.6, Table of Uses and Activities lists “Designated Public Events Site” as a Special Use within the Commercial Outdoor Recreation Overlay District, with supplemental regulations set forth in Section 7.58. This section is attached and references the event management requirements.

Pursuant to Section A.4, Definitions, a *Designated public events site means a parcel or contiguous group of parcels of acreage greater than five, owned by the public and designated by the board of commissioners for the purpose of creating a variety of opportunities for recreation, leisure, social or cultural experiences and special events in accordance with the regulations of this Code. Public event sites may include temporary and fixed structures, as approved by the building inspector, and can host multiple uses with an events site and management plan and permit approved by the Town Manager.*

Section 8.5.2.5, General Requirements Applicable to All Commercial-Outdoor Recreational Uses, sets forth various conditions for all recreational uses and is included for your review.

Staff finds the requested approvals to be consistent and compliant with the use standards of Section 7.58 and Section 8.5.2.5 and the definition of “Designated Public Events Site”.

- Lot Coverage: Total allowable lot coverage for this site is 55%. The proposed lot coverage associated with construction of the pickleball courts on the Pamlico Jacks Restaurant building site alone is 26.2%, therefore lot coverage 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. There are no buildings proposed as part of this SUP/Site Plan Amendment request.
- 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. There are no buildings proposed as part of this SUP/Site Plan Amendment request.
- Parking: Pursuant to Article 10, Table 10-2, Required Parking by Use, for “Designated Public Events Site” parking is to be determined based on the requirements for the uses located on the site. The parking standard for tennis court is 1.5 parking spaces for each tennis court or sport court. The ten proposed pickleball courts would require 15 parking spaces, 91 parking spaces have been provided, therefore parking is compliant.
- Buffering/Landscaping: Section 8.5.2.7 sets for the Buffering Requirements for Commercial-Outdoor Recreational Uses. Adjoining properties to the north and south are also zoned C-2, General Commercial, located within the Commercial Outdoor Recreation Overlay District, and developed commercially, therefore no additional buffering or landscaping is required at this time.

- 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 of occupancy permits.
- Signage: No additional signage is being proposed at this time.

Water and Sewage Disposal: The Dare County Health Department has reviewed and approved the proposal as presented. Note that patrons of the pickleball courts and boardwalk will have access, via connected sidewalks, to the restrooms inside the former Dairy Queen restaurant, as well as the restroom facilities located on the site of the aerial adventure park.

Traffic Circulation: Traffic circulation has been reviewed and approved by the Town Engineer as presented.

Stormwater Management: Stormwater management has been reviewed and approved by the Town Engineer as presented.

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.

CAMA: CAMA Major Permit 61-24 for the Soundside Event Site has been issued (amended by CRC Variance) and is attached.

ANALYSIS

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

STAFF RECOMMENDATION

Staff recommends approval of the Special Use/Site Plan Amendment request as presented.

Attachments: *Site Plan Application & Checklist, Site Plan, DCHD Stamped Approval, Supplemental data, Various UDO Excerpts, CAMA Major Permit*



October 15, 2024

Kelly Wyatt, Planning Director
Town of Nags Head
P.O. Box 99
Nags Head, NC 27959

RE: Soundside Event Site - SUP Amendment

Dear Ms. Wyatt:

Enclosed are two sets of the development plan, application, supporting data and a review fee of \$500. This is for the amendment of the Soundside Event site SUP. We are requesting the following amendments.

Four additional properties are being added to the site. These include the old Dairy Queen site, the climbing tower site, and the former Pamlico Jacks site which are located north of the existing event site and on the west side of S Croatan Highway. This request also includes the former South Beach Grill site which is located on the east side of the highway. All of these properties are illustrated on the overall Site Plan drawing that is included in the attached drawings.

The second request is for approval of the soundside boardwalk, gazebos, platforms and docking facilities. These are illustrated in the plans, and we currently have a CAMA Major permit for these facilities. I have included the CAMA permit for your files.

The third request is for the addition of ten pickleball courts to be located in the area formerly occupied by the Pamlico Jacks building and portions of the existing parking lot. These courts will be constructed as illustrated. A portion of the existing parking lot that was south of the former building is also scheduled to be removed to accommodate these new courts.

No other site changes are proposed at this time. I have forwarded the PDF drawings for your use in the TRC. If I can provide any additional information, please do not hesitate to contact me or Mike Morway.

Sincerely,

John M. DeLucia PE
Principal

Dustin Peele
Lee Nettles



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 The Soundside Event Site
- B. STREET ADDRESS 6800 South Croatan Highway
- C. SUBDIVISION Forbes Commercial Lots, Outdoor Creations, Whalebone Beaches Revised
LOT(S) various BLOCK various SECTION various
- D. PRESENT ZONING C-2 / Commercial Outdoor Recreational Overlay
- E. PRESENT USE Outdoor Event Site / Recreational / Parking
- F. EXISTING NONCONFORMITIES n/a
- G. ABUTTING PROPERTY ZONING C-2
- H. ABUTTING PROPERTY USE Outdoor recreation, Park, Commercial, 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.

OWNER AGENT CONTRACT
PURCHASER

- B. APPLICANT/DEVELOPER: NAME Dare County
ADDRESS PO Box 1000
962 Marshall C. Collins Rd
TELEPHONE 252-475-5891
- C. CONTACTPERSON: NAME Dustin Peele
ADDRESS PO Box 1000
962 Marshall C, Collins Rd
TELEPHONE 252-475-5891

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

- NAME/ADDRESS (N) Joe LLC, 280 Airport Rd, Manteo, 27954
- NAME/ADDRESS (S) The Town of Nags Head, PO Bx 99, Nags Head NC, 27959
- NAME/ADDRESS (E) Lawrence Holdings, LLC, 4462 Orchard Knob Lane, High Point, NC,
- NAME/ADDRESS (W) n/a

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

(attached)

4. SITE PLAN AND SITE PLAN ATTACHMENT DATA

A. Site plan preparer John DeLucia, PE Phone# 252-441-2113
 NC Registered Engineer Architect Surveyor. License# 16759

- 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 +/-43,000 sf 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.		
2. Current PIN Number.		
3. 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 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.		
9. Plan to at least 1"=50' scale, showing north arrow and whether true or magnetic.		
10. Signature and seal of preparer.		
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 comers of all structures.		

	YES	COMMENT
<ol style="list-style-type: none"> 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. 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. 6. The location of any marsh areas or estuarine waters or US Army Corps of Engineers 404 wetlands within or abutting the lot. 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. 8. Percentage of site to be included in calculation for undisturbed vegetation preservation compliance in Article 10, Part I of the Unified Development Ordinance. 		
<p>C. Site improvements in accordance with regulations of state of North Carolina, Dare County, and Town of Nags Head</p>		
<ol style="list-style-type: none"> 1. Proposed building type (e.g., concrete or frame), number of floors and dimensions. 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. 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. 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. 9. Location and height of proposed free-standing signs. See requirements of Article 10, Part III of the Unified Development Ordinance. 10. Location of all sidewalks, curbs, drives, and parking within the site and proposed finished elevations. 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. 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. 13. Layout of numbered stalls/loading zones in accordance with Article 10, Part II of the Unified Development Ordinance. 		

Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/>	Parking Spaces Required	Parking Spaces Shown	Loading Spaces
_____ STORIES BUILDING SQUARE FOOTAGE: PRINCIPAL _____ ACCESSORY _____ TOTAL _____	1.5 spaces per court (1.5) x (10) = 15 spaces	91 spaces	n/a
# EMPLOYEES _____	n/a		
#DWELLING/LODGING UNITS _____	n/a		

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
Michael J Morway, PE	252-441-2113	plan development & stormwater
Patrick Frasure	513-666-4242	lighting plan

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.

The Soundside Event Site
CUP Application Attachment – Adjacent Property Owners

(E/N) John Boyd, PO Box 985, Nags Head, NC, 27959

(E/S) O.J. Thrall Inc., 65 Thrall Rd., Windsor, CT, 06093

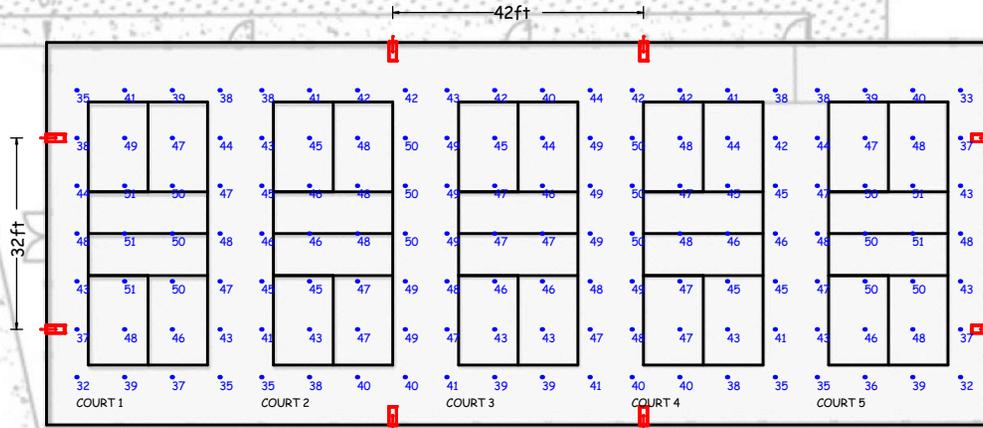
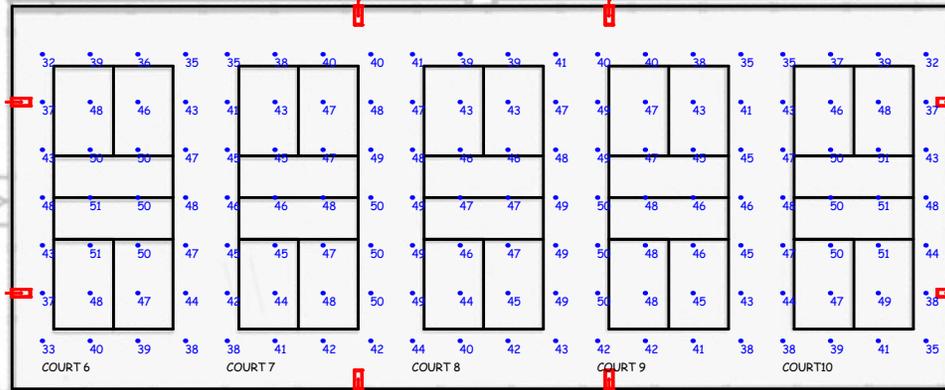
(E) Sunsations Realty LLC, 353 Village Rd., Virginia Beach, VA, 23454

(N) Double L Corporation, PO Box 2606, Elizabeth City, NC, 27906

(S) Twain Properties LLC, 530 Elizabeth Pl Unit 1, Portsmouth, VA, 23704

(E) Double L Corporation, PO Box 2606, Elizabeth City, NC, 27906

(E) Mariner Obx LLC, 6910 Midlothian Turnpike, Richmond, VS, 23225



Luminaire Schedule									
Project: SOUNDSIDE PICKLEBALL									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
	16	A	Single	ZNL-78L-CT-40 (ZONE LARGE) @ 24' MT6. HT.	0.940	77598	648	10368	

Calculation Summary					
Project: SOUNDSIDE PICKLEBALL					
Label	Calc Type	Avg	Max	Min	Max/Min
COURT 1	Illuminance	43.86	51	32	1.59
COURT 2	Illuminance	44.54	50	35	1.43
COURT 3	Illuminance	45.25	49	39	1.26
COURT 4	Illuminance	44.36	50	35	1.43
COURT 5	Illuminance	43.57	51	32	1.59
COURT 6	Illuminance	43.57	51	32	1.59
COURT 7	Illuminance	44.36	50	35	1.43
COURT 8	Illuminance	45.25	49	39	1.26
COURT 9	Illuminance	44.54	50	35	1.43
COURT10	Illuminance	43.86	51	32	1.59

The light levels shown are maintained using a .94 light loss factor (LLF). Light loss factors are used to adjust the light output of a luminaire operating in a controlled laboratory environment to the output obtained under actual field conditions. The LLF used in these calculations includes both recoverable and non-recoverable factors. Recoverable factors include luminaire dirt depreciation (LDD). Non-recoverable factors include optical system variations, and depreciation in initial luminaire lumen output. The use of the light loss factor shown requires making certain assumptions about the lighting system, the specific application, and the maintenance of the system over time. Therefore, actual light levels measured in the field may vary from the calculated values, especially in regards to individual location measurements.

Calculations use a LED Maintained Lamp Lumen factor based upon 50,000 hours of life, derived from IES TM21-11, and based upon an In-situ case temperature of 55°C.

Based on the information provided, all dimensions and luminaire Locations shown represent recommended positions. The engineer and / or architect must determine applicability of the layout to existing or future field conditions.

