

2. THE OWNER INTENDS TO CONSTRUCT THREE 2-STORY DUPLEX RESIDENTIAL STRUCTURES WITH PARKING BELOW (3-LEVELS TOTAL). THE RESIDENCES ARE INTENDED FOR EMPLOYEE / WORKFORCE HOUSING. 3. THE PROPERTY IS LOT 2 OF A PARCEL SUBDIVIDED BY JOAN ANNETTE O'NEAL, P.C. H, SL. 306. RECORDED IN D.B. 2542, PG 412. DARE COUNTY PIN# 0647 20 91 8070, DARE CO. PARCEL ID: 013258001

PROPERTY ADDRESS: 27221 A SAND ST, SALVO, NORTH CAROLINA

FIRM MAP NUMBER 3730064700K, EFFECTIVE DATE JUNE 19, 2020 (SUBJECT TO CHANGE BY FEMA)

5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SPECIFIED. ELEVATIONS SHOWN ARE HEREON PER NAVD88.

6. AREAS SHOWN ARE BY COORDINATE METHOD.

7. EXISTING FEATURES AND SURVEY INFORMATION PROVIDED BY J. H. MILLER LAND SURVEYING, SURVEY INFORMATION OBTAINED ON FEBRUARY 17, 2022.

8. THERE ARE NO DELINEATED WETLANDS ON THE PROJECT SITE.

9. THE PROPERTY IS ZONED S-1 AND GROUP DEVELOPMENTS / GROUP HOUSING PROJECTS ARE A SPECIAL USE.

10. PARKING REQUIREMENTS: DUPLEX (2 UNITS WITH 2 BEDROOMS EACH UNIT) = 4 PARKING SPACES PROVIDED: 4 SPACES EACH DUPLEX (1 UNIT WITH 3 BEDROOMS EACH UNIT) = 6 PARKING SPACES PROVIDED: 6 SPACES

FRONT: 25' (ARTICLE 22-27.1.C.4) SIDE: SETBACK: 25' (ARTICLE 22-31.C.1) REAR: 25' (ARTICLE 22-31.C.1) SEPARATION OF STRUCTURES: 20' (ARTICLE 22-31.B.6)

12. GROSS AREA = 20,100.38 SF (0.461 ACRES)PARKING AREA = 2,200.00 SF (0.050 ACRES)(EXCLUDES PARKING BENEATH STRUCTURES) BUILDING AREA = 3,224.00 SF (0.074 ACRES)(INCLUDES DECKS) OPEN SPACE = 14,676.38 SF (0.337 ACRES

13. AREA TO BE DISTURBED: 20,059 SF (0.46 ACRES)

14. LOT AREA - 20,100.38 SF

ALLOWABLE COVERAGE - 6,030.11 SF (30% - ARTICLE 22-27.1.D.3)

15. COVERAGE IS AS FOLLOWS:

EROSION CONTROL PLAN.

EXISTING
STRUCTURES - 1,730.86 SF GRAVEL - 579.05 SF

(EXISTING STRUCTURES TO BE REMOVED)

PROPOSED STRUCTURES - 3,224.00 SF DRIVEWAYS - 2,200.00 SF

I. NARRATIVE:

THE SITE.

II. SOILS DESCRIPTION:

COROLLA FINE SAND (CoB)

