



MEMORANDUM
Town of Nags Head
Planning & Development Department

To: Planning Board
From: Kelly Wyatt, Deputy Planning Director
Michael Zehner, Director of Planning and Development
Date: September 11, 2020
Subject: Islington Street Beach Access Site Plan

GENERAL INFORMATION

Applicant: Town of Nags Head.

Application Request: Site Plan Review.

Purpose: Consideration of improvements to the Islington Street Beach Access to include an asphalt drive aisle with turfstone parking stalls, stormwater management measures, above grade decking with showers, and wooden walkway to connect to the existing walkway and stairs to the beach. These improvements are partially funded through a grant from the North Carolina Division of Coastal Management.

Property Location: 0 E. Islington Street.

Existing Land Use: Vacant, unimproved pedestrian path with portion of wooden walkway.

Zoning Classification of Property: R-2, Medium Density Residential Zoning District.

Zoning Classification of Surrounding Properties: All properties surrounding this site are zoned R-2, Medium Density Residential and are developed residentially.

Flood Hazard Zone of Property: NFIP FIRM Maps indicate that three flood zones span this property: Shaded X, AO and per the Town of Nags Head local RFPE, the VE 12. There are no enclosed structures requiring elevation within the proposed scope of work.

Land Use Plan Map/Policies: The 2017 Comprehensive Plan Future Land Use Map classifies this property as Residential and is located within the South Nags Head Character Area Development Plan. Below is the description of the Residential classification and pertinent excerpts from the Character Area:

The Residential designation is intended to accommodate low-density, single family residential.

Section 2.7.2A Appropriate Land Uses states, "Appropriate land uses in South Nags Head are predominately single-family residential development. Certain institutional and municipal areas are also appropriate under the right conditions such as the Nags Head Fire Station and municipal beach access facilities".

Staff finds this proposal to be consistent with the Residential Land Use Classification.

SPECIFIC INFORMATION

Applicable Zoning Regulations:

- Use Regulations: Pursuant to Section 6.6 of the Unified Development Ordinance, Table of Permitted Uses and Activities, "Public Beach/Sound Access/Bathhouse" is a permitted use within the R-2, Medium Density Residential Zoning District.
- Lot Coverage: Total allowable lot coverage for this site is 33%. Proposed lot coverage is 32.9% therefore lot coverage is compliant.
- Height: The scope of work involves construction of parking facilities, above grade decking with shower facilities and elevated wooden walkways with stairs to the beach. There are no proposed structures to be regulated by the maximum height.
- Architecture Design Standards: No architectural design standards apply to this proposed scope of work.
- Parking: There is no minimum parking requirement for this use; however, 11 parking spaces have been proposed, including 2 handicap accessible parking spaces.

Additionally, Section 10.92.14.4 requires a minimum of 20% of the surface area of the parking area and drive aisles to be constructed using permeable surface materials. An excess of 20% has been provided and is therefore compliant.

- Buffering/Landscaping: A compliant five-foot-wide Buffer Yard C has been provided along the perimeter of the northern and southern property lines adjacent to residential uses. In addition to maintaining the existing and mature black pines, numerous native ornamental grasses and flowering plants are to be installed.
- Lighting: One light fixture has proposed at the eastern extent of the parking area. A light audit will be conducted to ensure that light intensity does not exceed medium level activity illumination standards.
- Signage: This access will be signed in compliance with Town and CAMA standards as with all other public beach access.

Water and Sewage Disposal: No facilities requiring water and sewage disposal are being proposed.

Stormwater Management: Adequate stormwater management measures have been designed by the Town Engineer.

Traffic Circulation: Compliant traffic circulation has been designed by the Town Engineer.

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. The Fire Department has reviewed and approved the proposed site plan as presented.

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

CAMA: A CAMA Minor Permit is required for this proposed use and must be issued prior to zoning or building permit issuance.

ANALYSIS & STAFF RECOMMENDATION

Staff finds that the proposal is consistent with the applicable use and development standards, as well as relevant land use policies. Staff recommends approval of the site plan as presented.

Attachments: *Application and Plan Set.*



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

(Optional) VESTED RIGHT (\$200.00)

= TOTAL FEE DUE _____

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

DATE RECEIVED _____

1. LOCATION AND ZONING INFORMATION

- A. PROJECT TITLE Islington Street Beach Access Improvements
- B. STREET ADDRESS O.E. Islington Street
- C. SUBDIVISION _____
LOT(S) _____ BLOCK _____ SECTION _____
- D. PRESENT ZONING R-2, Medium Density Residential
- E. PRESENT USE Vacant, Pedestrian Walkway
- F. EXISTING NONCONFORMITIES None
- G. ABUTTING PROPERTY ZONING R-2, Medium Density Residential
- H. ABUTTING PROPERTY USE 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 Town of Nags Head
ADDRESS P.O. Box 99
Nags Head, NC 27959
TELEPHONE 252-441-5508
- C. CONTACT PERSON: NAME David Ryan, P.E.
ADDRESS P.O. Box 99
Nags Head, NC 27959
TELEPHONE 252-441-5508

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

- NAME/ADDRESS (N) Michael Callis; 1200 Wellstone Cir, Apex, NC 27502
- NAME/ADDRESS (S) Roger Baker; P.O. Box 90232 Raleigh, NC 27675
- NAME/ADDRESS (E) Atlantic Ocean
- NAME/ADDRESS (W) _____

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

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

A. Site plan preparer David Ryan P.E. Phone # 252-441-5508
 NC Registered Engineer Architect Surveyor. License # _____

- 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: n/a

- Attached tentative approval letter dated _____
- Attached final permit dated _____
- State County

D. Project involves condominium ownership. n/a

- NO YES, Three copies of condominium documents attached.

E. Amount of land-disturbing activity proposed _____ 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

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

3. Flood zone(s) as determined by latest FEMA Flood Insurance Rate Map, with notation, "flood zone subject to change by FEMA."
4. All underground utilities and facilities including gasoline tanks and existing septic facilities (including tanks and fields).
5. The location of any marsh areas, estuarine waters, or US Army Corps of Engineers 404 wetlands protection within or abutting the lot.
6. If the lot is within an ocean hazard Area of Environmental Concern, the location of the first line of stable natural vegetation, the CAMA setback line, and contour lines at 2-foot intervals depicting any dunes located within an oceanfront AEC that are to be disturbed by construction.
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 undisturbed and included in calculation for compliance with vegetation preservation ordinance Section 48-371.