Filename: SOUNDSIDE1.AGI
Date:10/4/2024



ZONE Large - Sport/Court Light (ZNL)



Project: Soundside Pickleball
Location: Kill Devil Hills, NC

Frasure Reps
3343 Lookout Drive
Cincinnati, OH 45208
Phone: 513-666-4242
Email: patrick@frasurereps.com



Soundside Event Site – Pickleball Courts Stormwater Management Narrative

October 15, 2024

Existing Conditions: The Dare County Tourism Board has been redeveloping property to create the Soundside Event Site in Nags Head. The project originally consisted of 3 parcels along the Roanoke Sound, one of which has shared ownership with the Town of Nags Head. Those parcels were redeveloped as an outdoor venue hosting a variety of outdoor gatherings and events. The property includes parking, sidewalks, reinforced turf, and drainage features. The Dare County Tourism Board has since acquired 5 additional parcels as follows:

- 6716 South Croatan Highway was developed as “Dairy Queen”. The parcel maintains the structure and parking which is utilized as needed by the Tourism Board.
- 6714 South Croatan Highway was developed as a miniature golf course with parking and also includes a rope climbing course. The golf course was removed but the rope course and parking remain in operation.
- 6708 South Croatan Highway was developed as a restaurant (formerly “Pamlico Jacks”) with parking. In January of 2024 the building was razed and the parking and other site features remain.
- 6807 South Croatan Highway and 6806 South Virginia Dare Trail was developed as a restaurant with parking lot. The structure was demolished and the parking lot remains.

Proposed Development: The Dare County Tourism Board intends to add the five additional parcels to the Soundside Event Site boundary. They also intend to construct the boardwalk system which includes a 1,962 SF gazebo over water, viewing platforms, 7 boat docks and a sound access as well as the extension of several sidewalks.

The Tourism Board has also given Dare County permission to construct 10 pickleball courts at the former Pamlico Jacks site. In addition to the demolition of the Pamlico Jacks structure, the redevelopment of this site will include the removal of portions of the parking lot to accommodate 10 pickleball courts as well as sidewalks and area for small bleachers and utility and lighting improvements.

Stormwater Management: The Pamlico Jacks site included approximately 60,474 sf of built upon area (as defined by the Town ordinance). Runoff from the building and parking areas was primarily directed via sheet flow towards the perimeter and either infiltrated or was released via diffuse flow into adjacent wetlands. The proposed redevelop results in an increase in built upon area to 65,626 sf. This results in an

increase in the calculated runoff from the site (utilizing the "Simple Method") from a 4.3" rainfall of 1,662 cf. To address this, an infiltration basin will calculated stormwater management capacity of 1,736 cf will be placed at the northwest corner of the uplands portion of the site. A stormwater collection system utilizing small diameter drain basins will collect runoff from the central walkways and bleacher pads and convey the runoff to the basin. In addition, runoff from the northern pickleball courts that does not infiltrate directly into the soils will be conveyed to re basin via shallow grading.

Volumetric Runoff Calculations Simple Method

Project Name : Soundfront Event Site

Soundfront Event Site

Basin Information					
Drainage Area	139,314	SF			
Existing Impervious Area	41,111	SF			
Proposed Impervious Area	24,515	SF			
% Impervious Area (total)	47.1%				
Impervious Surface Area			<i>existing</i>	<i>existing (to remain)</i>	<i>proposed (additional)</i>
On-site Buildings or Lot BUA	88	SF	11,144	88	0
On-site Streets	0	SF	0	0	0
On-site Parking	40,656	SF	48,821	40,656	0
On-site Sidewalks	4,291	SF	44	0	4,291
Other on-site	20,591	SF	465	367	20,224
Future	0	SF	0	0	0
Off-site	0	SF	0	0	0
Total:	65,626	SF	60,474	41,111	24,515

Runoff Calculations (Simple Method)

		Nags Head (pre)	Nags Head (post)
Design Runoff (in)		4.3	4.3
Total Area (sf)	139,314	139,314	139,314
Coverage	47.1%	43.4%	47.1%
R(v)	0.474	0.441	0.474
Rainfall Volume	0	21,999	23,660

15.28 (cfs)

16.43 (cfs)

Runoff Increase **1,662** cf
(Postdeveloped - Predeveloped)

STORMWATER MANAGEMENT CALCULATIONS - INFILTRATION BASIN DESIGN

Project	<u>Soundfront Event Site</u>	By : <u>10/8/24</u>
Drainage Area	<u>Site</u>	Date : <u>mjm</u>
Infiltration Basin	<u>1</u>	

Infiltration Basin Information

	elevation	area
	(msl)	(sf)
Storage Elevation:	2.9	1,167
Bottom of basin:	1.7	625
ESHWT Elev.:	0.5	(msl)
Permeability:	10.0	(in/hr)
Void Space:	20.0%	%
Available Storage Volume:	1,075	(cf)

Stormwater Management Capacity

Basin Volume:	1,075	(cf)
Interstitial (beneath basin):	345	(cf)
Perimeter:	160	(ft)
Perimeter Width	2	(ft)
Interstitial (perimeter):	154	(cf)
Total Volume Managed:	<u>1,736</u>	(cf)
Required Volume:	1,662	(cf)
	104%	

Soundside Event Site - Pickleball Courts Soil Boring Log

Soil Boring			
Depth	B-1	B-2	B-3
0" to 6"	Lt. brown fine sand w/ organics	Lt. brown fine sand w/ organics	black sand w/ heavy organics
6" to 12"	Lt. brown fine sand w/ organics	Lt. brown fine sand w/ organics	black sand w/ heavy organics
12" to 18"	grey sand	black sand w/ heavy organics	coarse grey sand with shell, mixed organics
18" to 24"	grey sand	black sand w/ heavy organics	coarse grey sand with shell, mixed organics
24" to 30"	brown sand w/ root mat (sat)	black sand w/ heavy organics (sat)	grey sand (saturated)
30" to 36"			grey sand (saturated)
Date of Boring	8/23/24	8/23/24	8/3/24
Soil Type	Duckston fine sand / fill	Duckston fine sand / fill	Duckston fine sand / fill
Ex. Ground Elevation (ft. above MSL)	2.3	2.2	1.8
Depth to ESHWT (in)	12	12	12
ESHWT Elevation	1.3	1.2	0.8
Depth to Water table (in)	24	26	20
Estimated Water table Elevation (ft)	0.3	0.0	0.1

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:665 if printed on A landscape (11" x 8.5") sheet.

0 5 10 20 30 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DtA	Duckston fine sand, 0 to 2 percent slopes, occasionally flooded	1.0	100.0%
Totals for Area of Interest		1.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

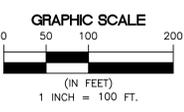
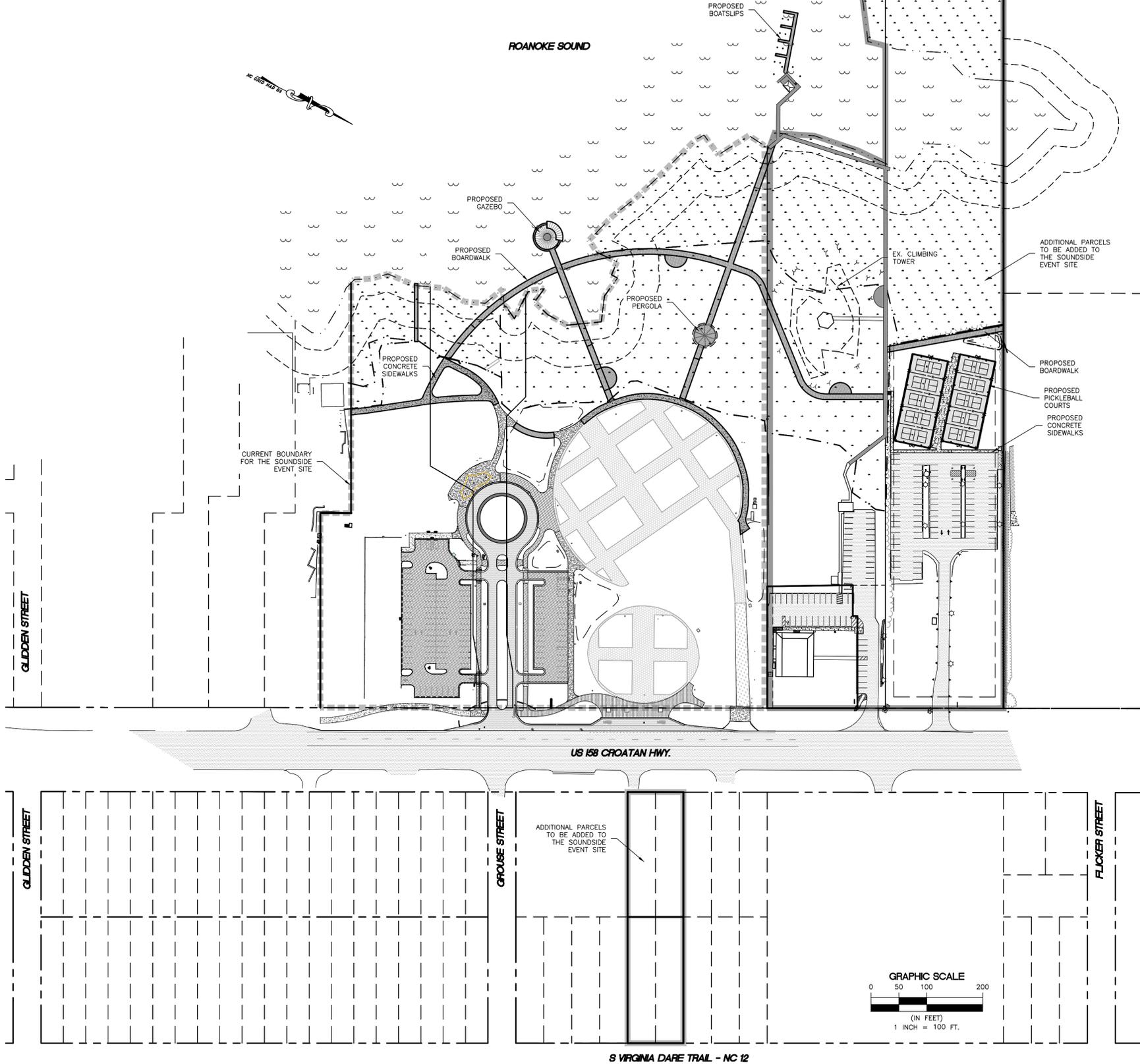
A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,



Know what's below.
Call before you dig.



OVERALL SITE PLAN
SCALE: 1" = 100'

NOTES:

- CONTACT INFORMATION:**

APPLICANT:
DARE COUNTY
954 MARSHALL C. COLLINS DRIVE
MANTEO, NC 27954

DEVELOPER:
DARE COUNTY TOURISM BOARD
1 VISITOR'S CENTER CIRCLE
MANTEO, NC 27954

CURRENT PROPERTY OWNER:
DARE COUNTY TOURISM BOARD
C/O DARE COUNTY VISITORS BUREAU
1 VISITOR'S CENTER CIRCLE
MANTEO, NC 27954

TOWN OF NAGS HEAD
PO BOX 99
NAGS HEAD, NC 27959
- PARCEL DATA:** (SEE VICINITY MAP FOR PARCEL REFERENCE)
 - A** LOT 1, FORBES COMMERCIAL LOTS, PARCEL ID 012422000, P.C. D, SL. 192 6906 S. CROATAN HIGHWAY, NAGS HEAD
 - B** LOT 2, FORBES COMMERCIAL LOTS, PARCEL ID 012422001, P.C. D, SL. 192 6900 S. CROATAN HIGHWAY, NAGS HEAD
 - C** LOT 3, FORBES COMMERCIAL LOTS, PARCEL ID 008854000, P.C. C, SL. 380 6800 S. CROATAN HIGHWAY, NAGS HEAD
 - D** PARCEL 1, OUTDOOR CREATIONS PARCEL ID 030879000, P.C. C, SL. 152A 6716 S. CROATAN HIGHWAY, NAGS HEAD
 - E** PARCEL 2, OUTDOOR CREATIONS PARCEL ID 030880000, P.C. C, SL. 152A 6714 S. CROATAN HIGHWAY, NAGS HEAD
 - F** "PAMILCO JACKS" RESTAURANT PARCEL ID 008795000, P.C. B, SL. 269 6708 S. CROATAN HIGHWAY, NAGS HEAD
 - G** LOTS 14 & 15, BLOCK 2, WHALEBONE BEACHES REVISED PARCEL ID 008837000, M.B. 2, PG. 203 6807 S. CROATAN HIGHWAY, NAGS HEAD
 - H** LOTS 4 & 5, BLOCK 2, WHALEBONE BEACHES COMP. MAP PARCEL ID 012420000, M.B. 1, PG. 154 6806 S. VIRGINIA DARE TRAIL, NAGS HEAD