OBTAIN SITE PLAN APPROVAL

ABANDON SEPTIC SYSTEM

PLACE AND GRADE FILL MATERIALS

III. CONSTRUCTION SEQUENCE:

OBTAIN ALL NECESSARY ENVIRONMENTAL PERMITS

FLAG OR STAKE WORK LIMITS / PROPERTY LINES

STRIP 6" TOPSOIL FROM DRAINFIELD FILL AREAS

INSTALL SILT FENCE AS INDICATED ON THE SITE PLAN

ESTABLISH TEMPORARY VEGETATION ALONG ANY AREAS

REQUIRED IN ACCORDANCE WITH THE "SEDIMENTATION AND

CLEAR LOT OF EXISTING STRUCTURES AND VEGETATION AS

TOTAL - 5,424.00 SF (27.0%) 16. SILT FENCE TO BE INSTALLED ON SITE AS SHOWN ON DEMOLITION AND

17. WATER SERVICES SHALL BE COORDINATED WITH THE DARE COUNTY WATER DEPARTMENT. CONSIDERATION OF SERVICE MAY BE TO PROVIDE INDIVIDUAL SERVICE TO EACH UNIT, A SINGLE SERVICE FOR EACH STRUCTURE, OR A SINGLE MASTER METER FOR THE SITE.

