

Board of Commissioners
Agenda Packet

March 21, 2016

5:00 Call to Order

A) Invocation & Pledge of Allegiance-Reverend Ronnie Culley, Christian Home Baptist

B) Approval of Agenda

Administrative Reports

A) **Presentation of FY 2015 Audit, Chris Burton, CPA - Carr, Riggs and Ingram LLC**

Public Hearings

A) **Public Hearing and Action: PB 14-16 Lake View at Currituck Development Agreement Amendment:** Request to amend the development agreement between Currituck County and Survey Road, LLC for property located in Moyock on Survey Road west of the intersection with Caratoke Highway, Tax Map 15, Parcels 83A, 83B, 83C, 83D, and 83E, Moyock Township.

B) **Public Hearing and Action: PB 07-10 Lake View at Currituck:** Request to amend the sketch (master) plan, preliminary plat, and use permit to allow 13 additional residential lots in the planned unit development located off Survey Road in Moyock, Tax Map 15, Parcels 83A, 83B, 83C, 83D, and 83E, Moyock Township.

C) **Consideration and Action: PB 15-18 Mashuda Multi-Family:** Request for conditional rezoning of 15.78 acres from Agricultural (AG) to Conditional District - Mixed Residential (C-MXR). The property is located in Barco at the terminus of Patriot Way east of Central Elementary School and on the north side of Shortcut Road (US 158), Tax Map 60, Parcel 99E, Crawford Township.

D) **Public Hearing and Action: PB 15-26 Currituck County:** Request for a use permit to expand the existing Panther Landing Convenience Center located on Panther Landing Road in Moyock, Tax Map 14, Parcel 13B, Moyock Township.

New Business

A) **Consideration and Action: Moyock Commons, Phase 2, Subsequent Similar Request: Request for the Board to consider a subsequent rezoning request for Moyock Commons, Phase 2**

B) **Approval of Contract with Air Concepts, Inc.**

C) **Board Appointments**

1. Economic Development Advisory Board

D) **Consent Agenda**

1. Approval Of Minutes for March 7, 2016
2. Budget Amendments
3. ITS Surplus Resolution
4. Surplus Resolution-Emergency Management

5. Surplus Resolution-Sheriff's Department

E) **Commissioner's Report**

F) **County Manager's Report**

Public Comment

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 5 minutes.

Special Meeting of the Tourism Development Authority

TDA-Budget Amendments

Project Ordinances: Boat House Design/Restroom facility construction

Closed Session

Closed session pursuant to G.S. 143-318.11(a)(3) to consult with the county attorney and to preserve the attorney-client privilege regarding the matter captioned Swan Beach, LLC v. Currituck County.

Adjourn

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1437)

Agenda Item Title

Presentation of FY 2015 Audit, Chris Burton, CPA - Carr, Riggs and Ingram LLC

Brief Description of Agenda Item:

Chris Burton will present the auditors report for the fiscal year ended June 30, 2015.

Board Action Requested

Information

Person Submitting Agenda Item

Sandra Hill, Director

Presenter of Agenda Item

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1451)

Agenda Item Title

Public Hearing and Action: PB 14-16 Lake View at Currituck Development Agreement Amendment:

Brief Description of Agenda Item:

Request to amend the development agreement between Currituck County and Survey Road, LLC for property located in Moyock on Survey Road west of the intersection with Caratoke Highway, Tax Map 15, Parcels 83A, 83B, 83C, 83D, and 83E, Moyock Township.

Planning Board Recommendation:

Mr. Craddock moved to approve PB 14-16 as presented due to its consistency with the Moyock Small Area Plan since the subject property and sewer main extension are located in a Full Service area; is consistent with the Land Use Plan because it focuses sewer services in existing developed areas and in nearby targeted growth areas; and the development agreement demonstrates the impact on the future provision of public sewer capital improvements in the county. Mr. Bell seconded the motion and motion carried unanimously.

Board Action Requested

Action

Person Submitting Agenda Item

Donna Voliva,

Presenter of Agenda Item

Ben Woody

Currituck County

Planning and Community Development Department
Planning and Zoning Division
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055 FAX 252-232-3026

To: Board of Commissioners

From: Planning Staff

Date: February 15, 2016

Subject: PB 14-16 Lake View at Currituck – Development Agreement Amendment

James O. Myers submitted an application for an amendment to the Development Agreement between Survey Road, LLC (the "Developer") and Currituck County to allow 13 additional residential lots within the proposed Lake View at Currituck subdivision located at 120 Survey Road in the Moyock Township. The use of a development agreement is authorized in North Carolina General Statutes 153A-379.1– 153A-379.13 and Section 2.4.18 of the Currituck County Unified Development Ordinance (UDO); the purpose and intent of a development agreement is to:

1. Encourage comprehensive planning and capital facilities planning;
2. Ensure the provision of adequate public facilities for development;
3. Encourage the efficient use of resources, while providing certainty in the process of obtaining development permits and approvals; and
4. Reduce the economic costs of development by providing greater regulatory certainty.

The Development Agreement between the Developer and Currituck County required the Developer to install a new public sewer force main to connect the Lake View at Currituck subdivision to the Moyock Central Sewer System. The force main is now installed. The sewer mains, pump stations, and appurtenances subject to the development agreement will be dedicated to the county upon completion and acceptance by the Technical Review Committee.

A summary of the proposed amendments included in the request are:

1. An assignment of the agreement from Survey Road, LLC to the new property owner Lake View Land Development, LLC.
2. Adding 13 residential lots identified in the proposed Phase 3A of the planned unit development.
3. An acknowledgement of the completed off-site public sewer infrastructure.
4. Removing the phasing reference from the 104 residential lots currently outlined as Phase 1 and 2 of the agreement. This change references the intermediate sewer payment (final plat).
5. Adding the 13 additional residential lots sewer tap reservation and payment schedule.
6. Adding one additional year to the term of the agreement.
7. Changes to the use permit conditions, amended sketch (master) plan, and preliminary plat (see attached amended sketch plan, and preliminary plat/use permit staff report).

Attachment: Lake View Staff Report Amended DA(BOC 3.21.16) (1451 : PB 14-16 Lake View at Currituck Development Agreement)

Enclosed please find a draft version of the amendments to the Development Agreement that includes an amended sketch plan, preliminary plat and (special) use permit.

The TRC recommends **approval** because the proposed development agreement is consistent with the Moyock Small Area Plan since the subject property and sewer main extension are located in a Full Service area; is consistent with the Land Use Plan because it focuses sewer service in existing developed areas and in nearby targeted growth areas (POLICY WS3); and the development agreement demonstrates the impact on the future provision of public sewer capital improvements by the county.

Planning Board Recommendation:

Mr. Craddock moved to approve PB 14-16 as presented due to its consistency with the Moyock Small Area Plan since the subject property and sewer main extension are located in a Full Service area; is consistent with the Land Use Plan because it focuses sewer services in existing developed areas and in nearby targeted growth areas; and the development agreement demonstrates the impact on the future provision of public sewer capital improvements in the county. Mr. Bell seconded the motion and motion carried unanimously.

Attachment: Lake View Staff Report Amended DA(BOC 3.21.16) (1451 : PB 14-16 Lake View at Currituck Development Agreement)

PLANNING BOARD DISCUSSION *(2/9/16)*

Mark Bissell, Bissell Professional Group and Jim Myers appeared before the board and were sworn in.
Ms. Voliva presented the staff report.

Mr. Bissell said some of the comments may overlap with this request (amended development agreement) and the one for the amended master plan, amended preliminary plat and use permit. Mr. Bissell provided an overview of the project. The 13 additional lots will have larger lots than the rest of the development and different housing styles. They have had two community meetings and a lengthy technical review committee review. Mr. Bissell provided an outline of changes to the development agreement.

Ms. Voliva asked Chairman Cooper and the Planning Board if they would like to hear both requests together, but vote on them separately.

The Planning Board said yes.

Mr. Bissell said with the additional 13 lots the project will have a total of 159 lots. The project is connecting to county water and sewer, buffers, and phasing amended. A initial payment of $147,000 was made for sewer taps that was allocated for Phases 1 and 2; and amending the development agreement to allow these tap fees to use anywhere within the development. With the addition of the 13 lots it will be $71,500 tap fees which will increase the total to $874,900 for county sewer fees. The amended use permit would change from 146 lots to 159 lots; and remove some conditions that have been satisfied. Mr. Bissell said Item 26 (z) of the use permit should read "The building pad elevations shall be raised a minimum of 18 inches except in Phase 3A that will meet the new UDO and stormwater manual requirements." Item 27 (aa) of the use permit should read " The solid vegetative buffer and fencing between shall be provided to the adjacent agricultural properties except in Phase 3A where the buffering is going to be current with the UDO farmland and buffering requirements."

Ms. Voliva said Phase 3A is subject to the current UDO standards.

Mr. Cooper asked Mr. Bissell what the alternative will be for the park layout.

Mr. Bissell said when the previously sketch plan was approved there was a layout of a pocket park that showed a swing set, slide and a few other things. It was more of placeholder until the layout is done.

Mr. Myers said when you drive into the subdivision there will be two lighted fountains. They may do street lighting as well depending on the cost.

Mr. Cooper closed the public hearing.

Mr. Whiteman said the back portion of Eagle Creek Road, where it butts up to the RV lot, has been under water now because of the development. If there is a significant storm three houses on Eagle Creek Road will be under water. The RV lot is where the 13 additional lots are being proposed. Part it may be the builder has constructed a dam further down on the drainage side and is backing up the water; or the pipes that were installed are smaller than what was there before and the water is not getting downstream as quickly.

Attachment: Lake View Staff Report Amended DA(BOC 3.21.16) (1451 : PB 14-16 Lake View at Currituck Development Agreement)

Mr. Cooper asked Mr. Bissell to explain how the drainage will work in this particular section.

Mr. Bissell explained the drainage plan.

Mr. Whiteman said there is an existing ditch that runs behind these homes and right now it is at its higher point with no significant increase in precipitation. Mr. Whiteman is concerned that during development if there is no way to mitigate this flooding and they get a significant storm, these homes will be flooded. This needs to be addressed during construction. Mr. Whiteman said a dam with rocks has been put in place for erosion control which is causing the flooding.

Mr. Myers said they will look at this issue.

Mr. Whiteman said currently the RV lot has four existing lights and four more are going to be installed with direct full cutoff.

Mr. Craddock moved to approve PB 14-16 as presented due to its consistency with the Moyock Small Area Plan since the subject property and sewer main extension are located in a Full Service area; is consistent with the Land Use Plan because it focuses sewer services in existing developed areas and in nearby targeted growth areas; and the development agreement demonstrates the impact on the future provision of public sewer capital improvements in the county. Mr. Bell seconded the motion and motion carried unanimously.

RESULT:	**RECOMMENDED APPROVAL [6 TO 0]**	**Next: 3/21/2016 5:00 PM**
MOVER:	Steven Craddock, Board Member	
SECONDER:	Bobby Bell, Board Member	
AYES:	John Cooper, Chairman, Carol Bell, Vice Chairman, Bobby Bell, Board Member, Mike Cason, Board Member, Steven Craddock, Board Member, Fred Whiteman, Board Member	
ABSENT:	Jane Overstreet, Board Member	
RECUSED:	Clay Cartwright, Board Member	

Attachment: Lake View Staff Report Amended DA(BOC 3.21.16) (1451 : PB 14-16 Lake View at Currituck Development Agreement)

Development Agreement
Application

OFFICIAL USE ONLY:
Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:
Name: James O. Myers
Address: 616 Village Dr., Suite G
Virginia Beach, VA 23454
Telephone: 757-969-7422
E-Mail Address: jmyers@franciscushomes.com

PROPERTY OWNER:
Name: Lake View Land Development LLC
Address: 616 Village Dr., Suite G
Virginia Beach, VA 23454
Telephone: 757-969-7422
E-Mail Address: Same

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: VP of Franciscus Homes - Manager of Survey Road, LLC

Property Information

Physical Street Address: 120 Survey Road
Location: Moyock
Parcel Identification Number(s): 0015000083C0000
Total Parcel(s) Acreage: 74.23
Existing Land Use of Property: Agricultural
Proposed Land Use of Property: Planned Unit Development

Narrative

Please provide a narrative of the proposed Development Agreement.

Please see attached narrative

Attachment: Lake View Phase 3A Development Agreement Application (1451 : PB 14-16 Lake View at Currituck Development Agreement)

Impact on Capital Improvements

How does the development impact existing and future provisions of capital improvements by the county?

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

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

Property Owner(s)/Applicant*

11.19.2015
Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

Attachment: Lake View Phase 3A Development Agreement Application (1451 : PB 14-16 Lake View at Currituck Development Agreement)

NORTH CAROLINA
COUNTY OF CURRITUCK

DEVELOPMENT AGREEMENT

This amendment of Development Agreement is made this the _____ day of _____ 2015, by and between the County of Currituck, a body politic and political subdivision of the state of North Carolina (County), and Survey Road, LLC, a North Carolina limited liability company (Developer).

SECTION ONE
RECITALS

1. Developer and County previously entered into a Development Agreement under date of November 25th, 2014 for the development of property identified therein as "Tract 1".

2. Pursuant to SECTION 12 therein, the original agreement may be amended by mutual consent of the parties.

3. Developer desires, and County consents, to the amendment hereinafter stated.

NOW, THEREFOR, for and in consideration of the mutual promises subsequently appearing, it is agreed the Development Agreement of November 25th, 2014 is here by amended in the following regards, and no other:

AMENDMENT TO SECTION FIVE
PHASING AND DEVELOPMENT SCHEDULE

This section of the original contract is amended by adding 13 additional lots to section 3-A of the development, with phase lines in accord with the Development summary and phasing exhibit attached hereto as exhibit "F". Likewise, the development schedule shall be as stated in exhibit "E".

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

AMENDMENT TO SECTION SIX
PROVISION OF PUBLIC FACILITIES

This section of the original contract is amended by acknowledgment the off-site portion of the required public sewer facilities work has been completed. Specifically, the 4-inch and 6-inch force mains have been completed long Survey Road and Caratoke Highway. Improvements remaining to be completed include the gravity wastewater collection system and two pump stations as shown on the amended preliminary plat.

Further, to accommodate phase 3-A, the total flow allocation is increased by approximately 10% from 62,650 GPD to 68,890 GPD.

The first sentence of paragraph 4, the first sentence in paragraph a., and both parts of paragraph b. on page 6 of the agreement are amended to delete references to phases 1 and 2. The 104 residential connections may be used to serve any of the development phases.

Finally, there shall be an additional component of the sewer tap reservation and payment schedule in paragraph 5, increasing the total taps by 13 with a consequent additional $71,500 in tap fees. Developer shall pay a $5,500 (five thousand five hundred dollar) Tap Fee for each of these 13 County Sewer Connections as follows:

a. Reserve Payment - 13 x $5,500 x 0.25 = $17,875 (seventeen thousand eight hundred seventy-five dollars), to be paid at the time of reservation of capacity.

b. Intermediate payment – 13 x $5,500 x 0.5 = $35,750 to be paid as a condition of recording the final plat for phase 3A;

c. Residual Payment- 13 x $5,500 x 0.25 = $17,875 to be paid at the rate of $1,375 for each of 13 requests for the County's building permit. This payment shall be made at the time of application for building permit.

AMENDMENT TO SECTION ELEVEN
TERM

One additional, consecutive year shall be added to the term of the original agreement which year shall commence for an additional 365 days at the end of the 8-year period referenced in the original agreement.

AMENDMENT OF ATTACHED EXHIBITS

The Exhibits attached to the original agreement shall be augmented by new exhibits, "B" amended sketch plan, "C", amended preliminary plat drawings, Exhibit "E" Phase and Development schedule illustrating recordation of Phase 3-A, and Exhibit "F" Development Summary and Phasing Exhibit likewise acknowledging acceptance of Phase 3-A. All amended Exhibits are attached hereto and shall control over identically filed exhibits attached to the original agreement.

AMENDMENT OF USE PERMIT

The Special Use Permit heretofore issued (Exhibit "G" of the original agreement) shall be amended by increasing the total residential lots from 146 to 159; removing all conditions in §1, 22, and 24 of the issued Special Use Permit in that the same have been satisfied as of this date. Conditions 26 and 27 of the permit are modified as to Phase 3-A.

AMENDMENT OF EXHIBIT "H"
LIST OF REQUIRED PERMITS

Exhibit "H" attached to the original agreement shall be revised to illustrate permits which have been acquired since execution of the original agreement.

EXECUTION

This document having been carefully reviewed by the parties and their counsel, and it being determined such is in accord with applicable law and is in the

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

interest of Developer, County and its citizens, each party does hereby bind itself to the other to carry out the terms herein by the execution of this document in duplicate originals.

PRE-AUDIT CERTIFICATION

This instrument has been pre-audited in the manner required by the Local Government Budget Fiscal Control Act.

By: _____
Finance Officer
Currituck County, North Carolina

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

ATTEST: **COUNTY OF CURRITUCK**

By: _____ By: _____

NORTH CAROLINA
COUNTY OF CURRITUCK

This is to certify that on the ____ day of _____, 2015, before me personally came _____, who, being by me duly sworn, says that she is the Clerk to the Currituck County Board of Commissioners and _____ is the Chairman of the Currituck County Board of Commissioners, a North Carolina County possessing powers of a unified government pursuant to N.C.G.S. §153A-471, described in and which executed the foregoing; that she knows the corporate seal of said County, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the _____ government was subscribed thereto by the said _____ and that the said corporate seal was affixed, all by order of the governing body of said County, and that the said instrument is the act and deed of said County.

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

WITNESS my hand and official seal or stamp, this the ____ day of _____, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

ATTEST: **SURVEY ROAD, LLC**

By: _____ By: _____
James O. Myers, Jr.,
Vice President of Franciscus Homes, Inc.
Manager of Survey Road, LLC

NORTH CAROLINA
COUNTY OF CURRITUCK

I, a Notary Public of Currituck County, North Carolina, do hereby certify that James O. Myers, Jr., personally came before me this day and acknowledged that he is the Vice President of Franciscus Homes, Inc., Manager of Survey Road, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed in its name by its _____, sealed with its corporate seal, and attested by himself as its _____.