EASEMENT TO DARE COUNTY D.B. 2644, PG. 925

THE PROPERTIES ARE ZONED C-2 / COMMERCIAL OUTDOOR RECREATIONAL OVERLAY DISTRICT.
- PROJECT DESCRIPTION:**

THE SOUNDSIDE EVENT SITE IS COMPRISED OF 3 PARCELS AND IS UTILIZED TO HOST OUTDOOR EVENTS. THE SITE WAS REDEVELOPED TO ITS CURRENT CONFIGURATION IN 2015. THE DARE COUNTY TOURISM BOARD HAS SINCE ACQUIRED 5 ADDITIONAL PARCELS. THIS SITE PLAN ILLUSTRATES THE FOLLOWING MODIFICATIONS TO THE SITE PLAN:

 - EVENT SITE EXPANSION: TO INCORPORATE THE 5 ADDITIONAL PARCELS INTO THE SOUNDSIDE EVENT SITE LIMITS. (PARCELS D, E, F, G, & H AS DEPICTED ON THE VICINITY MAP).
 - BOARDWALK PLAN: TO INCLUDE THE PROPOSED BOARDWALK SYSTEM, INCLUDING ADDITIONAL SIDEWALKS, GAZEBO, VIEWING PLATFORMS, SOUND ACCESS AND BOAT SLIPS.
 - PICKLEBALL COURTS: TO INCLUDE THE REMOVAL OF PAMILCO JACKS RESTAURANT (PERFORMED IN JANUARY 2024), REMOVAL OF PORTIONS OF THE PARKING LOT AND INSTALLATION OF 10 PICKLEBALL COURTS ALONG WITH FENCING, WALKWAYS, LIGHTING AND OTHER RELATED ITEMS.
- FLOODPLAIN INFORMATION:**

THE PROPERTY IS LOCATED IN FIRM ZONES X, SHADED X AND AE-4' PER FIRM MAP NUMBER 373008000K, EFFECTIVE DATE JUNE 19, 2020 (SUBJECT TO CHANGE BY FEMA).
- PROJECT AREA AND WETLANDS:**

TOTAL PROPERTY AREA: 1,097,296 SF (25.19 ACRES)
 **WESTERN PARCELS AREA: 1,052,561 SF (24.16 ACRES)
 UPLAND AREA: 675,877 SF (15.52 ACRES)
 WETLANDS AREA: 376,684 SF (8.65 ACRES)
 **EASTERN PARCELS AREA: 44,735 SF (1.03 ACRES)

* PER 404 WETLANDS AND PARTIAL BOUNDARY SURVEY PLAT FOR DARE COUNTY TOURISM BOARD & TOWN OF NAGS HEAD, ISSUED SEPTEMBER 15, 2021 BY SEABOARD SURVEYING & PLANNING, INC. (PARTIALS A-F)
 ** CALCULATED FROM RECORDED PLATS (PARTIALS G & H)

JURISDICTIONAL WETLAND DETERMINATION ACTION ID SAW-2022-00283, DATE OF JD: AUGUST 16, 2022, SIGNED BY BILLY W. STANDRIDGE.
- MINIMUM SETBACKS FOR COMMERCIAL OUTDOOR RECREATION USES:**

LAND DEPENDENT USES:
 FRONT 20'
 REAR 25'
 SIDES 15'

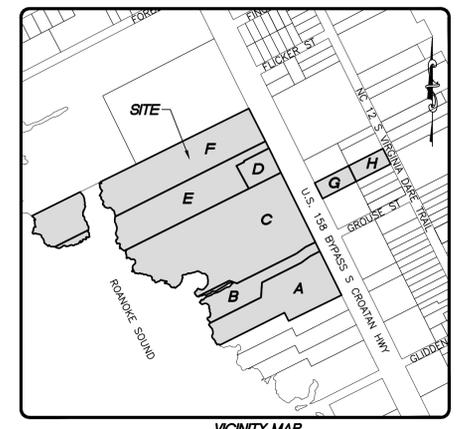
PRINCIPAL BUILDING
 FRONT 15'
 SIDE 15' COMBINED / 5' MINIMUM EACH SIDE
 REAR 25'

ACCESSORY STRUCTURE
 FRONT 15'
 SIDE 15' COMBINED / 5' MINIMUM EACH SIDE
 REAR 25'

LEGEND

---	SOUNDSIDE EVENT SITE PARCEL PL
---	ADJACENT PARCEL PL
---	RIGHT OF WAY
---	SHORELINE
---	WETLANDS
---	COASTAL WETLANDS
---	AREA OF ENVIRONMENTAL CONCERN
---	EX. ASPHALT
---	EX. PERVIOUS CONCRETE
---	EX. REINFORCED TURF GEOWEB
---	EX. GRAVEL

**PRELIMINARY ONLY
NOT FOR
CONSTRUCTION**



SHEET INDEX

SHEET #	DESCRIPTION
C100	OVERALL SITE PLAN
C201	BOARDWALK PLAN
C202	PICKLEBALL SITE PLAN
C203	PICKLEBALL SITE DETAILS
C204	PICKLEBALL COURT DETAILS
C205	PICKLEBALL DEMOLITION AND E&S PLAN
C301	PICKLEBALL GRADING AND STORMWATER PLAN
C401	PICKLEBALL UTILITY PLAN



Albemarle & Associates, Ltd.
P.O. Box 989
Kill Devil Hills, NC 27884
Phone: (252) 441-2113
www.albemarle.com
Cert. of Licensure No. C-1027
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REVISIONS

NO.	DATE	DESCRIPTION

OVERALL SITE PLAN
DARE COUNTY
THE SOUNDSIDE EVENT SITE

NORTH CAROLINA
 DARE COUNTY
 NAGS HEAD TOWNSHIP

DATE: 10/16/2024

SURVEYED:	SEE NOTES
DESIGNED:	JMD
DRAWN:	KCA
CHECKED:	JMD
FILE:	01411T

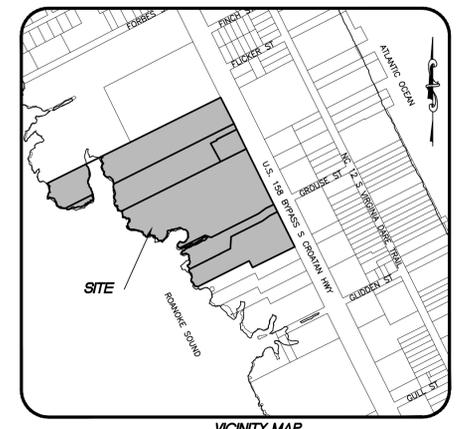
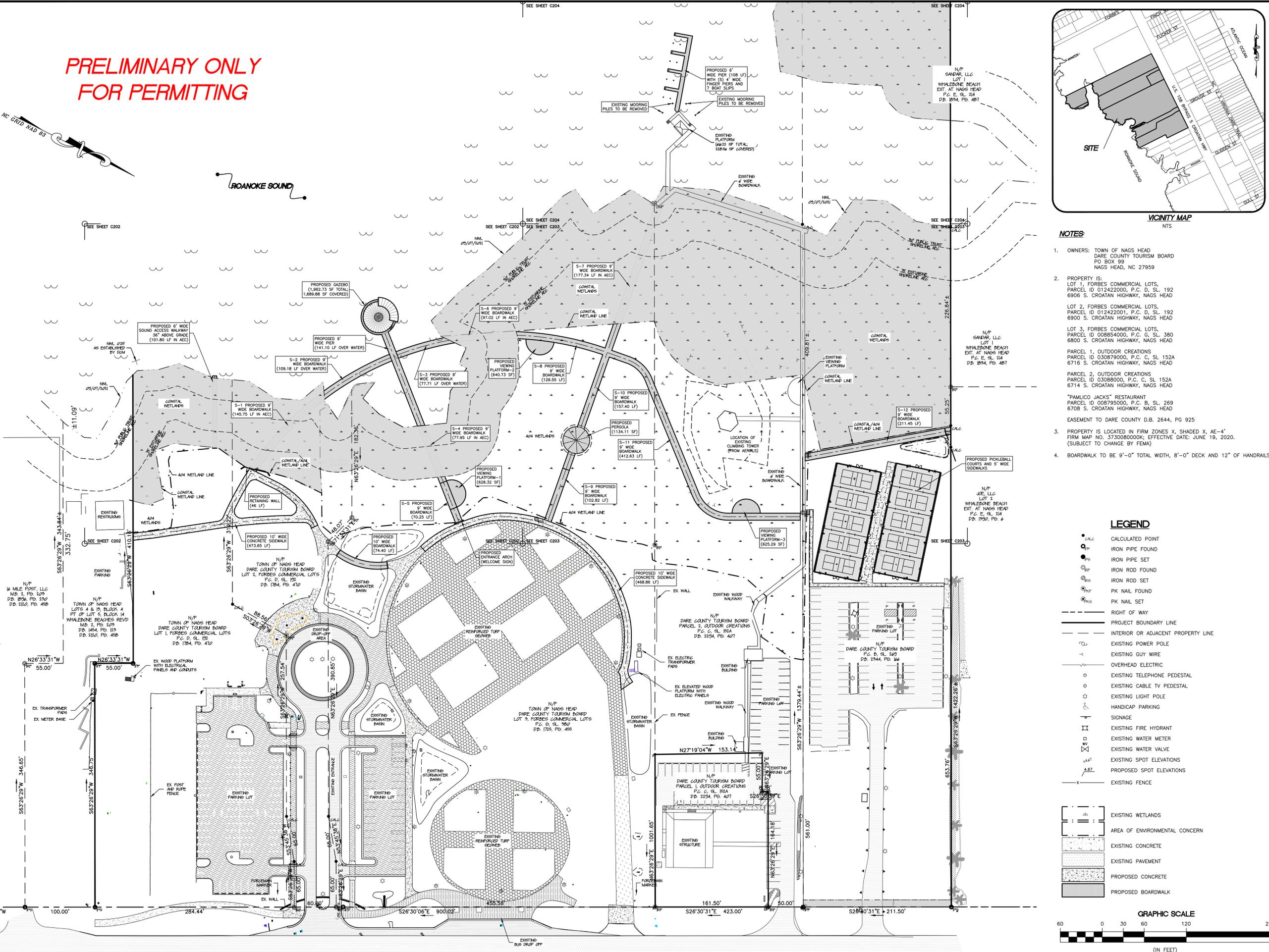
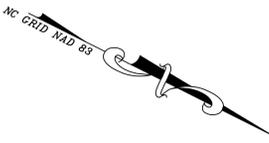
SCALE: 1" = 100'

C100

PROJ. NO. 01411T

K:\Active Projects\01411 - The Soundside Event Site\01411T - Pickleball\Coord Files\01411T - Sheets.dwg, 10/17/2024 9:32:56 AM, ALBEMARLE & ASSOCIATES, LTD., C-1027

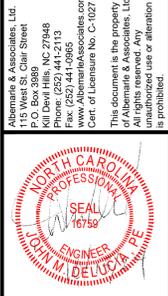
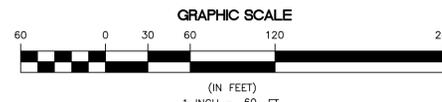
**PRELIMINARY ONLY
FOR PERMITTING**



- NOTES:**
- OWNERS: TOWN OF NAGS HEAD
DARE COUNTY TOURISM BOARD
PO BOX 99
NAGS HEAD, NC 27959
 - PROPERTY IS:
LOT 1, FORBES COMMERCIAL LOTS,
PARCEL ID 012422001, P.C. D, S.L. 192
6906 S. CROATAN HIGHWAY, NAGS HEAD
LOT 2, FORBES COMMERCIAL LOTS,
PARCEL ID 012422001, P.C. D, S.L. 192
6900 S. CROATAN HIGHWAY, NAGS HEAD
LOT 3, FORBES COMMERCIAL LOTS,
PARCEL ID 008854000, P.C. G, S.L. 380
6800 S. CROATAN HIGHWAY, NAGS HEAD
PARCEL 1, OUTDOOR CREATIONS
PARCEL ID 030879000, P.C. C, S.L. 152A
6716 S. CROATAN HIGHWAY, NAGS HEAD
PARCEL 2, OUTDOOR CREATIONS
PARCEL ID 030880000, P.C. C, S.L. 152A
6714 S. CROATAN HIGHWAY, NAGS HEAD
"PAMICO JACKS" RESTAURANT
PARCEL ID 008795000, P.C. B, S.L. 269
6708 S. CROATAN HIGHWAY, NAGS HEAD
EASEMENT TO DARE COUNTY D.B. 2644, PG 925
 - PROPERTY IS LOCATED IN FIRM ZONES X, SHADED X, AE-4,
FIRM MAP NO. 3730B0000K; EFFECTIVE DATE: JUNE 19, 2020.
(SUBJECT TO CHANGE BY FEMA)
 - BOARDWALK TO BE 9'-0" TOTAL WIDTH, 8'-0" DECK AND 12" OF HANDRAILS.