RED SHED LLC INTENDS TO DEMOLISH TWO EXISTING DUPLEXES AT 27221 A SAND

STREET AND CONSTRUCT THREE DUPLEXES TO CREATE EMPLOYEE HOUSING IN

UNITS. THE SITE IS LOCATED ON 0.46 ACRES. APPROXIMATELY 0.46 ACRES OF

SALVO, NC. A SINGLE SEPTIC SYSTEM WITH LPP DRAINFIELD WILL SERVE ALL THE

THE SITE ARE TO BE DISTURBED. CONSTRUCTION IS SCHEDULED TO BEGIN IN THE

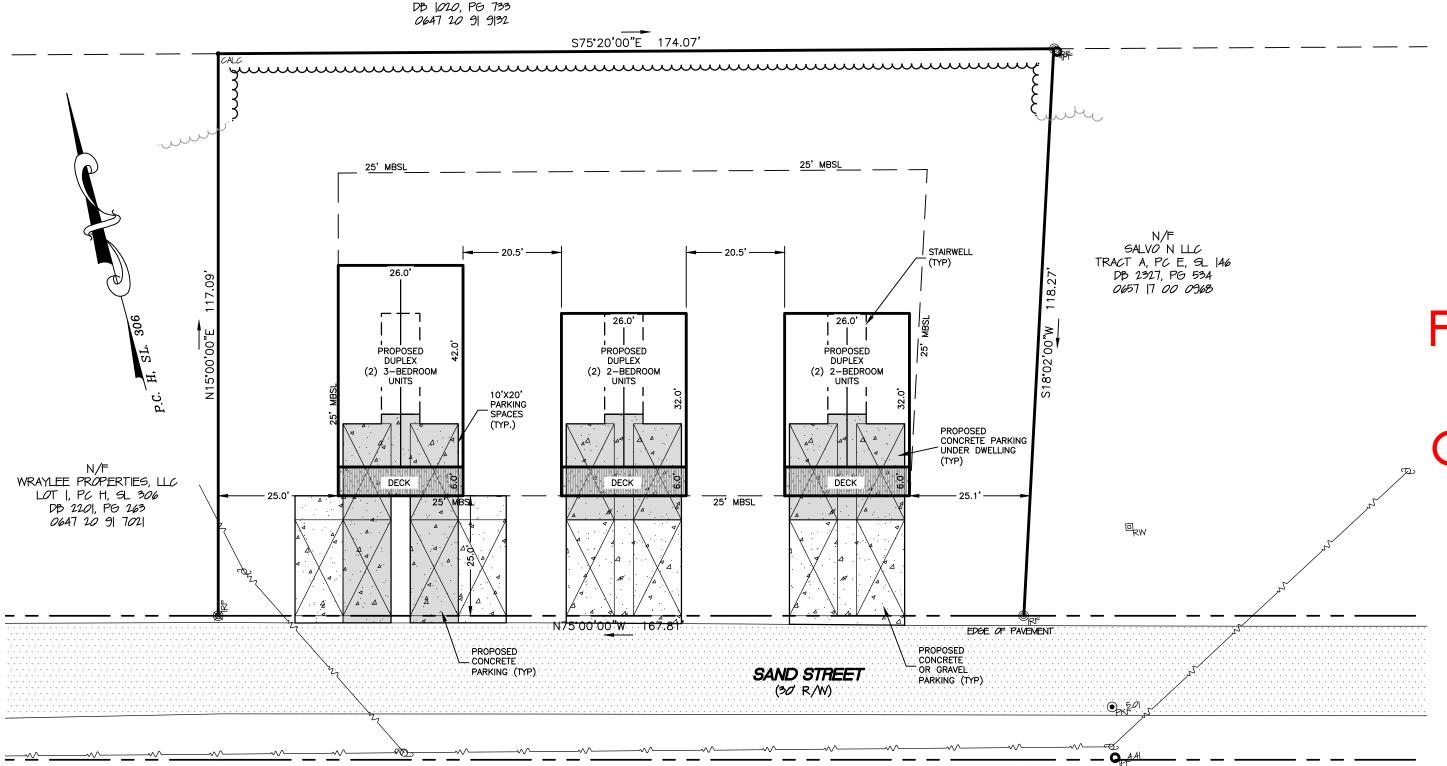
THE SITE IS LEVEL WITH SANDY SOILS. THERE IS LITTLE EXISTING VEGETATION ON

DISTURBED AREAS ARE TO BE STABILIZED WITH TEMPORARY/PERMANENT

VEGETATION ACCORDING TO THE SEQUENCE OF CONSTRUCTION.

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





<u>SITE PLAN</u>

N/F SCOTT C HISE

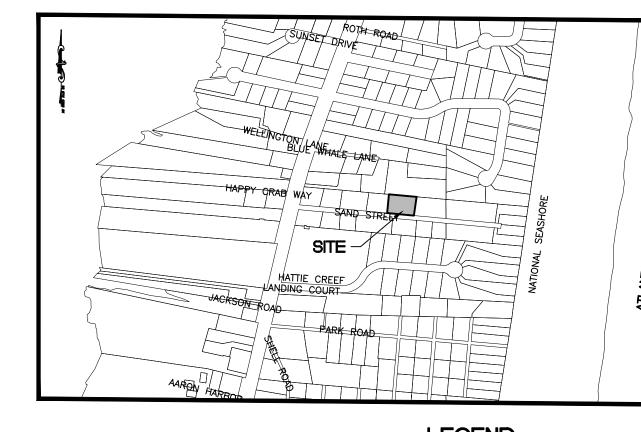
ANNA A HISE

LOT 3, PC E, SL 536

GRAPHIC SCALE 1 INCH = 20 FT.

GRAPHIC SCALE

1 INCH = 20 FT.



FINAL DRAWING NOT FOR CONSTRUCTION