WITNESS my hand and official seal or stamp, this the ___ day of _____, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

LIST OF EXHIBITS

B. Amended sketch plan under date of 1-25-16.

C. Amended Preliminary plat under date of 1-25-16.

E. Amended Phase and Development schedule.

F. Development Summary and Phasing Exhibit.

G. Proposed amended SUP.

H. Updated List of Required permits.

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

EXHIBIT "B"

Amended Sketch Plan

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

EXHIBIT "C"

Amended Preliminary Plat

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

EXHIBIT "E"
PHASE and DEVELOPMENT SCHEDULE

The following is the Developer's proposed amended schedule for completing the Development that is the subject of this Agreement:

Activity	Estimated Schedule
Permitting	Complete; to be amended for 3A
Construction of Phase 1	In Progress
Record Phase 1	Year 2
Record Phase 2	Year 3
Record Phase 3A	Year 4
Record Phase 3	Year 5
Record Phase 4	Years 6-9

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

EXHIBIT "F"

Development Summary & Phasing Exhibit

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

EXHIBIT "F"

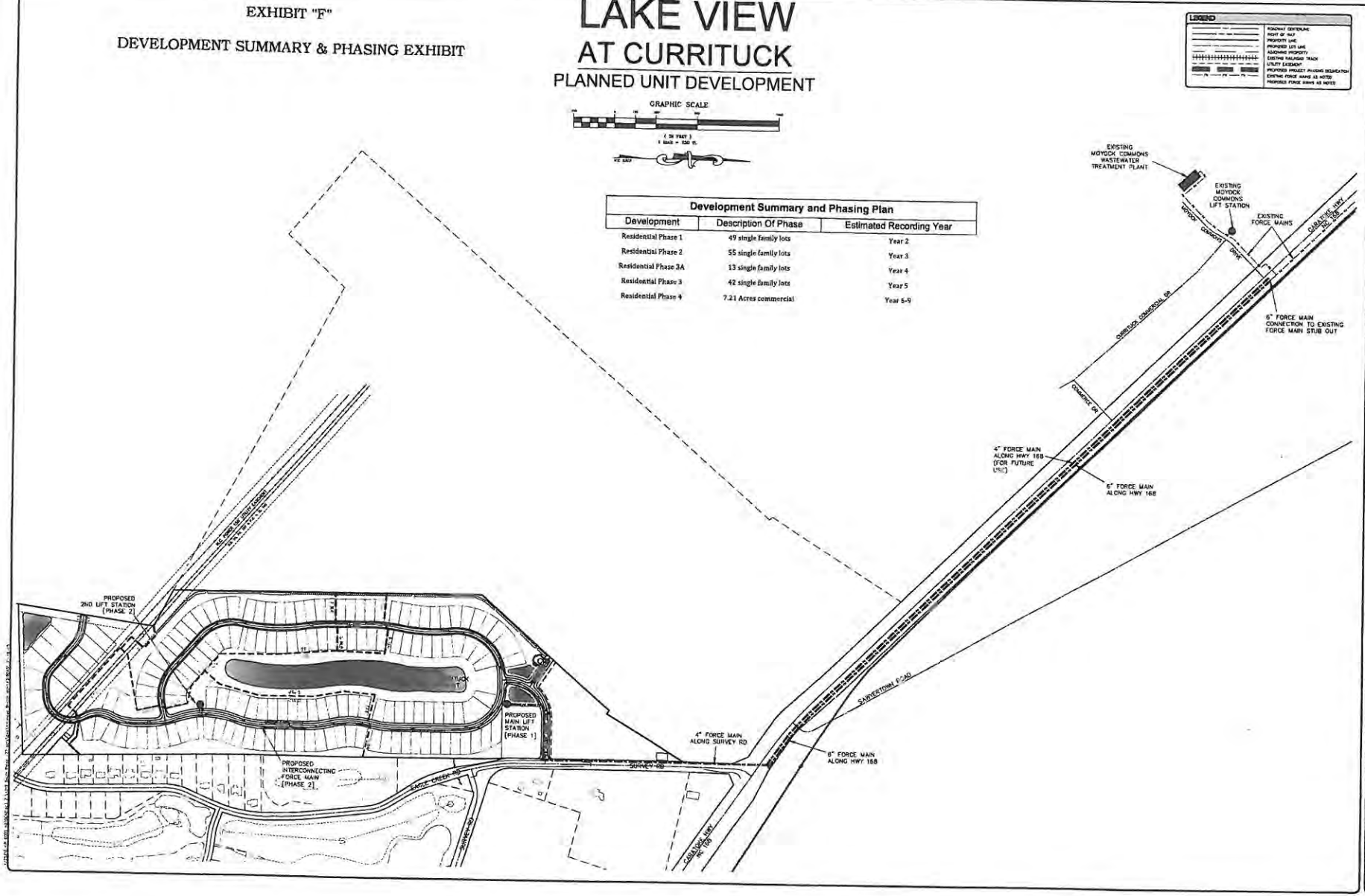
DEVELOPMENT SUMMARY & PHASING EXHIBIT

LAKE VIEW
AT CURRITUCK
PLANNED UNIT DEVELOPMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

Development Summary and Phasing Plan		
Development	Description Of Phase	Estimated Recording Year
Residential Phase 1	49 single family lots	Year 2
Residential Phase 2	55 single family lots	Year 3
Residential Phase 3A	13 single family lots	Year 4
Residential Phase 3	42 single family lots	Year 5
Residential Phase 4	7.21 Acres commercial	Year 5-9



Bissell Professional Group
Engineers, Planners, Surveyors and Environmental Scientists

PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

LAKE VIEW AT CURRITUCK
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

MOYOCK WWTP CONNECTION & PHASING

REVISIONS

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE	SCALE
1/22/19	1"=150'
DESIGNED	DRAWN
BPO	ALEB
REVIEWED	APPROVED
WOJC	BPO
SHEET	
7 of 7	
CADFILE	
4319DAS1 11-19-15	
PROJECT NO	
4319	

EXHIBIT "G"

Proposed Amended SUP

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

COUNTY OF CURRITUCK
Planning and Community Development Department
Planning and Zoning Division
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
Telephone (252) 232-3055 / Fax (252) 232-3026

USE PERMIT GRANTED

On the date(s) listed below, the Board of Commissioners for the County of Currituck met and held a public hearing to consider the following application:

Owner:	James Myers Survey Road, LLC 616 Village Drive, Suite G Virginia Beach, VA 23454
Applicant:	Bissell Professional Group PO Box 1068 Kitty Hawk, NC 27949
Property Location:	120 Survey Road, Moyock Township Tax Map 15, Parcel 83
Project:	PB 14-16 Lake View at Currituck, Amended Preliminary Plat/Use Permit
Proposed Use:	Planned Unit Development Number of Units: 146 Residential Lots and 7.21 acres of Commercial Project Density: 2.18 Units/Acre PUD Allocation: 74.23 (approved development area) 25.98 (open space) 7.21 Acres Commercial
Utility Services:	Moyock Central Wastewater System
Meeting Dates:	January 12, 2010 – Planning Board Recommendation February 1, 2010 – Board of Commissioners' Public Hearing/Action November 5, 2012 – Board of Commissioners' Extension November 17, 2014 – Board of Commissioners' Public Hearing/Action

Having heard all the evidence and argument presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Currituck County Unified Development Ordinance for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

approved subject to all applicable provisions of the Unified Development Ordinance and the following conditions:

(A) The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board of Commissioners, a copy of which is filed in the office of the Planning Department.

(B) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

(C) This permit is valid for two years and will expire on November 17, 2016, if work has not begun on the project at that time. Once work has begun and the use begins, this use permit shall remain valid so long as the conditions under which is was granted are met.

(D) PUD conditions:

1. The proposed, improved access connection to the adjacent property does not extend to the property line. This access will not be used by a property owner until such time as the interconnection is made; staff recommends the developer posting a bond for installation in lieu of paving the connection to the property line.
2. Wheelchair ramps shall be provided at intersections and other major points of pedestrian flow. Wheelchair ramps and depressed curbs shall be constructed in accordance with NCDOT standards. Please provide a curb cut detail with the submittal pre-construction plans.
3. On street parking, if installed, shall be provided in accordance with the variance issued by the Board of Commissioners.
4. The pedestrian loop trail system must be located a minimum of 10 feet from all exterior property lines and shall be located such to provide safe movement.
5. A Dominion Power encroachment agreement is required to allow roads, pedestrian trails, required landscape buffers, and wastewater treatment infiltration pond within their 150 foot utility easement. The agreement must be provided at the pre-construction submittal.
6. Pedestrian easements shall be provided on the final plat where the sidewalk extends beyond the street right-of-way and on private lots. (Development Review Manual)
7. Given the relativity small size of the proposed lots, deed restrictions or restrictive covenants shall restrict parking of boats and recreational vehicles on individual lots or a boat/rv parking area shall be provided.
8. The development impact statement references the pedestrian related active recreation element. In the interest of providing a complete and safe active recreation system, the applicant shall provide sidewalks along Survey Road frontage, and between the proposed residential and nonresidential uses.
9. The required improvements shall be installed and accepted prior to submission of final plat approval for each phase.
10. The applicant shall submit a home and building design template that will be incorporated with the approval. Residential structures shall be designed with:
    a. Variation in exterior architectural materials (siding, roofing);
    b. Vertical and horizontal relief in buildings (roof lines, eaves, bump outs);
    c. Variation in house styles/types;
    d. Inclusion of front porches, projecting bays, vestibules; and,
    e. The units shall have proportional attributes including overall height to width ratios of existing building facades, doors, windows, projecting canopies, and other architectural features with in the vernacular of the area.
11. All open space areas surrounding the lake shall be stabilized with grass, vegetation, and proposed landscaping prior to recordation of the first phase.

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

12. All visual relief open space within each phase shall be stabilized and vegetated with grass and proposed landscaping buffer.
13. Low impact development techniques should be integrated in the project to manage treatment of stormwater. (WQ3, WQ6, WQ7)
14. Internal pedestrian circulation shall be required for all commercial areas through the use of clearly defined walkways. (CD8, CD9)
15. In commercial areas, parking located between a commercial building and street rights-of-way shall be screened with a Type B Bufferyard. (CA3, CD7, CD8)
16. Dumpsters or similar solid waste receptacles, HVAC equipment, commercial mechanical units, or similar appurtenances shall be screened from view using a combination of solid landscaping or opaque fencing. (LUP CA3)
17. Landscape islands shall be incorporated into the commercial parking areas. (LUP CD7, CD8, CA3)
18. In commercial areas pedestrian plazas or similar shaded outdoor seating areas shall be provided. (LUP CD7, CD8, CD9)
19. Neighborhood serving commercial development shall integrate pedestrian scale and design (proportional relationship of buildings and spaces to pedestrians). Retail, office, and entertainment uses shall be appropriately designed, small-scale businesses. (LUP CD1, CD5, CD6, CD7, CD8, CD9).
20. The maximum amount of pond aeration devices allowed by NC DWQ shall be installed.
21. The driveways shall be two vehicle deep parking (including garage).
22. Cluster mailboxes shall be used.
23. The building pad elevations shall be raised a minimum of 18 inches.
24. A solid vegetative buffer and fencing between shall be provided to the adjacent agricultural properties.

IN WITNESS WHEREOF, the County has caused this permit to be issued in its name, and the property owners/applicants of the property above described, do hereby accept this Use Permit together with all its conditions, as binding on them and their successors in interest.

ATTEST:

_____(Seal)
Clerk to the Board

_____
Chairman
Board of Commissioners

_____
Date

(NOT VALID UNTIL FULLY EXECUTED)

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

EXHIBIT "H"
LIST OF REQUIRED PERMITS

The following local permits and approvals are necessary for the development of Lake View of Currituck, PUD. A status of each (secured or not yet secured) is provided:

Permit	Status
Sketch Plan Approval	Secured; Amendment in Process
Preliminary Plat Approval	Secured; Amendment in Process
Special Use Permit Approval	Secured; Amendment in Process
County Water System Approval	Secured; to be amended
N.C. Water System Approval	Secured; to be amended
County Force Main Review	Secured
NCDENR Sewer Line Approval	Secured; to be amended
County Stormwater Approval	Secured; to be amended
NCDENR Stormwater Approval	Secured; to be amended
NCDENR Erosion Control Approval	Secured; to be amended
NCDOT Driveway Approval	Secured
NCDOT Encroachment Agreement	Secured
Pre-Construction Approval	Secured; to be amended
Commercial Site Plan Approval	Not yet secured
Final Plat Approval	Not yet secured

Attachment: Lake View Complete with Exhibits Dev. Agreement (1451 : PB 14-16 Lake View at Currituck Development Agreement)

NORTH CAROLINA
COUNTY OF CURRITUCK

ASSIGNMENT OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT OF DEVELOPMENT AGREEMENT is entered into by and between Survey Road, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Assignor" and Lake View Land Development, LLC, a Virginia Limited Liability Company, hereinafter referred to as "Assignee".

RECITALS

1. Assignor entered into a Development Agreement with Currituck County under date of November 25, 2014.

2. On or about the _____ day of _____, 2016 said Agreement was amended by a subsequent written document.

3. Assignor desires to assign said Agreement, as amended, with all rights and responsibilities therein appearing, to Assignee.

4. The reason for assignment is the land subject to the Development Agreement has now been conveyed by Assignor to Assignee.

NOW, THEREFORE, for and in consideration of $10.00 (Ten Dollars) and other valuable consideration, the receipt of which is hereby acknowledged, Assignor does hereby assign, and Assignee does hereby accept, assignment of the aforementioned Agreement as amended by and with the consent of Currituck County evidenced by its signature affixed hereto. Assignor shall have no further responsibilities to Assignee nor shall Assignee be further obligated to Assignor for any additional compensation or other benefits.

This the _____ day of _____, 2016.

Attachment: Lake View ASSIGNMENT OF DEVELOPMENT AGREEMENT (1451 : PB 14-16 Lake View at Currituck Development Agreement)

ASSIGNOR
SURVEY ROAD, LLC.

By: _____
James O. Myers, Jr.,
Vice President of Franciscus Homes, Inc.
Manager of Survey Road, LLC

ASSIGNEE
LAKE VIEW LAND DEVELOPMENT, LLC.

By: _____
James O. Myers, Jr.,
Vice President

ACCEPTANCE

Currituck County does hereby acknowledge this Assignment, and poses no objection to the same and agrees all rights and responsibilities it enjoyed in the original Development Agreement as amended, shall apply to Assignee.

THE COUNTY OF CURRITUCK

By: _____

This instrument has been pre-audited in the manner required by the Local Government Budget Fiscal Control Act.

By: _____
Finance Officer
Currituck County, North Carolina

Attachment: Lake View ASSIGNMENT OF DEVELOPMENT AGREEMENT (1451 : PB 14-16 Lake View at Currituck Development Agreement)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1450)

Agenda Item Title

Public Hearing and Action: PB 07-10 Lake View at Currituck:

Brief Description of Agenda Item:

Request to amend the sketch (master) plan, preliminary plat, and use permit to allow 13 additional residential lots in the planned unit development located off Survey Road in Moyock, Tax Map 15, Parcels 83A, 83B, 83C, 83D, and 83E, Moyock Township.

Planning Board Recommendation:

Mr. Craddock moved to approve PB 07-10 as presented due to it will not endanger the public health or safety, the use will not injury the value of adjoining or abutting lands and will be in harmony with the area in which it is located, and the use will be in conformity with the Land Use Plan with the following changes:

- The building pad elevations shall be raised a minimum of 18 inches above existing grade except for Phase 3A.
- A solid vegetative buffer and fencing between shall be provided to the adjacent agricultural properties except for Phase 3A.
- Work with the county and applicant to take a look at the existing drainage issues that are occurring as a result of the current construction within the project, which is negatively affecting properties on the eastern border of this project and western border of the Eagle Creek subdivision.

Mr. Whiteman seconded the motion and motion carried unanimously.

Board Action Requested

Action

Person Submitting Agenda Item

Donna Voliva,

Presenter of Agenda Item

Ben Woody

STAFF REPORT
PB 07-10
BOARD OF COMMISSIONERS
MARCH 21, 2016

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

APPLICATION SUMMARY

Property Owner: Lake View Land Development, LLC 616 Village Drive, Suite G Virginia Beach, VA 23454	**Applicant:** Lake View Land Development, LLC 616 Village Drive, Suite G Virginia Beach, VA 23454
Case Number: PB 07-10	**Application Type:** Amended Master Plan, Amended Preliminary Plat and Use Permit, and Amended Development Agreement (see attached memo for development agreement)
Parcel Identification Number: 0015000083C0000 0015000083A0000 0015000083B0000 0015000083D0000 0015000083E0000	**Existing Use:** Undeveloped
Land Use Plan Classification: Rural **Moyock Small Area Plan**: Full Service	**Parcel Size (Acres):** 74.23 acres
Number of Units: 159 (146 lots approved under the current development agreement)	**Project Density:** 2.37 units per acre
Required Open Space: 25.98 acres	**Provided Open Space**: 26.45 acres

SURROUNDING PARCELS

	Land Use	Zoning
North	Agricultural	AG
South	Residential	AG
East	Residential	AG
West	Agricultural	AG

STAFF ANALYSIS

The request submitted by Lake View at Currituck, LLC is to amend the development agreement (separate submittal), sketch (master) plan, and the preliminary plat to add 13 residential lots in an area previously labeled as future development (5.81 acres). An amendment to the development agreement is required to increase the density and modify the future development area. Lake View at Currituck is a planned unit development and is subject to the transition standards of the UDO. The proposed changes to the approved plans are as follows:

- Modification of the phasing plan to include Phase 3A (13 lots) and relocation of phasing lines (strikethrough text is to be removed and underlined text is the proposed changes).
    - Phase 1 49 single family lots (year ~~1~~2)
    - Phase 2 55 single family lots (year ~~2~~3)
    - Phase 3A 13 single family lots (year 4)
    - Phase 3 42 single family lots (year ~~3~~5)
    - Phase 4 7.21 acres commercial (years ~~4-8~~6-9)
- An amendment to the development agreement (see attached memo for details).
- Extend the term of the development agreement for one additional year.
- Assignment of the development agreement between Currituck County and Survey Road, LLC to Lake View Land Development, LLC.
- Amendments to the use permit (see below)
- Relocation of one pocket park from the residential subdivision entrance to an area adjacent to the mail kiosk and associated parking area (Fountain Lake Way).
- Removal of the park equipment layout from the pocket parks which is replaced with a statement to allow design flexibility to meet the recreational needs of the community.
- An adjustment of lots 36-39 in Phase 2 for access to Phase 3A and to accommodate a small recreational vehicle parking area required for Phase 3A.
- Interconnectivity to the Jarvis property (western edge of Phase 3A).

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee recommends adoption of the use permit and approval of the amended sketch (master) plan and amended preliminary plat/use permit subject to the following conditions of approval:

1. The application complies with all applicable review standards of the UDO provided the following items are addressed:
    a. The BOC entered into a development agreement with Survey Road, LLC on November 25, 2014 (recorded November 26, 2014) to develop the property in question. The proposed 13 residential lot addendum as shown on the amended sketch (master) plan and preliminary plat requires the BOC acceptance and approval of the amended development agreement (copy provided).
    b. The amended preliminary plat indicates a typical lot that illustrates a pool setback to be five feet from the property lines. The current ordinance does not permit a five foot accessory structure setback.
    c. Correct the development summary and phasing plan on sheet 7 of 7 of the amended sketch plan to reflect Phase 4 as commercial under development type.
2. The following conditions of approval necessary to ensure compliance with the review standards of the UDO and to prevent or minimize adverse effects of the development application on surrounding lands for all phases of the Lake View of Currituck (strikethrough

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

text is requested removal and underlined text is requested to be added; renumber as appropriate):

a. ~~The pre-construction plans shall meet and address all NCDOT traffic engineer comments and recommended changes~~. (*Commentary: Removal requested by the applicant.)*

b. ~~The proposed, improved access connection to the adjacent property does not extend to the property line. This access will not be used by a property owner until such time as the interconnection is made; staff recommends the developer posting a bond for installation in lieu of paving the connection to the property line~~. Fountain Lake Way and Green Lake Road connection stub and associated sidewalks shall terminate no more than five feet from the edge of the existing ditch or drainage easement and the developer shall post a performance guarantee with the county to ensure funds are available to complete the connections. *(Commentary: Fountain Lake Way now accesses a park and mail kiosk and shall be improved to terminate no more than five feet from the edge of the existing ditch or drainage easement).*

c. Wheelchair ramps shall be provided at intersections and other major points of pedestrian flow. Wheelchair ramps and depressed curbs shall be constructed in accordance with NCDOT standards. Please provide a curb cut detail with the submittal pre-construction plans.

d. On street parking, if installed, shall be provided in accordance with the variance issued by the Board of Commissioners.

e. The pedestrian loop trail system must be located a minimum of 10 feet from all exterior property lines and shall be located such to provide safe movement.

f. A Dominion Power encroachment agreement is required to allow roads, pedestrian trails, required landscape buffers, and wastewater treatment infiltration pond within their 150 foot utility easement. The agreement must be provided at the pre-construction submittal.

g. Pedestrian easements shall be provided on the final plat where the sidewalk extends beyond the street right-of-way and on private lots. (Development Review Manual)

h. Given the relativity small size of the proposed lots, deed restrictions or restrictive covenants shall restrict parking of boats and recreational vehicles on individual lots or a boat/rv parking area shall be provided.

i. The development impact statement references the pedestrian related active recreation element. In the interest of providing a complete and safe active recreation system, the applicant shall provide sidewalks along Survey Road frontage, and between the proposed residential and nonresidential uses.

j. The required improvements shall be installed and accepted prior to submission of final plat approval for each phase.

k. The applicant shall submit a home and building design template that will be incorporated with the approval. Residential structures shall be designed with:
   a. Variation in exterior architectural materials (siding, roofing);
   b. Vertical and horizontal relief in buildings (roof lines, eaves, bump outs);
   c. Variation in house styles/types;
   d. Inclusion of front porches, projecting bays, vestibules; and,
   e. The units shall have proportional attributes including overall height to width ratios of existing building facades, doors, windows, projecting canopies, and other architectural features within the vernacular of the area.

l. All open space areas surrounding the lake shall be stabilized with grass, vegetation, and proposed landscaping prior to recordation of the first phase.

m. All visual relief open space within each phase shall be stabilized and vegetated with grass and proposed landscaping buffer.