LEGEND

- CALCULATED POINT
- IRON PIPE FOUND
- IRON PIPE SET
- IRON ROD FOUND
- IRON ROD SET
- PK NAIL FOUND
- PK NAIL SET
- RIGHT OF WAY
- PROJECT BOUNDARY LINE
- INTERIOR OR ADJACENT PROPERTY LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- OVERHEAD ELECTRIC
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- HANDICAP PARKING
- SIGNAGE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- EXISTING FENCE
- ▨ EXISTING WETLANDS
- ▨ AREA OF ENVIRONMENTAL CONCERN
- ▨ EXISTING CONCRETE
- ▨ EXISTING PAVEMENT
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED BOARDWALK



REVISIONS

NO.	DATE	DESCRIPTION
1	04/05/2023	ISSUED FOR PERMITTING

BOARDWALK PLAN
THE SOUNDSIDE EVENT SITE
6800 S CROATAN HIGHWAY
NORTH CAROLINA
DARE COUNTY
NAGS HEAD TOWNSHIP

DATE:	04/05/2023
SURVEYED:	SEE NOTES
DESIGNED:	JMD
DRAWN:	KCA
CHECKED:	JMD
FILE:	01411R

SCALE:
1" = 60'

C201
PROJ. NO. 01411R

K:\Active Projects\01411 - The Soundside Event Site\01411R Boardwalk.dwg, 10/17/2024 9:47:30 AM, ALBEMARLE & ASSOCIATES, LTD., C-1027

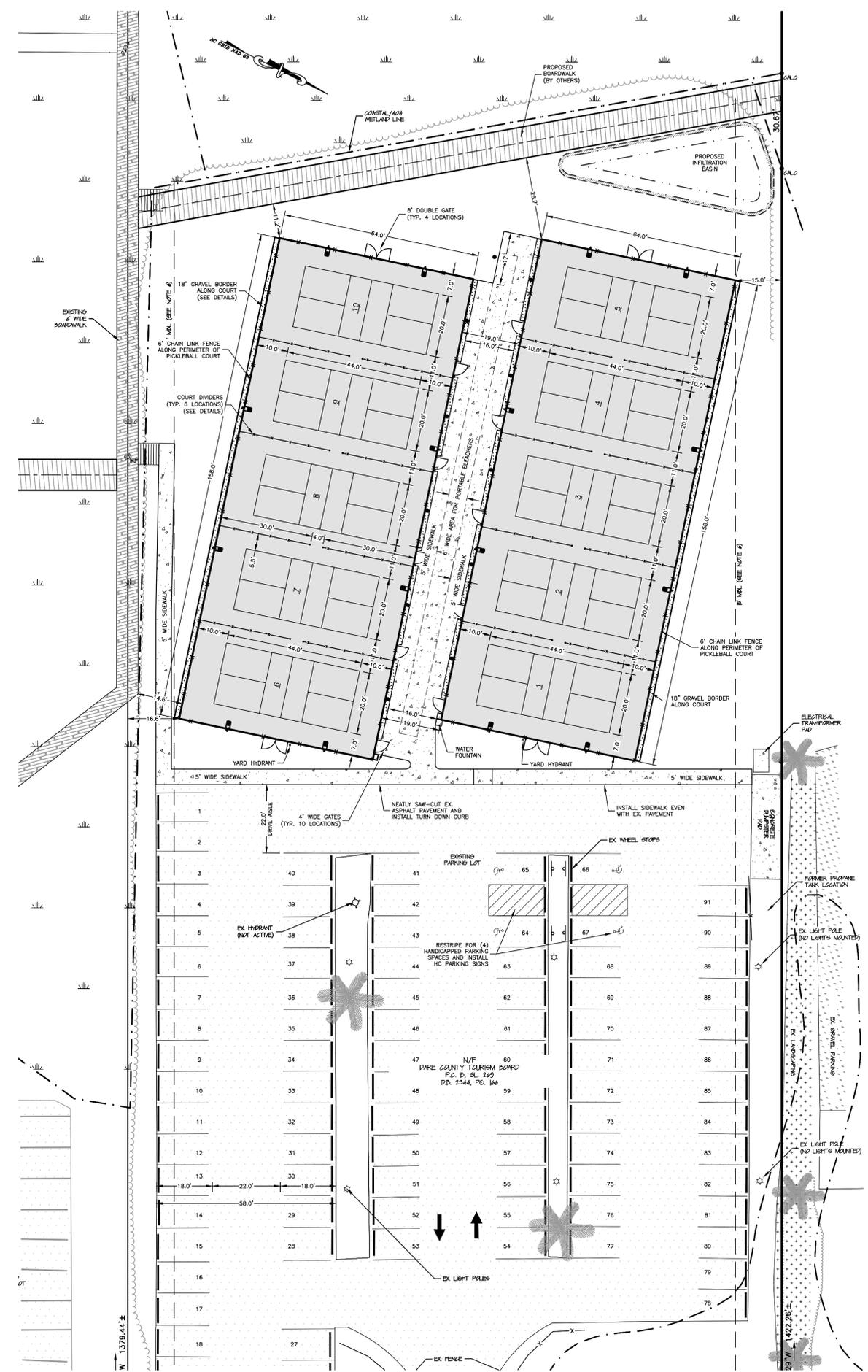
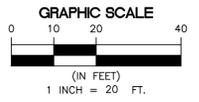
SITE PLAN NOTES:

- CONTACT INFORMATION:**
 DEVELOPER:
 DARE COUNTY TOURISM BOARD
 1 VISITOR'S CENTER CIRCLE
 MANTEO, NC, 27954
 CURRENT PROPERTY OWNER:
 DARE COUNTY TOURISM BOARD
 1 VISITOR'S CENTER CIRCLE
 MANTEO, NC, 27954
- PARCEL DATA:**
 THE PROPERTY IS PARCEL 1, A DIVISION OF THE LANDS OF FRANK TURNER, ET UX. RECORDED IN PC B, SL 269, PARCEL ID 008795000, 6708 SOUTH CROATAN HIGHWAY, NAGS HEAD
 THE PROPERTY IS ZONED C-2 / COMMERCIAL OUTDOOR RECREATIONAL OVERLAY DISTRICT.
- PROJECT DESCRIPTION:**
 THE DARE COUNTY TOURISM BOARD INTENDS TO CONSTRUCT 10 PICKLEBALL COURTS ON THE FORMER SITE OF PAMLIJO JACKS. THE PROJECT INCLUDES THE REMOVAL OF THE STRUCTURE (PERFORMED IN JANUARY 2024) AS WELL AS REMOVAL OF PORTIONS OF THE PARKING LOT AND INSTALLATION OF 10 PICKLEBALL COURTS ALONG WITH FENCING, WALKWAYS, LIGHTING AND OTHER RELATED ITEMS. THE SITE IS BEING INCLUDED WITH THE OVERALL BOUNDARY OF THE SOUNDSIDE EVENT SITE.
- FLOODPLAIN INFORMATION:**
 THE PROPERTY IS LOCATED IN FIRM ZONES X, SHADED X AND AE-4' PER FIRM MAP NUMBER 373008000K, EFFECTIVE DATE JUNE 19, 2020 (SUBJECT TO CHANGE BY FEMA).
- SURVEY INFORMATION:**
 INITIAL SURVEY OF THE "PAMLIJO JACKS" SITE WAS PERFORMED BY ALBEMARLE & ASSOCIATES, LTD. JULY 2009 AND UPDATED DECEMBER 2012. WETLAND AND BOUNDARY SURVEY INFORMATION WAS OBTAINED BY SEABOARD SURVEYING & PLANNING, INC. SEPTEMBER 2021 AND ADDITIONAL FEATURES AND TOPOGRAPHIC INFORMATION WITHIN THE PROJECT AREA OBTAINED AUGUST 2024.
 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SPECIFIED.
 ELEVATIONS SHOWN ARE HEREON PER NAVD88.
 AREAS SHOWN ARE BY COORDINATE METHOD.
- MINIMUM SETBACKS FOR COMMERCIAL OUTDOOR RECREATION USES:**
 LAND DEPENDENT USES:
 FRONT 20'
 REAR 25'
 SIDES 15'
- PROPERTY AREA AND WETLANDS:**
 TOTAL PROPERTY AREA: 1,097,296 SF (25.19 ACRES)
 *WESTERN PARCELS AREA: 1,052,561 SF (24.16 ACRES)
 UPLAND AREA: 675,877 SF (15.52 ACRES)
 WETLANDS AREA: 376,684 SF (8.65 ACRES)
 **EASTERN PARCELS AREA: 44,735 SF (1.03 ACRES)
 * PER 404 WETLANDS AND PARTIAL BOUNDARY SURVEY PLAT FOR DARE COUNTY TOURISM BOARD & TOWN OF NAGS HEAD, ISSUED SEPTEMBER 15, 2021 BY SEABOARD SURVEYING & PLANNING, INC. (PARTIALS A-F)
 ** CALCULATED FROM RECORDED PLATS (PARTIALS G & H)
 JURISDICTIONAL DETERMINATION ACTION ID SAW-2022-00283
 DATE OF JD: AUGUST 16, 2022, SIGNED BY BILLY W. STANDRIDGE.
- LOT COVERAGE:**
 "PAMLIJO JACKS"
 PROJECT AREA: 264,701.9 SF
 UPLANDS: 139,314.3 SF
 WETLANDS: 125,387.6 SF
 LOT COVERAGE BEFORE DEMO - 65,637 SF (SEE SHEET C205 FOR PREVIOUS CONDITIONS)
 PREVIOUSLY DEMO'D
 RESTAURANT 9,022.1 SF
 DECKS/RAMPS/STEPS 3,308.1 SF
 OUTDOOR "BOAT" BAR 2034.5 SF
 HVAC STAND 136.5 SF
 CONCRETE 98.1 SF
 TO BE DEMO'D
 ASPHALT 8,164.6 SF
 CONCRETE SIDEWALK 44.2 SF
 WOOD STEPS 54.8 SF
 TO REMAIN
 ASPHALT 40,656.3 SF
 DUMPSTER PAD 329.8 SF
 TRANSFORMER PAD 36.5 SF
 ACCESSORY STRUCTURE 86.2 SF
 WOOD BOARDWALK/STEPS 1,662.9 SF
 NEW COVERAGE
 PICKLEBALL COURTS 20,224.0 SF
 SIDEWALKS 4,304.9 SF
 BOARDWALK 2,114.4 SF
 PROPOSED LOT COVERAGE: 69,417.0 SF (26.22% TOTAL SITE) (49.83% UPLAND AREA)
- PARKING REQUIREMENTS:**
 TENNIS OR SPORT COURT (1.5 SPACES/COURT)
 REQUIRED: (10 COURTS) X (1.5 SPACES/COURT) = 15 SPACES
 PROVIDED: 91 SPACES (4 HANDICAPPED SPACES)
- STORMWATER MANAGEMENT:**
 AS PREVIOUSLY DEVELOPED, THE PARCEL CONTAINED 65,637 SF OF COVERAGE. RUNOFF FROM THE RESTAURANT AND PARKING AREAS WAS SHED VIA SHEETFLOW TO WETLANDS ALONG THE NORTH, SOUTH AND WEST SIDE OF THE PROPERTY. A SMALL STORMWATER BASIN WAS ALSO INSTALLED ON THE EAST END OF THE PARKING LOT. WITH THE REMOVAL OF THE BUILDING AND PARKING AREAS AND INSTALLATION OF NEW COURTS AND SIDEWALKS, THE PROPOSED COVERAGE FOR THE PROPOSED COVERAGE FOR THE SITE IS 67,303 SF (EXCLUDING THE WOODEN WALKWAY). EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED IN THE PARKING LOT. THE NEW COURTS ARE GRADED TO SHED RUNOFF VIA SHEET FLOW THROUGH GRASSED AREAS THAT WILL FILTER RUNOFF FOR INFILTRATION AND DISPERSAL INTO ADJACENT WETLANDS. A DRAINAGE SYSTEM IS BEING INSTALLED WITHIN THE CENTRAL WALKWAY/BLEACHER AREA BETWEEN THE PICKLEBALL COURTS. THIS RUNOFF IS BEING COLLECTED AND CONVEYED TO A NEW INFILTRATION BASIN AT THE NORTHWEST CORNER OF THE SITE. THE BASIN IS SIZED TO ACCOMMODATE THE VOLUME OF RUNOFF RESULTING FROM 4.3" OF RAINFALL FOR THE INCREASE OF BUILT-UPON AREA.
- EROSION AND SEDIMENTATION CONTROL:**
 AREA TO BE DISTURBED: 43,455 SF (0.998 ACRES)
 PRIOR TO DEMOLITION, SILT FENCE SHALL BE INSTALLED AS SHOWN ON SHEET C205.
- BUFFERING:**
 THE NORTH SIDE OF THE PARCEL IS ADJACENT TO COMMERCIAL ACTIVITY AND NO BUFFER IS REQUIRED. THE SOUTH SIDE OF THE PARCEL IS ADJACENT TO ADDITIONAL PARCELS WITHIN THE OUTER BANKS EVENT SITE AND A BUFFER IS NOT REQUIRED.
 THE PARKING LOT INCLUDES 16,380 SF OF PARKING SPACE AREA (91-10'X18' SPACES). EXISTING LANDSCAPE ISLANDS WITHIN THE PARKING AREA WILL BE MAINTAINED AND ACCOUNT FOR 2,190.5 SF (13.4% OF THE PARKING SPACE AREA)
- SITE LIGHTING:**
 LIGHTING FOR THIS PICKLEBALL COURTS WILL CONSIST OF 16 - ZNL-78L-CT-40 (ZONE LARGE) MOUNTED ON 24' POLES.
- UTILITIES:**
 ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- SOLID WASTE:**
 THERE IS A 33.5' X 10' DUMPSTER PAD ON THE SITE THAT WILL BE MAINTAINED. THE SITE IS NOT EXPECTED TO GENERATE SIGNIFICANT WASTE.