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

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

Commercial
Residential

Parking Spaces
Required

Parking Spaces
Shown

Loading
Spaces

_____ STORIES			
BUILDING SQUARE FOOTAGE:			
PRINCIPAL _____	n/a	11	0
ACCESSORY _____		(2 ADA)	
TOTAL _____			
# EMPLOYEES <u>n/a</u>			
# DWELLING/LODGING UNITS <u>n/a</u>			

D. EXPLANATORY NOTES

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

6. PLAN AND ATTACHMENT PREPARER CERTIFICATION

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

DATE

SIGNATURE OF ENGINEER ARCHITECT SURVEYOR

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

Name	Phone #	Information provided
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Site Specific Development Plan Option - Vested Right for Site Plans

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

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

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

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



LOT 1
MACRAE BEACH
P.C. 8, SL 76

LOT 2
MACRAE BEACH
P.C. 8, SL 76

LOT 3
MACRAE BEACH
P.C. 8, SL 76

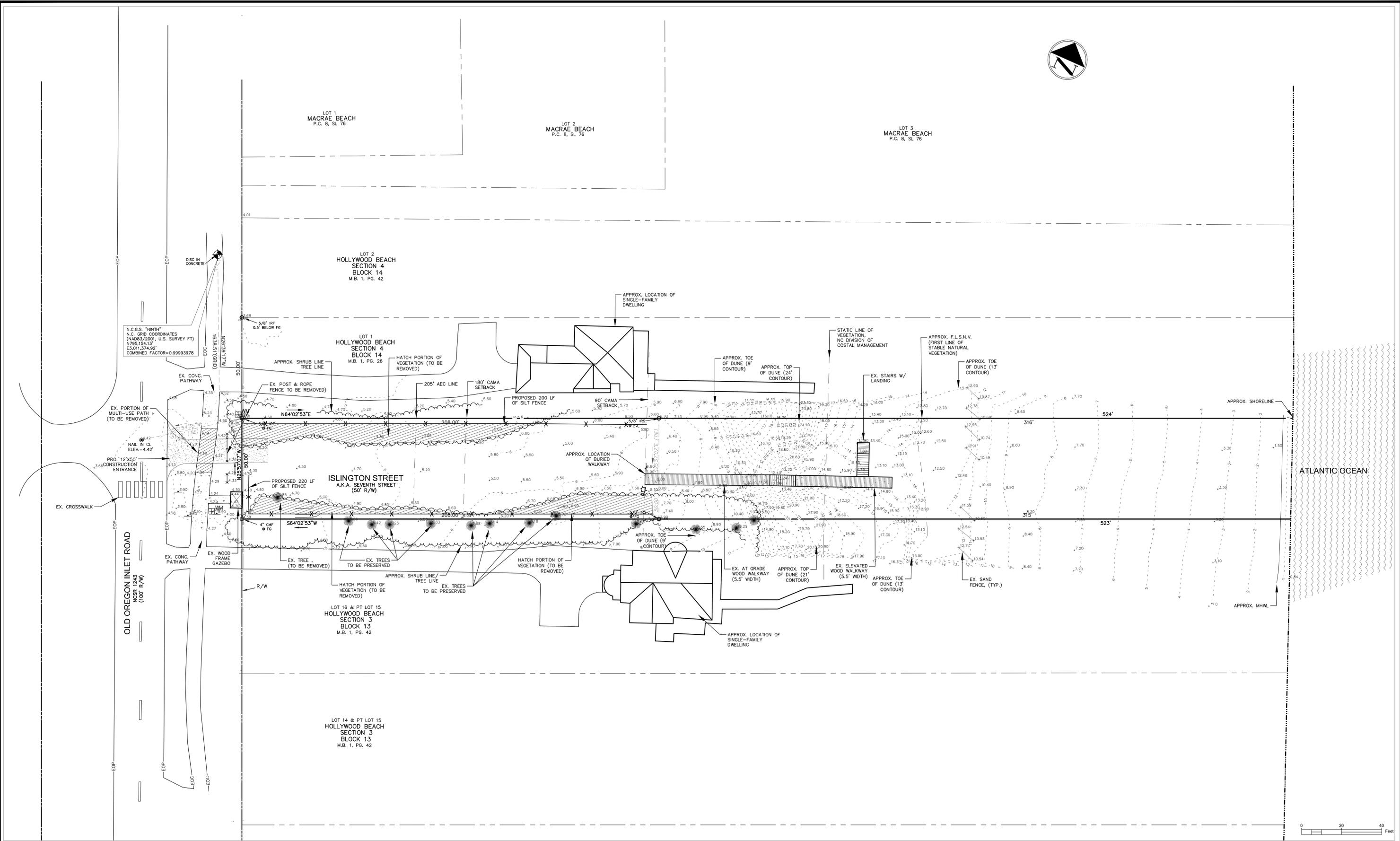
LOT 2
HOLLYWOOD BEACH
SECTION 4
BLOCK 14
M.B. 1, PG. 42

LOT 1
HOLLYWOOD BEACH
SECTION 4
BLOCK 14
M.B. 1, PG. 26

LOT 16 & PT LOT 15
HOLLYWOOD BEACH
SECTION 3
BLOCK 13
M.B. 1, PG. 42

LOT 14 & PT LOT 15
HOLLYWOOD BEACH
SECTION 3
BLOCK 13
M.B. 1, PG. 42

N.C.G.S. "NNM"
N.C. GRID COORDINATES
(NAD83/2011, U.S. SURVEY FT)
N795,154.13'
E3,011,374.92'
COMBINED FACTOR=0.99993978



NO.	DATE	REVISION DESCRIPTION	APPD.