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

n. Low impact development techniques should be integrated in the project to manage treatment of stormwater. (WQ3, WQ6, WQ7)
o. Internal pedestrian circulation shall be required for all commercial areas through the use of clearly defined walkways. (CD8, CD9)
p. In commercial areas, parking located between a commercial building and street rights-of-way shall be screened with a Type B Bufferyard. (CA3, CD7, CD8)
q. Dumpsters or similar solid waste receptacles, HVAC equipment, commercial mechanical units, or similar appurtenances shall be screened from view using a combination of solid landscaping or opaque fencing. (LUP CA3)
r. Landscape islands shall be incorporated into the commercial parking areas. (LUP CD7, CD8, CA3)
s. In commercial areas pedestrian plazas or similar shaded outdoor seating areas shall be provided. (LUP CD7, CD8, CD9)
t. Neighborhood serving commercial development shall integrate pedestrian scale and design (proportional relationship of buildings and spaces to pedestrians). Retail, office, and entertainment uses shall be appropriately designed, small-scale businesses. (LUP CD1, CD5, CD6, CD7, CD8, CD9).
u. The maximum amount of pond aeration devices allowed by NC DWQ shall be installed.
~~v. A complete downstream analysis shall be included with the pre-construction submittal.~~*(Commentary: Removal requested by the applicant. Stormwater infrastrucuture was approved without a complete downstream analysis for all phases except Phase 3A which will be subject to the stormwater manual).*
w. The driveways shall be two vehicle deep parking (including garage).
~~X The slope of ponds shall be considered.~~ *(Commentary: Removal requested by the applicant).*
y. Cluster mailboxes shall be used.
z. The building pad elevations shall be raised a minimum of 18 inches, above existing grade, except in Phase 3A where building pad elevations will meet current UDO and stormwater manual requirements in effect on (enter date of use permit amendment).
aa. A solid vegetative buffer and fencing between shall be provided to the adjacent agricultural properties except in Phase 3A where the farmland buffer shall meet the UDO requirements in effect on (enter date of use permit amendment).
bb. Phase 3A shall be subject to the development agreement and use permit, as amended.

INFRASTRUCTURE	
Water	Public
Sewer	Public sewer
Transportation	Streets: The streets will be designed and constructed to NCDOT standards.
	Pedestrian: A sidewalk is proposed along one side of the street within this requested phase.
	Connectivity Score: 2.0
Schools	Elementary Students Generated: 3 (39 – total for 159 lots)
	Middle School Students Generated: 1 (12 – total for 159 lots)
	High School Students Generated: 1 (22 – total for 159 lots)

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

Design Standards	See Amended Use Permit
Lighting	There are currently no plans to install street lights. County approval will be required prior to installation of any street lights
Landscaping	50' Farmland buffer and street trees are required in Phase 3A.
Parking	None
Recreation and Park Area Dedication	Payment in lieu of recreation and park area dedication is recommended for the proposed 13 lots which is $4,019.29
Riparian Buffers	None

USE PERMIT REVIEW STANDARDS

A use permit shall be approved on a finding that the applicant demonstrates the proposed use will meet the below requirements. It is staff's opinion that the evidence in the record, prepared in absence of testimony presented at a public hearing, supports the preliminary findings

The use will not endanger the public health or safety.

Preliminary Applicant Findings:

1. The use will adhere to county health and safety standards, all lots will front on low-speed interior streets, and will be served with public water and sewer. The project should not adversely affect the public health or safety.

The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Preliminary Applicant Findings:

1. Land to the south and east has been developed into single family homes; the homes that will be constructed in this subdivision will be of similar value to existing homes in the area; over 35% of the land will be preserved as open space and landscaping buffers are provided. The use will not injure the value of adjoining or abutting lands, and will be in harmony with the surrounding area.

The use will be in conformity with the Land Use Plan or other officially adopted plans.

Preliminary Applicant Findings:

1. The Land Use Plan classifies this area as rural but adjacent to full service within the Moyock subarea.
2. The Moyock Small Area Plan classifies the area as full service. The proposed development density is 2.37 units per acre, which is within the range of densities envisioned in the Moyock Small Area Plan.
3. The following Land Use Plan policies are relevant to and support this request:

   POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location.

   POLICY HN2: The County shall… encourage alternatives to large lot developments through INNOVATIVE DEVELOPMENT CONCEPTS AND CORRESPONDING ZONING techniques.

   POLICY CD1: NEIGHBORHOOD SERVING COMMERCIAL DISTRICTS should be encouraged to locate where a collector or secondary street intersects with a street of equal or greater size. Appropriately designed, small-scale businesses may also be near other neighborhood serving facilities such as schools and parks.

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

POLICY CD8: MIXED-USE DEVELOPMENTS, properly planned from the outset, which allow for a compatible mixture of residential and non-residential uses with a pedestrian scale and design, are encouraged. Similarly, businesses may be allocated adjoining (and therefore convenient to) an existing residential area, when such businesses can be shown to satisfy design considerations similar to a newly planned, pedestrian-scaled, mixed use development.

POLICY WS3: Currituck County endorses UTILITIES EXTENSION POLICIES that focus water and sewer services (1) within existing developed areas and in nearby targeted growth areas and (2) where the land is particularly well suited for development and away from environmentally sensitive areas, such as areas with extensive wetlands.

POLICY PR6: All new residential development shall provide for ADEQUATE OPEN SPACE AND RECREATION IMPROVEMENTS.

POLICY PP3: The costs of infrastructure, facilities, and services related to the DEMAND CREATED BY NEW GROWTH and DEVELOPMENT shall be borne, in equitable proportion, by those creating the demand.

POLICY WQ3: Currituck County supports policies, plans, and actions that help protect the water quality of the County's estuarine system by preventing SOIL EROSION AND SEDIMENTATION, and by controlling the quantity and quality of STORMWATER RUNOFF entering the estuary.

The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

Preliminary Applicant Findings:

1. Currituck County has adequate public facilities to serve the proposed subdivision.

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Planning Board: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

PLANNING BOARD

Mr. Craddock moved to approve PB 07-10 as presented due to it will not endanger the public health or safety, the use will not injury the value of adjoining or abutting lands and will be in harmony with the area in which it is located, and the use will be in conformity with the Land Use Plan with the following changes:

- The building pad elevations shall be raised a minimum of 18 inches above existing grade except for Phase 3A.
- A solid vegetative buffer and fencing between shall be provided to the adjacent agricultural properties except for Phase 3A.
- Work with the county and applicant to take a look at the existing drainage issues that are occurring as a result of the current construction within the project, which is negatively affecting properties on the eastern border of this project and western border of the Eagle Creek subdivision.

Mr. Whiteman seconded the motion and motion carried unanimously.

PLANNING BOARD DISCUSSION *(2/9/16)*

Mark Bissell, Bissell Professional Group and Jim Myers appeared before the board and were sworn in.
Ms. Voliva presented the staff report.

Mr. Bissell said some of the comments may overlap with this request (amended development agreement) and the one for the amended master plan, amended preliminary plat and use permit. Mr. Bissell provided an overview of the project. The 13 additional lots will have larger lots than the rest of the development and different housing styles. They have had two community meetings and a lengthy technical review committee review. Mr. Bissell provided an outline of changes to the development agreement.

Ms. Voliva asked Chairman Cooper and the Planning Board if they would like to hear both requests together, but vote on them separately.

The Planning Board said yes.

Mr. Bissell said with the additional 13 lots the project will have a total of 159 lots. The project is connecting to county water and sewer, buffers, and phasing amended. A initial payment of $147,000 was made for sewer taps that was allocated for Phases 1 and 2; and amending the development agreement to allow these tap fees to use anywhere within the development. With the addition of the 13 lots it will be $71,500 tap fees which will increase the total to $874,900 for county sewer fees. The amended use permit would change from 146 lots to 159 lots; and remove some conditions that have been satisfied. Mr. Bissell said Item 26 (z) of the use permit should read "The building pad elevations shall be raised a minimum of 18 inches except in Phase 3A that will meet the new UDO and stormwater manual requirements." Item 27 (aa) of the use permit should read " The solid vegetative buffer and fencing between shall be provided to the adjacent agricultural properties except in Phase 3A where the buffering is going to be current with the UDO farmland and buffering requirements."

Ms. Voliva said Phase 3A is subject to the current UDO standards.

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

Mr. Cooper asked Mr. Bissell what the alternative will be for the park layout.

Mr. Bissell said when the previously sketch plan was approved there was a layout of a pocket park that showed a swing set, slide and a few other things. It was more of placeholder until the layout is done.

Mr. Myers said when you drive into the subdivision there will be two lighted fountains. They may do street lighting as well depending on the cost.

Mr. Cooper closed the public hearing.

Mr. Whiteman said the back portion of Eagle Creek Road, where it butts up to the RV lot, has been under water now because of the development. If there is a significant storm three houses on Eagle Creek Road will be under water. The RV lot is where the 13 additional lots are being proposed. Part it may be the builder has constructed a dam further down on the drainage side and is backing up the water; or the pipes that were installed are smaller than what was there before and the water is not getting downstream as quickly.

Mr. Cooper asked Mr. Bissell to explain how the drainage will work in this particular section.

Mr. Bissell explained the drainage plan.

Mr. Whiteman said there is an existing ditch that runs behind these homes and right now it is at its higher point with no significant increase in precipitation. Mr. Whiteman is concerned that during development if there is no way to mitigate this flooding and they get a significant storm, these homes will be flooded. This needs to be addressed during construction. Mr. Whiteman said a dam with rocks has been put in place for erosion control which is causing the flooding.

Mr. Myers said they will look at this issue.

Mr. Whiteman said currently the RV lot has four existing lights and four more are going to be installed with direct full cutoff.

Mr. Craddock asked staff if they had any objections to the proposed changes to the use permit.

Ms. Voliva said no.

Mr. Craddock moved to approve PB 07-10 as presented due to it will not endanger the public health or safety, the use will not injury the value of adjoining or abutting lands and will be in harmony with the area in which it is located, and the use will be in conformity with the Land Use Plan with the following changes:

- The building pad elevations shall be raised a minimum of 18 inches above existing grade except for Phase 3A.
- A solid vegetative buffer and fencing between shall be provided to the adjacent agricultural properties except for Phase 3A.
- Work with the county and applicant to take a look at the existing drainage issues that are occurring as a result of the current construction within the project, which is negatively affecting properties on the eastern border of this project and western border of the Eagle Creek subdivision.

Mr. Whiteman seconded the motion and motion carried unanimously.

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

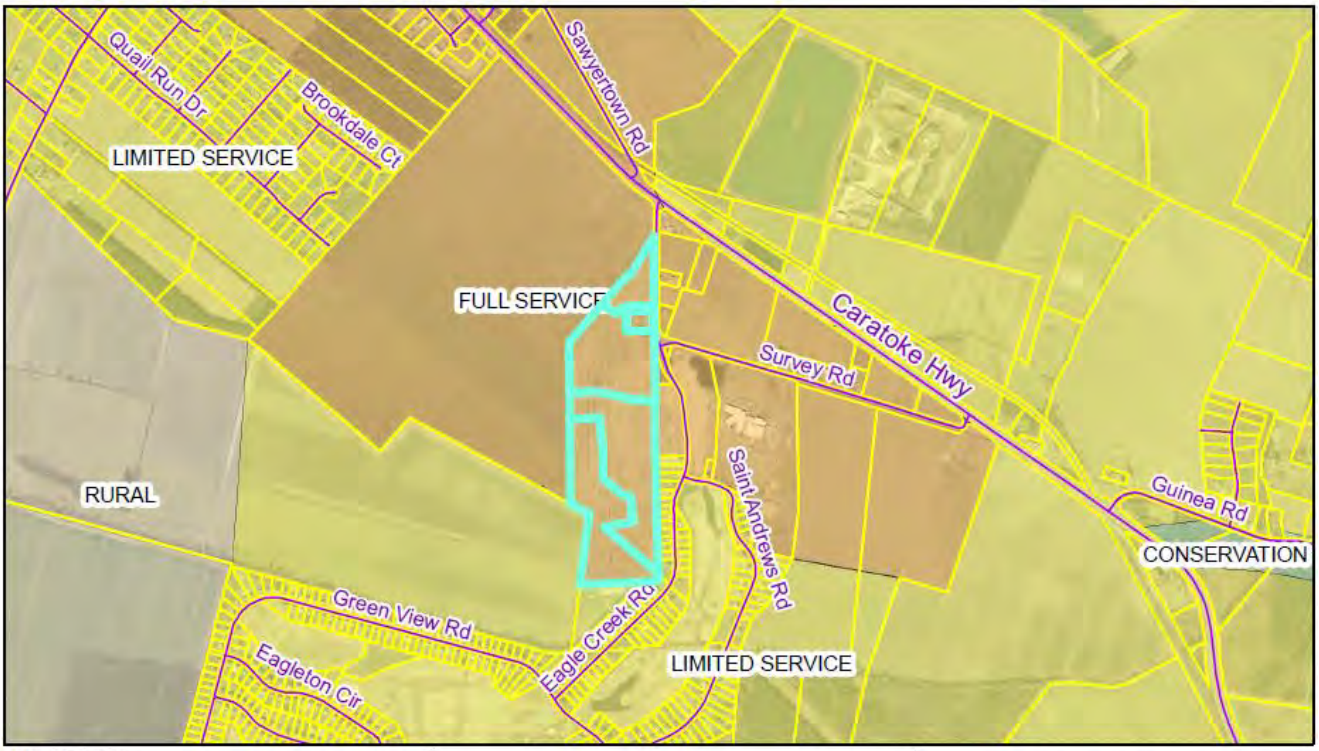
Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)



PB 07-10
Lake View at Currituck
Aerial

0 750 1,500 3,000 Feet

Currituck County
Planning and Community
Development



PB 07-10
Lake View at Currituck
Moyock Small Area Plan

0 750 1,500 3,000 Feet

Currituck County
Planning and Community
Development

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)



PB 07-10
Lake View at Currituck
Zoning

0 750 1,500 3,000 Feet

Currituck County
Planning and Community
Development

Attachment: Lake View at Currituck Staff Report PP UP (BOC 3.21.16) (1450 : PB 07-10 Lake View at Currituck)

Attachment: Lake View Application (1450 : PB 07-10 Lake View at Currituck)

Major Subdivision
Application

OFFICIAL USE ONLY:
Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: James O. Myers
Address: 616 Village Dr., Suite G
Virginia Beach, VA 23454
Telephone: 757-969-7422
E-Mail Address: jmyers@franciscushomes.com

Name: Lake View Land Development LLC
Address: 616 Village Dr., Suite G
Virginia Beach, VA 23454
Telephone: 757-969-7422
E-Mail Address: Same

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: VP of Franciscus Homes - Manager of Survey Road, LLC

Request

Physical Street Address: 120 Survey Road, Moyock, NC
Parcel Identification Number(s): 0015000083C0000
Number of Lots or Units: 13
Phase: 3-A

TYPE OF SUBMITTAL

- ☐ Conservation and Development Plan
- ☐ Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
  - ☐Type I OR ☒Type II
- ☐ Construction Drawings (or amended)
- ☐ Final Plat (or amended)

TYPE OF SUBDIVISION

- ☐ Traditional Development
- ☐ Conservation Subdivision
- ☒ Planned Unit Development
- ☐ Planned Development

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

Property Owner(s)/Applicant* _____ Date _____

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Community Meeting, if applicable

Date Meeting Held: November 23, 2015 Meeting Location: Moyock Library

Attachment: Lake View Application (1450 : PB 07-10 Lake View at Currituck)

Use Permit Review Standards, If applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): Amend Use Permit for Lake View at Currituck P.U.D. to include Phase 3A, a 13-lot residential phase of larger single-family lots.

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

Please refer to attachment.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Please refer to attachment.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

Please refer to attachment.

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

Please refer to attachment.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Property Owner(s)/Applicant*

12.15.2015
Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Attachment: Lake View Application (1450 : PB 07-10 Lake View at Currituck)

USE PERMIT ATTACHMENT

Purpose:

Lake View at Currituck, P.U.D. proposes the division of approximately 74 acres into a planned community of 159 single-family lots and 7.21 acres of neighborhood commercial, along with a large expanse of open space. Open space set-asides exceed the UDO requirements; storm water management and erosion control are provided in accordance with the new Currituck storm water manual and the new UDO.

Suggested Findings:

A. The use will adhere to County health and safety standards, all lots will front on low-speed interior streets, and will be served with public water and sewer. The project should not adversely affect the public health or safety.

B. Land to the south and east has been developed into single family homes; the homes that will be constructed in this subdivision will be of similar value to existing homes in the area; over 35% of the land will be preserved as open space and landscaping buffers are provided. The use will not injure the value of adjoining or abutting lands, and will be in harmony with the surrounding area.

C. The Land Use Plan classifies this area as rural but adjacent to Full Service within the Moyock subarea. The Moyock Small Area Plan classifies the area as full service. The proposed development density is 2.37 units per acre, which is within the range of densities envisioned in the Moyock Small Area Plan.

The following Land Use Plan policies are relevant to and support this request:

POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location.

POLICY HN2: The County shall…encourage alternatives to large lot developments through INNOVATIVE DEVELOPMENT CONCEPTS AND CORRESPONDING ZONING techniques.

POLICY CD1: NEIGHBORHOOD SERVING COMMERCIAL DISTRICTS should be encouraged to locate where a collector or secondary street intersects with a street of equal or greater size. Appropriately designed, small-scale businesses may also be near other neighborhood serving facilities such as schools and parks.

POLICY CD8: MIXED-USE DEVELOPMENTS, properly planned from the outset, which allow for a compatible mixture of residential and non-residential uses with a pedestrian scale and design, are encouraged. Similarly, businesses may be located adjoining (and therefore convenient to) an existing residential area, when such businesses can be shown to satisfy design considerations similar to a newly planned, pedestrian-scaled, mixed use development

POLICY WS3: Currituck County endorses UTILITIES EXTENSION POLICIES that focus water and sewer services (1) within existing developed areas and in nearby targeted growth areas and (2) where the land is particularly well suited for development and away from environmentally sensitive areas, such as areas with extensive wetlands.

Attachment: Lake View Application (1450 : PB 07-10 Lake View at Currituck)

POLICY PR6: All new residential development shall provide for ADEQUATE OPEN SPACE AND RECREATION IMPROVEMENTS.

POLICY PP3: The costs of infrastructure, facilities and services related to the DEMAND CREATED BY NEW GROWTH AND DEVELOPMENT shall be borne, in equitable proportion, by those creating the additional demand.

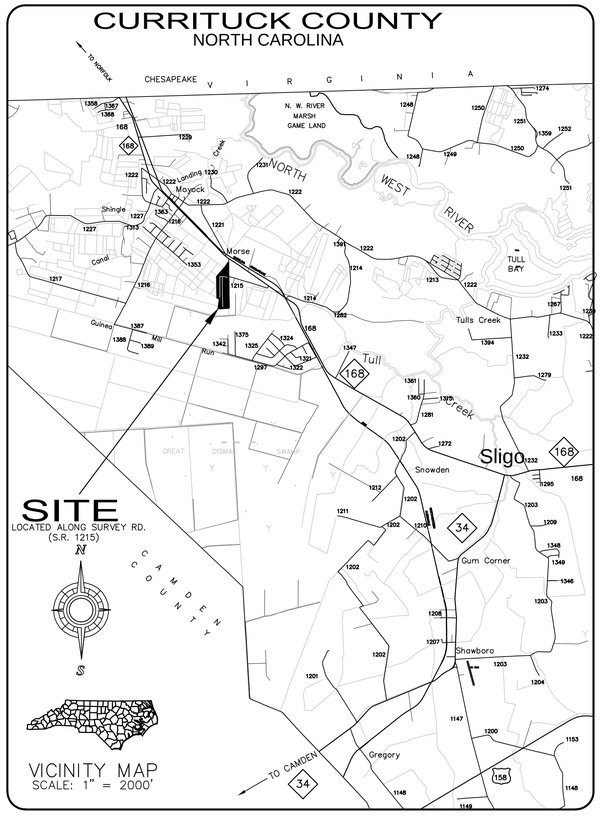
POLICY WQ3: Currituck County supports policies, plans and actions that help protect the water quality of the County's estuarine system by preventing SOIL EROSION AND SEDIMENTATION, and by controlling the quantity and quality of STORMWATER RUNOFF entering the estuary.