PRELIMINARY ONLY
NOT FOR
CONSTRUCTION



- LEGEND**
- CALCULATED POINT
 - CONCRETE MONUMENT FOUND
 - IRON PIPE FOUND
 - IRON PIPE SET
 - IRON ROD FOUND
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINES
 - RIGHT OF WAY
 - SHORELINE
 - WETLANDS
 - COASTAL WETLANDS
 - EXISTING POWER POLE
 - EXISTING GUY WIRE
 - OVERHEAD ELECTRIC
 - EXISTING CABLE TV PEDESTAL
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLES
 - PROPOSED DRAIN BASIN
 - PROPOSED DRAINAGE PIPE
 - EXISTING DITCH/SWALE
 - PROPOSED BASIN
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - HANDICAP PARKING
 - SIGNAGE
 - WHEELSTOPS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SPOT ELEVATIONS
 - PROPOSED SPOT ELEVATIONS
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING CONCRETE
 - EXISTING PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED PICKLEBALL COURTS



Engineering - Environmental - Land Planning

PROFESSIONAL SEAL

ALBEMARLE & ASSOCIATES, LTD.

ENGINEER

STATE OF NORTH CAROLINA

EXPIRES 12/31/2025

NO.	DATE	DESCRIPTION

PICKLEBALL SITE PLAN

DARE COUNTY

6708 S CROATAN HIGHWAY

NORTH CAROLINA

NAGS HEAD TOWNSHIP

DARE COUNTY

DATE: 10/16/2024

SCALE: 1" = 20'

DESIGNED: JMD

CHECKED: JMD

FILE: 01411T

PROJ. NO. 01411T

I. NARRATIVE:

THE DARE COUNTY TOURISM BOARD INTENDS TO REDEVELOP THE LOT WITHIN THE OUTER BANKS EVENT SITE THAT WAS FORMERLY PANJICO JACKS. THE FORMER RESTAURANT WAS RAZED IN A CONTROLLED BURN IN JANUARY OF 2024. THE DARE COUNTY TOURISM BOARD WILL NOW REMOVE PORTIONS OF THE PARKING LOT AND CONSTRUCT 10 PICKLEBALL COURTS. APPROXIMATELY 0.998 ACRES OF THE SITE ARE TO BE DISTURBED. CONSTRUCTION IS SCHEDULED TO BEGIN IN EARLY 2025.

THE SITE IS FAIRLY LEVEL, WITH DUCKSTON FINE SAND (D1A) SOILS. HAND AUGERS ON THE SITE INDICATE FILL OF VARYING NATURE WAS LIKELY PREVIOUSLY PLACED. VEGETATION ON THE SITE CONSISTS PRIMARILY OF RECENTLY PLACED SOD. ALL VEGETATION IN LOCATIONS OF PROPOSED FILL (AS SHOWN ON THE GRADING PLAN) WILL BE REMOVED PRIOR TO THE PLACEMENT OF FILL.

DISTURBED AREAS ARE TO BE STABILIZED WITH TEMPORARY/PERMANENT VEGETATION ACCORDING TO THE SEQUENCE OF CONSTRUCTION.

II. SOILS DESCRIPTION:

SOIL TYPES AS MAPPED IN THE SOIL SURVEY OF DARE COUNTY:

DUCKSTON FINE SAND (D1A)

III. CONSTRUCTION SEQUENCE:

- OBTAIN SITE PLAN APPROVAL
- OBTAIN ALL NECESSARY UNDERGROUND UTILITIES LOCATED. CONTACT 811 AT 811 OR 800-632-4949. UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, FIELD OBSERVATIONS AND/OR UTILITY LOCATING SERVICE AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE.
- FLAG OR STAKE WORK LIMITS
- HOLD PRE-CONSTRUCTION MEETING

PHASE ONE:

- INSTALL SILT FENCING
- CLEAR LOT OF EXISTING VEGETATION AS SHOWN
- PLACE FILL MATERIALS
- COMMENCE CONSTRUCTION OF NEW CONSTRUCTION PICKLEBALL COURTS, SIDEWALKS, LIGHTING AND UTILITIES.
- SEED (OR SOD), FERTILIZE AND WATER DISTURBED AREA TO STABILIZE

IV. SEDIMENTATION AND EROSION CONTROL NOTES:

- PRECONSTRUCTION CONFERENCE:**
PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE AND A REPRESENTATIVE OF THE MUNICIPALITY (IF REQUIRED) IN ORDER TO IDENTIFY AND MARK SPECIFIC ELEMENTS WHICH ARE TO BE PROTECTED. TREES SHALL BE PROTECTED IN ACCORDANCE WITH THE NORTH CAROLINA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
- INSTALLATION OF EROSION CONTROL MEASURES:**
PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES, ALL EROSION AND SEDIMENTATION CONTROL MEASURES IDENTIFIED ON THIS PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS AND ALL PERMIT CONDITIONS.
- UTILITIES:**
PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL HAVE THE APPROPRIATE UNDERGROUND UTILITIES LOCATED. CONTACT 811 AT 811 OR 800-632-4949. UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, FIELD OBSERVATIONS AND/OR UTILITY LOCATING SERVICE AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE.
- ACCESS TO SITE:**
ALL CONSTRUCTION TRAFFIC SHALL UTILIZE THE CONSTRUCTION ENTRANCE AS DESIGNATED ON THIS PLAN.
- LIMITS OF DISTURBANCE:**
THE CONTRACTOR SHALL ENSURE THAT AREAS OUTSIDE OF THE LIMITS OF LAND DISTURBING AS WELL AS EXISTING IMPROVEMENTS SPECIFICALLY NOTED TO REMAIN ARE NOT ADVERSELY IMPACTED BY ANY CLEARING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ITEMS DAMAGED OUTSIDE THE LIMITS OF DISTURBANCE OR OTHERWISE NOTED TO REMAIN.
- STABILIZATION:**
EXPOSED SWALES, DITCHES, DIKES OR OTHER SLOPES STEEPER THAN 3(H):1(V) SHALL BE STABILIZED WITH A TEMPORARY OR PERMANENT GROUND COVER WITHIN 7 CALENDAR DAYS. ALL OTHER EXPOSED EARTHEN AREAS SHALL BE STABILIZED WITH A TEMPORARY OR PERMANENT GROUND COVER WITHIN 14 CALENDAR DAYS OF THE COMPLETION OF ANY PHASE OF GRADING.
- INSPECTIONS REQUIRED:**
SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED, MAINTAINED AND REPAIRED AS NECESSARY BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN COMPLETED SELF-INSPECTION / MONITORING FORMS (COMPLETED WEEKLY WITH DAILY RAINFALL TOTALS) THROUGHOUT THE PROJECT. THE SITE SHALL ALSO BE INSPECTED AFTER ANY RAINFALL EVENT EQUAL OR GREATER THAN 0.5 INCHES OVER A 24 HOUR PERIOD.
- CORRECTIVE MEASURES:**
ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL WORK IS COMPLETE AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. IF EXCESSIVE WIND EROSION OR STORM WATER RUNOFF DEVELOPS DURING TIME OF CONSTRUCTION IN ANY LOCATION ON THE PROJECT SITE, ADDITIONAL SAND OR SILT FENCE SHALL BE INSTALLED AS DIRECTED BY ENGINEER. SEE SAND OR SILT FENCE DETAIL.
- DEBRIS REMOVAL:**
ALL CLEARING DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN A LAWFUL MANNER. NO BURNING OF DEBRIS ON SITE IS PERMITTED. NO ON-SITE BURNING IS PERMITTED UNLESS OTHERWISE APPROVED BY THE LOCAL FIRE MARSHALL, MUNICIPAL AGENCY OF JURISDICTION AND THE OWNER.
- EXCAVATION AND EMBANKMENT:**
ANY OFF-SITE MATERIAL BROUGHT ONTO THE SITE TO BE USED FOR GRADING FILL SHALL BE OBTAINED FROM A PERMITTED BORROW PIT. FILL SHALL CONFORM TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT. NO BORROW IS PERMITTED FROM THE SITE.
- EXISTING INFORMATION:**
THE EXISTING SURVEY AND SITE IMPROVEMENTS SHOWN IS BASED UPON SURVEY INFORMATION OBTAINED BY ALBEMARLE & ASSOCIATES, LTD. SURVEYS PERFORMED JUNE AND JULY, 2009, JUNE 2011, AND DECEMBER 2012. TOPOGRAPHIC INFORMATION WITHIN THE PLANNED REDEVELOPED AREA WAS OBTAINED BY SEABOARD SURVEYING & PLANNING, AUGUST 2024.

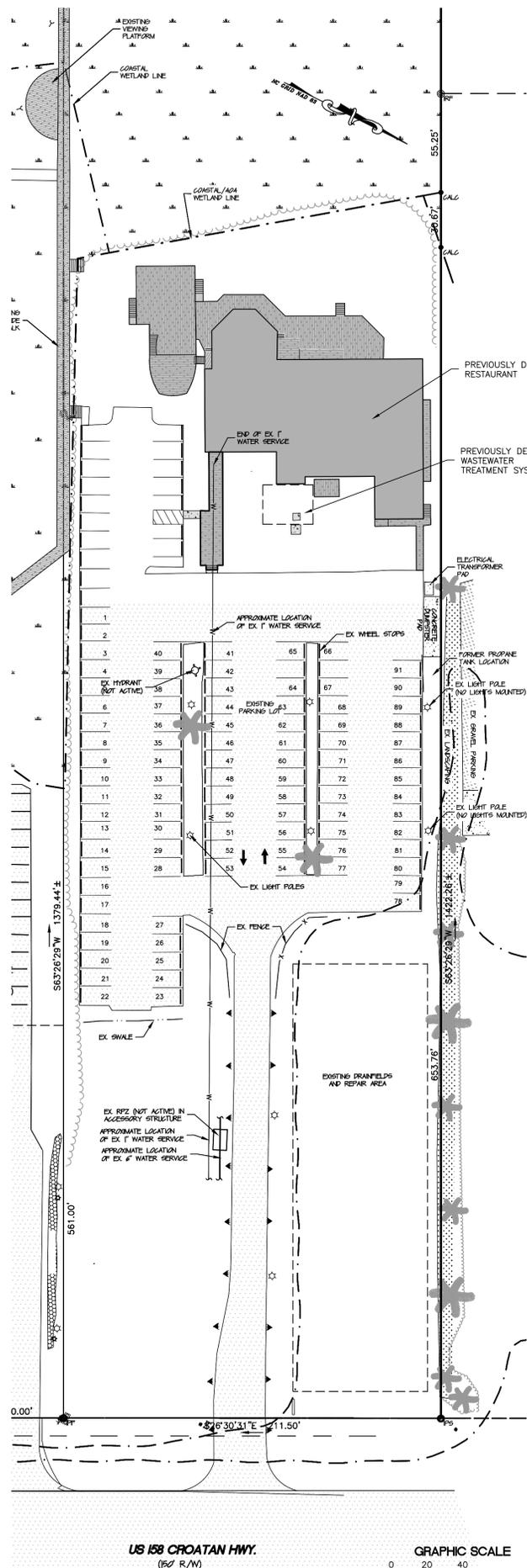
V. DEMOLITION NOTES

ALL EXISTING IMPROVEMENTS SHOWN WITHIN THE LIMITS OF DISTURBANCE SHALL BE REMOVED UNLESS SPECIFICALLY NOTED TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL TO AN OFFSITE LOCATION PROVIDED BY THE CONTRACTOR.

