



October 26, 2023

Currituck County Development Services Department  
153 Courthouse Road, Suite 110  
Currituck, North Carolina 27929

SUBJECT: Jarvis Landing – Amended Major Site Plan

Dear Tammy,

On behalf of GOB, LLC, Bissell Professional Group is requesting review of an Amended Major Site Plan for the Jarvis Landing multi-family residential development located in Jarvisburg, Currituck County, NC. Existing roadway, utility and drainage improvements were constructed by a former developer and Phase 1, that includes units 1-12, is currently under construction. The developer wishes, however, to modify the building style and parking arrangement of Phases 2 and 3 that include the remaining units 13-39. Several minor revisions to the clubhouse, pool and adjoining parking area are also desired.

The flowing documents are enclosed to support this request:

- Updated Major Site Plan Application Form, (2 copies)
- Updated Stormwater Application Form SW-002, (2 copies)
- Amended Stormwater Narrative, (2 copies)
- Amended Major Site Development Plans, (2 copies)
- Amended Architectural Floor Plans and Elevations (2 copies)

As previously discussed, other supporting documents, such as copies of state permits previously submitted, are not included in this package. We respectfully ask for your review of the above listed enclosures as they support the requested Amended Major Site Plan. Should you have any questions or need any additional information please do not hesitate to contact me. We thank you for your time and consideration in this matter.

Sincerely,  
Bissell Professional Group

David M. Klebitz, P.E.

A handwritten signature in blue ink, appearing to read "David M. Klebitz", with a large, stylized flourish extending from the end of the name.



# Major Stormwater Plan Form SW-002

OFFICIAL USE ONLY:  
Permit Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Date Approved: \_\_\_\_\_

### Contact Information

<b>APPLICANT:</b>		<b>PROPERTY OWNER:</b>	
Name:	GOB, LLC	Name:	Same
Address:	PO Box 749 Kill Devil Hills, NC 27948	Address:	_____
Telephone:	441-706-8555	Telephone:	_____
E-Mail Address:	pkauffman@ospavpartners.com	E-Mail Address:	_____

### Property Information

Physical Street Address: 111 Jarvis Landing Drive

Parcel Identification Number(s): 110L-000-0001-0000 THRU 110L-000-0039-0000, 110L-000-00CA-0000

FEMA Flood Zone Designation: X

### Request

Project Description: Jarvis Landing Multifamily Development

Total land disturbance activity: 348,480 +/- sf      Calculated volume of BMPs: \_\_\_\_\_ sf

Maximum lot coverage: 155,899 sf      Proposed lot coverage: 150,200 +/- sf

#### TYPE OF REQUEST

- Major subdivision (10-year, 24-hour rate)
- Major site plan (5-year, 24-hour rate)

#### METHOD USED TO CALCULATE PEAK DISCHARGE

- Rational Method
- NRCS Method (TR-55 and TR-20)
- Simple volume calculation for small sites (less than 10 acres)
- Alternative stormwater runoff storage analysis
- Downstream drainage capacity analysis

I hereby authorize county officials to enter my property for purposes of determining compliance. All information submitted and required as part of this process shall become public record.

  
Property Owner(s)/Applicant

10/17/23  
Date



## Jarvis Landing Multifamily Development (Zero-Lot Line) Amended Stormwater Management Narrative Date:10-26-23

Jarvis Landing was approved by both the State of North Carolina and Currituck County for construction of a 39-unit multifamily development and clubhouse in 2008 and again in 2012. The roadways and utilities along with roadway swales were installed under an original special use permit and the State of North Carolina issued stormwater permit SW7120518, dated July, 2012, that is still in effect.

Construction of the development is planned in 3 phases. Phase 1 includes units 1 – 12 and is currently under construction as originally designed. The developer wishes, however, to modify the building style and parking arrangement of Phases 2 and 3 that include the remaining units 13-39. Several minor revisions to the clubhouse, pool and adjoining parking area are also desired.

The modifications proposed in Phases 2 & 3 result in an overall built-upon area of approximately 150,200 sf and remain below the previously approved total of 155,899 sf. Modifications to the approved stormwater infiltration basins are not being made and only minor changes to swale, driveway culvert and building pad elevations are proposed. In consideration of these conditions, the project, as modified, stays within original parameters of design and updated calculations are, therefore, believed to be unnecessary.

There is considerable elevation change across the site. Minimum Building Pad Elevations (BPE) have been set to better balance cuts & fills and provide reasonable driveway slopes up from the existing road. Minimum Finished Floor Elevations (FFE) are set 8” above the BPE, which is equivalent to 1 course of foundation block.

Infiltration Basin #1 has a design overflow spillway elevation of 9.50’ and a top of bank elevation of 10.0’. Adjoining Units 37-39 have the lowest BPE/ FFE of 11.75’ and 12.42’, respectively, and are more than 20” above a basin full overflow condition.

Infiltration Basin #2 has a design overflow spillway elevation of 10.50’ and top of bank elevation of 11.0’. Adjoining Units 29-30 have the lowest BPE/ FFE of 13.30’ and 13.97’, respectively, and are more than 27” above a basin full overflow condition.