D. Currituck County has adequate public facilities to serve the proposed subdivision.

AMENDED SKETCH PLAN FOR

LAKE VIEW AT CURRITUCK - PLANNED UNIT DEVELOPMENT

MOYOCK TOWNSHIP — NORTH CAROLINA



GENERAL NOTES:

1. PROJECT NAME: LAKE VIEW AT CURRITUCK PLANNED UNIT DEVELOPMENT
   CURRITUCK COUNTY, NORTH CAROLINA
2. PROPERTY ADDRESS: 120 SURVEY ROAD
   MOYOCK, NC 27958
3. OWNER/DEVELOPER: LAKE VIEW LAND DEVELOPMENT, LLC
   616 VILLAGE DRIVE, SUITE G
   VIRGINIA BEACH, VA 23452
4. THIS PROPERTY IS DIVIDED INTO 5 PARCELS IDENTIFIED BY THE FOLLOWING PARCEL ID NUMBERS: 0015-000-083A-0000; 0015-000-083B-0000; 0015-000-083C-0000; 0015-000-083D-0000; 0015-000-083E-0000.
5. EASTERN NC NATURAL GAS VALVE SITE EASEMENT RECORDED IN D.B. 591, PG. 236 FOR 3,749.57 SQ.FT.
6. VIRGINIA ELECTRIC AND POWER COMPANY OVERHEAD POWERLINE EASEMENT RECORDED IN D.B. 95, PG. 287 & P.C. A, SL. 185
7. TOTAL PROJECT AREA: 74.23 AC.
8. F.I.R.M. ZONE: ZONE X
   COMMUNITY PANELS: #370078 8031 J
   REVISION DATE: DECEMBER 16, 2005
9. PROPOSED RIGHT-OF-WAY WIDTH COLLECTOR ROADS: 50 FT.
   LINEAR FEET OF IMPROVED COLLECTOR ROADWAY: 4,123 FT.±
   LINEAR FEET OF UNIMPROVED COLLECTOR R/W: 220 FT.±
   PROPOSED RIGHT-OF-WAY WIDTH LOCAL ROADS: 40 FT.
   LINEAR FEET OF LOCAL ROADWAY: 2,674 FT.±

   PROPOSED ROADWAY WIDTH THROUGHOUT RESIDENTIAL DEVELOPMENT: 27 FT. (TO BOC)
   TOTAL LINEAR FEET OF IMPROVED ROADWAY: 6,164 FT.±
11. 10' DRAINAGE AND UTILITY EASEMENT HEREBY RESERVED ALONG ALL SIDE PROPERTY LINES. 15' DRAINAGE AND UTILITY EASEMENT HEREBY RESERVED ALONG ALL REAR PROPERTY LINES. 15' UTILITY AND DRAINAGE EASEMENT HEREBY RESERVED ALONG ALL RIGHT OF WAYS.
12. PROPERTY ZONING THIS PARCEL: "SFM" (SINGLE-FAMILY RESIDENTIAL MAINLAND) BASE ZONING WITH "PUD" (PLANNED UNIT DEVELOPMENT) OVERLAY. ALL ADJACENT PARCELS: "AG" (AGRICULTURAL), EXCEPT PIN# 0015-000-0048-0000 & 0015-000-0046-0000: "GB" (GENERAL BUSINESS).

DEVELOPMENT SUMMARY:

TOTAL PROJECT AREA:	3,233,452 SF	74.23 AC
RESIDENTIAL LOT & OPEN SPACE AREA:	2,599,856 SF	59.68 AC
COMMERCIAL AREA:	313,943 SF	7.21 AC
RIGHT OF WAY AREA:	319,653 SF	7.34 AC

P.U.D. DEVELOPMENT SUMMARY:

TOTAL P.U.D. AREA:	3,233,452 SF	74.23 AC
TOTAL LOT AREA:	1,451,578 SF	33.32 AC
OPEN SPACE AREA REQUIRED (35%):	1,131,708 SF	25.98 AC
TOTAL OPEN SPACE AREA PROVIDED:	1,152,009 SF	26.45 AC
TOTAL PROPOSED LOTS:	159 LOTS	
DEVELOPMENT DENSITY:	2.37 UNITS/ACRE (NET OF COMMERCIAL)	
SMALLEST LOT SIZE:	8,100 SF	0.19 AC

COMMERCIAL DEVELOPMENT SUMMARY:

COMMERCIAL AREA ALLOWED (10%):	323,345 SF	7.42 AC
COMMERCIAL AREA PROPOSED:	313,943 SF	7.21 AC

AMENDED 11/20/15:
1) ADDED PHASE 3A.
2) ADJUSTED LOTS 36-39, PHASE 2 FOR ACCESS TO PHASE 3A.

AMENDED 4/23/14: (REVISED 7/17/14 & 7/30/14)
1) REVISED DEVELOPMENT MAIN ENTRANCE
2) REVISED ENTRANCES AND IMPROVEMENTS ALONG SURVEY ROAD
3) ADJUSTED LOTS, R/W, OPEN SPACE, FUTURE CONNECTIVITY, COMMERCIAL AND COUNTY PARCEL BOUNDARIES RELATED TO REVISED MAIN ENTRANCE
4) ADJUSTED UTILITIES, DRAINAGE, LANDSCAPING AND CONCEPTUAL COMMERCIAL DEVELOPMENT PLAN RELATED TO REVISED MAIN ENTRANCE
5) REVISED STREET NAMES
6) REVISED PROJECT PHASING
7) REVISED PROJECT NAME
8) REMOVED FOOTBRIDGE OVER LAKE
9) REMOVED 5' WIDTH OF PEDISTRIAN TRAILS
10) REMOVED ON-SITE WWTP AND ADDED MOYOCK WWTP CONNECTION
11) REVISED COUNTY DEDICATION PARCEL TO NEIGHBORHOOD COMMERCIAL AREA AS PART OF DEVELOPMENT AGREEMENT
12) REVISED POCKERT PARK LANGUAGE
13) REVISED SIDE YARD SETBACKS AND EASEMENTS
14) REVISED SIDEWALKS TO ONE SIDE OF STREET

AMENDED 10/19/09: (REVISED 11/23/09)
1) RELOCATED ALL 146 LOTS TO NORTH SIDE OF POWER EASEMENT.
2) REVISED ALL 146 LOTS TO PATIO LOTS
3) RELOCATED WASTEWATER TREATMENT SITE TO SOUTH SIDE OF POWER EASEMENT AND INCREASED AREA.
4) REVISED COUNTY DEDICATION AREA TO 1.75 AC.
5) RELOCATED MAIN ENTRANCE TO DEVELOPMENT
6) RELOCATED ROADWAY CONNECTIVITY
7) PROVIDED SHARED ACCESS TO COMMERCIAL AND COUNTY SITE(11/23)
8) ADDED EAGLE CREEK WWTP CONNECTION ALTERNATIVE(11/23)
9) PROJECT PHASING REVISED (11/23)

AMENDED 9/21/07:
1) ADDED ON-SITE WASTEWATER TREATMENT PLANT
2) REVISED LIBRARY SITE AREA TO 3.85 AC.
3) REVISED TOTAL LOT COUNT TO 146 LOTS
4) RELOCATED ROADWAY CONNECTIVITY

AMENDED 8/15/07:
1) ADJUSTED PROJECT ACREAGE PER ACTUAL BOUNDARY SURVEY
2) REMOVED ON-SITE WASTEWATER TREATMENT PLANT
3) DEFINED LIBRARY SITE BOUNDARY AT 4.0 AC.
4) ADDED PATIO LOT DEVELOPMENT SOUTH OF POWERLINE EASEMENT
5) REVISED TOTAL LOT COUNT TO 150 LOTS
6) REMOVED WATER TOWER SITE

LIST OF DRAWINGS:

C1	COVER SHEET
1	EXISTING SITE CONDITIONS
2	SITE DEVELOPMENT OVERVIEW
3	SITE DEVELOPMENT PLAN
4	UTILITY INFRASTRUCTURE PLAN
5	DRAINAGE INFRASTRUCTURE PLAN
6	LANDSCAPE PLAN
7	MOYOCK WWTP CONNECTION & PHASING

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists
Bissell Professional Group
Firm License # C-956
3101 N. Croatan Highway
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 261-1760
FAX (252) 261-1760

PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

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PROJECT: LAKE VIEW AT CURRITUCK
CURRITUCK COUNTY — NORTH CAROLINA
MOYOCK TOWNSHIP
COVER SHEET

REVISIONS

	DATE	DESCRIPTION	BY
1	7/23/07	REVISED PER COUNTY INC COMMENTS	WGK
2	8/23/07	REVISED PER COUNTY INC COMMENTS	WGK
3	9/21/07	ADDED WWTP & REVISIONS FROM INC	WGK
4	10/19/09	INC AMENDMENTS LISTED THIS SHEET	MJK
5	4/23/14	" " "	MJK
6	7/30/14	" " "	MJK
7	11/20/15	PHASE 3A ADDED TO PLANS	MJK
8	07/25/16	INC COMMENTS	MJK

PRELIMINARY
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DATE: 1/12/07	SCALE: NO SCALE
DESIGNED: BPG	CHECKED: MSB
DRAWN: WGK	APPROVED: BPG

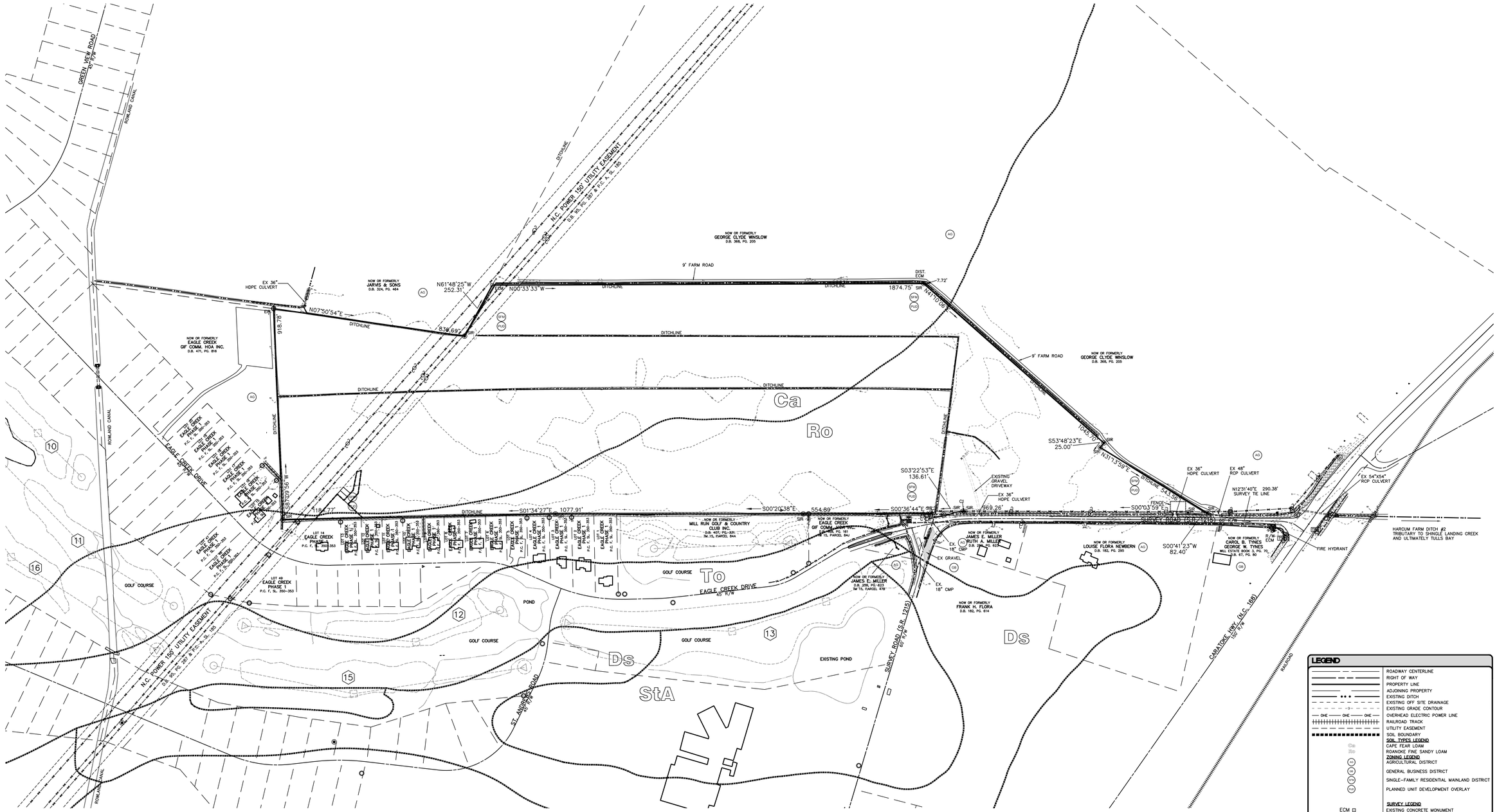
SHEET: C1 OF 7
CAD FILE: 4319DAS1 11-19-15
PROJECT NO: 4319

Attachment: Lake View Amended Sketch Plan 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

I:\4319\dgn\4000 AUTOCAD\ps1 2\1-4319 Sketch Plans - 22 year\Amended Sketch plan\4319DAS 11-19-15

LAKE VIEW
AT CURRITUCK
PLANNED UNIT DEVELOPMENT

N.C. GRID



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING
C1	11.28'	195.00'	11.28'	5.64'	S01°43'26"E

LEGEND

- ROADWAY CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING PROPERTY
- EXISTING DITCH
- EXISTING OFF SITE DRAINAGE
- EXISTING GRADE CONTOUR
- OHE — OHE — OHE — OVERHEAD ELECTRIC POWER LINE
- RAILROAD TRACK
- UTILITY EASEMENT
- SOIL BOUNDARY

SOIL TYPES LEGEND
- CaA — CAPE FEAR LOAM
- RoA — ROANOKE FINE SANDY LOAM

ZONING LEGEND
- (A) — AGRICULTURAL DISTRICT
- (B) — GENERAL BUSINESS DISTRICT
- (R) — SINGLE-FAMILY RESIDENTIAL MAINLAND DISTRICT
- (PUD) — PLANNED UNIT DEVELOPMENT OVERLAY

SURVEY LEGEND
- ECM — EXISTING CONCRETE MONUMENT
- SIR — SET IRON ROD
- EIR — EXISTING IRON ROD
- EIP — EXISTING IRON PIPE
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- GAS MARKER
- TSB — TRAFFIC SIGNAL BOX

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

Bissell Professional Group
Firm License # C-956
3121 Virginia Dare Trail
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 261-3300
FAX (252) 261-1760

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Engineers, Planners, Surveyors and Environmental Specialists

PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

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PROJECT:
LAKE VIEW AT CURRITUCK
MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

EXISTING FEATURES PLAN

REVISIONS

	DATE	DESCRIPTION	BY
1	01/15/07	AMENDMENTS LISTED ON COVER SHEET	BPG
2	01/22/08	ADDED ZONING	BPG
3	12/17/14	ADDED ZONING	BPG
4	2/17/14	REMOVED LID DESIGNATION	BPG

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

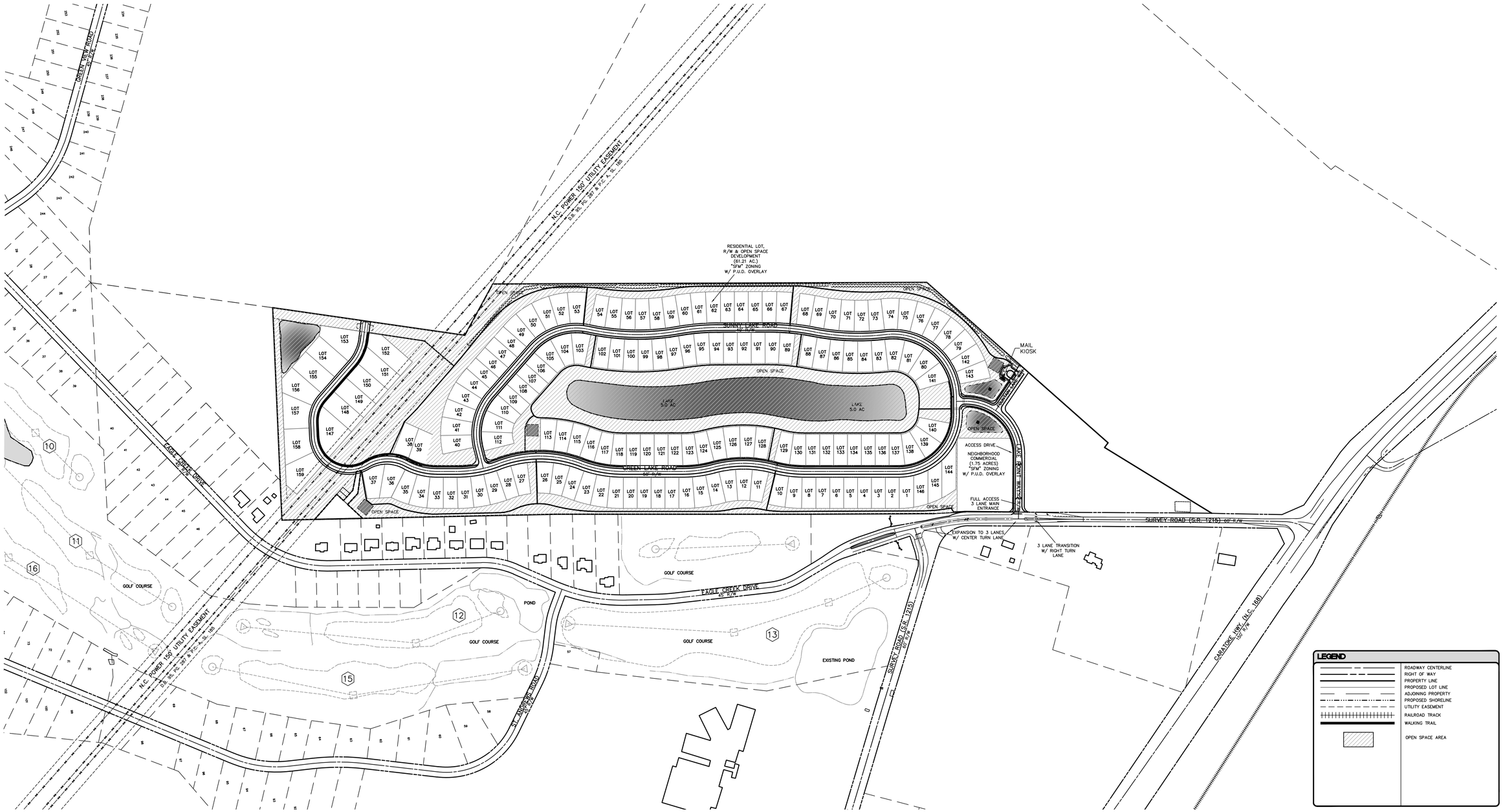
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DRAWN: WGK	APPROVED: BPG