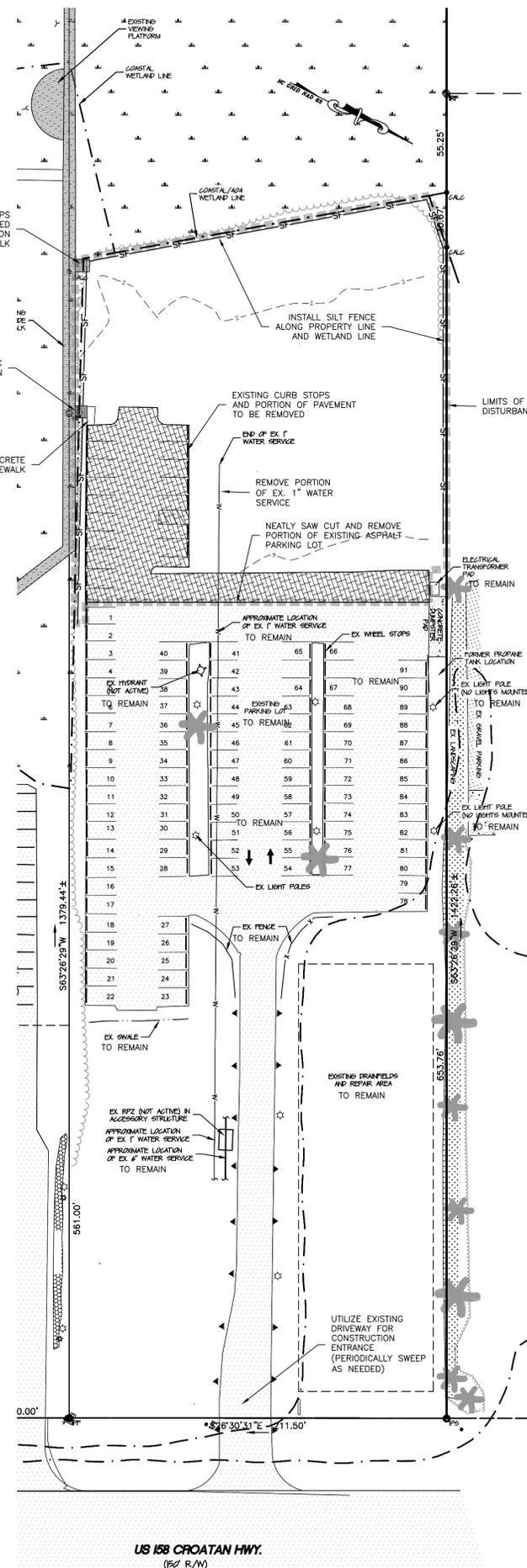
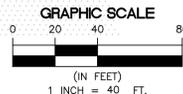
CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CAREFULLY REMOVE ALL ITEMS SHOWN TO BE RELOCATED. PRIOR TO REMOVAL, ANY CONDITIONS THAT PREVENT SUCH REMOVAL OR EXISTING DAMAGE TO THE ITEMS SHALL BE REPORTED TO THE OWNER IMMEDIATELY. CONTRACTOR WILL BE RESPONSIBLE FOR ITEMS DAMAGED DURING THE PROJECT.

WARNING

LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HAS BEEN TAKEN FROM RECORD DRAWINGS. EXACT LOCATION OF THESE UTILITIES IS UNKNOWN. LOCATION OF OTHER UNDERGROUND UTILITIES IS UNKNOWN AND HAS NOT BEEN SHOWN ON THESE DRAWINGS. ALL UNDERGROUND UTILITIES ENCOUNTERED SHALL IMMEDIATELY BE REPORTED TO THE OWNER.



OVERALL PICKLEBALL SITE - PREVIOUS CONDITIONS
SCALE: 1" = 40'

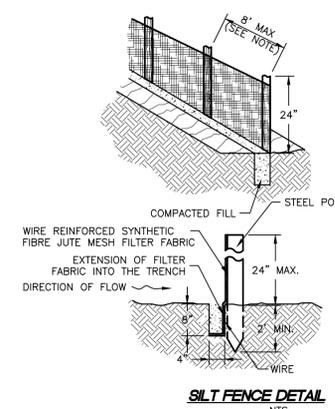


DEMOLITION AND EROSION CONTROL PLAN
SCALE: 1" = 40'



Know what's below.
Call before you dig.

PRELIMINARY ONLY
NOT FOR
CONSTRUCTION



- NOTES:
- 6" POST SPACING FOR NON-WIRE REINFORCED FENCE. 8" POST SPACING PERMITTED IF FENCE CONTAINS REINFORCING WIRE.
 - 4" MINIMUM OVERLAP REQUIRED (ATTACHED AT POSTS) WHEN JOINING SECTIONS OF SILT FENCE.
 - SILT FENCE SHALL BE ATTACHED TO STEEL POSTS USING A MINIMUM OF 3 WIRE OR PLASTIC TIES.

SEEDING SCHEDULE

APRIL 1 - MAY 15 PERMANENT SEEDING

SPECIES	RATE
K-31 FESCUE	3 LB/1000 SF
COMMON BERMUDAGRASS	1 LB/1000 SF
WINTER RYE GRAIN	3 LB/1000 SF

NOTE: DELETE RYE GRAIN IF OVERSEEDING ESTABLISHED RYE OR FESCUE. DELETE FESCUE IF OVERSEEDING ESTABLISHED FESCUE.

MAY 15 - JULY 15 PERMANENT SEEDING

SPECIES	RATE
K-31 FESCUE	3 LB/1000 SF
COMMON BERMUDAGRASS	1 LB/1000 SF
GERMAN MILLET	3 LB/1000 SF

NOTE: DELETE MILLET IF OVERSEEDING ESTABLISHED MILLET OR FESCUE. DELETE FESCUE IF OVERSEEDING ESTABLISHED FESCUE.

AUGUST 15 - APRIL 1 TEMPORARY SEEDING

SPECIES	RATE
K-31 FESCUE	3 LB/1000 SF
WINTER RYE GRAIN	5 LB/1000 SF

SOL AMENDMENTS
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 500 LB PER ACRE OF 10-10-10 FERTILIZER.

MULCH
USE JUTE, EXCLESIOR MATTING OR OTHER EFFECTIVE CHANNEL LINING MATERIAL TO COVER BOTTOM AND SIDES OF SWALES. ANCHOR MATTING PER MANUFACTURERS RECOMMENDATIONS. HYDROSEEDING IS ALSO AN ACCEPTABLE METHOD OF TEMPORARY STABILIZATION.

MAINTENANCE
A MINIMUM OF 3 WEEKS IS REQUIRED TO FOR ESTABLISHMENT. INSPECT AND REPAIR MULCH FREQUENTLY. FERTILIZE THE FOLLOWING SPRING WITH 50 LB/ACRE NITROGEN.

SITE STABILIZATION REQUIREMENTS

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETER AND HOW ZONES)

- LEGEND**
- CALC (CALCULATED POINT)
 - CON (CONCRETE MONUMENT FOUND)
 - IRP (IRON PIPE FOUND)
 - IRP (IRON PIPE SET)
 - IRP (IRON ROD FOUND)
 - P (PROPERTY BOUNDARY)
 - A (ADJACENT PROPERTY LINES)
 - R (RIGHT OF WAY)
 - S (SHORELINE)
 - W (WETLANDS)
 - CW (COASTAL WETLANDS)
 - EP (EXISTING POWER POLE)
 - EW (EXISTING GUY WIRE)
 - OE (OVERHEAD ELECTRIC)
 - EC (EXISTING CABLE TV PEDESTAL)
 - EL (EXISTING LIGHT POLE)
 - FH (EXISTING FIRE HYDRANT)
 - WM (EXISTING WATER METER)
 - WV (EXISTING WATER VALVE)
 - W (EXISTING WATERLINE)
 - SIG (SIGNAGE)
 - WS (WHEELSTOPS)
 - ED (EXISTING DITCH/SWALE)
 - EC (EXISTING CONTOURS)
 - EV (EXISTING VEGETATION LINE)
 - EX (EXISTING CONCRETE)
 - EP (EXISTING PAVEMENT)
 - SF (SILT FENCE)
 - LB (LIMITS OF CONSTRUCTION)

Albemarle & Associates, Ltd.
Engineering - Environmental - Land Planning

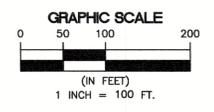
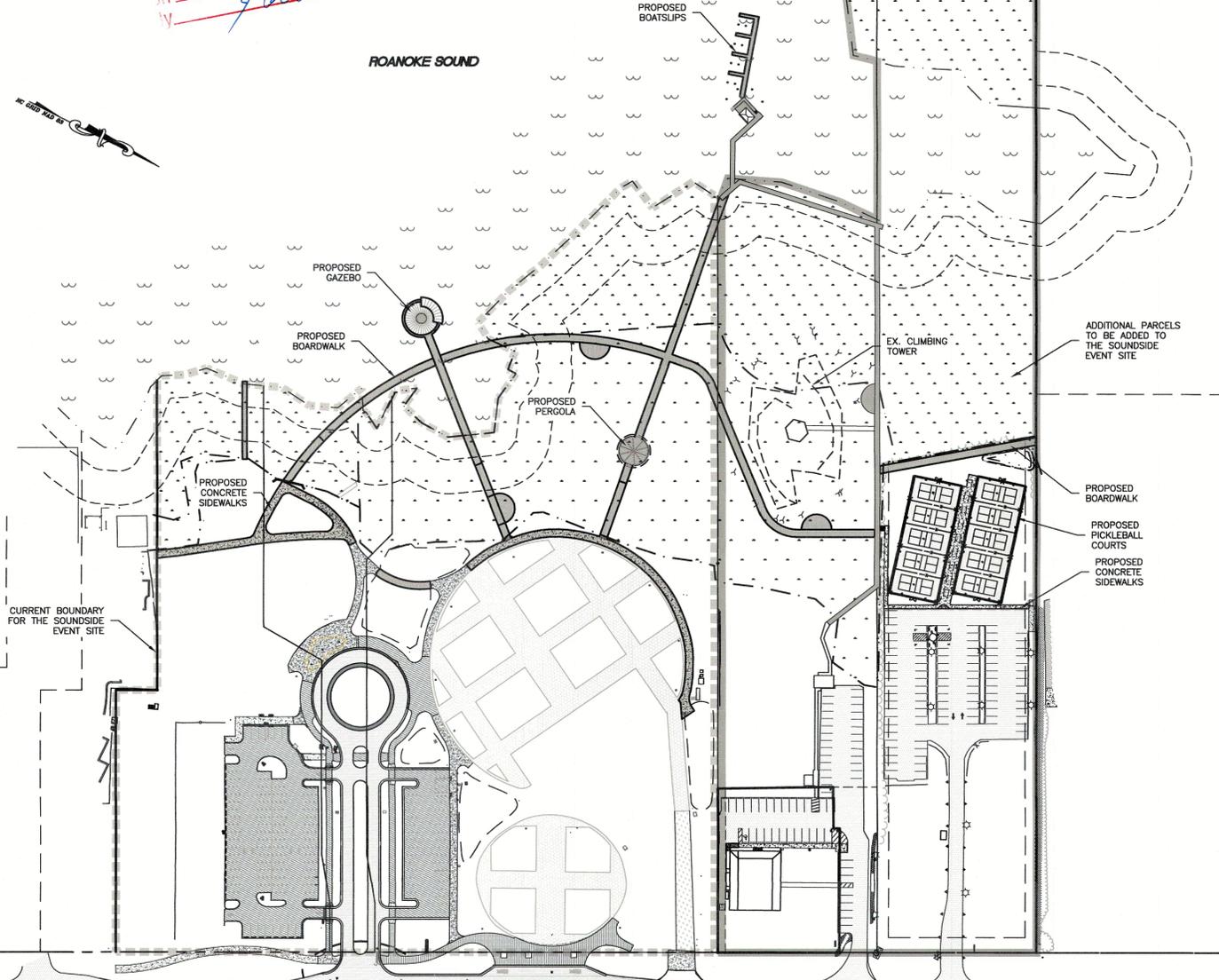
10/16/2024
DATE: 10/16/2024
SURVEYED: SEE NOTES
DESIGNED: JMD
DRAWN: RGA
CHECKED: JMD
FILE: 01411T

PICKLEBALL DEMOLITION AND E&S PLAN
DARE COUNTY
6708 S CROATAN HIGHWAY
NORTH CAROLINA
DARE COUNTY
NACS HEAD TOWNSHIP
NACS HEAD

SCALE: 1" = 20'
C205
PROJ. NO. 01411T

K:\Active Projects\01411T - The Seaside Event Site\01411T - Pickleball\Coord Files\01411T - Sheets.dwg, 10/17/2024, 9:32:16 AM, ALBEMARLE & ASSOCIATES, LTD., C-1027