NAME	DATE
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	



"PRELIMINARY- DO NOT USE FOR CONSTRUCTION"
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TOWN OF NAGS HEAD
TOWN OF NAGS HEAD
DEPARTMENT OF ADMINISTRATION
P.O. BOX 99
NAGS HEAD, NC 27959
252.441.6221 • www.nagsheadnc.gov

CAPITAL IMPROVEMENT PROJECT FY 20/21
ISLINGTON ST. BEACH ACCESS

DRAWING TITLE:
EXISTING CONDITION PLAN

DRAWING NO.: C-2
SHEET NO.: SHEET C2 OF 4

SCALE: 1" = 20' (24"x36")
ISSUE DATE: 7/29/2020



LOT 1
MACRAE BEACH
P.C. 8, SL. 76

LOT 2
MACRAE BEACH
P.C. 8, SL. 76

LOT 3
MACRAE BEACH
P.C. 8, SL. 76

LOT 2
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SECTION 4
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LOT 16 & PT LOT 15
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SECTION 3
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LOT 14 & PT LOT 15
HOLLYWOOD BEACH
SECTION 3
BLOCK 13
M.B. 1, PG. 42

OLD OREGON INLET ROAD
NSR 1243
(100' R/W)

ATLANTIC OCEAN



NO.	DATE	REVISION DESCRIPTION	APPD.

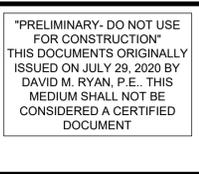
NAME	DATE
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	



NOTES:
 ADDRESS: E. ISLINGTON ST.
 PROPERTY PIN: 071913232743
 RECORD INFO: MB 1, SL. 26 D.C.R.
 ZONING: MR - MEDIUM RESIDENTIAL
 LOT AREA = 35,938 SF (0.80 AC)
 AREA WEST OF STATIC LINE = 14,778 SF / 0.34 AC (COORD.)
 SITE COVERAGES:
 ASPHALT PAVEMENT = 3234 SF
 WOOD DECKS = 1210 SF (excluded from calcs)
 CONCRETE AREA = 632 SF
 TURFSTONE AREA = 1002 SF (66%)
 TOTAL = 4,868 SF (32.9% SITE COVERAGE)
 SITE PARKING:
 11 DEFINED PARKING SPACES (INCLUDES 2 HC SPACES)

LOT SUBJECT TO EASEMENTS & COVENANTS OF RECORD.
 PROPERTY SUBJECT TO A FULL AND ACCURATE TITLE SEARCH.
 LOTS MAY BE IN AN AREA OF ENVIRONMENTAL CONCERN. PROPERTY IS LOCATED IN F.I.R.M. ZONE "VE" (EL. 1412111) AS SHOWN ON COMMUNITY PANEL # 3730071800J INDEX DATED: 9/20/08 & SUBJECT TO CHANGE BY F.E.M.A. HORIZONTAL DATUM BASED ON NAD 83, VERTICAL DATUM BASED ON NAVD 88.
 PHYSICAL SURVEY PREPARED BY COSTAL ENGINEERING & SURVEYING INC., DATED 1/8/19, PROJ. NO. S3104.18

"PRELIMINARY-DO NOT USE FOR CONSTRUCTION"
 THIS DOCUMENTS ORIGINALLY ISSUED ON JULY 29, 2020 BY DAVID M. RYAN, P.E. THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT



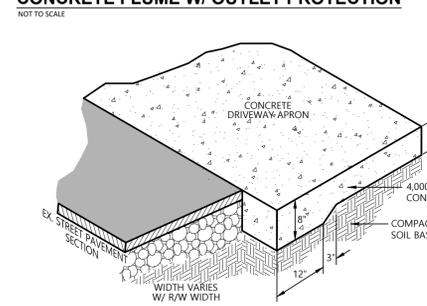
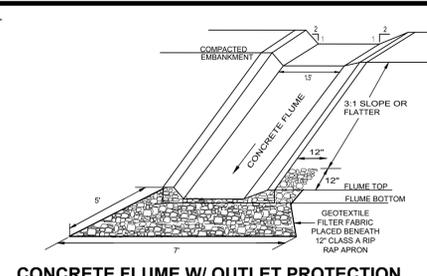
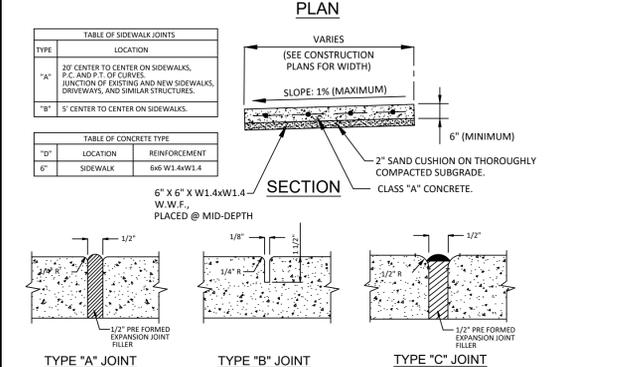
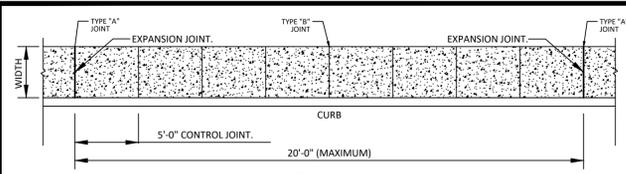
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CAPITAL IMPROVEMENT PROJECT
 FY 20/21
 ISLINGTON ST. BEACH ACCESS

SCALE: 1" = 20' (24"x36")
 ISSUE DATE: 7/29/2020

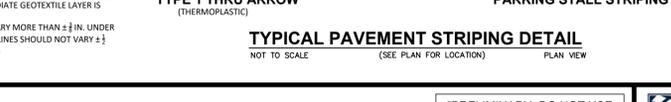
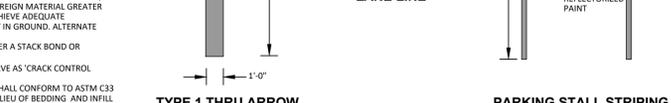
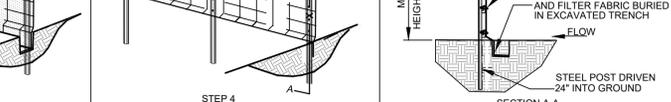
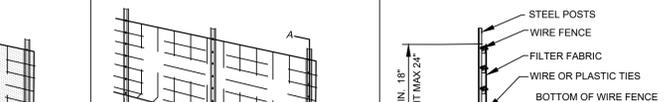
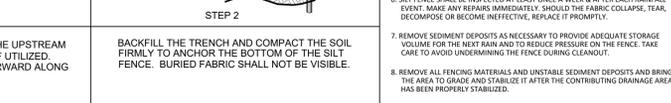
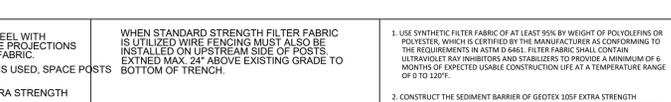
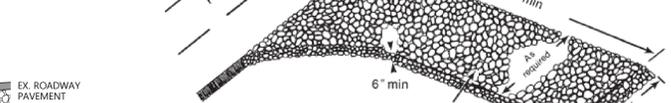
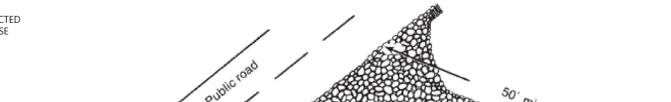
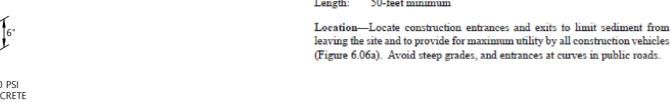
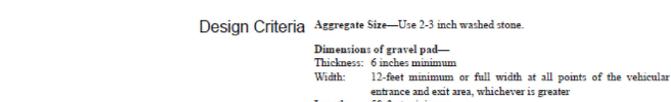
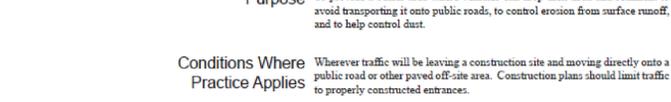
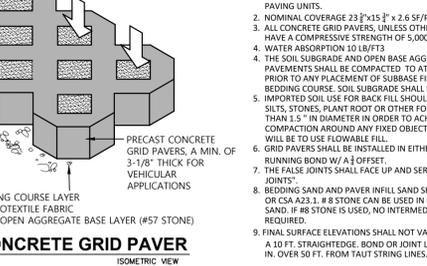
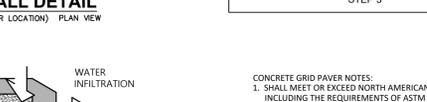
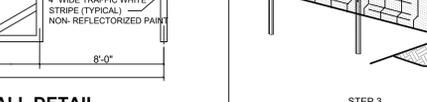
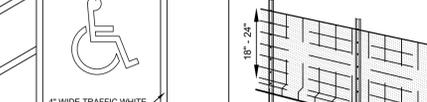
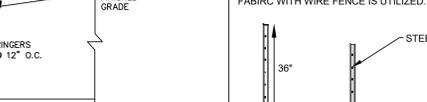
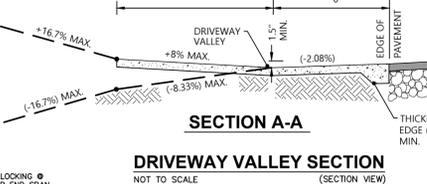
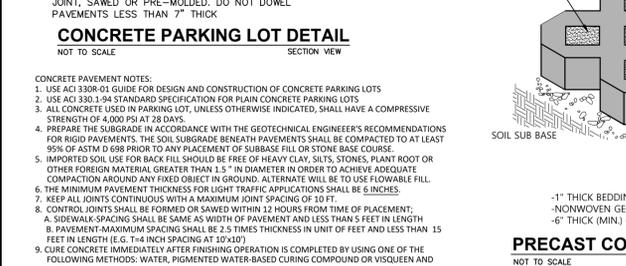
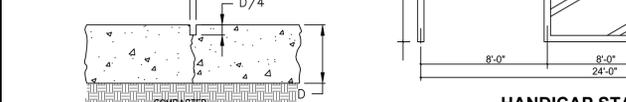
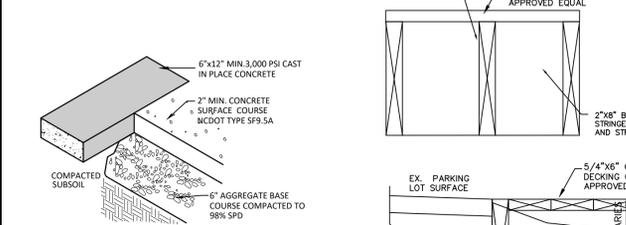
DRAWING TITLE:
SITE DEVELOPMENT PLAN

DRAWING NO.: C-3
 SHEET NO.: SHEET C3 OF 4



CONCRETE PATHWAY INSTALLATION DETAILS

1. PATH SHALL HAVE A 4" MINIMUM THICKNESS
2. ALL PATHWAYS WILL BE CONSTRUCTED A MINIMUM OF 5 FEET WIDE
3. ALL CONCRETE USED FOR PATHWAYS SHALL BE A MINIMUM OF 3,500 PSI
4. PATHWAYS SHALL FORM A CONTINUOUS PATH ALONG ALIGNMENT



6.06

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

Definition A gravelled area or pad located at points where vehicles enter and leave a construction site.

Purpose To provide a buffer area where vehicles can drop their mud and sediment to avoid transporting it onto public roads, to control erosion from surface runoff, and to help control dust.

Conditions Where Practice Applies Whenever traffic will be leaving a construction site and moving directly onto a public road or other paved off-site area. Construction plans should limit traffic to properly constructed entrances.

Design Criteria Aggregate Size—Use 2-3 inch washed stone.

Dimensions of gravel pad—
 Thickness: 6 inches, minimum
 Width: 12-foot minimum or full width at all points of the vehicular entrance and exit area, whichever is greater
 Length: 50-foot minimum

Location—Locate construction entrances and exits to limit sediment from leaving the site and to provide for maximum utility by all construction vehicles (Figure 6.06a). Avoid steep grades, and entrances at curves in public roads.

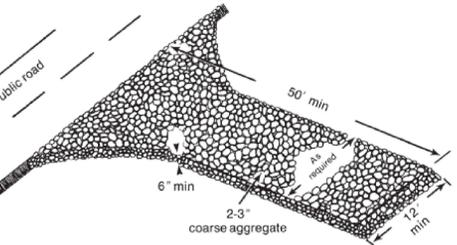
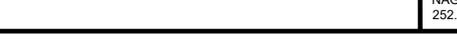
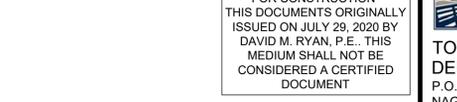
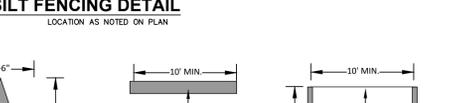
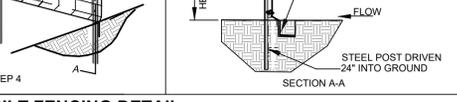
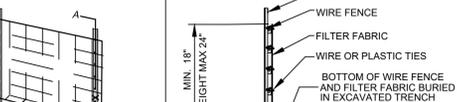
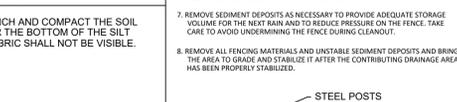
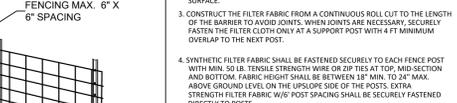
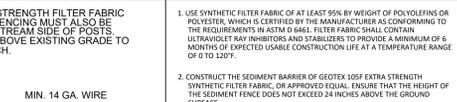


Figure 6.06a Gravel entrance/exit keeps sediment from leaving the construction site (modified from Va SWCC).

POSTS MUST BE 1.33 LB/LINEAL FT. STEEL WITH A MIN. LENGTH OF 9' POST SHALL HAVE PROJECTIONS TO FACILITATE FASTENING OF FILTER FABRIC.

WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAX. OF 8' APART

INSTALL STOPS 6" O.C. MAX WHEN EXTRA STRENGTH FABRIC WITH WIRE FENCE IS UTILIZED.



SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- PROPOSED AREAS TO BE DISTURBED CONSIST OF PORTIONS OF JACOB STREET. THE WORK GENERALLY CONSISTS OF THE DEVELOPMENT OF A PUBLIC BEACH ACCESS CONSISTING OF ASPHALT DRIVES, TURFSTONE PARKING STALLS, WOOD FRAMED DUNE WALKOVER AND ASSOCIATIVE DEVELOPMENT ACTIVITIES.
1. AFTER ACCEPTANCE OF ALL PROJECT WORK, AND FULL ESTABLISHMENT OF PERMANENT VEGETATION, CONTINUED MAINTENANCE OF PERMANENT VEGETATION SHALL BE THE RESPONSIBILITY OF OWNER.
 2. PROVIDE A GROUND COVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES, FOLLOWING COMPLETION OF ANY PHASE OF GRADING, AND A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN THE TIME FRAMES SET FORTH IN THE GROUND STABILIZATION TIME REQUIREMENTS PROVISIONS IN THE LOWER RIGHT CORNER OF THIS SHEET. IF SAID ACTIVITIES OCCUR OUTSIDE TEMPORARY VEGETATION SEEDING DATES (APRIL 1 THRU SEPT 30) THE TEMPORARY VEGETATION SEEDING SPECIFICATIONS SHALL BE FOLLOWED FOR PLANTING UNTIL THE NEXT APPROPRIATE PERMANENT SEEDING PERIOD, AT WHICH TIME PERMANENT VEGETATION SHALL BE ESTABLISHED ACCORDING TO PERMANENT VEGETATION SEEDING SPECIFICATIONS (SEE PERM AND TEMP SEEDING SPECIFICATIONS THIS SHEET).
 3. IF EXCESSIVE WIND EROSION OR STORM WATER RUNOFF EROSION DEVELOPS DURING TIME OF CONSTRUCTION IN ANY LOCATION ON THE PROJECT SITE, ADDITIONAL SAND OR SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR LOCAL GOVERNING OFFICIAL SO AS TO PREVENT DAMAGE TO ADJACENT PROPERTY. SEE SAND AND FENCE DETAIL THIS SHEET.
 4. SOIL EROSION AND SEDIMENTATION CONTROLS TO BE INSPECTED, MAINTAINED AND REPAIRED AS NECESSARY UNTIL PERMANENT VEGETATION OR OTHER EFFECTIVE STABILIZATION IS ESTABLISHED.

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS. NOTIFY ALL UTILITY COMPANIES (BY CONTRACTOR) AND PROPERTY OWNERS (BY OWNER).
2. FLAG AND / OR ROUGH STAKE WORK LIMITS.
3. HOLD PRE-CONSTRUCTION CONFERENCE (OWNER, CONTRACTOR, ENGINEER, AND APPROPRIATE GOVERNMENT OFFICIALS) AT LEAST ONE WEEK PRIOR TO START OF CONSTRUCTION ACTIVITIES.
4. INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STRUCTURES.
5. COMPLETE CLEARING AND GRUBBING PROCEDURES.
6. INSTALL BASE FOR DRIVE AISLE AND PARKING STALLS WHERE SHOWN IN PLANS.
7. INSTALL WOOD FRAMED DUNE WALKOVER.
8. INSTALL UTILITY INFRASTRUCTURE, AS SHOWN ON PLANS.
9. CONSTRUCT INFILTRATION BASIN.
10. INSTALL PAVEMENT SECTION. REPLACE DRIVEWAY SECTIONS AS SHOWN. FINE-GRADE INFILTRATION AREA. SEED AND MULCH ALL DISTURBED AREAS.
11. ALL EROSION & SEDIMENTATION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER HEAVY RAINFALL EVENTS, NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
12. ONCE PROJECT AREA IS FULLY STABILIZED, REMOVE EROSION AND SEDIMENT CONTROL MEASURES.

SEEDING SPECIFICATIONS

PERMANENT VEGETATION		TEMPORARY VEGETATION	
SEEDING DATES: APRIL 1 - SEPTEMBER 30		SEEDING DATES: OCTOBER 1 - MARCH 31	
SEED MIXTURE	APPLICATION RATES/ACRE	SEED MIXTURE	APPLICATION RATES/ACRE
Bahia	50 lbs	Rye Grain	175 lbs
Common Bermuda (Inbred)	50 lbs	FERTILIZER	
German Millet	15 lbs	10-10-10 @ 1,000 lbs/acre	
Fescue	20 lbs	MULCH	
FERTILIZER		Apply 4,000 lbs/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.	
26-13-13 @ 500 lbs/acre			

GENERAL:

RATES SHOWN ARE GENERAL RECOMMENDATIONS; FREQUENCY AND AMOUNT OF FERTILIZATION CAN BEST BE DETERMINED THROUGH SITE SPECIFIC SOIL TESTING.

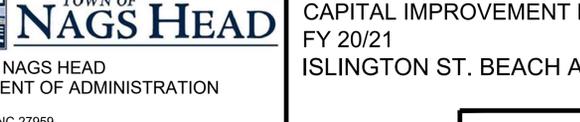
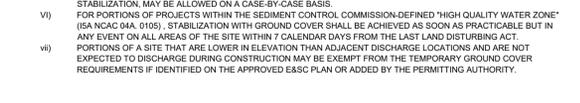
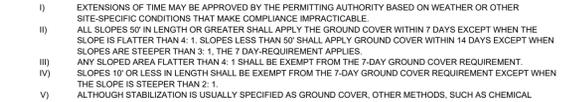
MAINTENANCE: SATISFACTORY STABILIZATION AND EROSION CONTROL REQUIRES A COMPLETE VEGETATIVE COVER. EVEN SMALL BREACHES IN VEGETATIVE COVER CAN EXPAND RAPIDLY AND, IF LEFT UNATTENDED, CAN ALLOW SERIOUS SOIL LOSS FROM AN OTHERWISE STABLE SURFACE. A SINGLE HEAVY RAIN IS UNENOUGH TO GREATLY ENLARGE BARE SPOTS, AND THE LONGER REPAIRS ARE DELAYED, THE MORE COSTLY THEY BECOME. PROMPT ACTION WILL KEEP SEDIMENT LOSS AND REPAIR COST DOWN. NEW SEEDINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP, THEY MUST BE FILLED IN RE-SEEDING, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.

MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE. (UNTIL FULL COMPLETION IS DECLARED) WEAK OR DAMAGED SPOTS MUST BE RE-LIMED, FERTILIZED, MULCHED, AND RE-SEEDING AS PROMPTLY AS POSSIBLE. REFERTILIZATION AND/OR WATERING MAY BE NEEDED TO FULLY ESTABLISH VEGETATIVE COVER.

- ⊗ E & S Measures, except where otherwise noted, are to be installed before work begins and maintained until work is fully stabilized.
- ⊙ Measure required during Phase 1 only.
- ⊗ Measure not to be provided until Phase 2.

SECTION II - STORMWATER POLLUTION PREVENTION REQUIREMENTS IN THE NC CONSTRUCTION GENERAL PERMIT

- 2) GROUND STABILIZATION
 - A) SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
 - ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - B) CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR EXEMPTIONS SHALL APPLY:
 - EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE UNPRACTICABLE.
 - ALL SLOPES 5:1 IN LENGTH OR GREATER SHALL APPLY THE PERMITTING AUTHORITY WITHIN 7 DAYS EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 5:1 SHALL APPLY GROUND COVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 4:1. THE 7-DAY REQUIREMENT APPLIES.
 - ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.
 - ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.
 - FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (SEA NAGS HEAD TRAIL), STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - PORTIONS OF A SITE THAT ARE LOWER IN ELEVATION THAN ADJACENT DISCHARGE LOCATIONS AND ARE NOT EXPECTED TO DISCHARGE DURING CONSTRUCTION MAY BE EXEMPT FROM THE TEMPORARY GROUND COVER REQUIREMENTS IF IDENTIFIED ON THE APPROVED EASO PLAN OR ADDED BY THE PERMITTING AUTHORITY.



GENERAL CONSTRUCTION NOTES

1. ACCESS TO SITES SHALL BE BY PUBLIC RIGHT-OF-WAYS AND UTILITY EASEMENTS. OTHER ACCESS LOCATIONS REQUIRED SHALL BE SECURED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. SUPPLEMENTAL EROSION CONTROL MEASURES SHALL BE REQUIRED TO INCLUDE CONSTRUCTION ENTRANCES, SILT FENCING, RESTORATION, ETC. ADDITIONAL MEASURES SHALL BE INCLUDED AS PART OF A SUPPLEMENTAL EROSION CONTROL PLAN PREPARED BY THE CONTRACTOR.
2. THE CONTRACTOR WILL BE PROVIDED THE CONSTRUCTION STAGING AREA AT OWNER'S EXPENSE.
3. THE CONTRACTOR IS EXPECTED AND REQUIRED TO COOPERATE WITH THE PROPERTY OWNERS AFFECTED BY THE WORK.
4. CONTRACTOR SHALL MAINTAIN A NEAT AND CLEAN JOB-SITE TO INCLUDE STAGING/STORAGE AREAS AS FOLLOWS:
 - PERFORM DUST CONTROL BY WATERING DAILY OR AS DIRECTED BY THE ENGINEER.
 - SWEEP STREETS A MINIMUM OF ONCE DAILY (FRIDAY OR AS DIRECTED BY THE ENGINEER).
 - BLADE, LEVEL AND RE-COMPACT ALL EXPOSED TRENCHES WEEKLY (OR AS DIRECTED BY THE ENGINEER) TO PRODUCE A SMOOTH "RIDE".
 - PERFORM DAILY CLEAN-UP OF ALL DIRT, DEBRIS AND SCRAP MATERIALS.
 - REMOVE EXCESS EQUIPMENT, MATERIALS, TOOLS, ETC. NOT NEEDED.
5. EXCESS SUITABLE SOIL EXCAVATED DURING CONSTRUCTION SHALL BE STOCKPILED FOR USE ON THE PROJECT OR DISPOSED OF OFF-SITE AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL NOT BE ALLOWED TO STOCKPILE MATERIALS OR EXCESS MATERIALS IN THE STREET RIGHT-OF-WAYS AT ANY TIME. THE CONTRACTOR SHALL PROVIDE A SUFFICIENT AND SUITABLE STOCKPILE AREA AND LOCATION AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL PROVIDE MEASURES DURING CONSTRUCTION TO SECURE THE SITE AND EXCAVATION FROM THE GENERAL PUBLIC AND COMPLY WITH ALL OSHA REGULATIONS. JOB SITE SAFETY IS THE EXCLUSIVE AND SOLE RESPONSIBILITY OF THE CONTRACTOR. OPEN EXCAVATION LEFT UNATTENDED OR OVER NIGHT IS NOT ACCEPTABLE AND SHALL BE FILLED IMMEDIATELY.
7. CONTRACTOR SHALL REPAIR OR REPLACE DRIVES DISTURBED BY CONSTRUCTION TO EXISTING OR BETTER CONDITIONS. NO SEPARATE PAYMENT UNLESS OTHERWISE INDICATED.
8. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING WHERE FENCES ARE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL COORDINATE FENCE REMOVAL OR REINSTALLATION WITH INDIVIDUAL PROPERTY OWNERS PRIOR TO REMOVAL. CONTRACTOR SHALL REINSTALL ALL SIGNS, FENCES, ETC. TO AS GOOD OR BETTER THAN EXISTING CONDITIONS UNLESS OTHERWISE INDICATED. (NO SEPARATE PAYMENT).
9. CONTRACTOR SHALL REPLACE ALL DISTURBED MAILBOXES, SIGNS, ETC. DISTURBED DURING CONSTRUCTION WITHIN 24 HOURS OF DISTURBANCE. PERMANENT ROAD SIGNAGE DISTURBED SHALL BE REPLACED IMMEDIATELY AND IF NECESSARY ROADWAY SIGNS SHALL BE TEMPORARILY INSTALLED IN A LOCATION CONSISTENT WITH THE MUTCD TO PROVIDE CONTINUOUS TRAFFIC AWARENESS OF ROADWAY CONDITIONS. (NO SEPARATE PAYMENT).
10. CONTRACTOR SHALL PROVIDE SECURITY FENCING, SECURITY GUARD, AND ANY AND ALL OTHER MEASURES CONTRACTOR DEEMS NECESSARY TO PROTECT EQUIPMENT AND MATERIALS STORED ON THE PROJECT. (NO SEPARATE PAYMENT).
11. WHERE CONTRACTOR CEASES WORK OPERATIONS FOR A 72 HOUR PERIOD OR LONGER, SUCH AS HOLIDAYS, ETC., THE FOLLOWING SHALL BE ACCOMPLISHED PRIOR TO THE WORK STOPPAGE:
 - A. CONTRACTOR SHALL STORE ALL EQUIPMENT IN THE CONTRACTOR STAGING AREA OR OFF-SITE.
 - B. THE CONTRACTOR SHALL SWEEP ALL STREETS, PERFORM GENERAL CLEANUP AND SHALL PERFORM MAINTENANCE ON ALL EXPOSED PATCHES.
12. CONTRACTOR SHALL SCHEDULE WORK AND MATERIAL DELIVERIES SO THAT STORED MATERIAL QUANTITIES ON THE JOB SITE SHALL BE MINIMIZED.
13. CONTRACTOR SHALL STORE ALL MATERIALS IN THE CONTRACTOR STAGING AREA 72 HOURS PRIOR TO INCORPORATING INTO THE WORK TO REDUCE OBSTRUCTIONS TO TRAFFIC AND INCONVENIENCE TO RESIDENTS. WHERE UTILITIES ARE BEING CONSTRUCTED IN EASEMENTS OUT OF TRAFFIC AREAS CONTRACTOR MAY STORE MATERIALS AHEAD OF CONSTRUCTION FOR A DISTANCE NOT GREATER THAN 1800 FEET UNLESS APPROVED OTHERWISE BY THE ENGINEER.
14. AT THE PROPERTY OWNER'S REQUEST, THE CONTRACTOR SHALL DIG UP EXISTING SHRUBS AND BUSHES WITHIN RIGHT-OF-WAY TO BE DISTURBED BY CONSTRUCTION AND SET OUTSIDE THE UTILITY EASEMENT AREA IN A LOCATION DETERMINED BY THE PROPERTY OWNER (NO SEPARATE PAYMENT). PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING SHRUBS AND BUSHES SO REMOVED, AND SHALL BE RESPONSIBLE FOR REESTABLISHING GROWTH. IF NO REQUEST IS MADE BY THE PROPERTY OWNER, DISTURBED SHRUBS AND BUSHES SHALL BE REMOVED AND DISPOSED OF OFF-SITE UNLESS OTHERWISE INDICATED.
15. CLEARING AND GRUBBING SHALL BE RESTRICTED TO PERMANENT EASEMENTS AND RIGHTS-OF-WAYS ONLY. CONSTRUCTION SHALL LIMIT TREE/SHRUB CLEARING IN THE TEMPORARY EASEMENTS, BETWEEN HOUSES AND ALONG PROPERTY LINES TO ONLY ABSOLUTELY NECESSARY FOR CONSTRUCTION.

UTILITY GENERAL NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN EASEMENTS OR RIGHTS-OF-WAYS THE CONTRACTOR IS REQUIRED TO NOTIFY CONCERNED UTILITY COMPANIES IN ACCORDANCE WITH GS 87-102. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. NO SEPARATE PAYMENT. EXISTING UTILITIES SHOWN ARE TAKEN FROM MAPS, FURNISHED BY VARIOUS UTILITY COMPANIES AND HAVE NOT BEEN PHYSICALLY LOCATED (I.E. TELEPHONE, GAS, CABLE, ETC.).
2. THE CONTRACTOR SHALL DIG UP EACH UTILITY WHICH MAY CONFLICT WITH CONSTRUCTION 14 DAYS IN ADVANCE TO VERIFY LOCATIONS (HORIZONTALLY AND VERTICALLY) TO ALLOW THE ENGINEER AN OPPORTUNITY TO ADJUST THE DESIGN TO AVOID CONFLICTS (NO SEPARATE PAYMENT).
3. STORM DRAINAGE, STREET CONSTRUCTION AND PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF NAGS HEAD STANDARDS.
4. UTILITY SERVICES TO INDIVIDUAL PROPERTIES ARE NOT SHOWN IN THE PROFILES FOR SIMPLICITY OF THE DRAWINGS. SERVICES MAY INCLUDE WATER LATERALS, TELEPHONE, ELECTRIC, CABLE, GAS, ETC.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER AND BE RESPONSIBLE FOR TEMPORARY RELOCATION AND/OR SECURING EXISTING UTILITY POLES AND SIGNS AND UTILITIES IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS DURING THE UTILITY MAIN INSTALLATION AND STREET CONSTRUCTION. (NO SEPARATE PAYMENT).
6. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS FOR UTILITY CROSSINGS AND REPAIR DAMAGES DUE TO CONSTRUCTION TO THE SATISFACTION OF THE UTILITY INVOLVED AT NO ADDITIONAL EXPENSE TO THE OWNER. UNDERGROUND ELECTRICAL CROSSINGS SHALL BE CROSSED IN ACCORDANCE WITH THE NEC AND TECHNICAL SPECIFICATION SECTION UNDERGROUND ELECTRICAL CROSSING.
7. WHERE DEEMED NECESSARY BY THE ENGINEER THAT A SUBSURFACE DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, LABOR, EQUIPMENT, TIE-INS TO EXISTING DRAINAGE STRUCTURES AND ALL OTHER INCIDENTALS NECESSARY TO PROVIDE COMPLETE INSTALLATION IN ACCORDANCE WITH TOWN OF NAGS HEAD STANDARDS. IMPROPERLY INSTALLED AND NON-FUNCTIONING DRAINAGE SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. STORM DRAINAGE REPAIRS BY CONTRACTOR DUE TO CONSTRUCTION DAMAGE AND JOINTS EXPOSED DURING CONSTRUCTION SHALL BE INSPECTED BY THE OWNER PRIOR TO BACKFILLING.