SHEET: 1 OF 7

CAD FILE: 4319DAS1 11-19-15
PROJECT NO: 4319

Attachment: Lake View Amended Sketch Plan 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LAKE VIEW
AT CURRITUCK
PLANNED UNIT DEVELOPMENT



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LEGEND

- ROADWAY CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINING PROPERTY
- PROPOSED SHORELINE
- UTILITY EASEMENT
- RAILROAD TRACK
- WALKING TRAIL
- OPEN SPACE AREA

Bissell Professional Group
Planners and Engineers
3512 North Croatan Highway
P.O. Box 1666
Kitty Hawk, North Carolina 27949
(252) 261-3300
FAX (252) 261-1760

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PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

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PROJECT:
LAKE VIEW AT CURRITUCK
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
AMENDED SKETCH DEVELOPMENT OVERVIEW

REVISIONS

	DATE	DESCRIPTION	BY
1.	8/20/07	REVISED COMMENTS	BPG
2.	9/14/07	AMENDMENTS LISTED ON COVER SHEET	BPG
3.	9/21/07	REVISED WWP & DESIGNS PER MSC	BPG
4.	9/24/07	REVISED LISTED ON COVER SHEET	BPG
5.	1/23/08	REVISED LISTED ON COVER SHEET	BPG
6.	4/10/14	SOVD ENTRANCE, MODIFD BES, & COMM	MJK
7.	4/24/14	REVISED LISTED ON COVER SHEET	MJK
8.	4/29/14	AMENDMENTS LISTED ON COVER SHEET	MJK
9.	7/22/15	PHASE 3A ADDED TO PLANS	MJK
10.	7/22/15		MJK

PRELIMINARY
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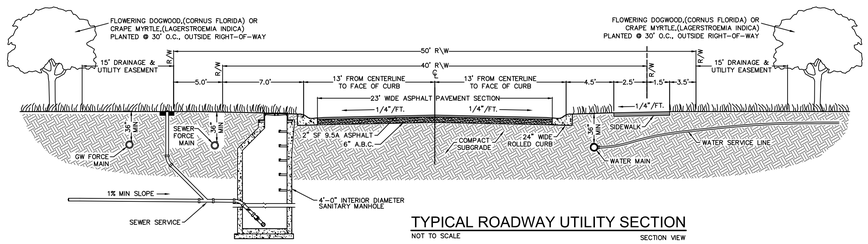
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SHEET: 2 OF 7

CAD FILE: 4319DAS1 11-19-15
PROJECT NO: 4319

Attachment: Lake View Amended Sketch Plan 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LAKE VIEW
AT CURRITUCK
PLANNED UNIT DEVELOPMENT



TYPICAL ROADWAY UTILITY SECTION

NOT TO SCALE — SECTION VIEW

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

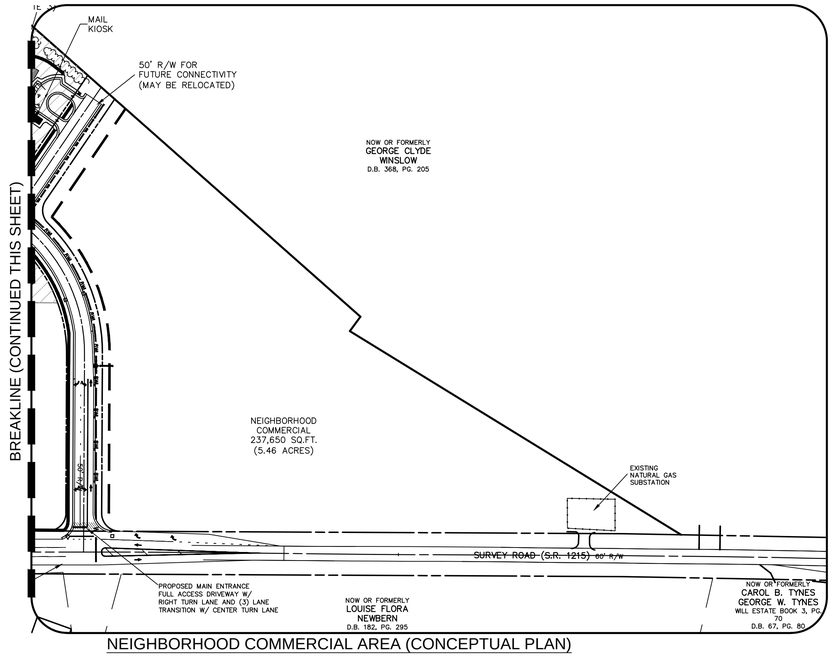
N.C. GRID

LEGEND

- ROADWAY CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINING PROPERTY
- PROPOSED SHORELINE
- OHE — OHE — OHE — OVERHEAD ELECTRIC POWER LINE
- UTILITY EASEMENT
- WALKING TRAIL
- PHASING DELINEATION
- OPEN SPACE AREA

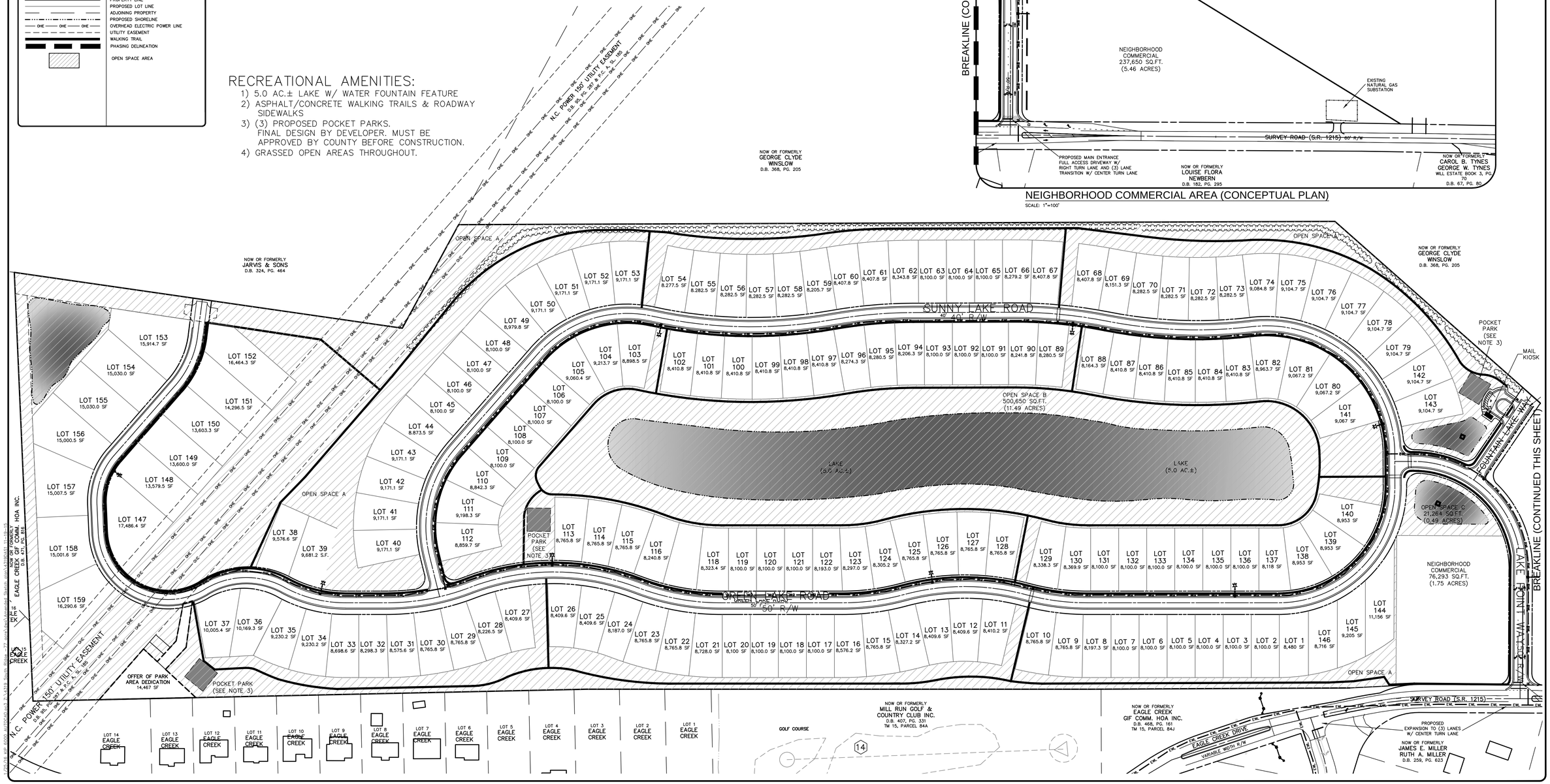
RECREATIONAL AMENITIES:

1) 5.0 AC.± LAKE W/ WATER FOUNTAIN FEATURE
2) ASPHALT/CONCRETE WALKING TRAILS & ROADWAY SIDEWALKS
3) (3) PROPOSED POCKET PARKS. FINAL DESIGN BY DEVELOPER. MUST BE APPROVED BY COUNTY BEFORE CONSTRUCTION.
4) GRASSED OPEN AREAS THROUGHOUT.



NEIGHBORHOOD COMMERCIAL AREA (CONCEPTUAL PLAN)

SCALE: 1"=100'



Bissell Professional Group
Engineers, Planners, Surveyors and Environmental Specialists
3212 Norman Beacon Highway
P.O. Box 1088
Elizabeth City, North Carolina 27909
(252) 261-3266
FAX (252) 261-1760

PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

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PROJECT: LAKE VIEW AT CURRITUCK
MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

AMENDED SKETCH DEVELOPMENT PLAN

REVISIONS

1	2/4/08	REVISED PER COUNTY REC. COMMENTS	PCK				
2	2/21/08	REVISED PER COUNTY REC. COMMENTS	PCK				
3	7/21/09	ADDED WWTP & REVISIONS FROM REC	PCK				
4	6/23/10	AMENDMENTS LISTED ON COVER SHEET	MJK				
5	1/25/11	- - -	DJM				
6	7/29/11	- - -	DJM				
7	8/29/11	- - -	DJM				
8	11/7/11	REVISIONS PER COUNTY REC. COMMENTS	KW				
9	5/23/13	ADD PHASE 7A	KW				
10	12/22/15	REC. COMMENTS	KW				

PRELIMINARY
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DATE: 1/12/07	SCALE: 1"=100'
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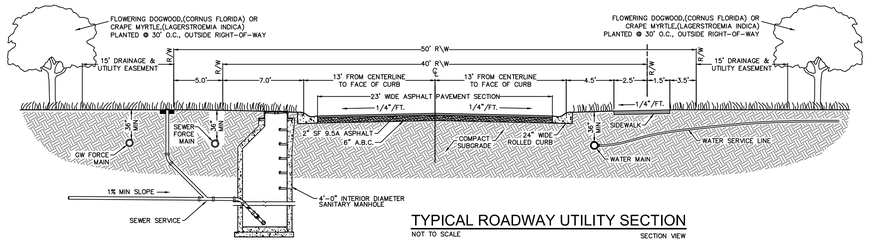
SHEET: 3 OF 7

CAD FILE: 4319DAS1 11-19-15

PROJECT NO: 4319

Attachment: Lake View Amended Sketch Plan 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LAKE VIEW
AT CURRITUCK
PLANNED UNIT DEVELOPMENT



TYPICAL ROADWAY UTILITY SECTION
NOT TO SCALE — SECTION VIEW

GRAPHIC SCALE

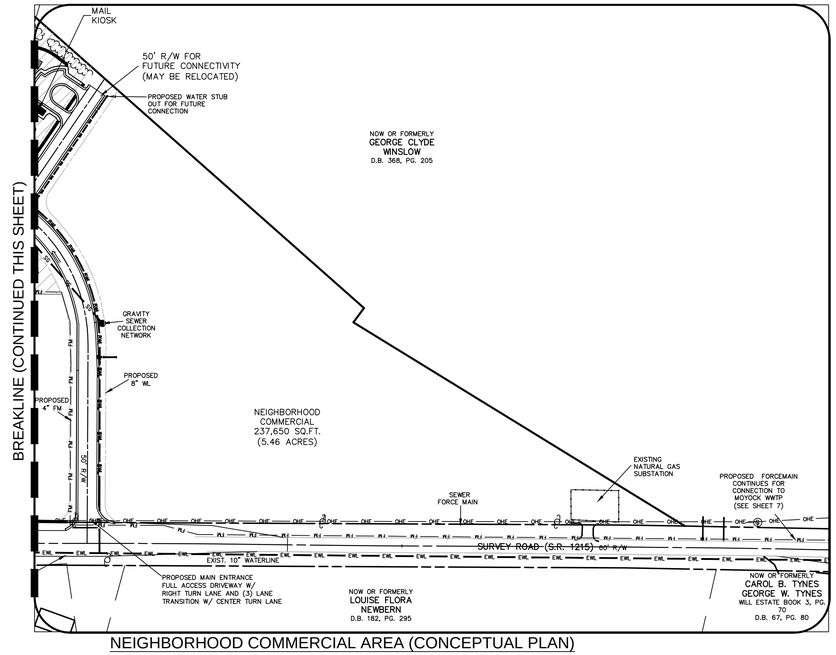
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(IN FEET)
1 inch = 100 ft.

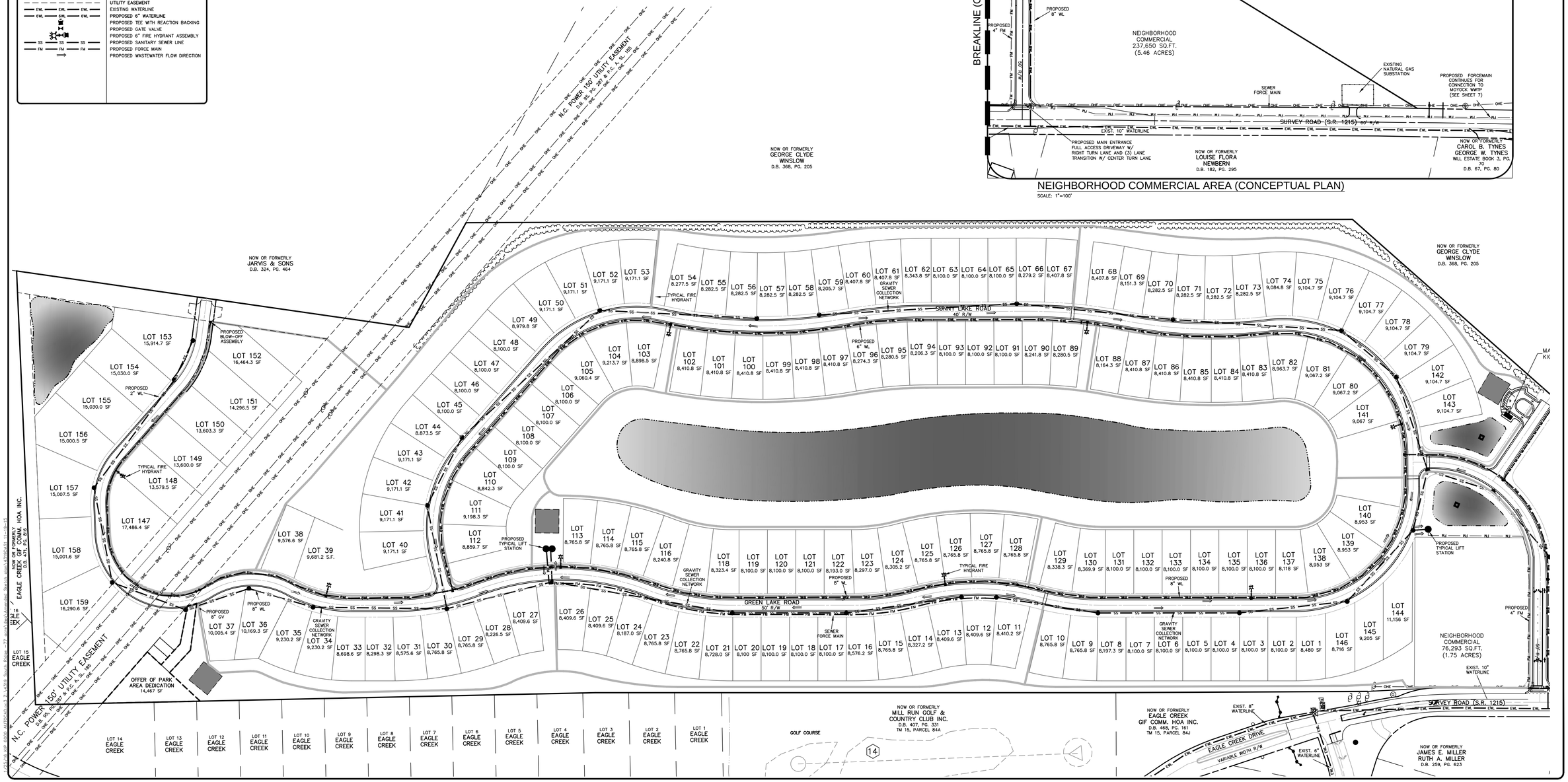
N.C. GRID

LEGEND

- ROADWAY CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING PROPERTY
- PROPOSED LOT LINE
- OHE — OVERHEAD ELECTRIC POWER LINE
- UTILITY EASEMENT
- EWL — EXISTING WATERLINE
- PROPOSED 6" WATERLINE
- PROPOSED TEE WITH REACTION BACKING
- PROPOSED GATE VALVE
- PROPOSED 6" FIRE HYDRANT ASSEMBLY
- SS — PROPOSED SANITARY SEWER LINE
- FM — PROPOSED FORCE MAIN
- PROPOSED WASTEWATER FLOW DIRECTION



NEIGHBORHOOD COMMERCIAL AREA (CONCEPTUAL PLAN)
SCALE: 1"=100'



Bissell Professional Group
Firm License # C-956
5253 Virginia Beach Boulevard
P.O. Box 10568
Kitty Hawk, North Carolina 27949
(252) 261-3300
FAX (252) 261-1760

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PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

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PROJECT:
LAKE VIEW AT CURRITUCK
MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

AMENDED SKETCH UTILITY PLAN

REVISIONS

1.	2/23/07	REVISED PER COUNTY REC. COMMENTS	BPG
2.	4/16/07	AMENDMENTS VISTED ON COVER SHEET	BPG
3.	5/15/07	AMENDMENTS VISTED ON COVER SHEET	BPG
4.	7/27/07	AMENDMENTS VISTED ON COVER SHEET	BPG
5.	11/23/09	- - -	MK
6.	12/20/13	- - -	MK
7.	7/17/14	- - -	MK
8.	12/20/04	PHASE 3A ADDED TO PLANS	MK
9.	11/25/15	REV. COMMENTS	KCB
10.	01/25/16	REV. COMMENTS	KCB

PRELIMINARY
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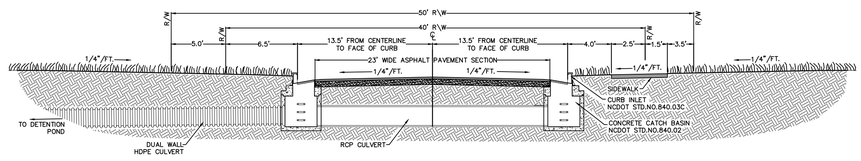
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DESIGNED: BPG	CHECKED: MSB
DRAWN: WGK	APPROVED: BPG

SHEET: 4 OF 7

CAD FILE: 4319DAS1 11-19-15
PROJECT NO: 4319

Attachment: Lake View Amended Sketch Plan 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LAKE VIEW
AT CURRITUCK
PLANNED UNIT DEVELOPMENT



TYPICAL ROADWAY DRAINAGE SECTION
NOT TO SCALE — SECTION VIEW

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N.C. GRID

LEGEND

	ROADWAY CENTERLINE
	RIGHT OF WAY
	PROPERTY LINE
	ADJOINING PROPERTY
	PROPOSED LOT LINE
OHE OHE OHE	OVERHEAD ELECTRIC POWER LINE
	UTILITY EASEMENT
	EXISTING DITCH CENTERLINE
	EXISTING CULVERT
	PROPOSED DRAINAGE SWALE
	PROPOSED POND SHORE LINE
	PROPOSED CULVERT W/OUTLET PROTECTION
	PROPOSED CURB INLET
	PROPOSED STORMWATER CONVEYANCE
	PROPOSED DRAINAGE FLOW DIRECTION

BREAKLINE (CONTINUED THIS SHEET)

MAIL KIOSK
50' R/W FOR FUTURE CONNECTIVITY (MAY BE RELOCATED)
NOW OR FORMERLY GEORGE CLYDE WINSLOW D.B. 368, PG. 205
POND
NEIGHBORHOOD COMMERCIAL 237,650 SQ.FT. (5.46 ACRES)
EXISTING NATURAL GAS SUBSTATION
TO HARCUM FARM DITCH#2
SURVEY ROAD (S.R. 1215) 60' R/W
PROPOSED MAIN ENTRANCE FULL ACCESS DRIVEWAY W/ RIGHT TURN LANE AND (3) LANE TRANSITION W/ CENTER TURN LANE
NOW OR FORMERLY LOUISE FLORA NEWBERN D.B. 182, PG. 295
NOW OR FORMERLY CAROL B. TYNES GEORGE W. TYNES WILL ESTATE BOOK 3, PG. 70 D.B. 67, PG. 80

NEIGHBORHOOD COMMERCIAL AREA (CONCEPTUAL PLAN)
SCALE: 1"=100'

N.C. POWER 150' UTILITY EASEMENT D.B. 85, PG. 281 & P.C. A, SL. 185

NOW OR FORMERLY GEORGE CLYDE WINSLOW D.B. 368, PG. 205

TO ROWLAND CANAL

NOW OR FORMERLY JARVIS & SONS D.B. 324, PG. 464

TYPICAL PRIMARY OUTLET SWALE

DRAINAGE OUTLET

LOT 153 15,914.7 SF
LOT 154 15,030.0 SF
LOT 155 15,030.0 SF
LOT 156 15,000.5 SF
LOT 157 15,007.5 SF
LOT 158 15,001.6 SF
LOT 159 16,290.6 SF
LOT 152 16,464.3 SF
LOT 151 14,296.5 SF
LOT 150 13,603.3 SF
LOT 149 13,600.0 SF
LOT 148 13,579.5 SF
LOT 147 17,486.4 SF
LOT 38 9,576.6 SF
LOT 39 9,681.2 S.F.
LOT 37 10,005.4 SF
LOT 36 10,169.3 SF
LOT 35 9,230.2 SF
LOT 34 9,230.2 SF
LOT 33 8,698.6 SF
LOT 32 8,298.3 SF
LOT 31 8,575.6 SF
LOT 30 8,765.8 SF
LOT 29 8,765.8 SF
LOT 28 8,226.5 SF
LOT 27 8,409.6 SF
LOT 26 8,409.6 SF
LOT 25 8,409.6 SF
LOT 24 8,187.0 SF
LOT 23 8,765.8 SF
LOT 22 8,765.8 SF
LOT 21 8,728.0 SF
LOT 20 8,100 SF
LOT 19 8,100.0 SF
LOT 18 8,100.0 SF
LOT 17 8,100.0 SF
LOT 16 8,576.2 SF
LOT 15 8,765.8 SF
LOT 14 8,327.2 SF
LOT 13 8,409.6 SF
LOT 12 8,409.6 SF
LOT 11 8,410.2 SF
LOT 10 8,765.8 SF
LOT 9 8,765.8 SF
LOT 8 8,197.3 SF
LOT 7 8,100.0 SF
LOT 6 8,100.0 SF
LOT 5 8,100.0 SF
LOT 4 8,100.0 SF
LOT 3 8,100.0 SF
LOT 2 8,480 SF
LOT 1 8,716 SF
LOT 41 9,171.1 SF
LOT 42 9,171.1 SF
LOT 43 9,171.1 SF
LOT 44 8,873.5 SF
LOT 45 8,100.0 SF
LOT 46 8,100.0 SF
LOT 47 8,100.0 SF
LOT 48 8,100.0 SF
LOT 49 8,979.8 SF
LOT 50 9,171.1 SF
LOT 51 9,171.1 SF
LOT 52 9,171.1 SF
LOT 53 9,171.1 SF
LOT 40 9,171.1 SF
LOT 112 8,859.7 SF
LOT 111 9,198.3 SF
LOT 110 8,842.3 SF
LOT 109 8,100.0 SF
LOT 108 8,100.0 SF
LOT 107 8,100.0 SF
LOT 106 8,100.0 SF
LOT 105 9,060.4 SF
LOT 104 9,213.7 SF
LOT 103 8,898.5 SF
LOT 54 8,277.5 SF
LOT 55 8,282.5 SF
LOT 56 8,282.5 SF
LOT 57 8,282.5 SF
LOT 58 8,282.5 SF
LOT 59 8,205.7 SF
LOT 60 8,407.8 SF
LOT 61 8,407.8 SF
LOT 62 8,343.8 SF
LOT 63 8,100.0 SF
LOT 64 8,100.0 SF
LOT 65 8,100.0 SF
LOT 66 8,279.2 SF
LOT 67 8,407.8 SF
LOT 68 8,407.8 SF
LOT 69 8,151.3 SF
LOT 70 8,282.5 SF
LOT 71 8,282.5 SF
LOT 72 8,282.5 SF
LOT 73 8,282.5 SF
LOT 74 9,084.8 SF
LOT 75 9,104.7 SF
LOT 76 9,104.7 SF
LOT 77 9,104.7 SF
LOT 78 9,104.7 SF
LOT 79 9,104.7 SF
LOT 142 9,104.7 SF
LOT 143 9,104.7 SF
LOT 141 9,067 SF
LOT 80 9,067.2 SF
LOT 81 9,067.2 SF
LOT 82 8,963.7 SF
LOT 83 8,410.8 SF
LOT 84 8,410.8 SF
LOT 85 8,410.8 SF
LOT 86 8,410.8 SF
LOT 87 8,410.8 SF
LOT 88 8,164.3 SF
LOT 89 8,280.5 SF
LOT 90 8,241.8 SF
LOT 91 8,100.0 SF
LOT 92 8,100.0 SF
LOT 93 8,100.0 SF
LOT 94 8,206.3 SF
LOT 95 8,280.5 SF
LOT 96 8,274.3 SF
LOT 97 8,410.8 SF
LOT 98 8,410.8 SF
LOT 99 8,410.8 SF
LOT 100 8,410.8 SF
LOT 101 8,410.8 SF
LOT 102 8,410.8 SF
LOT 113 8,763.8 SF
LOT 114 8,765.8 SF
LOT 115 8,765.8 SF
LOT 116 8,240.8 SF
LOT 117 8,323.4 SF
LOT 118 8,323.4 SF
LOT 119 8,100.0 SF
LOT 120 8,100.0 SF
LOT 121 8,100.0 SF
LOT 122 8,193.0 SF
LOT 123 8,297.0 SF
LOT 124 8,305.2 SF
LOT 125 8,765.8 SF
LOT 126 8,765.8 SF
LOT 127 8,765.8 SF
LOT 128 8,765.8 SF
LOT 129 8,338.3 SF
LOT 130 8,369.9 SF
LOT 131 8,100.0 SF
LOT 132 8,100.0 SF
LOT 133 8,100.0 SF
LOT 134 8,100.0 SF
LOT 135 8,100.0 SF
LOT 136 8,100.0 SF
LOT 137 8,118 SF
LOT 138 8,953 SF
LOT 139 8,953 SF
LOT 140 8,953 SF
LOT 144 11,156 SF
LOT 145 9,205 SF
LOT 146 8,716 SF

SUNNY LAKE ROAD 40' R/W
GREEN LAKE ROAD 50' R/W

PROPOSED STORMWATER MANAGEMENT LAKE APPROX. AREA: 5.0 AC.±

TYPICAL CURB INLETS AND CONVEYANCE NETWORK
BMP
DRAINAGE OUTLET
TYPICAL ROLLED CURB AND GUTTER ALONG ROADWAYS
NEIGHBORHOOD COMMERCIAL 76,293 SQ.FT. (1.75 ACRES)
DRAINAGE OUTLET SWALE
TO HARCUM FARM DITCH#2
SURVEY ROAD (S.R. 1215)

N.C. POWER 150' UTILITY EASEMENT D.B. 85, PG. 281 & P.C. SL. 185
EAGLE CREEK HOA INC. D.B. 471, PG. 816
LOT 154 EAGLE CREEK
OFFER OF PARK AREA DEDICATION 14,467 SF
TYPICAL PRIMARY OUTLET SWALE
LOT 14 EAGLE CREEK
LOT 13 EAGLE CREEK
LOT 12 EAGLE CREEK
LOT 11 EAGLE CREEK
LOT 10 EAGLE CREEK
LOT 9 EAGLE CREEK
LOT 8 EAGLE CREEK
LOT 7 EAGLE CREEK
LOT 6 EAGLE CREEK
LOT 5 EAGLE CREEK
LOT 4 EAGLE CREEK
LOT 3 EAGLE CREEK
LOT 2 EAGLE CREEK
LOT 1 EAGLE CREEK
GOLF COURSE
NOW OR FORMERLY MILL RUN GOLF & COUNTRY CLUB INC. D.B. 407, PG. 331 TM 15, PARCEL 84A
NOW OR FORMERLY EAGLE CREEK GIF COMM. HOA INC. D.B. 468, PG. 161 TM 15, PARCEL 84J
EAGLE CREEK DRIVE VARIABLE WIDTH R/W
NOW OR FORMERLY JAMES E. MILLER RUTH A. MILLER D.B. 259, PG. 623

BREAKLINE (CONTINUED THIS SHEET)

Bissell Professional Group
Bissell Professional Group
3512 North Croatan Highway
Kitty Hawk, North Carolina 27949
(252) 261-3268
FAX (252) 261-7760
Engineers, Planners, Surveyors and Environmental Specialists

PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

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PROJECT:
LAKE VIEW AT CURRITUCK
MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

AMENDED SKETCH DRAINAGE PLAN

REVISIONS

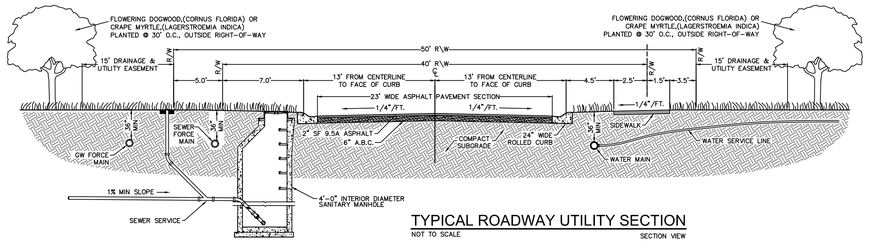
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2	8/15/07	REMARKS ADDED ON COVER SHEET	WGK
3	9/17/07	ADDED WWP & REVISIONS FROM TRC	WGK
4	10/29/07	REMARKS ADDED ON COVER SHEET	WGK
5	1/23/14	-	DMK
6	1/24/14	-	DMK
7	1/30/14	-	DMK
8	7/25/16	PHASE 3A ADDED TO PLANS	WFW
9			
10			

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 1/12/07 — SCALE: 1"=100'
DESIGNED: BPG — CHECKED: MSB
DRAWN: WGK — APPROVED: BPG
SHEET: 5 OF 7
CAD FILE: 4319DAS1 11-19-15
PROJECT NO: 4319

Attachment: Lake View Amended Sketch Plan 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LAKE VIEW
AT CURRITUCK
PLANNED UNIT DEVELOPMENT



TYPICAL ROADWAY UTILITY SECTION
NOT TO SCALE — SECTION VIEW

GRAPHIC SCALE

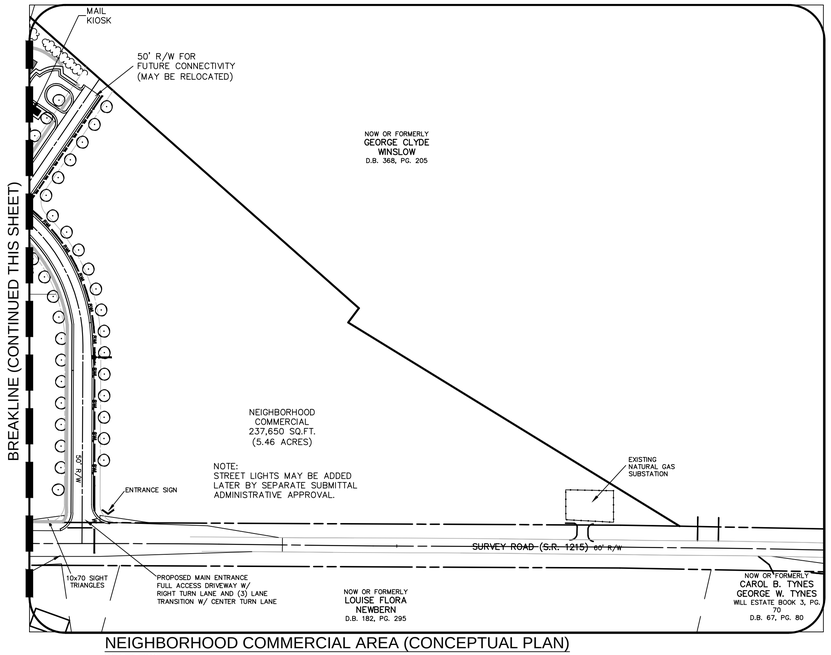
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(IN FEET)
1 inch = 100 ft.

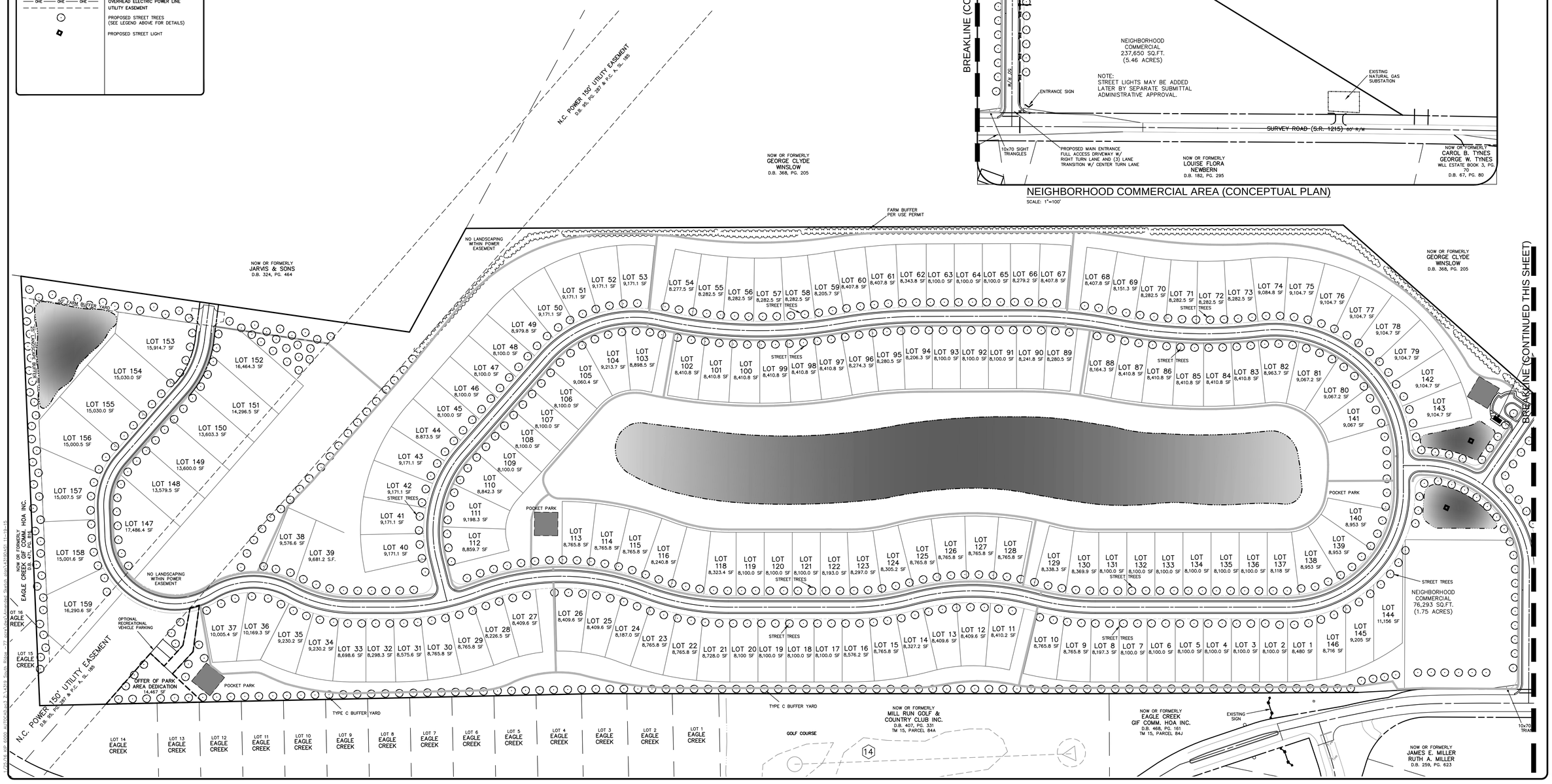
N.C. GRID

LEGEND

- ROADWAY CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING PROPERTY
- PROPOSED LOT LINE
- OHE — OHE — OHE — OVERHEAD ELECTRIC POWER LINE
- UTILITY EASEMENT
- PROPOSED STREET TREES (SEE LEGEND ABOVE FOR DETAILS)
- PROPOSED STREET LIGHT



NEIGHBORHOOD COMMERCIAL AREA (CONCEPTUAL PLAN)
SCALE: 1"=100'



Bissell Professional Group
Bissell Professional Group
3512 North Croatan Highway
Suite 1, Second Floor
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

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PROJECT: LAKE VIEW AT CURRITUCK
NORTH CAROLINA
MOYOCK TOWNSHIP — CURRITUCK COUNTY
AMENDED SKETCH LANDSCAPE PLAN

REVISIONS

	DATE	DESCRIPTION	BY
1.	2/23/07	REVISED PER COUNTY REVIEW COMMENTS	BPG
2.	5/21/07	REVISED PER COUNTY REVIEW COMMENTS	BPG
3.	9/21/07	ADDED WATER & REVISIONS FROM TRC	BPG
4.	11/27/07	MINOR REVISIONS PER TRC COMMENTS	MK
5.	1/23/08	COMMENTS ADDED ON COVER SHEET	MK
6.	4/23/14	" " "	MK
7.	7/30/14	" " "	MK
8.	2/20/15	" " "	MK
9.	11/20/15	PHASE 1A ADDED TO PLANS	BPG
10.	12/28/15	COMMENTS	BPG

PRELIMINARY
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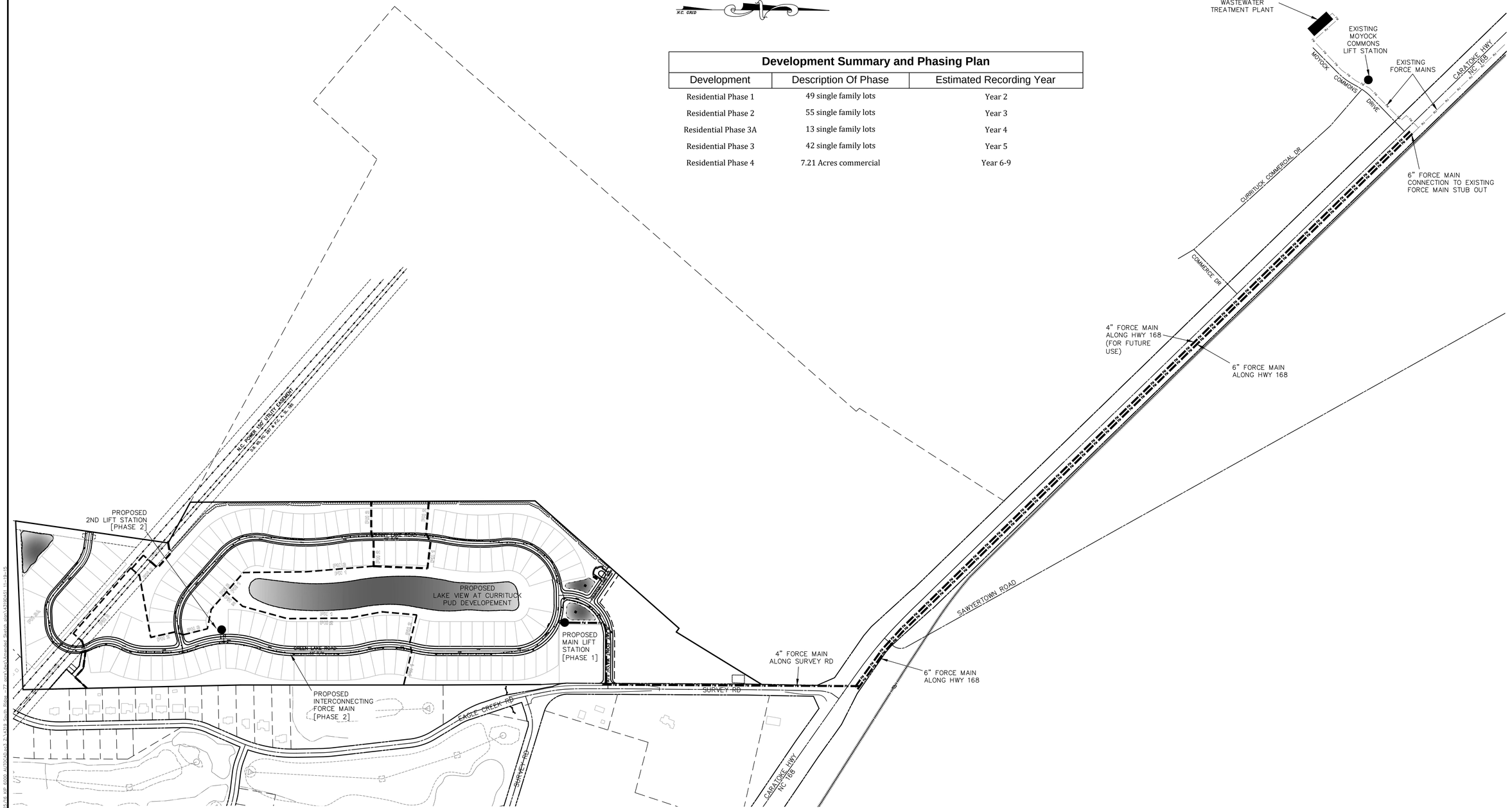
DATE: 1/12/07	SCALE: 1"=100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: WGK	APPROVED: BPG
SHEET: 6 OF 7	
CAD FILE: 4319DAS1 11-19-15	
PROJECT NO: 4319	

Attachment: Lake View Amended Sketch Plan 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LAKE VIEW
AT CURRITUCK
PLANNED UNIT DEVELOPMENT

GRAPHIC SCALE
250 0 125 250 500 1000
(IN FEET)
1 inch = 250 ft.
N.C. GRID

Development Summary and Phasing Plan		
Development	Description Of Phase	Estimated Recording Year
Residential Phase 1	49 single family lots	Year 2
Residential Phase 2	55 single family lots	Year 3
Residential Phase 3A	13 single family lots	Year 4
Residential Phase 3	42 single family lots	Year 5
Residential Phase 4	7.21 Acres commercial	Year 6-9



Bissell Professional Group
Planning & Design
3512 North Croatan Highway
Kitty Hawk, North Carolina 27949
PH. (252) 261-3300
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

PLANNED UNIT DEVELOPMENT
AMENDED SKETCH PLAN

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PROJECT:
LAKE VIEW AT CURRITUCK
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
MOYOCK WWTP CONNECTION & PHASING

REVISIONS

1	7/25/14	REVISED PHASING PER PPC RQ	DMC
2	1/29/15	AMENDED COMMERCIAL & PHASING	DMC
3	11/20/15	AMENDED FORCE MAIN CONNECTIONS	KFW
4	12/28/15	NC COMMENTS	KFW

PRELIMINARY
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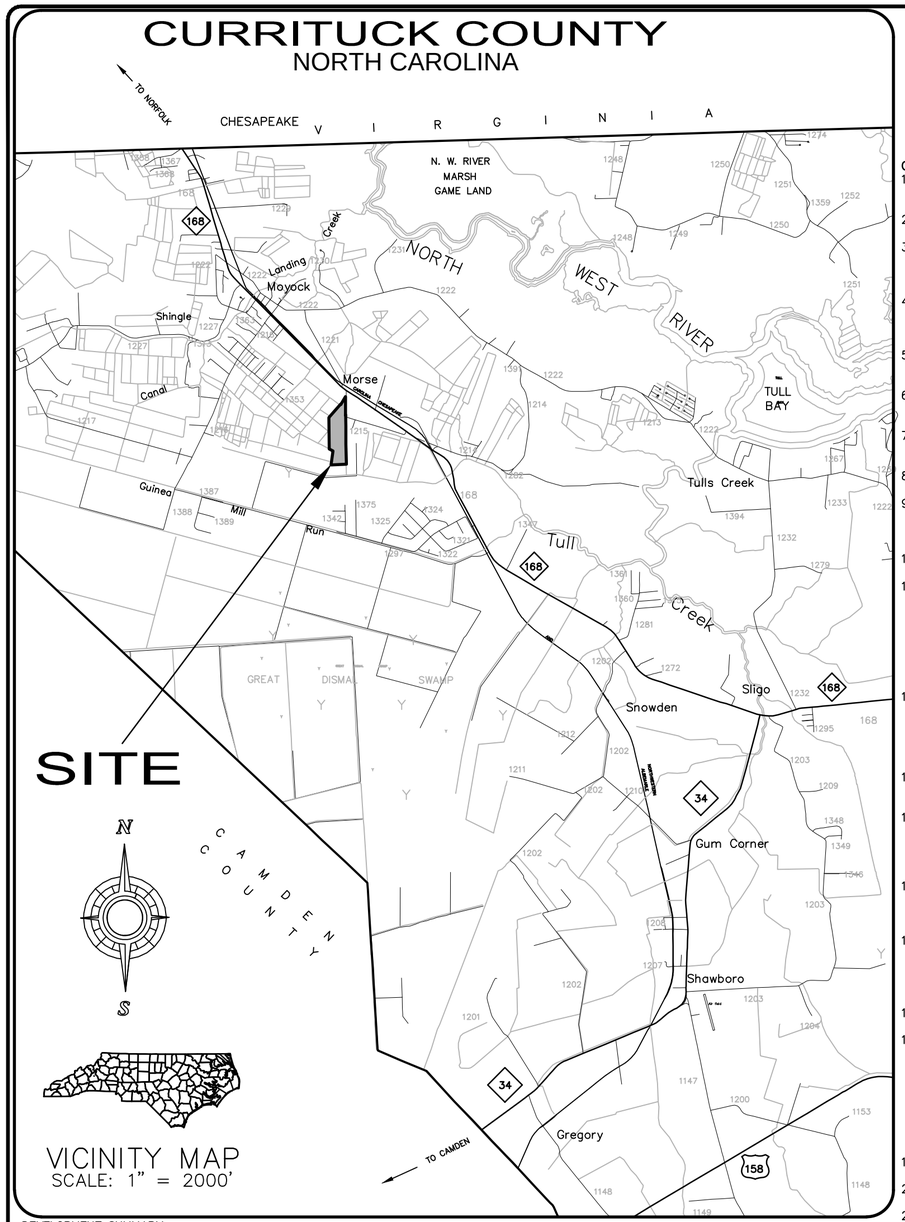
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SHEET: 7 OF 7	
CAD FILE: 4319DAS1 11-19-15	
PROJECT NO: 4319	

Attachment: Lake View Amended Sketch Plan 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LAKE VIEW AT CURRITUCK

159 LOT PLANNED UNIT DEVELOPMENT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT SUMMARY:

TOTAL PROJECT AREA:	3,233,452 SF	74.23 AC
RESIDENTIAL AREA:	2,599,856 SF	59.68 AC
COMMERCIAL AREA:	313,943 SF	7.21 AC
RIGHT OF WAY AREA:	319,653 SF	7.34 AC

P.U.D. DEVELOPMENT SUMMARY:

TOTAL P.U.D. AREA:	3,233,452 SF	74.23 AC
TOTAL LOT AREA:	1,451,578 SF	33.32 AC
TOTAL PROPOSED LOTS:	159 LOTS	
DEVELOPMENT DENSITY:	2.37 UNITS/ACRE	
SMALLEST LOT SIZE:	8,100 SF	0.19 AC

COMMERCIAL DEVELOPMENT SUMMARY:

COMMERCIAL AREA ALLOWED (10%):	323,345 SF	7.42 AC
COMMERCIAL AREA PROPOSED:	313,943 SF	7.21 AC

OPEN SPACE SUMMARY:

OPEN SPACE AREA REQUIRED (35%):	1,131,708 SF	25.98 AC
TOTAL OPEN SPACE AREA PROVIDED:	1,152,009 SF	26.45 AC
ACTIVE OPEN SPACE AREA REQUIRED:	286,000 SF	6.57 AC
ACTIVE OPEN SPACE AREA PROVIDED:		
WALKING TRAILS:	27,739 SF±	0.64 AC
(2) 40'X40' POCKET PARKS:	3,200 SF	0.07 AC
POND W/ COMMUNITY GREEN SPACE:	468,347 SF±	10.75 AC
TOTAL ACTIVE OPEN SPACE AREA:*	488,755 SF±	11.22 AC
PASSIVE OPEN SPACE AREA PROVIDED:	659,115 SF±	15.13 AC

* REFER TO THE OPEN SPACE EXHIBIT

PUBLIC DEDICATION OF RECREATION AND PARK AREA, STATEMENT
A PAYMENT-IN-LIEU OF RECREATION AND PARK AREA DEDICATION WILL BE PROVIDED IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENTS-IN-LIEU RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION OR DEVELOPMENT OF RECREATION AND PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES SECTION 153A-331. SEE NOTE 25.

THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH STATIC GPS OBSERVATIONS AND PROCESSED WITH ONLINE POSITIONING USER SERVICE (OPUS). THE NETWORK POSITIONAL ACCURACY OF THE OPUS DERIVED POSTIONAL INFORMATION IS 0.0328 FT.

THE FOLLOWING CORS WERE USED BY OPUS: PID DESIGNATION, AJ8053 COVX CHESAPEAKE LIGHT CORS ARP, DI0890 DRV6 DRIVER 6 CORS ARP, DF8715 NCWI WILLIAMSTON CORS ARP, DG5313 NCPI PEA ISLAND CORS ARP, DH7133 NCJA JACKSON NC CORS ARP.

HORIZONTAL POSITIONS ARE REFERENCED TO NAD83/NSRS (2007). VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID03). COMBINED FACTOR 1.00011746

NO MORE THAN 45% OF LOTS 1-159 SHALL BE COVERED BY IMPERVIOUS STRUCTURES, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK, STONE, SLATE OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH NCDENR DIVISION OF WATER QUALITY STORMWATER PERMIT #SW7150602 ISSUED JUNE 19, 2015. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON.

GENERAL NOTES:

1. PROJECT NAME: LAKE VIEW AT CURRITUCK PLANNED UNIT DEVELOPMENT CURRITUCK COUNTY, NORTH CAROLINA
2. PROPERTY ADDRESS: 120 SURVEY ROAD, MOYOCK, NC 27958
3. OWNER/DEVELOPER: LAKE VIEW DEVELOPMENT, LLC 616 VILLAGE DRIVE, SUITE G VIRIGINIA BEACH, VA 23452
4. THIS PROPERTY IS DIVIDED INTO 5 PARCELS IDENTIFIED BY THE FOLLOWING PARCEL ID NUMBERS: 0015-000-083A-0000; 0015-000-083B-0000; 0015-000-083C-0000; 0015-000-083D-0000; 0015-000-083E-0000.
5. RECORDED REFERENCES: D.B. 862 PG. 847; D.B. 1100, PG. 718; D.B. 1331, PG. 526; P.C. N, SL. 181.
6. EASTERN NC NATURAL GAS VALVE SITE EASEMENT RECORDED IN D.B. 591, PG. 236 FOR 3,749.57 SQ.FT.
7. VIRGINIA ELECTRIC AND POWER COMPANY OVERHEAD POWERLINE EASEMENT RECORDED IN D.B. 95, PG. 287 & P.C. A, SL. 185
8. TOTAL PROJECT AREA: 74.23 AC.
9. F.I.R.M. ZONE: ZONE X (AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD) F.E.M.A. F.I.R.M. MAP: # 37218031 J, REVISED DECEMBER 16, 2005 SUBJECT TO CHANGE BY F.E.M.A.
10. THIS PARCEL CONTAINS NO ACOE "404" JURISDICTIONAL WETLANDS.
11. PROPOSED RIGHT-OF-WAY WIDTH COLLECTOR ROADS: 50 FT.
    LINEAR FEET OF IMPROVED COLLECTOR ROADWAY: 4,123 FT.±
    LINEAR FEET OF UNIMPROVED COLLECTOR R/W: 220 FT.±
    PROPOSED RIGHT-OF-WAY WIDTH LOCAL ROADS: 40 FT.
    LINEAR FEET OF LOCAL ROADWAY: 2,674 FT.±
    PROPOSED ROADWAY WIDTH THROUGHOUT RESIDENTIAL DEVELOPMENT: 27 FT. (BOC)
    TOTAL LINEAR FEET OF IMPROVED ROADWAY: 6,164 FT.±
12. 10 FT. DRAINAGE AND UTILITY EASEMENT HEREBY RESERVED ALONG ALL SIDE PROPERTY LINES. 15 FT DRAINAGE AND UTILITY EASEMENT HEREBY RESERVED ALONG ALL REAR PROPERTY LINES. 15 FT UTILITY, DRAINAGE, PLANTINGS, AND PEDESTRIAN EASEMENT HEREBY RESERVED ALONG ALL RIGHT OF WAYS. 25 FT DRAINAGE EASEMENTS RESERVED AROUND PERIMETER OF STORMWATER MANAGEMENT LAKE.
13. DITCH MAINTENANCE ACCESS EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRITUCK COUNTY U.D.O. AND THE STORMWATER MANUAL.
14. THE MINIMUM FRONT SETBACK SHALL BE 20 FEET. THE MINIMUM SIDE SETBACK SHALL BE 10 FEET, EXCEPT IN PHASE 3A, WHERE THE MIN. SIDE SETBACK SHALL BE 10.5'. WHERE THE REAR LOT LINE ABUTS A COMMON OPEN SPACE AREA, THE MINIMUM REAR SETBACK MAY BE REDUCED TO 10 FEET, OTHERWISE, THE MINIMUM REAR SETBACK SHALL BE 25 FEET.
15. THIS SUBDIVISION CONTAINS A RIGHT-OF-WAY THAT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHT OF WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.
16. PROPERTY ZONING THIS PARCEL: "SFM" (SINGLE-FAMILY RESIDENTIAL MAINLAND) BASE ZONING WITH "PUD" (PLANNED UNIT DEVELOPMENT) OVERLAY. ALL ADJACENT PARCELS: "AG" (AGRICULTURAL), EXCEPT PIN# 0015-000-0048-0000 & 0015-000-0046-0000: "GB" (GENERAL BUSINESS).
17. LOTS WILL BE SERVICED BY COUNTY WATER SUPPLY AND CONNECTION TO CENTRAL SEWER.
18. THE DEVELOPER SHALL ACCEPT MAINTENANCE RESPONSIBILITY FOR THE ROADWAY IMPROVEMENTS IN CONJUNCTION WITH THE STORMWATER MANAGEMENT COLLECTION SYSTEM UNTIL AT WHICH TIME THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ACCEPTS THE PUBLIC RIGHT OF WAY SECTION INTO THEIR SYSTEM. THE DEVELOPER WILL MAINTAIN RESPONSIBILITY FOR ALL ROADWAY & DRAINAGE IMPROVEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY UNTIL A PROPERTY OWNER'S ASSOCIATION HAS BEEN ESTABLISHED AND ASSUMES RESPONSIBILITY OF THE ROADWAY & DRAINAGE SYSTEM. NCDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SWALES LOCATED OUTSIDE OF THE DEDICATED RIGHT OF WAY.
19. AREA DETERMINED BY COORDINATE METHOD.
20. IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED HEREON.
21. UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED BY THIS SURVEY. FURTHER EVALUATION MAY BE REQUIRED.
22. SUBJECT TO TITLE SEARCH AND TO ANY AND/OR ALL RIGHT OF WAYS, ENFORCEABLE RESTRICTIONS, AND/OR EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
23. STREET LIGHTS MEETING U.D.O. STANDARDS MAY BE ADDED AT A FUTURE DATE BY A SEPARATE SUBMITTAL & ADMINISTRATIVE APPROVAL.
24. PHASE 3A HAS AN AVAILABLE FIRE FLOW OF >750 GPM. MINIMUM SEPARATION OF STRUCTURES IN PHASE 3A SHALL BE 21 FEET.
25. CALCULATIONS FOR FEE IN LIEU OF PARK DEDICATION: $292,100/24.6 AC. = $11,873.98/AC. 14,400/43,560 = 0.33 AC X 11,873.98 = $3,919.41.

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, _____, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ DATE _____ REVIEW OFFICER

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE
I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN DESIGNED OR COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE NC HIGHWAY SYSTEM FOR MAINTENANCE.

_____ DATE _____ DISTRICT ENGINEER

APPROVAL CERTIFICATE
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY TECHNICAL REVIEW COMMITTEE AND SIGNED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE CURRITUCK COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

_____ DATE _____ ADMINISTRATOR

OWNERSHIP AND DEDICATION CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNERS' ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

_____ DATE _____ OWNER

I, _____, A NOTARY PUBLIC

OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PUBLIC DEDICATION OF OPEN SPACE, PONDS & DRAINAGE FACILITIES STATEMENT
OPEN SPACE, PONDS, AND DRAINAGE FACILITIES REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH THIS ORDINANCE SHALL NOT BE DEDICATED TO THE PUBLIC EXCEPT UPON WRITTEN ACCEPTANCE BY THE COUNTY, BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS SUCCESSOR) OR A HOMEOWNERS ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

ADJACENT ACTIVE FARMLAND STATEMENT
AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES THAT IS ANTICIPATED TO GENERATE NOISE, LIGHT, DUST, OR VIBRATION AS PART OF ITS NORMAL OPERATION.