Septic Layout Approved
by DCDHHS, DPH, EH Unit
in 10/15/24
by 9/10/25



OVERALL SITE PLAN
SCALE: 1" = 100'

NOTES:

- CONTACT INFORMATION:**
APPLICANT:
 DARE COUNTY
 954 MARSHALL C. COLLINS DRIVE
 MANTEO, NC 27954
DEVELOPER:
 DARE COUNTY TOURISM BOARD
 1 VISITOR'S CENTER CIRCLE
 MANTEO, NC 27954
CURRENT PROPERTY OWNER:
 DARE COUNTY TOURISM BOARD
 C/O DARE COUNTY VISITORS BUREAU
 1 VISITOR'S CENTER CIRCLE
 MANTEO, NC 27954
TOWN OF NAGS HEAD
 PO BOX 99
 NAGS HEAD, NC 27959
- PARCEL DATA: (SEE VICINITY MAP FOR PARCEL REFERENCE)**
A LOT 1, FORBES COMMERCIAL LOTS, PARCEL ID 012422000, P.C. D, SL. 192 6906 S. CROATAN HIGHWAY, NAGS HEAD
B LOT 2, FORBES COMMERCIAL LOTS, PARCEL ID 012422001, P.C. D, SL. 192 6900 S. CROATAN HIGHWAY, NAGS HEAD
C LOT 3, FORBES COMMERCIAL LOTS, PARCEL ID 008854000, P.C. G, SL. 380 6800 S. CROATAN HIGHWAY, NAGS HEAD
D PARCEL 1, OUTDOOR CREATIONS PARCEL ID 030879000, P.C. C, SL. 152A 6716 S. CROATAN HIGHWAY, NAGS HEAD
E PARCEL 2, OUTDOOR CREATIONS PARCEL ID 030880000, P.C. C, SL. 152A 6714 S. CROATAN HIGHWAY, NAGS HEAD
F "PAMLIJO JACKS" RESTAURANT PARCEL ID 008795000, P.C. B, SL. 269 6708 S. CROATAN HIGHWAY, NAGS HEAD
G LOTS 14 & 15, BLOCK 2, WHALEBONE BEACHES REVISED PARCEL ID 008837000, M.B. 2, PG. 203 6807 S. CROATAN HIGHWAY, NAGS HEAD
H LOTS 4 & 5, BLOCK 2, WHALEBONE BEACHES COMP. MAP PARCEL ID 012420000, M.B. 1, PG. 154 6806 S. VIRGINIA DARE TRAIL, NAGS HEAD
 EASEMENT TO DARE COUNTY D.B. 2644, PG. 925
 THE PROPERTIES ARE ZONED C-2 / COMMERCIAL OUTDOOR RECREATIONAL OVERLAY DISTRICT.
- PROJECT DESCRIPTION:**
 THE SOUNDSIDE EVENT SITE IS COMPRISED OF 3 PARCELS AND IS UTILIZED TO HOST OUTDOOR EVENTS. THE SITE WAS REDEVELOPED TO ITS CURRENT CONFIGURATION IN 2015. THE DARE COUNTY TOURISM BOARD HAS SINCE ACQUIRED 5 ADDITIONAL PARCELS. THIS SITE PLAN ILLUSTRATES THE FOLLOWING MODIFICATIONS TO THE SITE PLAN:
 - EVENT SITE EXPANSION: TO INCORPORATE THE 5 ADDITIONAL PARCELS INTO THE SOUNDSIDE EVENT SITE LIMITS. (PARCELS D, E, F, G, & H AS DEPICTED ON THE VICINITY MAP).
 - BOARDWALK PLAN: TO INCLUDE THE PROPOSED BOARDWALK SYSTEM, INCLUDING ADDITIONAL SIDEWALKS, GAZEBO, VIEWING PLATFORMS, SOUND ACCESS AND BOAT SLIPS.
 - PICKLEBALL COURTS: TO INCLUDE THE REMOVAL OF PAMLIJO JACKS RESTAURANT (PERFORMED IN JANUARY 2024), REMOVAL OF PORTIONS OF THE PARKING LOT AND INSTALLATION OF 10 PICKLEBALL COURTS ALONG WITH FENCING, WALKWAYS, LIGHTING AND OTHER RELATED ITEMS.
- FLOODPLAIN INFORMATION:**
 THE PROPERTY IS LOCATED IN FIRM ZONES X, SHADED X AND AE-4' PER FIRM MAP NUMBER 373008000K, EFFECTIVE DATE JUNE 19, 2020 (SUBJECT TO CHANGE BY FEMA).
- PROJECT AREA AND WETLANDS:**
 TOTAL PROPERTY AREA: 1,097,296 SF (25.19 ACRES)
 *WESTERN PARCELS AREA: 1,052,561 SF (24.16 ACRES)
 UPLAND AREA: 675,877 SF (15.52 ACRES)
 WETLANDS AREA: 376,684 SF (8.65 ACRES)
 **EASTERN PARCELS AREA: 44,735 SF (1.03 ACRES)
 * PER 404 WETLANDS AND PARTIAL BOUNDARY SURVEY PLAT FOR DARE COUNTY TOURISM BOARD & TOWN OF NAGS HEAD, ISSUED SEPTEMBER 15, 2021 BY SEABOARD SURVEYING & PLANNING, INC. (PARTIALS A-F)
 ** CALCULATED FROM RECORDED PLATS (PARTIALS G & H)
 JURISDICTIONAL WETLAND DETERMINATION ACTION ID SAW-2022-00283, DATE OF JD: AUGUST 16, 2022, SIGNED BY BILLY W. STANDRIDGE.
- MINIMUM SETBACKS FOR COMMERCIAL OUTDOOR RECREATION USES:**
LAND DEPENDENT USES:
 FRONT 20'
 REAR 25'
 SIDES 15'
PRINCIPAL BUILDING
 FRONT 15'
 SIDE 15' COMBINED / 5' MINIMUM EACH SIDE
 REAR 25'
ACCESSORY STRUCTURE
 FRONT 15'
 SIDE 15' COMBINED / 5' MINIMUM EACH SIDE
 REAR 25'

LEGEND

- SOUNDSIDE EVENT SITE PARCEL PL
- ADJACENT PARCEL PL
- RIGHT OF WAY
- SHORELINE
- WETLANDS
- COASTAL WETLANDS
- AREA OF ENVIRONMENTAL CONCERN
- EX. ASPHALT
- EX. PERVIOUS CONCRETE
- EX. REINFORCED TURF GEOWEB
- EX. GRAVEL



115 West St. Cary Street
 KILL Devil Hills, NC 27548
 Phone: (252) 441-2113
 www.AlbemarleAssociates.com
 Cert. of Licensure No. C-1027
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PRELIMINARY ONLY
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

OVERALL SITE PLAN
DARE COUNTY
THE SOUNDSIDE EVENT SITE
 NAGS HEAD TOWNSHIP DARE COUNTY NORTH CAROLINA

DATE:	10/16/2024
SURVEYED:	SEE NOTES
DESIGNED:	JMD
DRAWN:	KCA
CHECKED:	JMD
FILE:	01411T

SCALE: 1" = 100'

C100

PROJ. NO. 01411T

SHEET #	DESCRIPTION
C100	OVERALL SITE PLAN
C201	BOARDWALK PLAN
C202	PICKLEBALL SITE PLAN
C203	PICKLEBALL SITE DETAILS
C204	PICKLEBALL COURT DETAILS
C205	PICKLEBALL DEMOLITION AND E&S PLAN
C301	PICKLEBALL GRADING AND STORMWATER PLAN
C401	PICKLEBALL UTILITY PLAN

K:\Active Projects\01411T - The Soundside Event Site\01411T - Pickleball\Code Files\01411T - Sheets.dwg, 10/9/2024 9:20:28 AM, ALBEMARLE & ASSOCIATES, LTD. C-1027

Permit Class
AMENDED
(BY CRC VARIANCE)

Permit Number
61-24

STATE OF NORTH CAROLINA
Department of Environmental Quality
and
Coastal Resources Commission

Permit

for

Major Development in an Area of Environmental Concern
pursuant to NCGS 113A-118

Excavation and/or filling pursuant to NCGS 113-229

Issued to Dare Co. Tourism Board & Town of Nags Head, 1 Visitors Circle, Nags Head, NC 27954

Authorizing development in Dare County adj. to Roanoke Sound, at 6906, 6900, 6800, 6714, 6708 S Croatan Hwy, in Nags Head, as requested in the permittee's application dtd 8/14/23 (MP-1) and "Rev 5/14/24" (MP-3,4), incl att wrkpln drawings (7), SAV Survey dtd "Rev 8/17/23", C201-C204, S1.1 all dtd "Rev 5/2/24 & A1.1 dtd "Rev 4/30/24".

This permit, issued on September 17, 2024, is subject to compliance with the application (where consistent with the permit), all applicable regulations, special conditions and notes set forth below. Any violation of these terms may be subject to civil or criminal penalties; or may cause the permit to be null and void.

Sound Side Event Complex and Docking Facility Expansion

- 1) This permit authorizes only the piers, kite board pier, walkways, gazebo, viewing platforms, pergola, and other structures and uses located in or over the water that are expressly and specifically set forth in the permit application. No other structure, whether floating or stationary, shall become a permanent part of this sound side event complex and docking facility expansion without permit modification. No non-water dependent uses of structures shall be conducted on, in or over Public Trust waters without permit modification. [07J .0202(c); 07H .0208(a)(1)]
- 2) No sewage, whether treated or untreated, shall be discharged at any time from any boats using the docking facility. Any sewage discharged at the docking facility shall be considered a violation of this permit for which the permittee is responsible. This prohibition shall be applied and enforced throughout the entire existence of the permitted structure. [07H .0208(a)(2)(B)]

(See attached sheets for Additional Conditions)

This permit action may be appealed by the permittee or other qualified persons within twenty (20) days of the issuing date.

Signed by the authority of the Secretary of DEQ and the Chair of the Coastal Resources Commission.

This permit must be accessible on-site to Department personnel when the project is inspected for compliance.

Any maintenance work or project modification not covered hereunder requires further Division approval.


for Tancred Miller, Director
Division of Coastal Management

All work must cease when the permit expires on

June 21, 2029

This permit and its conditions are hereby accepted.

In issuing this permit, the State of North Carolina agrees that your project is consistent with the North Carolina Coastal Management Program.

Signature of Permittee

ADDITIONAL CONDITIONS

- 3) The permittee shall install and maintain at their expense any signal lights or signals prescribed by the U.S. Coast Guard, through regulation or otherwise, on the authorized facilities. At minimum, permanent reflectors shall be attached to the structure in order to make it more visible during hours of darkness or inclement weather. [07H .0208(a)(2)(G); 07J .0209(a); G.S. 113-229(a)]
- 4) This permit authorizes a maximum of seven (7) formalized boat slips located as shown on the drawing labeled C204 dated "Rev 5/2/24". The docking of vessels at any location not shown on the permitted drawings shall be considered a violation of this permit. [07J .0202(c)]

Upland Development

- 5) Unless specifically altered herein, this permit authorizes the grading and other land disturbing activities associated with the development of the above referenced property, including the retaining wall, sidewalk, boardwalk and sign, all as expressly and specifically set forth in the attached permit application and workplan drawings. Any new development proposed in an Area of Environmental Concern (AEC), including but not limited to the Coastal and Estuarine Shoreline AECs and located within the applicant's property, shall require additional authorization from the Division of Coastal Management prior to work commencing. [07J .0202(c); 07H .0209(d); G.S. 113A-103(5)(a)]

Sedimentation and Erosion Control

- 6) In order to protect water quality, runoff from construction shall not visibly increase the amount of suspended sediments in adjacent waters. [07H .0208(a)(2)(B); 07H .0209(d)(4)]
- 7) Appropriate sedimentation and erosion control devices, measures or structures shall be implemented to ensure that eroded materials do not enter adjacent wetlands, watercourses or properties. [07H .0208(a)(2)(B); 07H .0209(d)(4)]

General

NOTE: This permit, in full or part, was authorized under 15A NCAC 07H .0207(d) and 15A NCAC 07H .0208(a)(3).