**LEGEND** 

CALCULATED POINT IRON PIPE FOUND IRON ROD FOUND PK NAIL FOUND R/W MONUMENT FOUND --- RIGHT OF WAY PROPERTY BOUNDARY --- ADJACENT PROPERTY LINE EXISTING POWER POLE OVERHEAD ELECTRIC EXISTING CABLE TV PEDESTAL

EXISTING FIRE HYDRANT EXISTING WATER METER PROPOSED WATER METER — W — EXISTING WATERLINE PROPOSED SANITARY VALVE PROPOSED SANITARY CLEANOUT

 $--\wp---$  EXISTING CONTOURS PROPOSED CONTOURS EXISTING SPOT ELEVATIONS PROPOSED SPOT ELEVATIONS EXISTING TREELINE . PROPOSED TREELINE

——SF——— SILT FENCE LIMITS OF DISTURBANCE

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.

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

## SEPTIC SYSTEM ABANDONMENT NOTES

1. SEE SEPTIC SYSTEM IMPROVEMENT PERMIT FOR ANY ADDITIONAL CONDITIONS. 2. OBTAIN AN APPROVED HAULER PUMP TO REMOVE ANY REMAINING LIQUID, SLUDGE, AND SCUM FROM TANKS TO BE ABANDONED/REMOVED.