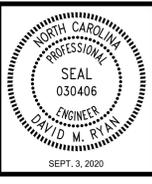
LAND GRADING CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT & MAINTAIN ALL EROSION & SEDIMENTATION CONTROL PRACTICES & MEASURES IN ACCORDANCE WITH THE APPROVED SEDIMENTATION CONTROL PLAN AND CONSTRUCTION SCHEDULE.
2. REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.
3. SCARIFY AREAS TO BE TOPSOILED TO A MINIMUM DEPTH OF 2 INCHES BEFORE PLACING TOPSOIL.
4. CLEAR & GRUB AREAS TO BE FILLED TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL THAT WOULD AFFECT THE PLANNED STABILITY OF FILL.
5. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
6. PLACE ALL FILL IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS, AND COMPACT THE LAYERS AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, OR OTHER RELATED PROBLEMS.
7. DO NOT INCORPORATE FROZEN MATERIAL, OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
8. DO NOT PLACE FILL ON A FROZEN FOUNDATION, DUE TO POSSIBLE SUBSIDENCE AND SLIPPAGE.
9. KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. HANDLE SHEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION IN ACCORDANCE WITH APPROVED METHODS.
11. PROVIDE A GROUND COVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 7 CALENDAR DAYS, FOLLOWING COMPLETION OF ANY PHASE OF GRADING; AND, A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
12. PROVIDE ADEQUATE PROTECTION FROM EROSION FOR ALL TOPSOIL STOCKPILES, BORROW AREAS, AND SPOIL AREAS.

MAINTENANCE
 PERIODICALLY CHECK ALL GRADED AREAS & THE SUPPORTING EROSION & SEDIMENTATION CONTROL PRACTICES, AT A MINIMUM OF ONCE A WEEK AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN HALF AN INCH. PROMPTLY REMOVE ALL SEDIMENT FROM DIVERSIONS AND OTHER WATER-DISPOSAL PRACTICES. IF WASHOUTS OR BREAKS OCCUR, REPAIR THEM IMMEDIATELY. PROMPT MAINTENANCE OF SMALL ERODED AREAS BEFORE THEY BECOME SIGNIFICANT GULLIES IS AN ESSENTIAL PART OF AN EFFECTIVE EROSION & SEDIMENTATION CONTROL PLAN. IMMEDIATE CORRECTIVE ACTION MUST BE TAKEN FOR ANY DEVICE FAILURE. IF SEDIMENT HAS BEEN OBSERVED TO HAVE BEEN DEPOSITED IN A STREAM OR WETLAND, THE DIVISION OF WATER QUALITY MUST BE NOTIFIED WITHIN 24 HOURS AND A WRITTEN NOTICE PROVIDED WITHIN 5 DAYS.

NO.	DATE	REVISION DESCRIPTION

NAME	DATE
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	



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TOWN OF NAGS HEAD
 DEPARTMENT OF ADMINISTRATION
 P.O. BOX 99
 NAGS HEAD, NC 27959
 252.441.6221 • www.nagsheadnc.gov

CAPITAL IMPROVEMENT PROJECT
 FY 20/21
 ISLINGTON ST. BEACH ACCESS

DRAWING TITLE: CONSTRUCTION & EROSION & SEDIMENT CONTROL DETAILS	DRAWING NO.: C-4	SHEET NO.: SHEET C4 OF 4
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SCALE(S) NOTED (24"x36")
 ISSUE DATE: 8/10/2020

N.C.G.S. "NINTH"
 N.C. GRID COORDINATES
 (NAD83/2001, U.S. SURVEY FT)
 N795,154.13'
 E3,011,374.92'
 COMBINED FACTOR=0.99993978

LOT 1
 HOLLYWOOD BEACH
 SECTION 4
 BLOCK 14
 M.B. 1, PG. 42

LOT 16 & PT LOT 15
 HOLLYWOOD BEACH
 SECTION 3
 BLOCK 13
 M.B. 1, PG. 42

LOT 14 & PT LOT 15
 HOLLYWOOD BEACH
 SECTION 3
 BLOCK 13

OLD OREGON INLET ROAD
 NCSR 1243
 (100' R/W)

1638.51'(GRID)
 N26°39'17"W

50.00'

WM

N64°02'53"E

208.00'

NATIVE PLANTINGS

5/8" IRS
 @ FG

NAIL IN CL
 ELEV.=4.42'

WM

50.00'

N25°57'07"W

WM

4" CME
 @ FG

S64°02'53"W

208.00'

NATIVE PLANTINGS

5/8" IRS
 @ FG

R/W

LEGEND

SYMBOL	PLANT AND QUANTITY	NOTES:
	PANICUM VIRGATUM 54 (Panic grass)	INSTALL DRIP IRRIGATION ALONG LANDSCAPED AREAS WITH BACKFLOW VALVE PREVENTER SPEC AS PER CODE
	YUCCA FILAMENTOSA 29 (Yucca)	
	GALLARDIA 28 (Blanketflower)	INCLUDE 3" MULCH IN LANDSCAPED AREA
	EXISTING BLACK PINE	



NO.	DATE	REVISION DESCRIPTION	APPD.

NAME	DATE
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

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CAPITAL IMPROVEMENT PROJECT
 FY 20/21
 ISLINGTON ST. BEACH ACCESS

DRAWING TITLE:
LANDSCAPE PLAN

SCALE: 1" = 20' (24"x36")
 ISSUE DATE: 7/29/2020

DRAWING NO.: C-3
 SHEET NO.: SHEET C5