- 8) In keeping with the Variance (CRC-VR-24-06) granted by the Coastal Resources Commission (CRC) on August 28, 2024, and the Order signed by the CRC Acting Chair on September 12, 2024, this permit authorizes the permitted piers, boardwalk and docking facilities built over coastal wetlands to the width and elevation above the wetland substrate as measured from the bottom of the decking, as depicted in the attached workplan drawings. [G.S. 113A-120.1(b)]
- 9) No attempt shall be made by the permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the authorized work. [07H .0208(a)(2)(G)]
- 10) The authorized structure and associated activity shall not cause an unacceptable interference with navigation and shall not exceed the dimensions shown on the attached permit drawings. [07H .0208(a)(2)(G)]

ADDITIONAL CONDITIONS

- 11) All mechanized equipment will be regularly inspected and maintained to prevent contamination of waters and wetlands from fuels, lubricants, hydraulic fluids, or other toxic materials. In the event of a spill of petroleum products or any other hazardous waste, the permittee shall immediately report it to the National Response Center at (800) 424-8802 and provisions of the North Carolina Oil Pollution and Hazardous Substances Control Act will be followed. [07H .0208(a)(2)(A); 07H .0208(a)(2)(B)]
- 12) This permit shall not be assigned, transferred, sold, or otherwise disposed of to a third party without the written approval of the Division of Coastal Management. [07J .0406(b)]
- 13) All construction debris associated with the removal or construction of the permitted development shall be contained within the authorized project area and disposed of in an approved upland location. [07J .0209(a); G.S. 113A-120(b)]
- 14) The permittee and/or their contractor shall meet with a representative of the Division prior to project initiation. [07J .0209(a)]

NOTE: This permit does not eliminate the need to obtain any additional state, federal or local permits, approvals or authorizations that may be required, including but not limited to any authorizations from the U.S. Army Corps of Engineers. Authorization must be received from The U.S. Army Corps of Engineers prior to the commencement of any operations authorized under this permit.

NOTE: The N.C. Division of Water Resources authorized the proposed project by way of Individual Water Quality Certification No. 006952 and assigned the project DWR Project No. 2023-1371 v2.

NOTE: Future development of the permittee's property may require a modification of this permit. Contact a representative of the Division at (252) 621-6450 prior to the commencement of any such activity for this determination. The permittee is further advised that many non-water dependent activities are not authorized within 30 feet of the normal water level.

NOTE: An application processing fee of \$400 was received by DCM for this project. This fee also satisfied the Section 401 application processing fee requirements of the Division of Water Resources.

Section 7.58 Designated Public Events Site.

Designated public event sites are permitted in accordance with Section 6.6, Table of Uses and Activities, subject to the following regulations:

7.58.1. A special events permit is required for events held at a designated public events site for events that expect more than 100 attendees. Applications, including a site and management plan for events, must be made to the Town Manager's office no less than fourteen (14) days prior to the initiation of any event or temporary use to take place on the site in order for the Town to:

7.58.1.1. Evaluate requests for Town assistance and costs to be charged as associated with the event;

7.58.1.2. Determine and schedule what types of site inspections may be needed;

7.58.1.3. Evaluate parking, site access and traffic controls;

7.58.1.4. Evaluate crowd controls and flow, and site requirements for bathroom, water and other facilities that may be required to protect the health and welfare of the participants;

7.58.1.5. Confirm that NC Alcohol Law Enforcement (ALE) and Dare County Health Department requirements have been met;

7.58.1.6. To assign and charge any fees associated with use of Town personnel; and

7.58.1.7. Schedule repeating events.

7.58.2. Events site and management plan shall include:

7.58.2.1. Contact information and cell phone for the person in charge of the event.

7.58.2.2. A brief description of the event with an estimated number of expected participants. Ticketed events should indicate the maximum number of tickets that will be sold.

7.58.2.3. A site plan map showing:

7.58.2.3.1. The location of all temporary structures, including tents, stages, concessions, bathroom facilities, or rides.

7.58.2.3.2. A traffic and parking plan indicating site ingress/egress, traffic flow direction, designated parking areas, and the number of parking spaces. Ticketed events must have one space for every three tickets sold. If off-site parking is anticipated, plan must indicate where off-site parking will be located and document approval from those property owners.

7.58.2.3.3. The amount, type, and location of temporary signage, subject to the provision of Article 10, Part III, Sign Regulations of this UDO, and the following:

7.58.2.3.3.1. Directional signage less than twelve (12) square feet may be located at strategic locations to direct pedestrians and motorists.

7.58.2.3.3.2. Temporary advertisement, sponsorship, or commercial signage shall be directed internally to the event itself and shall not be located adjacent to or addressing adjacent properties, the US 158 right-of-way or the beach or sound.

7.58.2.3.3.3. Temporary signs shall be displayed only during the actual time period of the event and shall be promptly removed at the close of such event.

7.58.2.3.4. Notes or attachments related to any additional documentation pertinent to the planned event, including but not limited to:

7.58.2.3.4.1. Approvals required from other agencies (ALE, NCDHHS).

7.58.2.3.4.2. Off-site parking arrangements.

7.58.2.3.4.3. Proof of insurance related to the event.

7.58.3. Failure to comply with inspection and code requirements can result in fines and/or suspension of the use of the site in accordance with Section 1.10, Violation of UDO Regulations, of this UDO and other applicable local and state regulations.

(Ord. No. 20-05-005, Art. III, Pt. XV, 5-6-2020)

Section 8.5 Development Standards for Overlay Districts.

8.5.2. CO Commercial Outdoor Recreational Uses Overlay District.

8.5.2.1. Purpose. The commercial-outdoor recreational uses overlay district is hereby established. The purpose of establishing this overlay district is to provide a set of comprehensive land use regulations for the operation of commercial-outdoor recreational uses while protecting the residentially zoned areas of the Town. All commercial-outdoor recreational uses proposed within this overlay district shall be subject to the procedures, standards, and guidelines specified in the following sections, in addition to other applicable rules, regulations, and permit requirements. In cases of conflicts with regulations in the underlying zoning district, the more restrictive requirement shall apply. Within this overlay district, all permitted and special uses in the C-2 zoning district which are on a separate lot and not in combination with any of listed commercial outdoor recreational uses shall be allowed.

8.5.2.2. Jurisdiction. The provisions of this section shall apply to all areas designated as the commercial-outdoor recreational uses overlay district and defined on the official zoning map of the Town. The provisions of this section shall also include areas within the Town's extraterritorial jurisdiction as shown on the official zoning map of the Town.

8.5.2.3. Exceptions of Applicability. All existing commercial-outdoor recreational uses which do not meet the requirements of this section shall be regulated in accordance with Article 5, Nonconformities, of this UDO.

8.5.2.4. Uses Allowed. The underlying zoning district to the Commercial-Outdoor Recreational Uses Overlay District is the C-2 General Commercial Zoning District. The outdoor recreational uses allowed in this district may be allowed as stand-alone uses or in combination with other outdoor recreational uses. Outdoor recreational uses may also be combined with certain uses allowed in the underlying C-2 zoning district. However, when any non-recreation related use is combined with a recreation use, the non-recreation use must be accessory and subordinate to an outdoor recreation use. In this instance, only the following uses shall be allowed as accessory to an outdoor recreation use and shall be contained within the principal building:

8.5.2.4.1. Concession.

8.5.2.4.2. Amusement arcade.

8.5.2.4.3. Restaurant.

8.5.2.4.4. Retail.

8.5.2.4.5. Single-family dwelling.

Lots may also be developed with any of the principal uses allowed in the C-2 zoning district. When this occurs, these lots shall not be utilized in combination with any of the recreation uses allowed within this overlay district.

8.5.2.5. General Requirements Applicable to All Commercial-Outdoor Recreational Uses. Conditional commercial-outdoor recreational uses and accessory uses are allowed provided that the following conditions are met:

8.5.2.5.1. Commercial-outdoor recreational uses shall be in accordance with applicable standards in Town Code Section 4-231, commercial-outdoor recreational uses.

8.5.2.5.2. A 12-foot wide vehicular accessway suitable for firefighting and rescue equipment as approved by the Town shall connect the commercial-outdoor recreational use to the driveway with the exception of piers and docks, unless such development is prohibited by local, state or federal regulations. Emergency accessways may also be used for the required pedestrian accessway.

8.5.2.5.3. The commercial-outdoor recreational use shall be connected to all improved facilities including restrooms and parking areas by improved walkways. Such walkways shall be at least five (5)

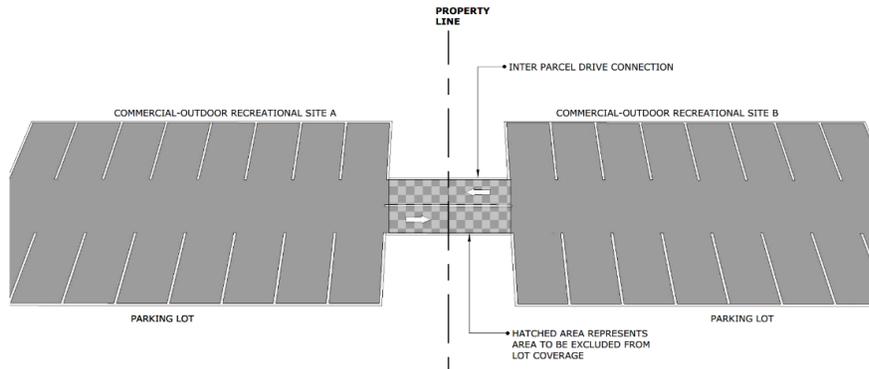
feet wide and constructed of concrete, asphalt, wood, or other similar material and may also be used as vehicular emergency accessways if they meet the standard listed in subsection 8.5.2.5.2 above.

8.5.2.5.4. No portion of any fueling area and/or gasoline storage area shall be further than five hundred (500) feet or closer than fifty (50) feet to a fire hydrant. The location of the fire hydrant shall be approved by the Town.

8.5.2.5.5. Except for water-dependent uses, all crowd or spectator areas shall be designed and sited such that any noise, cheering, etc., resulting from the crowd or spectators is directed toward the interior of the site. Typical spectator areas would include bleachers or open picnic areas.

8.5.2.5.6. Lighting shall be in accordance with the security lighting standards in Article 10, Part IV, Outdoor Lighting of this UDO.

8.5.2.5.7. When an existing or proposed parking lot is designed and improved to allow access to adjoining properties within the commercial-outdoor recreational uses overlay zoning district, the applicant and each adjoining property owner may reduce the parking space requirement by ten (10) percent provided that cross-easements are recorded in the Dare County Register of Deeds that allow unrestricted parking and traffic flow between the proposed and existing lots. The vehicular travel area included in the cross-easement shall be excluded from lot coverage calculations, as shown in the following diagram, unless it is within the estuarine AEC.



Parking Lot Access to Adjoining Properties

8.5.2.5.8. All petroleum products shall be stored in accordance with NFPA 30 and the North Carolina Fire Prevention Code standards. All petroleum products subject to the above regulations shall be stored no closer than fifty (50) feet or a distance equal to one-half the lot width whichever is less from any property line, right-of-way, drainage ditch, or estuarine waters unless the above regulations require a greater setback. All sites subject to the above regulations shall be inspected at least on an annual basis by the Town, or prior to events associated with crowd gathering permits or the designated public events site.

8.5.2.5.9. Estuarine shoreline. Commercial-outdoor recreational uses may have docks, piers, and walkways as permitted by the Town, CAMA and the corps of engineers.

8.5.2.5.10. The term "use," as referred to in this section shall mean the principal activities on the site, i.e., bumper boat pool, go-cart track, sport-climbing wall.

8.5.2.5.11. Sites which contain piers, slips, or other water dependent facilities which have been approved by the Board of Commissioners for outdoor recreational uses shall not be considered a commercial marina.

8.5.2.6. Setbacks for Commercial Outdoor Recreational Uses. Setbacks from property lines and rights-of-way for all of the commercial-outdoor recreational uses permitted in this district shall be as follows:

8.5.2.7. Buffering Requirements.

8.5.2.7.1. Commercial-outdoor recreational uses shall provide a 10-foot wide commercial transitional protective yard adjacent to any street right-of-way.

8.5.2.7.2. Go-cart rental establishments shall provide a 25-foot wide commercial transitional protective yard adjacent to any street right-of-way and a 10-foot wide commercial transitional protective yard along any side lot line.

8.5.2.7.3. Any other outdoor-recreational use shall provide a 10-foot wide commercial transitional protective yard along a side lot line only when adjacent to a residential use.

8.5.2.7.4. For sites adjacent to estuarine waters: No buffer is required if the lot abuts estuarine waters, provided that at least fifty (50) percent of the land area within contiguous and/or adjacent 404 wetlands as defined by the US Army Corps of Engineers or fifty (50) percent of the land area waterward of the CAMA line, whichever land area is greater, is left in its natural condition. If the above conditions do not apply, or cannot be met, the rear yard buffer shall consist of a 10-foot wide commercial transitional protective yard.

8.5.2.7.5. All buffering shall be provided in accordance with the standards contained in [Article 10, Part VI, Commercial Design Standards](#).

8.5.2.8. Combination of Commercial-Outdoor Recreational Uses. Unless held on a designated public events site as defined in Appendix A of this UDO, the combination of two or more commercial-outdoor recreational uses on any site, including accessory uses previously listed in this section, shall be permitted subject to the following additional requirements: