

**FOST PHASE 4 BOND COMPUTATIONS for LOC**

**11-16-23**

**Phase 4:**

Sidewalk Bond:  $\$242,025.00 \times 115\% =$   $\$ 278,328.75$

Pavement Markings: Lump Sum =  $\$14,000 \times 115\% =$   $\$ 16,100.00$

Trees and landscaping: Per Coastal quote =  $\$16,390 \times 115\% =$   $\$ 18,845.50$

Signage:  $\$4,896.14 \times 115\% =$   $\$ 5,630.56$

**TOTAL:**  **$\$ 318,904.81$**



PROPOSAL / QUOTATION

QHOC

PROJECT

FOST TRACT PHASE 4 SIDEWALK

MOYOCK, NC

PLAN DATE: 10-21-22

Contact: PERRY ARNETTE

Phone:

Fax:

Email:

Bid Date:

Revision: 0

Reliance Concrete Contractors, Inc.
2969 South Military Hwy. Chesapeake, VA 23323
757-967-9970 off. / 757-487-5190 fax (SWAM# 676650 - VDOT cert.# R688)

Table with 5 columns: DESCRIPTION, QTY, COST, UNIT, AMOUNT. Rows include 4" CONC. SIDEWALK NONREINFORCED (BROOM FINISH) and HCR W/DETECTABLE WARNING SURFACE.

EXCLUDES: STD EXCLUSIONS LINE 5 BELOW

- TERMS AND CONDITIONS:
1. Item base bid. Qty's to be determined by actual field measurements upon completion of work.
2. Any broken and/or damaged concrete to be repaired on time and material basis.
3. All work to be accessible by truck under its own power with no external assistance. All quoted concrete is 3000 psi unless noted otherwise.
4. Grade: to be + or - 0.10'
5. Price excludes: permits and bonds, engineering, surveying, layout, independent testing, traffic control, excavation, landscaping, stone under concrete, select fill, (not responsible for unsuitable subgrade, undercut or fill), concrete pumping, concrete sealing, joint sealing and any associated sawcutting, concrete steps, drop inlet/drain box collars, brick pavers, retaining walls, footers, mechanical/electrical pads, dowels and bollards, unless otherwise noted above.
6. Prices: Are based on the total of all line items identified above. If 25% or more of items are deleted from total quote, as presented above, the unit prices quoted no longer apply and will need to be re-evaluated. Prices are good for 90 days from proposal date.
7. Change Orders: No Changes will be performed until a fully documented change is executed and approved by the Contractor.
8. Payment: Will be paid to Reliance Concrete Contractor, Inc. regardless of terms set between the GC and owner. Net 30 days from invoice date, unless otherwise agreed to in writing with Reliance Concrete Contractors, Inc.
9. Retainage: All retainage to be paid within 90 days of substantial completion or if job is halted for more than 90 days.
10. Service Charge: Purchaser agrees to pay Reliance Concrete Contractors, Inc. a service charge of 1.5% per month, an annual percentage rate of 18%, on any outstanding balance/invoices past due. This service charge is in addition to and not in lieu of any other remedies Reliance Concrete Contractors, Inc. may have provided; however, Reliance Concrete Contractors Inc. reserves the right to require payment in advance.
11. Attorneys' Fees: Should this account be placed in the hands of an attorney for collections, purchaser agrees to pay an attorney fee of (25%) of the total amount due at the time the account is referred to the attorney. Purchaser further agrees to pay all court costs incurred by RCC, Inc.
12. Warranty: Reliance Concrete Contractors, Inc., as Subcontractor on the project, does hereby guarantee that all work, executed under the plans and specifications provided will be free from defects of materials and workmanship for a period of one (1) year, beginning from the date of substantial completion or determined by RCC, Inc. All defects occurring within that period shall be replaced or repaired at no cost to the Owner; ordinary wear or tear and unusual abuse or neglect notwithstanding. See note 2.

Summary row: TOTAL PROPOSAL COST \$242,025.00

Acceptance: The above terms, conditions and descriptions are satisfactory and are hereby accepted. Must sign and return prior to work commencement.

Submitted By: [Signature]
Brian Hamilton, Vice President

Date: 11/6/2023

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_



## Mark Bissell

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**Subject:** FW: 4651 Fost Phase 4 Pavement marking

**From:** patrick whitehurstsand.com <patrick@whitehurstsand.com>  
**Sent:** Thursday, November 16, 2023 7:35 AM  
**To:** Mark Bissell <mark@bissellprofessionalgroup.com>  
**Subject:** Re: 4651 Fost Phase 4 Pavement marking

\$14,000.00 would cover it.

**Patrick Whitehurst | Vice President**



**233 Woodville Road | Hertford, NC 27944**  
**Tel (252) 264-3027, Ext. 26 | Mob (252) 312-7999**

---

**From:** Mark Bissell <[mark@bissellprofessionalgroup.com](mailto:mark@bissellprofessionalgroup.com)>  
**Sent:** Monday, November 6, 2023 11:03 AM  
**To:** patrick whitehurstsand.com <[patrick@whitehurstsand.com](mailto:patrick@whitehurstsand.com)>  
**Cc:** 'Perry Arnette' <[parnette@qhoc.com](mailto:parnette@qhoc.com)>; 'Dave Klebitz' <[davek@bissellprofessionalgroup.com](mailto:davek@bissellprofessionalgroup.com)>; 'Marcie Respass, Engineering Coordinator' <[admin@bissellprofessionalgroup.com](mailto:admin@bissellprofessionalgroup.com)>  
**Subject:** RE: 4651 Fost Phase 4 Pavement marking

Yes; please include the bike lane and the parking spaces on this part of both Ryker East and Iris Circle.

---

**From:** patrick whitehurstsand.com <[patrick@whitehurstsand.com](mailto:patrick@whitehurstsand.com)>  
**Sent:** Monday, November 06, 2023 10:49 AM  
**To:** Mark Bissell <[mark@bissellprofessionalgroup.com](mailto:mark@bissellprofessionalgroup.com)>  
**Cc:** 'Perry Arnette' <[parnette@qhoc.com](mailto:parnette@qhoc.com)>; 'Dave Klebitz' <[davek@bissellprofessionalgroup.com](mailto:davek@bissellprofessionalgroup.com)>; 'Marcie Respass, Engineering Coordinator' <[admin@bissellprofessionalgroup.com](mailto:admin@bissellprofessionalgroup.com)>  
**Subject:** Re: 4651 Fost Phase 4 Pavement marking

Do you want just the crosswalks or do you want the side street parking and bike lane also?

**Patrick Whitehurst | Vice President**



**233 Woodville Road | Hertford, NC 27944**  
**Tel (252) 264-3027, Ext. 26 | Mob (252) 312-7999**

---

**From:** Mark Bissell <[mark@bissellprofessionalgroup.com](mailto:mark@bissellprofessionalgroup.com)>  
**Sent:** Monday, November 6, 2023 9:59 AM

To: patrick.whitehurstsand.com <[patrick@whitehurstsand.com](mailto:patrick@whitehurstsand.com)>

Cc: 'Perry Arnette' <[parnette@ghoc.com](mailto:parnette@ghoc.com)>; 'Dave Klebitz' <[davek@bissellprofessionalgroup.com](mailto:davek@bissellprofessionalgroup.com)>; 'Marcie Respass, Engineering Coordinator' <[admin@bissellprofessionalgroup.com](mailto:admin@bissellprofessionalgroup.com)>

Subject: 4651 Fost Phase 4 Pavement marking

Patrick,

Perry asked me to send the Fost Phase 4 pavement marking for pricing. I county 10 Crosswalks in this phase.

Thanks,

Mark S. Bissell, PE



*The Coastal Experts*

Celebrating Innovative Services Since 1985!

3512 N. Croatan Hwy. \* PO Box 1068 \* Kitty Hawk, NC 27949

O: (252) 261-3266 F: (252) 261-1760 C: (252) 216-1833

Firm License # C-0956

[www.bissellprofessionalgroup.com](http://www.bissellprofessionalgroup.com)



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Facebook

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# Proposal

**For:** QHOC Homes  
**Subject:** regulatory signage for Fost Estates phase 4  
**Date:** Nov 16, 2023  
**Sent:** VIA email

*IDF Penn Sign is a full service design and build firm that has been dedicated to providing quality signage and construction for our clients since 1946.*

**PROJECT DESCRIPTION:**

This is a turnkey proposal to furnish 3 street name/stop sign combos and 2 keep right/yield signs.

The street and stop sign combos will be custom powder coated aluminum – 4” posts with a 6” decorative base. Each combo will have 2 double sided street name signs, one 30” stop sign with backer. Total length of 4” post is 12’. 30” of post will be set in ground with concrete. Diameter of hole to be 12”.

The keep right/yield signs will be powder coated 2” aluminum posts with a standard cap. Sign will be 12” x 18” and 24”. The sign will have a 13” x 19” backer and 25” backer – powder coated to match post color.

Length of 2” post is to be 129”.

All signs in this proposal will 7’ of clearance from bottom of lowest sign to established grade.

Powder coat color for posts and backers is – Cardinal Paint Brand – Semigloss Gray Hammertone – T064-GR660.

Powder coat color for street blades is RAL color match number 8002 – “Rust”.

Item	Qty	Unit price	Total
Street sign/stop sign combos – 12’ post length max – 2 blades	3	1,073.00	3,219.00
Keep right/yield signs	2	400.00	800.00
Installation of permanent signage – with concrete	5	<b>Lump sum</b>	600.00
Sales tax on signage			277.14
<b>Total</b>			<b>\$4,896.14</b>

This proposal will be valid for 30 days based on the above specifications. If more changes are needed they will be reflected as a change order in a new proposal.

**I authorize IDF Pen Sign to move forward with this sign package** \_\_\_\_\_

*(Order cannot be processed without a signed copy of this proposal.)*



# Subdivider Maintenance Responsibility and Reserve Fund Creation Affidavit

## Contact Information

Currituck County  
Planning and Community Development  
153 Courthouse Road, Suite 110  
Currituck, NC 27929

Phone: 252.232.3055  
Fax: 252.232.3026

Website: <http://www.co.currituck.nc.us/planning-community-development.cfm>

## Affidavit

I, Moyock Development, LLC, subdivider of \_\_\_\_\_

Fost Tract Phase 4 (Subdivision Name) certify that:

- I am responsible for maintenance of all common areas, common features, and private infrastructure until 75% of lots sales within the subdivision.
- I have established a reserve fund to support the continued maintenance and upkeep of common areas, common features, and private infrastructure. The fund has been established at Town Bank (Banking Institution).
- I shall establish the Homeowner's/Property Owner's Association (hereinafter "association") prior to the sale of the first lot.
- It is solely my responsibility to notify the County upon 75% lot sales within the subdivision.
- The County is not responsible or liable for maintenance of any common areas, common features, or private infrastructure within the subdivision.

I understand that maintenance responsibility of common areas, common features, and private infrastructure shall not be transferred from the subdivider to the association until ALL of the following occur:

- At least 75% of the total number of lots in the subdivision are sold.
- The subdivider commissions a report prepared by a licensed engineer indicating that all common areas, common features, and infrastructure elements comply with the minimum standards in the Unified Development Ordinance and the County Code of Ordinances.
- County staff reviews and approves the report prepared by a registered engineer.
- The reserve fund contains a minimum balance equal to: a) 10% of the road construction costs for streets not maintained by NCDOT at the time of transfer (gravel base and asphalt only); b) 10% of construction costs of common features and private infrastructure, excluding sidewalks and street trees; c) liability insurance and taxes for two years; and, d) facilities, stormwater, and landscaping maintenance costs for two years. The reserve fund balance shall be \$ See Attached (attach cost breakdown sheet). In the event the association has not collected sufficient assessment funds from the lot owners in the subdivision to meet the minimum balance of \$ See attached in the reserve fund, the subdivider shall be responsible for the difference needed to meet the minimum balance requirements.

Signature

Date

Notary Certificate

Currituck County, North Carolina

I, Kelly W Boldt, a Notary Public for Currituck County, North Carolina, do hereby certify that Justin Old personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 15 day of November, 2023.



Kelly W Boldt  
Notary Signature

My commission expires: November 17, 2023

**Major Subdivision Submittal Checklist – Final Plat**

Staff will use the following checklist to determine the completeness of your final plat application within ten business days of submittal. Please make sure all of the listed items are included. The Planning Director shall not process an application for further review until it is determined to be complete.

**Major Subdivision Submittal Checklist – Final Plat**

Date Received: 11-16-23 TRC Date: \_\_\_\_\_  
 Project Name: Fost Final Plat Ph. 4  
 Applicant/Property Owner: Moyock Development, LLC

Final Plat Submittal Checklist		
1	Complete Major Subdivision application or fee for amended final plat (\$250)	X
2	Final plat with professional's seal	X
3	As-built drawings (streets, stormwater management infrastructure, utilities (including hydrant locations), and lighting (if applicable))	X
4	As-built for landscaping including street trees, heritage trees, and required buffers, fences, and walls	X
5	Fire Chief certification for dry hydrant installation, if applicable	N/A
6	Water/sewer district documents and approvals, if applicable	N/A
7	Copy of homeowners association by-laws, restrictive covenants to be recorded, and verification of reserve fund account.	X
8	Street, stormwater infrastructure, and open space performance bonds, if applicable	X
9	NCDOT pavement certification (with asphalt test documents)	X
10	NCDEQ waterline acceptance certification form	X
11	NCDEQ wastewater system completion/connection certificates for central systems. Permit to authorize wastewater flows if a dry-line construction permit was previously approved.	X
12	3 copies of plans	X
13	1- 8.5" x 11" copy of plans	X
14	2 hard copies of ALL documents	X
15	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	X

**For Staff Only**

**Pre-application Conference (Optional)**  
 Pre-application Conference was held on \_\_\_\_\_ and the following people were present:  
 \_\_\_\_\_  
 \_\_\_\_\_

**Comments**  
 \_\_\_\_\_  
 \_\_\_\_\_



# Goodman Management Group

RE: FOST Community Association, Maintenance Costs, Section 4

November 13, 2023

To Whom It May Concern,

Estimated maintenance costs for common areas including stormwater ponds and other common stormwater infrastructure are detailed below.

1. Landscaping and Grounds Maintenance of Common Areas Costs per 12 months – \$17,250
2. Stormwater Ponds and Other Stormwater Infrastructure per 12 months – \$2,200

If you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to be 'A.P. Goodman', written in a cursive style.

Aaron P. Goodman, CMCA®, AMS®, PCAM®  
Goodman Management Group  
Chief Executive Officer

Prepared by: William Brumsey, IV  
PO Box 100  
Currituck, NC 27929

Amendment Subjecting Additional Land to the Restrictive Covenants of Fost Subdivision  
Phases 4

NORTH CAROLINA  
CURRITUCK COUNTY

This Amendment Subjecting Additional Land to the Restrictive Covenants of Fost Subdivision (the "Amendment") is made this the \_\_\_ day of \_\_\_\_\_, 2023 by Moyock Development, LLC, a North Carolina limited liability company (the "Developer").

WITNESSETH:

WHEREAS, Developer caused the Restrictive Covenants of Fost Subdivision to be recorded on December 30, 2021 in Deed Book 1672, Page 549 of the Currituck County Registry and caused the Corrected Restrictive Covenants of Fost Subdivision to be recorded on January 6, 2022 in Deed Book 1673, Page 369 of the Currituck County Registry as amended by the amendment recorded on April 29, 2022 in Deed Book 1692, Page 81 of the Currituck County Registry and any further amendments thereto (the "Covenants"); and

WHEREAS, Developer is the owner of additional property to be generally known as Fost Subdivision, Phase 4; and

WHEREAS, the Developer desires by this instrument to annex and subject the real property hereinafter described, generally known as Fost Subdivision, Phase 4, being located in Currituck County, North Carolina, to all the terms and provisions of the Covenants; and

NOW, THEREFORE, in consideration of the premises, Developer declares that all the real property hereinafter described shall be held, owned, sold and conveyed subject to all of the terms and provisions of the Covenants as follows:

1. Developer, pursuant to the authority granted under North Carolina law, hereby annexes and subjects the following described real property to all the terms and provisions of the Covenants:

**Insert property description.**

2. Except as herein expressly amended, all of the terms and provisions of the

Covenants are hereby ratified, confirmed and approved.