3. REMOVE TANKS AND PROPERLY DISPOSE OF REMAINS AT AN AUTHORIZED LANDFILL. TANKS SHOWN TO BE ABANDONED MAY BE CRUSHED IN PLACE AND BACKFILLED WITH CLEAN FILL FROM AN APPROVED SOURCE.

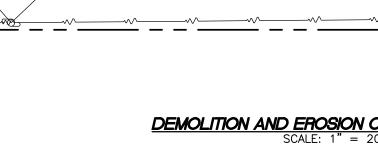
4. REMOVE EXISTING DRAINLINES WITHIN DRAINFIELDS SHOWN TO BE REMOVED. REMOVE SURFACE FEATURES WITHIN DRAINFIELDS SHOWN TO BE ABANDONED.

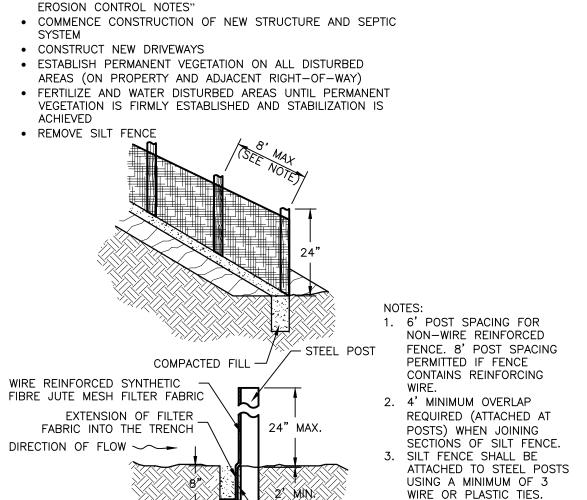
5. BACKFILLED AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY. MORE STRINGENT COMPACTION REQUIREMENTS MAY APPLY WITHIN THE PROJECT SPECIFICATIONS.

6. UPON COMPLETION OF REMOVAL, BACKFILL, AND COMPACTION, ALL DISTURBED SURFACES SHALL BE COATED WITH HYDRATED LIME (IF EXPOSED TO EFFLUENT) AND A VEGETATIVE COVER SHALL BE ESTABLISHED.

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 (HQW) 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 HQW ZONES)

## SCOTT'C HISE ANNA A HISE LOT 3, PC E, SL 536 LIMITS OF DISTURBANCE PRIOR TO PLACING DRAINFIELD FILL, REMOVE 6" OF TOP SOIL FROM DB 1020, PG 733 SURFACE (MAY BE REUSED OUTSIDE 0647 20 91 9132 FROM 2020 AERIALS S75°20'00"E 174.07' La company de la INSTALL ±50 LF OF SILT - FENCE PRIOR TO PLACING DRAIN FIELD FILL SALVO N LLC TRACT A, PC E, SL 146 DECKS AND OTHER APPURTENANCES TO BE REMOVED DB 2327, PG 534 0657 17 00 0968 SINGLE STARY AN FOUNDATION TO BE REMOVED WRAYLEE PROPERTIES, LLC PROPERTY OWNER REGARDING LOT 1, PC H, SL 306 ABANDONMENT/DEMOLITION DB 2201, PG 263 EXISTING CABLE PEDESTAL TO BE RELOCATED EXISTING POWER POLE TO BE REMOVED 0647 20 91 7021 . . . . . . . . . . . . . . . . . . . PROVIDER) . 167.81' X50 EDGE OF PAVEMENT SAND STREET (30 R/W)

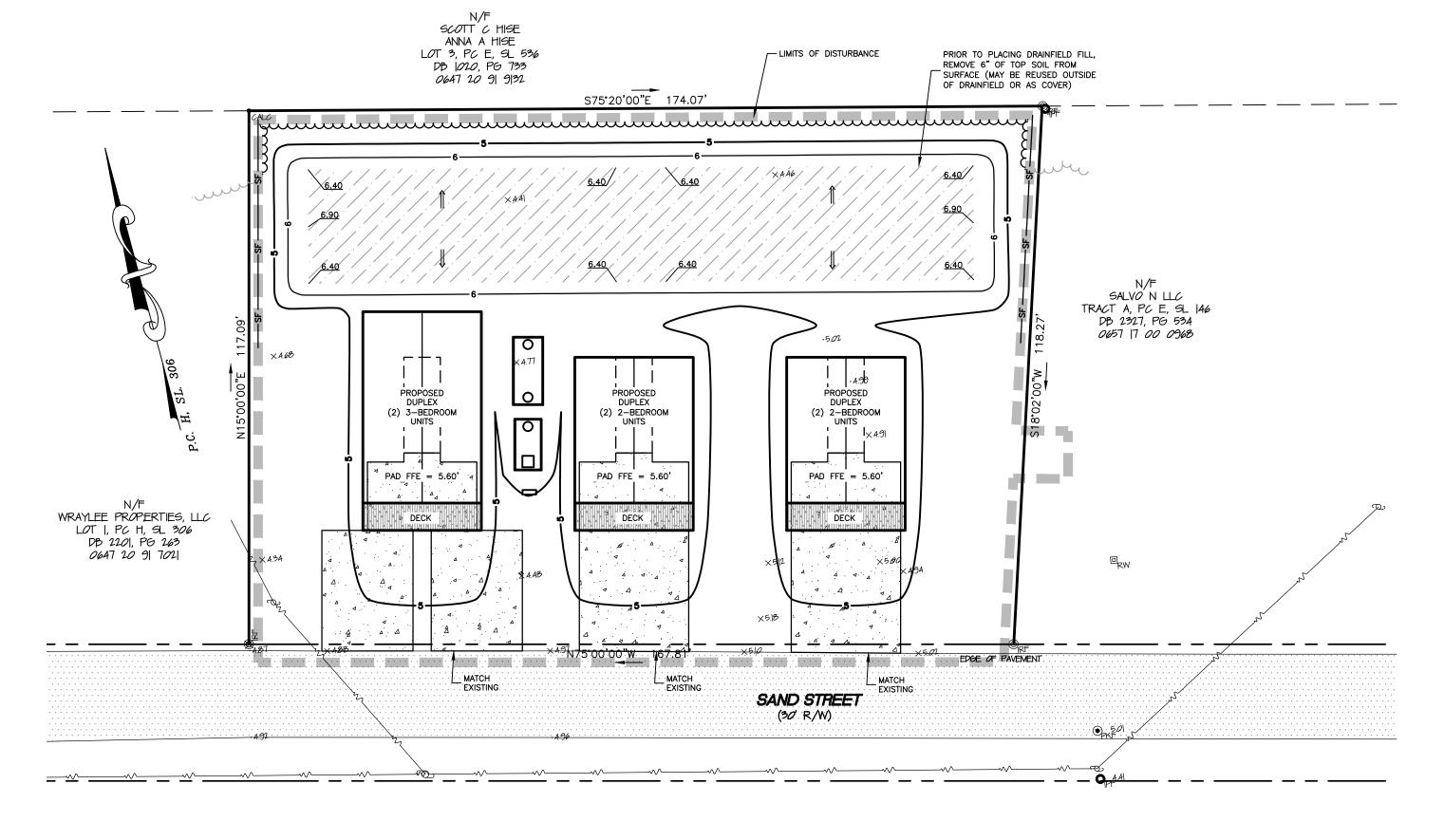




SILT FENCE DETAIL

- 2. THE CONTRACTOR SHALL ENSURE THAT AREAS OUTSIDE OF THE LIMITS OF LAND DISTURBANCE AS WELL AS TREES SPECIFICALLY NOTED FOR PROTECTION ARE NOT ADVERSELY IMPACTED BY ANY CLEARING ACTIVITIES.
- 3. LIMITS OF SLOPES AND GRADING SHALL BE IN ACCORDANCE WITH THE LIMITS SHOWN
- 4. EXISTING FEATURES AND SURVEY INFORMATION PROVIDED BY J. H. MILLER LAND SURVEYING, SURVEY INFORMATION OBTAINED ON FEBRUARY 17, 2022. ELEVATIONS ARE PER NAVD 1988.