- 3. This Amendment shall be governed and construed under the laws of the State of North Carolina; provided, however, that no conflict of laws rule of the State of North Carolina shall operate so as to deprive the courts of North Carolina jurisdiction over the subject matter or jurisdiction over the person or to preclude venue in the North Carolina courts.

IN TESTIMONY WHEREFORE, Developer has hereunto set their hand and seal, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Developer: Moyock Development, LLC

By: \_\_\_\_\_(SEAL)
Justin Old, Manager

STATE OF NORTH CAROLINA
COUNTY/CITY OF CURRITUCK

I, \_\_\_\_\_, a Notary Public do hereby certify that Justin Old, Manager of Moyock Development, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Moyock Development, LLC and that by authority duly given and as an act of the entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed for the purposes therein expressed.

Witness my hand and official stamp or seal this \_\_\_\_ day of \_\_\_\_\_, 2023.

AFFIX NOTARY SEAL

\_\_\_\_\_(Seal)
Notary Public

My commission expires:

\_\_\_\_\_

ROY COOPER  
Governor  
ELIZABETH S. BISER  
Secretary  
RICHARD E. ROGERS, JR.  
Director



November 16, 2023

CURRITUCK COUNTY WATER DEPT  
ATTN: DONALD L. MCREE, COUNTY MGR  
153 COURTHOUSE RD  
CURRITUCK, NC 27929

Re: **Partial Final Approval**

Partial Final Approval Date: November 16, 2023

THE FOST TRACT, PH-2

Serial No.: 22-00163

Water System Name: CURRITUCK COUNTY WATER  
SYSTEM

Water System No.: NC0427010

Currituck County

Dear Sir/Madam:

The Department received an Engineer's Certification and an Applicant's Certification specifying the portion of the referenced project that has been completed. The Engineer's Certification describes the project as "**THE FOST TRACT, PH-2**", covering 3,210 LF of 8-inch water main along Iris Circle, Fost Blvd, and Garland Street".

The Engineer's Certification verifies that the portion of the project described above was completed in accordance with the engineering plans and specifications approved under Department Serial Number 22-00163. The Applicant's Certification verifies that an Operation and Maintenance Plan and Emergency Management Plan have been completed and are accessible to the operator at all times and available to the department upon request and that the system will have a certified operator as required by 15A NCAC 18C .1300.

Final approval will be issued upon certifying the remaining portions not covered by this **partial approval**. Note that the "Authorization to Construct" is valid for thirty-six (36) months from the issue date and the remaining construction must be completed within this period in accordance with Rule .0305(a).

The Department has determined that the requirements specified in 15A NCAC 18C .0303(a) and (c) have been met, and therefore, issues this **Partial Final Approval** in accordance with Rule .0309(a).

Sincerely,

Handwritten signature of Rebecca Sadosky in black ink.

Rebecca Sadosky, Ph.D., Chief  
Public Water Supply Section  
Division of Water Resources, NCDEQ

cc: JAMIE MIDGETTE, P.E., Regional Engineer  
Currituck County Health Department  
BISSELL PROFESSIONAL GROUP



North Carolina Department of Environmental Quality | Division of Water Resources  
512 North Salisbury Street | 1634 Mail Service Center | Raleigh, North Carolina 27699-1634  
919.707.9100

MARK S BISSELL, P.E.  
BISSELL PROFESSIONAL GROUP  
PO Box 1068  
KITTY HAWK, NC 27949



November 14, 2023

Mr. Perry Arnette  
Quality Homes of Currituck  
417-D Caratoke Highway  
Moyock, NC 27958

ECS Proposal No. 22:32312

Reference: Paving Letter  
Fost Subdivision  
Phase 4 (Portions of Garland Street, Fost Boulevard, Ryker Road East, and Iris Circle)  
Moyock, North Carolina

Dear Mr. Arnette:

As requested, ECS Southeast, LLP (ECS) visited the site on various occasions to test the subbase and asphalt for the referenced roadways. ECS observed the roadway construction for portions of Garland Street, Fost Boulevard, Ryker Road East, and Iris Circle and tested the subbase and asphalt placement. ABC stone was used as subbase for the areas.

The roadway section for these areas consists of a minimum of 6 inches of ABC stone and 2 inches of surface mix asphalt (Type S-9.5B). The project requires that the subbase and asphalt be tested for quality assurance to see that it generally meets NCDOT standards. This letter report contains the results of the subbase and asphalt quality assurance testing. This includes thickness, density, aggregate and asphalt gradation, and asphalt content.

For this project ECS has performed the following:

- Bulk sampling of the ABC within the roadway areas. The sample was returned to the laboratory to perform natural moisture, full sieve, and Modified Proctor testing in general accordance with NCDOT standards. The laboratory test results indicate that the imported ABC materials were in general accordance with NCDOT requirements. The results of this testing are attached to this letter report.
- Compaction testing was performed and indicated that the ABC materials were compacted to meet the requirement of an average of 98% of the Modified Proctor. The thickness of the stone was checked and verified to be at or greater than the 6- inch requirement. The results of this testing are attached to this report.
- Coring operations were performed at 6 locations within the roadway alignment. The cores were taken at random locations determined by the ECS representative.
- Laboratory testing procedures were performed on the core specimen and included thickness and bulk specific gravity. Additionally, testing was performed to confirm the asphalt content and the asphalt gradation. These were performed in general accordance with NCDOT testing procedures. The following Table 1 contains the results of the coring including the thickness and specific gravity results. Table 2 contains the results of the asphalt content testing. Results of the asphalt gradation are attached to this report.



**Table 1 – Asphalt Laboratory Test Results**

Sample #	Asphalt Type	Average Sample Thickness	Specific Gravity	Percent Compaction (min. 90%)
C-1	S-9.5B	2.5	2.227	92.0
C-2	S-9.5B	2.0	2.258	93.2
C-3	S-9.5B	2.25	2.224	91.8
C-4	S-9.5B	2.75	2.182	90.1
C-5	S-9.5B	2	2.148	88.7
C-6	S-9.5B	2.5	2.315	95.6
<b>Average</b>	S-9.5B	2.33	2.23	91.9

**Table 2 – Asphalt Content Test Results**

Sample #	Sample Location	Asphalt Content
Sample #1	Bulk Sample	6.4%

Based on our observations and test results, it is our engineering opinion that the subbase and asphalt were placed in general accordance with NCDOT standards. We appreciate being of service to you on this project. Should you need additional information or assistance, please do not hesitate to contact our office.

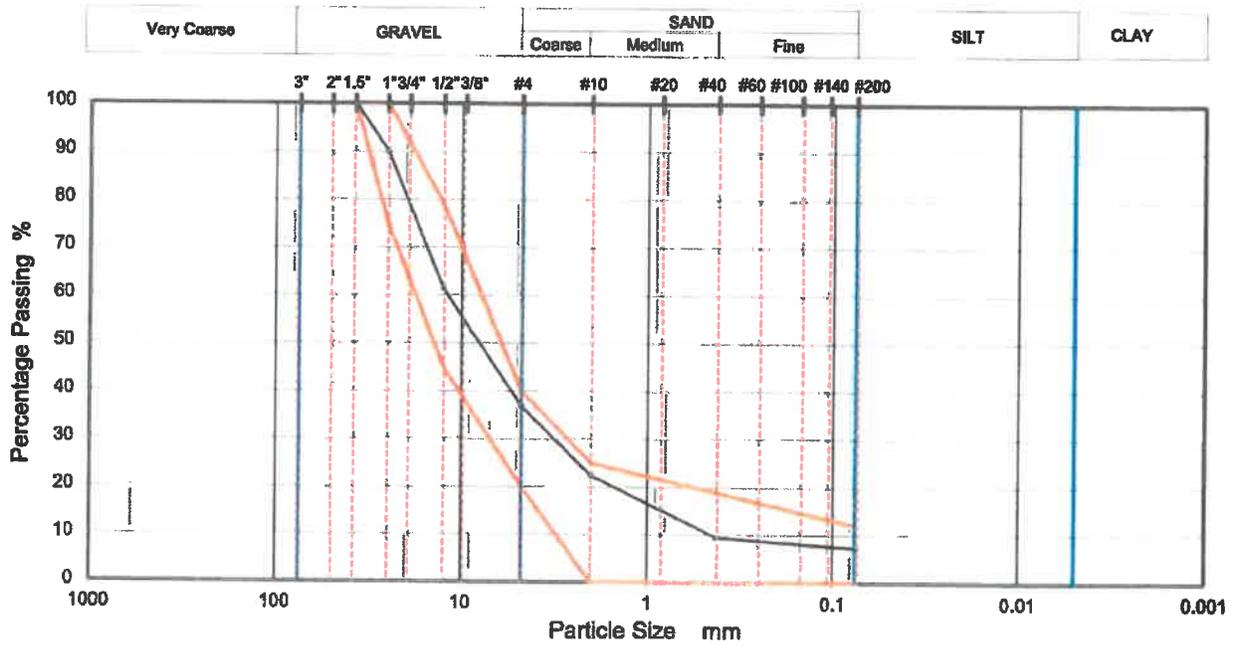
Respectfully,  
ECS Southeast, LLP

  
W. Lloyd Ward, P.E.  
Principal Engineer

  
Wade Wetherington  
Assistant Team Leader



## PARTICLE SIZE DISTRIBUTION



### TEST RESULTS (AASHTO T-88-19)

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
5"	100.0		
4"	100.0		
3.5"	100.0		
3"	100.0		
1 1/2"	100.0		
1"	90.0		
1/2"	81.4		
#4	36.9		
#10	22.4		
#40	9.5		
#200	7.3		

Dry Mass of sample, g	676.1
<b>Sample Proportions</b>	
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	63.1
Coarse Sand, #4 to #10 sieve	14.5
Medium Sand, #10 to #40	12.9
Fine Sand, #40 to #200	2.2
Fines <#200	7.3

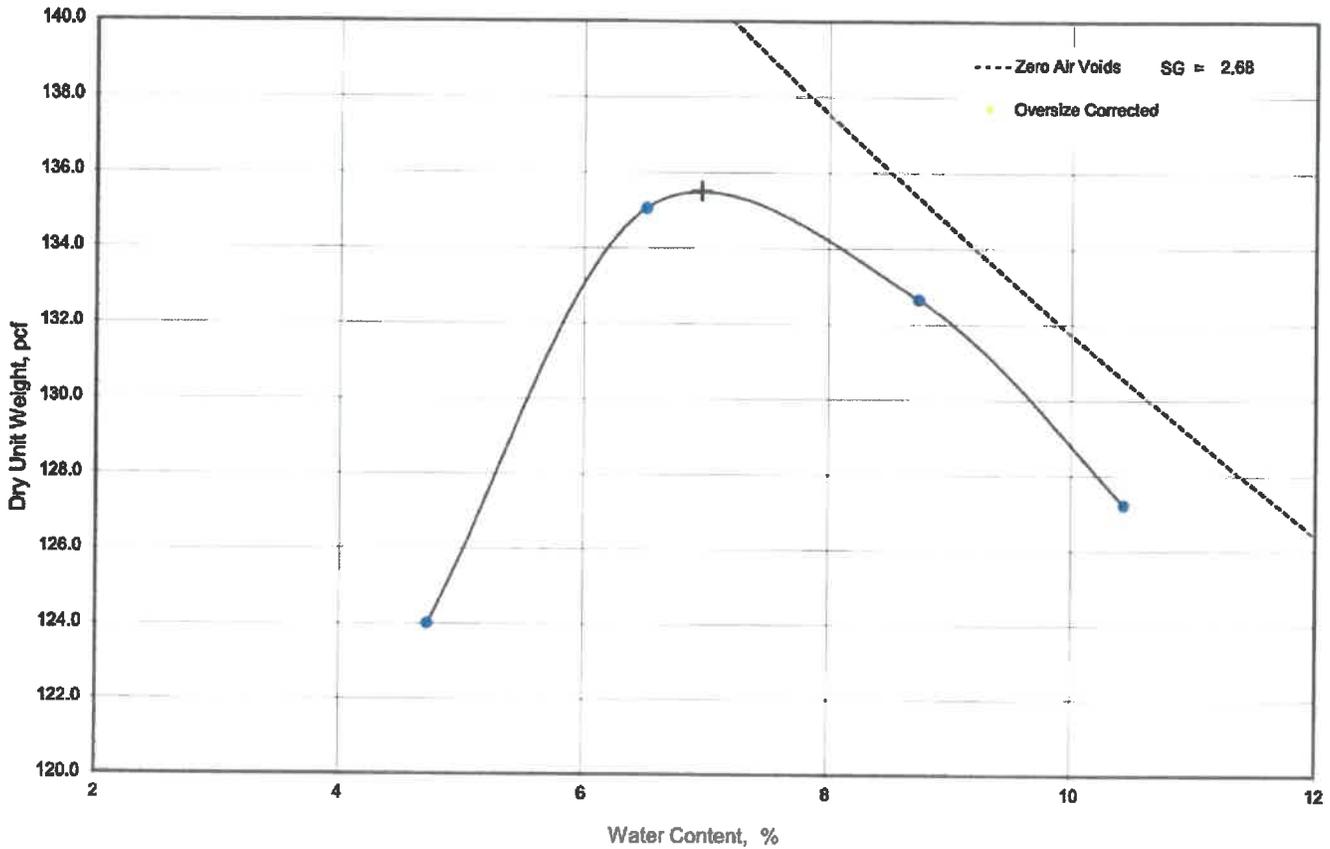
USCS	GW-GM	Liquid Limit	NP	D90	25.000	D50	7.969	D10	0.451
AASHTO		Plastic Limit	NP	D85	22.150	D30	3.147	Cu	26.213
USCS Group Name	Well graded gravel with silt and sand	Plasticity Index	NP	D60	11.830	D15	0.823	Cc	1.855

Project: Miscellaneous Soil Testing Client: Quality Home Builders of Currituck Sample Description: (GP-GM) Poorly Graded GRAVEL with Silt and Sand, ABC Sample Source: Fost - Servey Road Entrance	Project No.: 07:15953 Depth (ft): 0.0 - 2.0 Sample No.: D4S-21 Date Reported: 8/21/2023
---	--

	Office / Lab	Address	Office Number / Fax
	ECS Mid-Atlantic LLC - Williamsburg	1643 Merrimac Trail Suite A Williamsburg, VA 23185	(757)229-6677  (757)229-9978

Tested by	Checked by	Approved by	Date Received	Remarks
KDavis	cstetzer	cstetzer	8/14/2023	NCABC Aggregate

### Laboratory Compaction Characteristics of Soil Using Modified Effort



Optimum Moisture Content	7.0	%	Preparation	ASTM dry preparation method
Maximum Dry Unit Weight	135.5	pcf	Type of rammer	Manual - 10lbf (44.5N)
			Test Specification / Method	ASTM D1557-12e1-method C
			Specific gravity - D854 water pycnometer	2.68 Historical
Cumulative material retained on:	3/4 in. sieve	4.4 %	Coarse Aggregate Specific Gravity -	2.68
	3/8 in. sieve	%		
	#4 sieve	0.0 %		

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	% < #200	USCS	AASHTO
(GP-GM) Poorly Graded GRAVEL with Silt and Sand, ABC Aggregate	2.3	NP	NP	7.3	GW-GM	

Project: Miscellaneous Soil Testing Client: Quality Home Builders of Currituck Sample / Source: Fost - Servey Road Entrance Test Reference/No.:	Project No.: 07:15953 Depth (ft.): 0 - 2 Sample No.: D4S-21 Date Reported: 8/21/2023
--	---

	Office / Lab	Address	Office Number / Fax
	ECS Mid-Atlantic LLC - Williamsburg	1643 Merrimac Trail Suite A Williamsburg, VA 23185	(757)229-6677  (757)229-9978

Tested by	Checked by	Approved by	Date Received	Remarks
KDavis	cstetzer	cstetzer	8/14/2023	



**ECS Southeast, LLP**  
6714 Netherlands Drive  
Wilmington, NC 28405  
9106869114  
9106869666

# LETTER OF TRANSMITTAL

November 3, 2023  
Quality Home Builders of Currituck  
1643 Merrimac Trail Suite A  
Williamsburg, VA 23185  
ATTN: Mr. Lloyd Ward

RE: **Fost Communities**  
ECS Job # **22:32312**  
  
Permits:  
Location: **100 Ryker Road E**  
**Moyock, NC 27958**

Field Reports       For your use       As requested

CC:

ENCL: Field Report # 18      11/1/2023      ABC Stone Densities

Kris J. Stamm  
Office Manager, Principal

Wade A. Wetherington  
Assistant Team Leader

*Disclaimer*

1. This report (and any attachments) shall not be reproduced except in full without prior written approval of ECS.
2. The information in this report relates only to the activities performed on the report date.
3. Where appropriate, this report includes statements as to compliance with applicable project drawings, and specifications for the activities, performed on this report date.
4. Incomplete or non-conforming work will be reported for future resolution.
5. The results of samples and/or specimens obtained or prepared for subsequent laboratory testing will be presented in separate reports/documents.



ECS Southeast, LLP  
6714 Netherlands Drive  
Wilmington, NC 28405  
(910) 686-9114 [Phone]  
(910) 686-9666 [Fax]

# FIELD REPORT

Project **Fost Communities**  
Location **Moyock, NC**  
Client **Quality Home Builders of Currituck**  
Contractor **None Listed**

Project No. **22:32312**  
Report No. **18**  
Day & Date **Wednesday 11/1/2023**  
Weather **45 °/ Sunny**  
On-Site Time **2.00**  
Lab Time **0.50**  
Travel Time\* **4.50**  
Total **7.00**  
Re Obs Time **0.00**

Remarks **ABC Stone Densities**

Trip Charges*	Tolls/Parking*	Mileage* <b>232</b>	Time of	Arrival	Departure
Chargeable Items				<b>9:00A</b>	<b>11:00A</b>

\* Travel time and mileage will be billed in accordance with the contract.

**Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.**

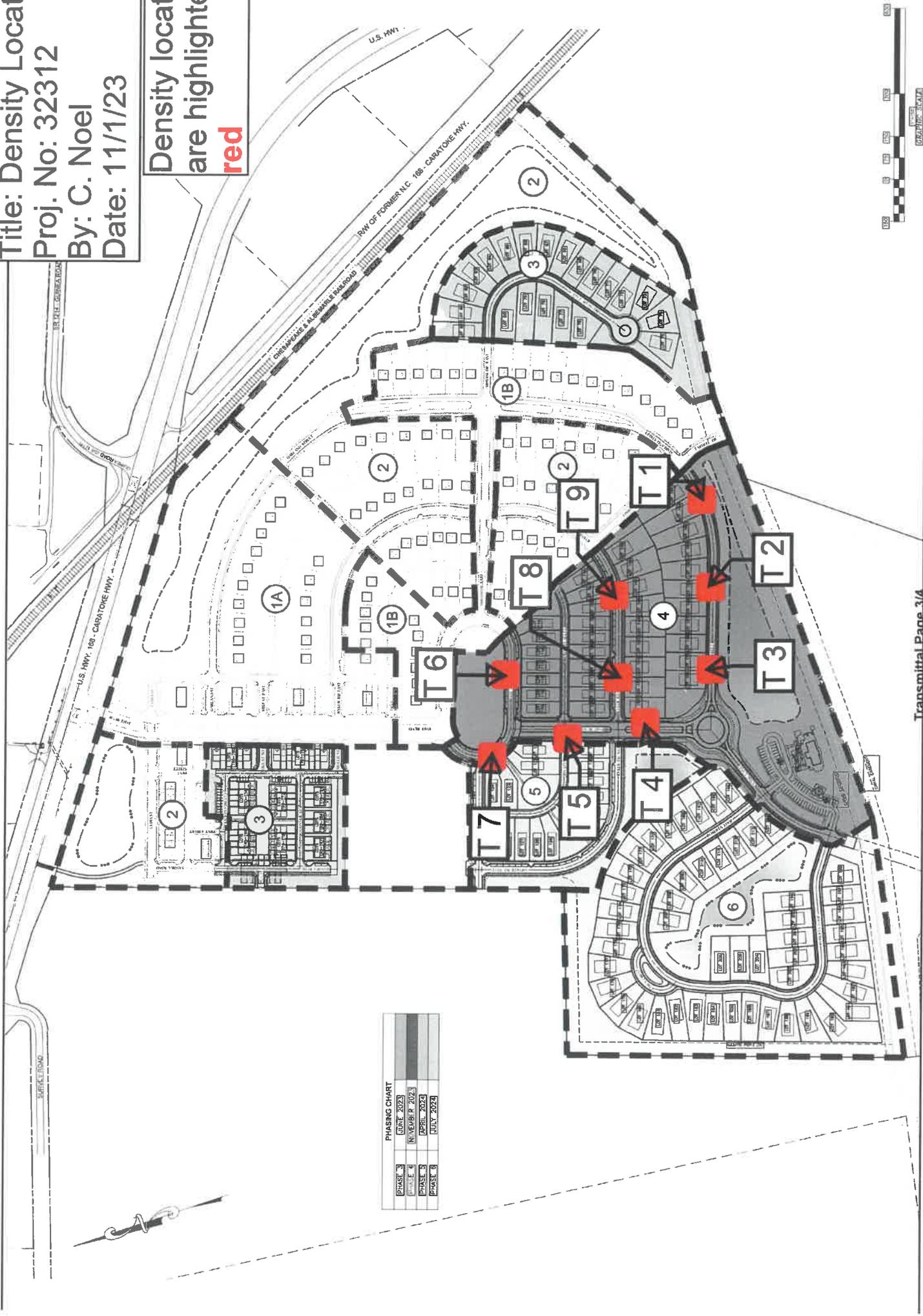
The undersigned arrived on site, as requested, to check the compaction of ABC stone for the section 4 roads. Please see the attached sketch for the approximate density test locations.

Utilizing the Nuclear Density Gauge test method (ASTM D-6938) to check the compaction of ABC stone; test results indicated that the compacted material, at the areas and depths tested, met the project requirements of 98% of the maximum dry density as obtained in our laboratory using the Modified Proctor method (ASTM D-1557).

At the density test locations, the thickness of the ABC stone was measured to be at least 6 inches.

Project: Fost Comm  
 Title: Density Locati  
 Proj. No: 32312  
 By: C. Noel  
 Date: 11/1/23

Density locati  
 are highlighte  
 red



PHASING CHART

PHASE 3	JUNE 2023
PHASE 4	NOVEMBER 2023
PHASE 5	APRIL 2024
PHASE 6	JULY 2024





506 W. 13th Street  
 Greenville NC,  
 27834 (252)-215-  
 2257

### SOIL DENSITY REPORT

**Job Name:** Fost Communities      **Job Number:** 32312  
**Location:** Moyock      **Technician:** Chris Noel  
**Contractor:**      **Date:** 11/1/2023

TEST #	Lot #	ELEVATION	IN-PLACE WET DENSITY	IN-PLACE Dry DENSITY pcf	COMP %	Moisture %	Spec	REMARKS PASS/FAIL
1		0	136.6	133.4	98.5%	4.0%	98%	PASS
2		0	132.6	133.3	98.4%	4.8%	98%	PASS
3		0	131.5	136.3	100.6%	4.1%	98%	PASS
4		0	138.7	134.0	98.9%	3.5%	98%	PASS
5		0	139.5	135.6	100.1%	2.9%	98%	PASS
6		0	137.4	132.9	98.1%	3.6%	98%	PASS
7		0	138.8	134.8	99.5%	3.0%	98%	PASS
8		0	135.6	132.8	98.0%	3.2%	98%	PASS
9		0	139.2	134.7	99.4%	3.3%	98%	PASS
Material Mark	Description	Optimum Moisture	MAXIMUM Dry UNIT WEIGHT (pcf)		Location			
A	ABC Stone	7	135.5		Road in section 4			



**ECS Southeast, LLP**  
6714 Netherlands Drive  
Wilmington, NC 28405  
9106869114  
9106869666

# LETTER OF TRANSMITTAL

November 8, 2023  
Quality Home Builders of Currituck  
1643 Merrimac Trail Suite A  
Williamsburg, VA 23185  
ATTN: Mr. Lloyd Ward

RE: **Fost Communities**  
ECS Job # **22:32312**  
  
Permits:  
Location: **100 Ryker Road E**  
**Moyock, NC 27958**

Field Reports       For your use       As requested

CC:

ENCL: Field Report # 19      11/6/2023      Asphalt Densities

Kris J. Stamm  
Office Manager, Principal

Wade A. Wetherington  
Assistant Team Leader

*Disclaimer*

1. This report (and any attachments) shall not be reproduced except in full without prior written approval of ECS.
2. The information in this report relates only to the activities performed on the report date.
3. Where appropriate, this report includes statements as to compliance with applicable project drawings, and specifications for the activities, performed on this report date.
4. Incomplete or non-conforming work will be reported for future resolution.
5. The results of samples and/or specimens obtained or prepared for subsequent laboratory testing will be presented in separate reports/documents.



ECS Southeast, LLP  
6714 Netherlands Drive  
Wilmington, NC 28405  
(910) 686-9114 [Phone]  
(910) 686-9666 [Fax]

# FIELD REPORT

Project **Fost Communities**  
Location **Moyock, NC**  
Client **Quality Home Builders of Currituck**  
Contractor **None Listed**

Project No. **22:32312**  
Report No. **19**  
Day & Date **Monday 11/6/2023**  
Weather **72 °/ Sunny**  
On-Site Time **5.50**  
Lab Time **0.50**  
Travel Time\* **2.50**  
Total **8.50**  
Re Obs Time **0.00**

Remarks **Asphalt Densities**

Trip Charges*	Tolls/Parking*	Mileage*	<b>140</b>	Time of Arrival	<b>10:15A</b>	Departure	<b>3:45P</b>
Chargeable Items							

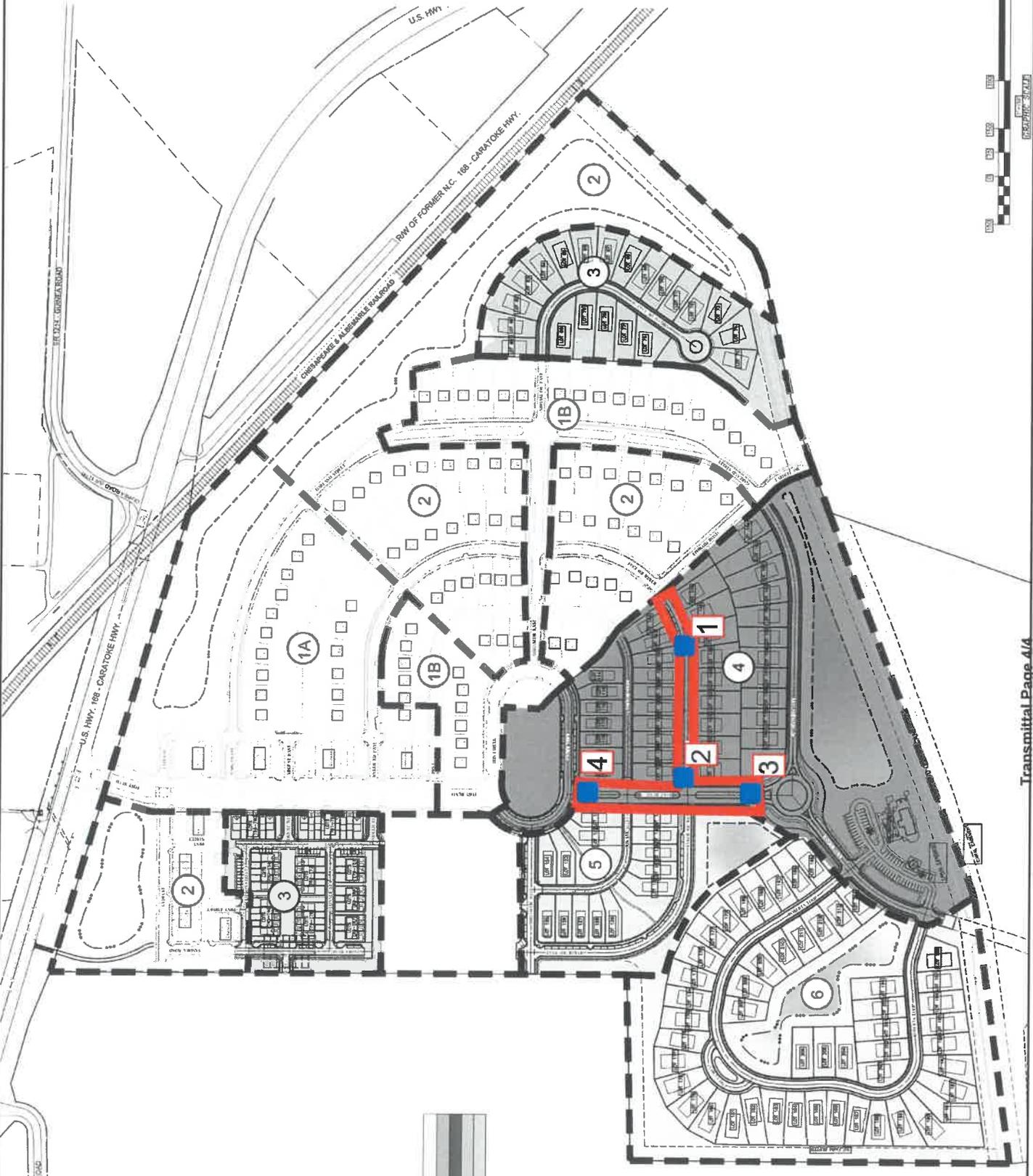
\* Travel time and mileage will be billed in accordance with the contract.

**Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.**

The undersigned arrived on site, as requested, to observe the placement and compaction of RS-9.5B asphalt for section 4 roadways in the Fost Community. Please see the attached sketch for the approximate test locations.

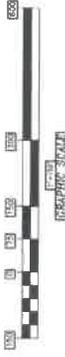
Utilizing the Nuclear Density Gauge test method (ASTM D-2950) to check the compaction of the asphalt; test results indicated that the asphalt, at the areas and depths tested, met the NCDOT minimum density requirements of 90% of the bulk specific gravity value. This value was obtained from the asphalt supplier quality control laboratory.





PHASING CHART

PHASE 3	JUNE 2023
PHASE 4	NOVEMBER 2023
PHASE 5	APRIL 2024
PHASE 6	JULY 2024





**ECS Southeast, LLP**  
6714 Netherlands Drive  
Wilmington, NC 28405  
9106869114  
9106869666

# LETTER OF TRANSMITTAL

November 13, 2023  
Quality Home Builders of Currituck  
1643 Merrimac Trail Suite A  
Williamsburg, VA 23185  
ATTN: Mr. Lloyd Ward

RE: **Fost Communities**  
ECS Job # **22:32312**  
  
Permits:  
Location: **100 Ryker Road E**  
**Moyock, NC 27958**

Field Reports       For your use       As requested

CC:

ENCL: Field Report # 20      11/10/2023      Asphalt Cores

Kris J. Stamm  
Office Manager, Principal

Wade A. Wetherington  
Assistant Team Leader

*Disclaimer*

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ECS Southeast, LLP  
6714 Netherlands Drive  
Wilmington, NC 28405  
(910) 686-9114 [Phone]  
(910) 686-9666 [Fax]

# FIELD REPORT

Project **Fost Communities**  
Location **Moyock, NC**  
Client **Quality Home Builders of Currituck**  
Contractor **None Listed**

Project No. **22:32312**  
Report No. **20**  
Day & Date **Friday 11/10/2023**  
Weather **65 °/ Cloudy**  
On-Site Time **3.75**  
Lab Time **0.50**  
Travel Time\* **3.36**  
Total **7.61**  
Re Obs Time **0.00**

Remarks **Asphalt Cores**

Trip Charges*	Tolls/Parking*	Mileage* <b>128</b>	Time of Arrival	Departure
Chargeable Items			<b>1:45P</b>	<b>5:30P</b>

\* Travel time and mileage will be billed in accordance with the contract.

**Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.**

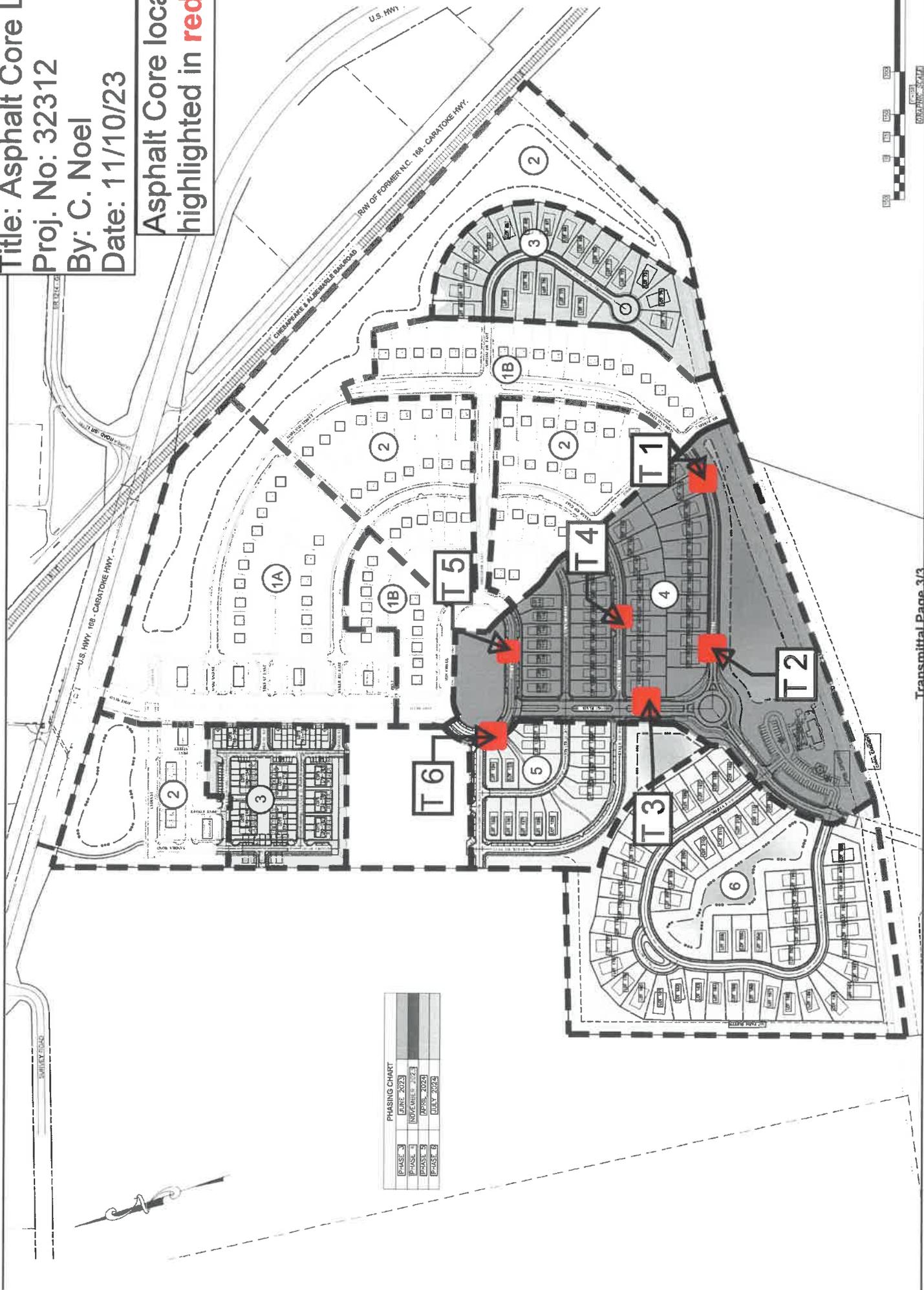
The undersigned arrived on site, as requested, to cut a total of (6), 6" diameter cores for thickness measurement and specific gravity testing. Please see the attached sketch for the approximate core locations.

The cores were returned to the ECS laboratory for testing. Prior to leaving the site, the undersigned patched the asphalt core locations. Please see below for the Core locations.

- Core T1:Garland Street
- Core T2:Garland Street
- Core T3:Fost Boulevard
- Core T4:Ryker Road East
- Core T5:Iris Circle
- Core T6:Iris Circle

Project: Fost Commur  
 Title: Asphalt Core Lot  
 Proj. No: 32312  
 By: C. Noel  
 Date: 11/10/23

Asphalt Core locati  
 highlighted in red



PHASING CHART

PHASE 3	JUNE 2023
PHASE 4	NOVEMBER 2023
PHASE 5	APRIL 2024
PHASE 6	JULY 2024



**PROJECT INFORMATION**

NAME **Fost Subdivision**  
 NUMBER **22:32312**  
 DATE **11/14/2023**  
 PM **Wade Wetherington**

**ECS Southeast, LLP**  
 4811 Koger Blvd.  
 Greensboro, NC 27407  
 Phone: (336) 856-7150  
 Fax: (336) 856-7160  
 www.ecslimited.com

ASTM Method : ASTM D6307 and D54444  
 JMF : Not provided  
 Supplier/Plant : Chesapeake AS 381

Mix Type : RS 9.5B  
 Aggregate type : Not Provided  
 Test Date : 11/13/23  
 Sampled Date : 11/07/23

**Asphalt Content by Ignition Oven (ASTM D6307)**

Description	Before (g)	After (g)
Total Weight	5,608.3	5,499.0
Tare Weight	3,900.8	3,900.8
Mixture weight	1,707.5	1,598.2
Weight of Asphalt		109.3
Asphalt Content		<b>6.4%</b>

**Gradation by Mechanical Sieve Analysis (ASTM D5444)**

Sieve No.	Sieve Size (mm)	Weight Retained (g)	Individual percent Retained (%)	Cum. percent Retained (%)	Percent Passing (%)	Limits_NCDOT (Table 610-2)		
						Min.	Max.	Yes/No
1 1/2	37.5	0.0	0	0	100			
1	25.0	0.0	0	0	100			
3/4	19.0	0.0	0	0	100			
1/2	12.5	11.6	1	1	99	100		No
3/8	9.5	75.5	5	5	95	90	100	Yes
4	4.8	355.1	22	28	72			
8	2.4	331.8	21	49	51	32	67	Yes
16	1.2	234.1	15	63	37			
30	0.600	204.0	13	76	24			
50	0.300	128.2	8	84	16			
100	0.150	95.7	6	90	10			
200	0.075	35.2	2.2	92.4	7.6	4.0	8.0	Yes

# C & L Concrete Works, Inc.

P.O. Box 178  
Camden, North Carolina 27921  
Office (252) 335-1994  
Fax (252) 331-1111

Proposal submitted to: Quality Homes of Currituck Attn: Perry Arnette	Phone: 757-478-1205 parnette@qhoc.com	Date: 11/1/2023
Street: 417-D Caratoke Hwy	Job Name: Fost Sec 4	
City, State, Zip: Moyock, NC 27958	Job Location: Moyock, NC	

Description of work and price:

**Fost Sec 4**

Mobilization	\$800.00
Fine Grading	\$4,500.00
Install 2" NCDOT approved asphalt	<u>\$196,230.00</u>
	<b>\$201,530.00</b>

Unless a lump sum is to be paid for the foregoing work and is clearly stated, it is understood and agreed that the quantities referred to are estimates and that payment shall be made at the stated unit prices for the actual quantities of work performed as determined upon the completion of the work. Any changes from the above described work involving extra cost will be executed only upon written orders and will be billed as an extra charge over and above this estimate.

Estimates for work performed will be submitted every 30 days. Payment of these estimates is due upon receipt. The balance will be due upon completion of work. Any unpaid balance after 30 days will be subject to an 18% annual finance charge.

If this proposal meets with your acceptance, please sign and return the attached copy.

This proposal expires 30 days from the date hereof, but may be accepted at any later date at the sole option of C & L Concrete Works, Inc.

Upon default, the holder of this note may employ an attorney to enforce the holder's rights and remedies and the maker, principal, surety, grantor and endorser of this note hereby agree to pay to the holder the sum of fifteen (15%) percent to the outstanding balance owing on said note for reasonable attorney's fees, plus all other reasonable expenses incurred by the holder in exercising any of the holder's rights and remedies upon default.

ACCEPTED: \_\_\_\_\_  
Firm Name

By: \_\_\_\_\_  
Name and Title

Date: \_\_\_\_\_

  
\_\_\_\_\_  
For C & L Concrete Works, Inc.

Date: \_\_\_\_\_

## ATTACHMENT "A"

### FOST Tract Reserve Fund Calculations Updated for Phase 4

(Including Phases 1A, 1B, 2, 3A and 3B)

A. Temporary Reserve Fund Calculation:

Phase 4:

Roadway Stone Base Course Construction Cost: 4,984 tons @ \$32.04/tn =	\$159,687.36
Asphalt Roadway Surface Course Construction Cost: (Quote attached) =	<u>\$201,530.00</u>
Phase 4 Subtotal:	\$361,217.36

Phase 3B:

Roadway Stone Base Course Construction Cost: 2,695 tons @ \$32.04/tn =	\$ 86,347.80
Asphalt Roadway Surface Course Construction Cost: 950.34 tons @ \$124/tn =	<u>\$ 117,842.00</u>
Phase 3B Subtotal:	\$204,189.80

Phase 3A:

Roadway Stone Base Course Construction Cost: 814 tons @ \$32.04/tn =	\$ 26,088.70
Asphalt Roadway Surface Course Construction Cost: 749.67 tons @ \$124/tn =	92,959.08
Concrete Roadway Construction Cost: 5,105 sq yds @ \$58.50/sq yd =	<u>298,642.50</u>
Phase 3A Subtotal:	\$417,690.28

Phase 1A:

Asphalt Roadway Base Course Construction Cost: 10,368 tons @ \$17/tn =	\$176,256.00
Asphalt Roadway Surface Course Construction Cost: 3,644 tons @ \$109/tn =	397,196.00
Concrete Roadway Construction Cost: 58,380 sq ft @ \$3.75/sq ft =	<u>218,925.00</u>
Phase 1A Subtotal:	\$792,377.00

Phases 1B & 2

Asphalt Roadway Base Course Constr. Cost: 5,667 tons @ \$17/tn =	\$ 96,339.00
Asph Roadway Surface Course Constr Cost: 1,992 tons @ \$118/tn =	\$235,056.00
Concrete Roadway Construction Cost: 32,790 sq ft @ \$3.75/sq ft =	<u>\$122,962.50</u>
	\$454,357.50

Prior Total Phases 1A, 1B, 2, 3A & 3B: \$1,868,614.58

Total Roadway Costs (1A, 1B, 2, 3A, 3B & 4): \$2,229,831.94

**Temporary Fund Amount: 10% of \$1,868,614.58= \$222,983.19**

B. Permanent Reserve Fund Calculation:

1. Annual Cost of Common Area & Stormwater Maintenance: \$19,450.00
2. Annual Cost of Common Area Insurance (All Phases): 882.00

TOTAL: \$20,332.00

**Permanent Reserve Fund Amount: 2 x \$20,332.00 = \$40,664.00**

# C & L Concrete Works, Inc.

P.O. Box 178  
Camden, North Carolina 27921  
Office (252) 335-1994  
Fax (252) 331-1111

Proposal submitted to: Quality Homes of Currituck Attn: Perry Arnette	Phone: 757-478-1205 parnette@qhoc.com	Date: 11/1/2023
Street: 417-D Caratoke Hwy	Job Name: Fost Sec 4	
City, State, Zip: Moyock, NC 27958	Job Location: Moyock, NC	

Description of work and price:

**Fost Sec 4**

Mobilization	\$800.00
Fine Grading	\$4,500.00
Install 2" NCDOT approved asphalt	<u>\$196,230.00</u>
	<b>\$201,530.00</b>

Unless a lump sum is to be paid for the foregoing work and is clearly stated, it is understood and agreed that the quantities referred to are estimates and that payment shall be made at the stated unit prices for the actual quantities of work performed as determined upon the completion of the work. Any changes from the above described work involving extra cost will be executed only upon written orders and will be billed as an extra charge over and above this estimate.

Estimates for work performed will be submitted every 30 days. Payment of these estimates is due upon receipt. The balance will be due upon completion of work. Any unpaid balance after 30 days will be subject to an 18% annual finance charge.

If this proposal meets with your acceptance, please sign and return the attached copy.

This proposal expires 30 days from the date hereof, but may be accepted at any later date at the sole option of C & L Concrete Works, Inc.

Upon default, the holder of this note may employ an attorney to enforce the holder's rights and remedies and the maker, principal, surety, grantor and endorser of this note hereby agree to pay to the holder the sum of fifteen (15%) percent to the outstanding balance owing on said note for reasonable attorney's fees, plus all other reasonable expenses incurred by the holder in exercising any of the holder's rights and remedies upon default.

ACCEPTED: \_\_\_\_\_  
Firm Name

By: \_\_\_\_\_  
Name and Title

Date: \_\_\_\_\_

  
\_\_\_\_\_  
For C & L Concrete Works, Inc.

Date: \_\_\_\_\_

**INVOICE**

252-202-6645  
Countryscapesclay@hotmail.com

366 N Gregory Road  
Shawboro, NC  
27973

Attention: Perry Arnette  
Land Development manager

QHOC  
Moyock, NC 27958  
Date: 8/16/2023

Project Title: **Fost Phase 4**  
Project Description: Stone for road  
P.O. Number:  
Invoice Number:  
Terms: 30 Days

Description	Quantity	Unit Price	Cost
Stone Phase 3A	4,984T	\$32.04	\$159,687.36
		Subtotal	\$159,687.36
		Total	\$159,687.36

Thank you for your business. It's a pleasure to work with you on your project.  
Your next order will ship in 30 days.

Sincerely yours,

Urna Semper



# Goodman Management Group

RE: FOST Community Association, Maintenance Costs, Section 4

November 13, 2023

To Whom It May Concern,

Estimated maintenance costs for common areas including stormwater ponds and other common stormwater infrastructure are detailed below.

1. Landscaping and Grounds Maintenance of Common Areas Costs per 12 months – \$17,250
2. Stormwater Ponds and Other Stormwater Infrastructure per 12 months – \$2,200

If you have any questions, please do not hesitate to contact me.

Regards,

Aaron P. Goodman, CMCA®, AMS®, PCAM®  
Goodman Management Group  
Chief Executive Officer