## FINAL DRAWING NOT FOR CONSTRUCTION



WINTER RYE GRAIN 5 LB/1000 SF

SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 500

SEEDING SCHEDULE

COMMON BERMUDAGRASS

COMMON BERMUDAGRASS

SPECIES

SPECIES

SPECIES

K-31 FESCUE

K-31 FESCUE

GERMAN MILLET

K-31 FESCUE

WINTER RYE GRAIN

APRIL 1 - MAY 15: PERMANENT SEEDING

MAY 15 - JULY 16; PERMANENT SEEDING

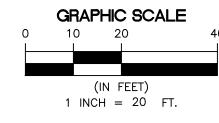
<u>AUGUST 15 - APRIL 1: TEMPORARY SEEDING</u>

LB PER ACRE OF 10-10-10 FERTILIZER.

USE JUTE, EXCELSIOR 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.

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

GRADING PLAN SCALE: 1" = 20'



GRAPHIC SCALE

1 INCH = 20 FT.

LPP SEPTIC SYSTEM NOTES:

CONSTRUCTION (2 WORKING DAYS).

FIELD VERIFIED PRIOR TO INSTALLATION.

THE SITE IS LOCATED AT 27221 SAND STREET, SALVO, NC

THE DESIGN FLOW IS 1680 GPD BASED UPON THE FOLLOWING:

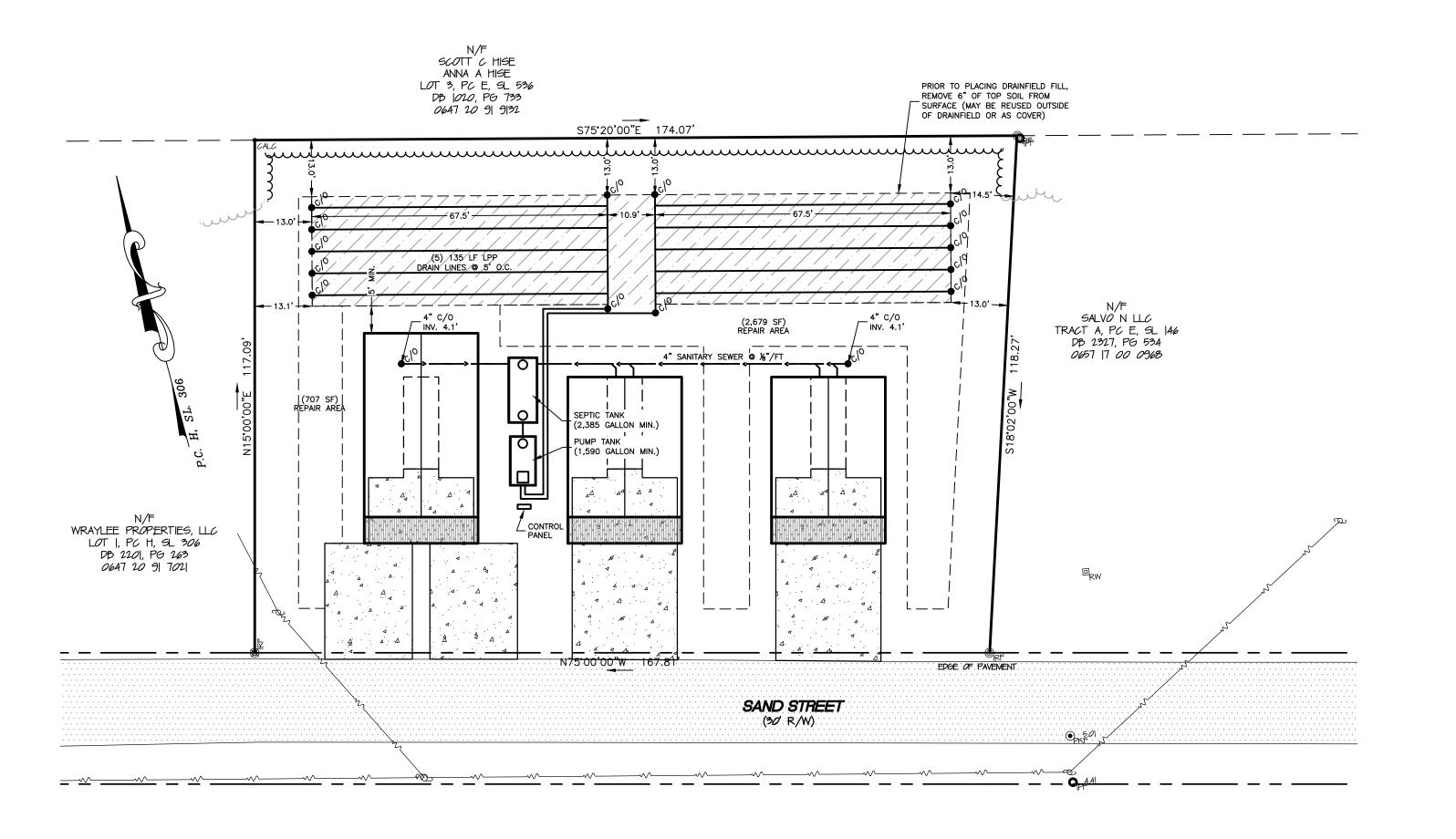
(4) 2-BEDROOM UNITS = (4)(240 GPD) = 960 GPD

(2) 3-BEDROOM UNITS = (2)(360 GPD) = 720 GPD

TOTAL = 1680 GPD

2. THE LPP DRAINFIELD SHALL INCLUDE (2) DRAINFIELDS, EACH WITH (5) 67.5 LF LPP DRAINLINES AT 5' O.C. FOR A TOTAL DRAINFIELD AREA OF 3,375 SF AND A RESULTING LOADING RATE OF 0.50 GPD/SF.

- 3. SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWAGE RULES SECTION 15 NCAC 18A.1900 CURRENT EDITION.
- 4. LPP FIELDS ARE TO OPERATED @ 3.0' PRESSURE HEAD AT ENDS OF LATERALS.
- ALL DISPOSAL FIELD FILL MATERIAL SHALL COME FROM A PRE-APPROVED SOURCE.
   THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL NOTIFY NC-ONE-CALL PRIOR TO
- 7. HORIZONTAL AND VERTICAL ORIENTATION OF EXISTING UNDERGROUND UTILITIES ARE NOT KNOWN. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8. THE CONTRACTOR SHALL SUBMIT A LIST OF MATERIALS FOR APPROVAL TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ROUTINE INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE ENGINEER AND DARE
  COUNTY HEALTH DEPARTMENT. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS
  OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING THE SYSTEM IN STRICT ACCORDANCE WITH
  THE PROJECT PLANS AND SPECIFICATIONS.
- 10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY AGENCY HAVING JURISDICTION. HE SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- 11. NO MODIFICATIONS TO THIS PLAN SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE ENGINEER AND LOCAL HEALTH DEPARTMENT. ANY FIELD CHANGES TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND LOCAL HEALTH DEPARTMENT AND SHALL BE ACCURATELY INDICATED ON THE AS—BUILT DRAWINGS.
- 12. ALL COMPONENTS OF THE SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CONTRACT DRAWINGS, SPECIFICATIONS, AND THESE PLANS. AFTER TESTING IS COMPLETED AND ALL COMPONENTS OF THE WASTEWATER SYSTEM ARE ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL SUBMIT AS—BUILT DRAWINGS TO THE COUNTY HEALTH DEPARTMENT ANY DISCREPANCIES NOTED DURING INSPECTION OF THE AS—BUILT FACILITIES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 30 DAYS IF NECESSARY.
- 13. THE CONTRACTOR SHALL SUBMIT A LIST OF MATERIALS FOR APPROVAL TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 14. SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWAGE RULES SECTION 15 NCAC 18A.1900 CURRENT EDITION.
- 15. ROUTINE INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE ENGINEER AND DARE COUNTY HEALTH DEPARTMENT. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING THE SYSTEM IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
- 16. ALL MANHOLE RISERS SHALL BE WATERTIGHT, CONFORM TO NORTH CAROLINA CODE 15A NCAC 18A-1954, AND BROUGHT TO FINISHED GRADE BY CONTRACTOR, UNLESS OTHERWISE NOTED.
- 17. ALL TANK INLETS AND OUTLETS SHALL BE FITTED WITH PRECAST BOOTS.18. ALL TANK DIMENSIONS INCLUDING INLET/OUTLET LOCATIONS AND INVERT ELEVATIONS SHALL BE
- 19. NO MODIFICATIONS TO THIS PLAN SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE ENGINEER AND LOCAL HEALTH DEPARTMENT. ANY FIELD CHANGES TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND LOCAL HEALTH DEPARTMENT AND SHALL BE ACCURATELY INDICATED ON THE AS-BUILT DRAWINGS.
- 20. ALL COMPONENTS OF THE SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CONTRACT DRAWINGS, SPECIFICATIONS, AND THESE PLANS. AFTER TESTING IS COMPLETED AND ALL COMPONENTS OF THE WASTEWATER SYSTEM ARE ACCEPTED BY THE OWNER.
- 21. ALL DISTURBED SOIL SHALL BE STABILIZED AS SOON AS POSSIBLE BY GRADING AND SEEDING.



SEE SHEET C401 FOR SEPTIC SYSTEM DETAILS

## LEGEND

CALCULATED POINT IRON PIPE FOUND IRON ROD FOUND PK NAIL FOUND R/W MONUMENT FOUND --- RIGHT OF WAY PROPERTY BOUNDARY ---- ADJACENT PROPERTY LINE EXISTING POWER POLE OVERHEAD ELECTRIC EXISTING CABLE TV PEDESTAL EXISTING FIRE HYDRANT EXISTING WATER METER PROPOSED WATER METER — W — EXISTING WATERLINE PROPOSED SANITARY VALVE PROPOSED SANITARY CLEANOUT ——10 ——— PROPOSED CONTOURS EXISTING SPOT ELEVATIONS PROPOSED SPOT ELEVATIONS EXISTING TREELINE . PROPOSED TREELINE ——SF——— SILT FENCE

LIMITS OF DISTURBANCE

Albemarle & ASSOCIATES, LTD.

Know what's **below**.

3 LB/1000 SF

1 LB/1000 SF

3 LB/1000 SF

3 LB/1000 SF

1 LB/1000 SF

3 LB/1000 SF

3 LB/1000 SF

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

DELETE FESCUE IF OVERSEEDING ESTABLISHED FESCUE.

NOTE: DELETE MILLET IF OVERSEEDING ESTABLISHED MILLET OR FESCUE.

DELETE FESCUE IF OVERSEEDING ESTABLISHED FESCUE.

RATE

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 NO.
 DATE
 DESCRIPTION
 BY

 1
 04/13/2022
 PER DOHD REVIEW COMMENTS
 KCA

 2
 04/18/2022
 PLANNING BOARD SUBMITTAL
 KCA

 6
 FLANNING BOARD SUBMITTAL
 KCA

4ED, LLC AND STREET

RED SHED, LLC 27221 A SAND STR

DESIGNED: MJM

CHECKED: MJM

FILE: 08602A

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C301