SURVEYORS CERTIFICATE
I, MICHAEL D. BARR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM D.B. 862, PG. 847; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 +, THAT THE BOUNDARIES NOT ACTUALLY SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN D.B. 862, PG. 847, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA COVERED BY A SUBDIVISION ORDINANCE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20___,

_____ P.L.S. _____ L-1756

STORMWATER IMPROVEMENTS ENGINEER CERTIFICATE
I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

_____ DATE _____ REGISTERED LAND SURVEYOR/ENGINEER

_____ REGISTRATION NUMBER

INTERCONNECTIVITY STATEMENT
THIS SUBDIVISION CONTAINS A RIGHT-OF-WAY THAT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHT-OF-WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET AND SITE LOCATION
2	PARCEL OVERVIEW & SHEET INDEX
3-8	SUBDIVISION PLATS
9	LINE AND CURVE TABLES

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

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PROJECT: LAKE VIEW AT CURRITUCK
COVER SHEET
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK TOWNSHIP AMENDED PRELIMINARY PLAT

REVISIONS

1	12/17/09	REVISED PER CNTY COMMENTS	DMK
2	4/23/14	REVISED NAME & ENTRANCE MOD	DMK
3	7/18/14	NEW DRAINAGE COMMENTS	DMK
4	7/30/14	ADJOINT AG PARCEL	DMK
5	11/21/14	REV SIDE SETBACK	DMK
6	11/20/15	ADD PHASE 3A	KFW
7	01/25/16	RRC COMMENTS	KFW

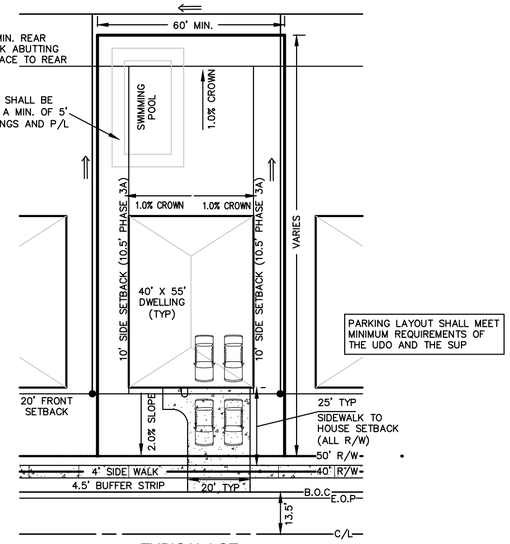
PRELIMINARY FOR REVIEW PURPOSES ONLY

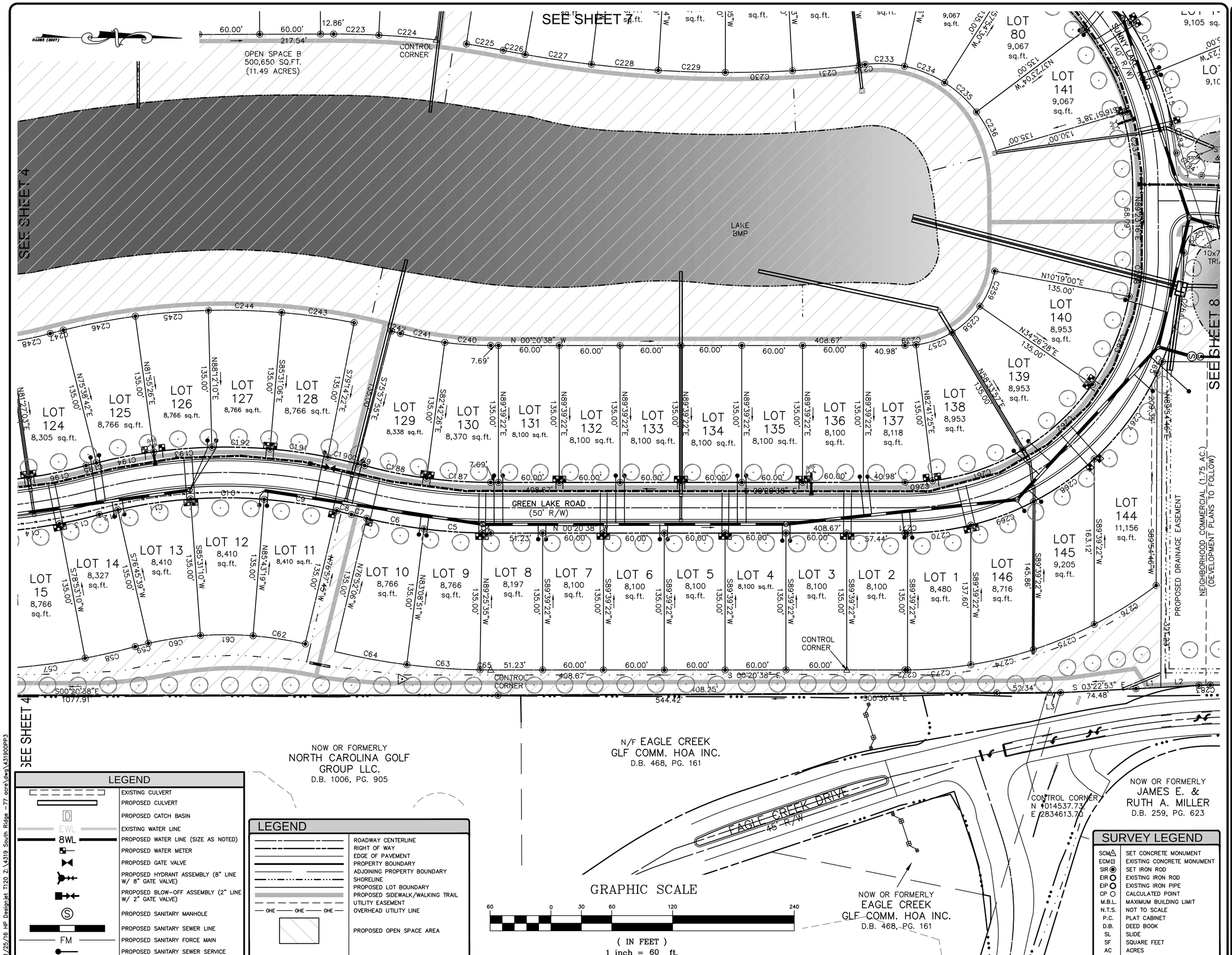
DATE: 04-22-14	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: DMK
DRAWN: MDB	APPROVED: BPG
SHEET: 1 OF 9	
CAD FILE: 431900PP3	
PROJECT NO: 4319	

Attachment: Lake View Prelim Plats 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N53°48'23"W
L2	252.31	S61°48'25"E
L3	10.47	S00°36'44"E
L4	74.48	S03°22'53"E
L5	62.13	S03°22'53"E
L6	82.40	N00°41'23"E

NADB3 (2007)





LEGEND

	EXISTING CULVERT
	PROPOSED CULVERT
D	PROPOSED CATCH BASIN
EWL	EXISTING WATER LINE
8WL	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED HYDRANT ASSEMBLY (8" LINE W/ 8" GATE VALVE)
	PROPOSED BLOW-OFF ASSEMBLY (2" LINE W/ 2" GATE VALVE)
S	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SEWER LINE
FM	PROPOSED SANITARY FORCE MAIN
	PROPOSED SANITARY SEWER SERVICE

LEGEND

	ROADWAY CENTERLINE
	RIGHT OF WAY
	EDGE OF PAVEMENT
	PROPERTY BOUNDARY
	ADJOINING PROPERTY BOUNDARY
	SHORELINE
	PROPOSED LOT BOUNDARY
	PROPOSED SIDEWALK/WALKING TRAIL
OHE OHE OHE	UTILITY EASEMENT
	OVERHEAD UTILITY LINE
	PROPOSED OPEN SPACE AREA

SURVEY LEGEND

SCM△	SET CONCRETE MONUMENT
ECM⊡	EXISTING CONCRETE MONUMENT
SIR◉	SET IRON ROD
EIR○	EXISTING IRON ROD
EIP○	EXISTING IRON PIPE
CP ○	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

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PROJECT:
LAKE VIEW AT CURRITUCK
SUBDIVISION PLAT
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
AMENDED PRELIMINARY PLAT

REVISIONS

1	12/17/09	REVISED PER CNTY COMMENTS	DMK	
2	4/23/14	REVISED PER ENTRANCE MOD	DMK	
3	7/18/14	PER TRC COMMENTS	DMK	
4	7/30/14	S. DVLPMNT AGRMNT	DMK	
5	11/20/15	3RD PHASE SA	KFW	
6	01/25/16	TRC COMMENTS	KFW	

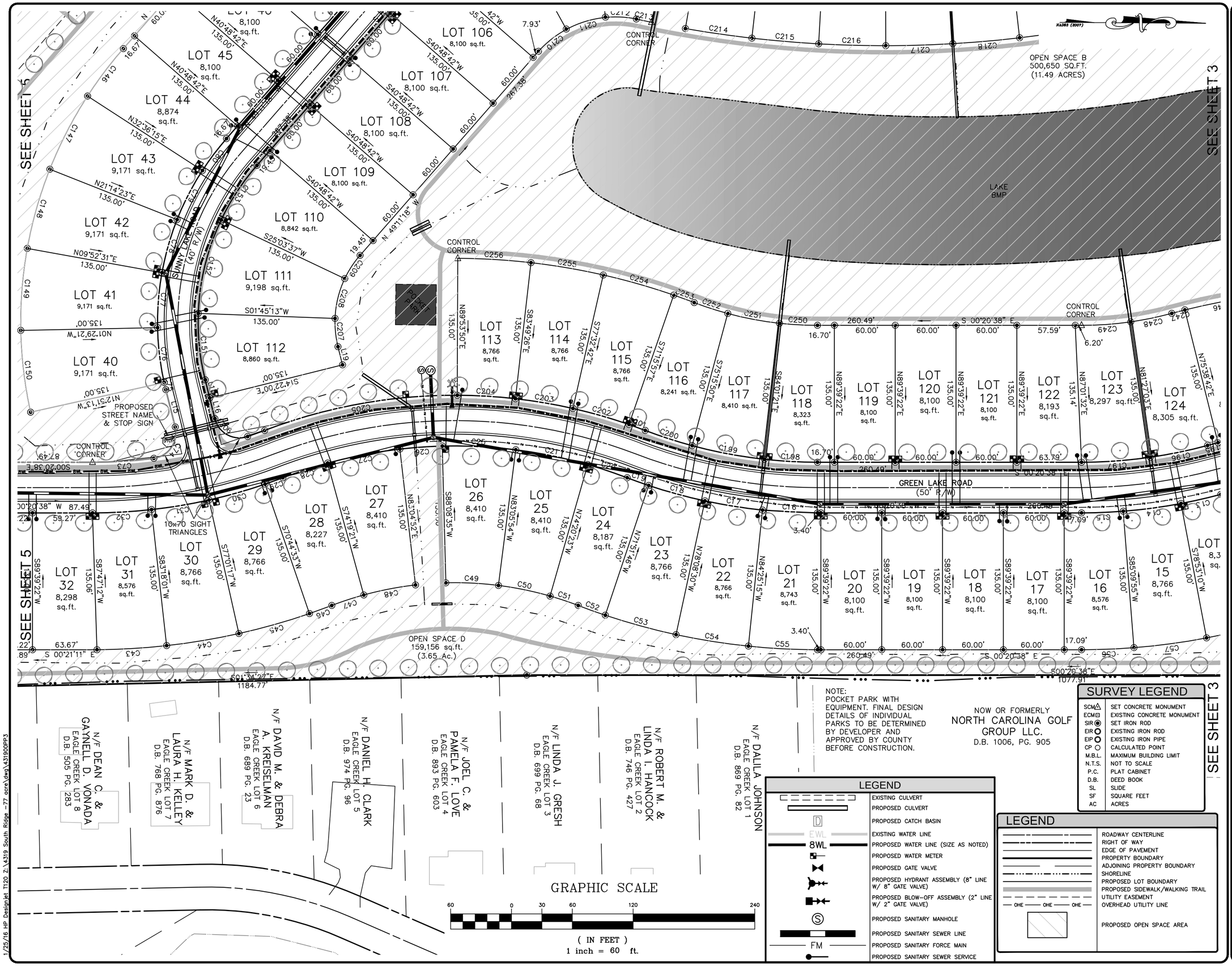
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PURPOSES ONLY

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SHEET: 3 OF 9
CAD FILE: 431900PP3
PROJECT NO: 4319

1/25/16 HP DesignJet T120 Z:\4319 South Ridge - 77 acre\dwg\431900PP3

Attachment: Lake View Prelim Plats 1-25-16 (1450 : PB 07-10 Lake View at Currituck)



SURVEY LEGEND

SCM	SET CONCRETE MONUMENT
ECM	EXISTING CONCRETE MONUMENT
SIR	SET IRON ROD
EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
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SF	SQUARE FEET
AC	ACRES

LEGEND

	EXISTING CULVERT
	PROPOSED CULVERT
D	PROPOSED CATCH BASIN
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LEGEND

	ROADWAY CENTERLINE
	RIGHT OF WAY
	EDGE OF PAVEMENT
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	PROPOSED LOT BOUNDARY
	PROPOSED SIDEWALK/WALKING TRAIL
	UTILITY EASEMENT
OHE — OHE — OHE	OVERHEAD UTILITY LINE
	PROPOSED OPEN SPACE AREA

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PROJECT: LAKE VIEW AT CURRITUCK
SUBDIVISION PLAT
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
AMENDED PRELIMINARY PLAT

REVISIONS			
1	12/17/09	REVISED PER CNTY COMMENTS	DMK
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3	7/18/14	PER TRC COMMENTS & DVLPMNT AGRMNT	DMK
4	7/30/14	DVLPMNT AGRMNT	DMK
5	11/20/15	ADD PHASE 3A	KRW
6	01/25/16	TRC COMMENTS	KRW

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

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SHEET: 4 OF 9	
CAD FILE: 431900PP3	
PROJECT NO: 4319	

1/25/16 HP Designjet T120 Z:\4319 South Ridge -77 acre\dwg\431900PP3

Attachment: Lake View Prelim Plats 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

LEGEND

	ROADWAY CENTERLINE
	RIGHT OF WAY
	EDGE OF PAVEMENT
	PROPERTY BOUNDARY
	ADJOINING PROPERTY BOUNDARY
	SHORELINE
	PROPOSED LOT BOUNDARY
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LEGEND

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	PROPOSED CULVERT
D	PROPOSED CATCH BASIN
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N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

NOTE:
POCKET PARK. DESIGN BY DEVELOPER. MUST BE APPROVED BY COUNTY BEFORE CONSTRUCTION.

* IF FEE IN LIEU IS ACCEPTED, USE AS ADDITIONAL REFORESTATION AREA.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NOW OR FORMERLY
JARVIS & SONS
D.B. 324, PG. 464

50' FARM BUFFER

TEMPORARY HAMMERHEAD CULDESAC

LOT 153 15,914.7 sq.ft.
LOT 154 15,030.0 sq.ft.
LOT 155 15,030.0 sq.ft.
LOT 156 15,000.5 sq.ft.
LOT 157 15,007.5 sq.ft.
LOT 158 15,001.6 sq.ft.
LOT 159 16,290.6 sq.ft.
LOT 147 17,486.4 sq.ft.
LOT 148 13,579.5 sq.ft.
LOT 149 13,600.0 sq.ft.
LOT 150 13,603.3 sq.ft.
LOT 151 14,296.5 sq.ft.
LOT 152 16,464.3 sq.ft.

N.C. POWER 150' UTILITY EASEMENT
D.B. 95, PG. 287 & P.C. A, SL. 185

OPEN SPACE A
284,503 SQ.FT.
(6.53 ACRES)

OPEN SPACE E
186,436 sq.ft.
(4.28 Ac.)

OFFER OF PARK AREA DEDICATION*
14,467 SF

(2) 20'X40' RV/BOAT TRAILER PARKING SPACES

GRAVEL DRIVE

GREEN LAKE ROAD (50' R/W)

PROPOSED STREET NAME & STOP SIGN

CONTROL CORNER

10x70 SIGHT TRIANGLES

LOT 45 8,100 sq.ft.
LOT 44 8,874 sq.ft.
LOT 43 9,171 sq.ft.
LOT 42 9,171 sq.ft.
LOT 41 9,171 sq.ft.
LOT 40 9,171 sq.ft.
LOT 39 9,681.2 sq.ft.
LOT 38 9,577 sq.ft.
LOT 37 10,005.4 sq.ft.
LOT 36 10,169.2 sq.ft.
LOT 35 9,230 sq.ft.
LOT 34 9,230 sq.ft.
LOT 33 8,699 sq.ft.
LOT 32 8,298 sq.ft.
LOT 31 8,576 sq.ft.
LOT 30 8,766 sq.ft.

SUNNY LARK DRIVE (40' R/W)

NOW OR FORMERLY
EAGLE CREEK
GLF COMM. HOA INC.
D.B. 471, PG. 816

N/F WARREN K. & ELIZABETH A. IRVING
EAGLE CREEK LOT 18
D.B. 489 PG. 188

N/F JOHN A. & MELISSA L. HEROUX JR.
EAGLE CREEK LOT 17
D.B. 568 PG. 586

N/F JEFFREY D. & KIMBERLY L. LYNCH
EAGLE CREEK LOT 16
D.B. 497 PG. 74

N/F HEATHER F. & DAREN P. BOLAC
EAGLE CREEK LOT 15
D.B. 800 PG. 783

CONTROL CORNER
N 1011731.13
E 2834658.53

PH 3A
PH 2

SEE SHEET 4

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SUBDIVISION PLAT
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
AMENDED PRELIMINARY PLAT

REVISIONS			
1	12/17/09	REVISED PER CNTY COMMENTS	DMK
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3	7/18/14	PER TRC COMMENTS	DMK
4	7/30/14	& PVA PMNT AGRMNT	DMK
5	11/20/15	ADD PHASE 3A	KPW
6	01/25/16	TRC COMMENTS	KPW

PRELIMINARY
FOR REVIEW PURPOSES ONLY

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1/25/16 HP Designjet T120 Z:\4319 South Ridge -77 acre\dwg\431900PP3

Attachment: Lake View Prelim Plats 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

NADB3 (2007)

LEGEND

	EXISTING CULVERT
	PROPOSED CULVERT
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EWL	EXISTING WATER LINE
8WL	PROPOSED WATER LINE (SIZE AS NOTED)
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CP ○	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
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	RIGHT OF WAY
	EDGE OF PAVEMENT
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OHE OHE OHE	OVERHEAD UTILITY LINE
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NOW OR FORMERLY
JARVIS & SONS
D.B. 324, PG. 464

N.C. POWER 150' UTILITY EASEMENT
D.B. 95, PG. 287 & P.C. A, SL. 185

NOW OR FORMERLY
GEORGE CLYDE WINSLOW
D.B. 368, PG. 205

EOM

N 00°33'33" W
1374.75'

OPEN SPACE A
284,503 sq.ft.
(6.53 Ac.)

CONTROL CORNER

N 00°31'30" E
1217.51'

SUNNY LAKE ROAD
(40' R/W)

LOT 43 9,171 sq.ft.
LOT 44 8,874 sq.ft.
LOT 45 8,100 sq.ft.
LOT 46 8,100 sq.ft.
LOT 47 8,100 sq.ft.
LOT 48 8,100 sq.ft.
LOT 49 8,980 sq.ft.
LOT 50 9,171 sq.ft.
LOT 51 9,171 sq.ft.
LOT 52 9,171 sq.ft.
LOT 53 9,171 sq.ft.
LOT 54 8,277 sq.ft.
LOT 55 8,283 sq.ft.
LOT 56 8,283 sq.ft.
LOT 57 8,283 sq.ft.
LOT 58 8,283 sq.ft.
LOT 59 8,206 sq.ft.
LOT 60 8,408 sq.ft.
LOT 61 8,408 sq.ft.
LOT 62 8,344 sq.ft.
LOT 63 8,100 sq.ft.
LOT 93 8,100 sq.ft.
LOT 94 8,206 sq.ft.
LOT 95 8,281 sq.ft.
LOT 96 8,277 sq.ft.
LOT 97 8,411 sq.ft.
LOT 98 8,411 sq.ft.
LOT 99 8,411 sq.ft.
LOT 100 8,411 sq.ft.
LOT 101 8,411 sq.ft.
LOT 102 8,411 sq.ft.
LOT 103 8,899 sq.ft.
LOT 104 9,214 sq.ft.
LOT 105 9,060 sq.ft.
LOT 106 8,100 sq.ft.
LOT 107 8,100 sq.ft.
LOT 108 8,100 sq.ft.
LOT 109 8,100 sq.ft.

CONTROL CORNER

OPEN SPACE B
500,650 SQ.FT.
(11.49 ACRES)

LAKE BMP

SEE SHEET 5

SEE SHEET 4

SEE SHEET 7

SEE SHEET 4

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

1/25/16 HP DesignJet T120 Z:\4319 South Ridge -77 acre\dwg\431900PP3

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LEGEND

	ROADWAY CENTERLINE
	RIGHT OF WAY
	EDGE OF PAVEMENT
	PROPERTY BOUNDARY
	ADJOINING PROPERTY BOUNDARY
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	UTILITY EASEMENT
OHE OHE OHE	OVERHEAD UTILITY LINE
	PROPOSED OPEN SPACE AREA

SURVEY LEGEND

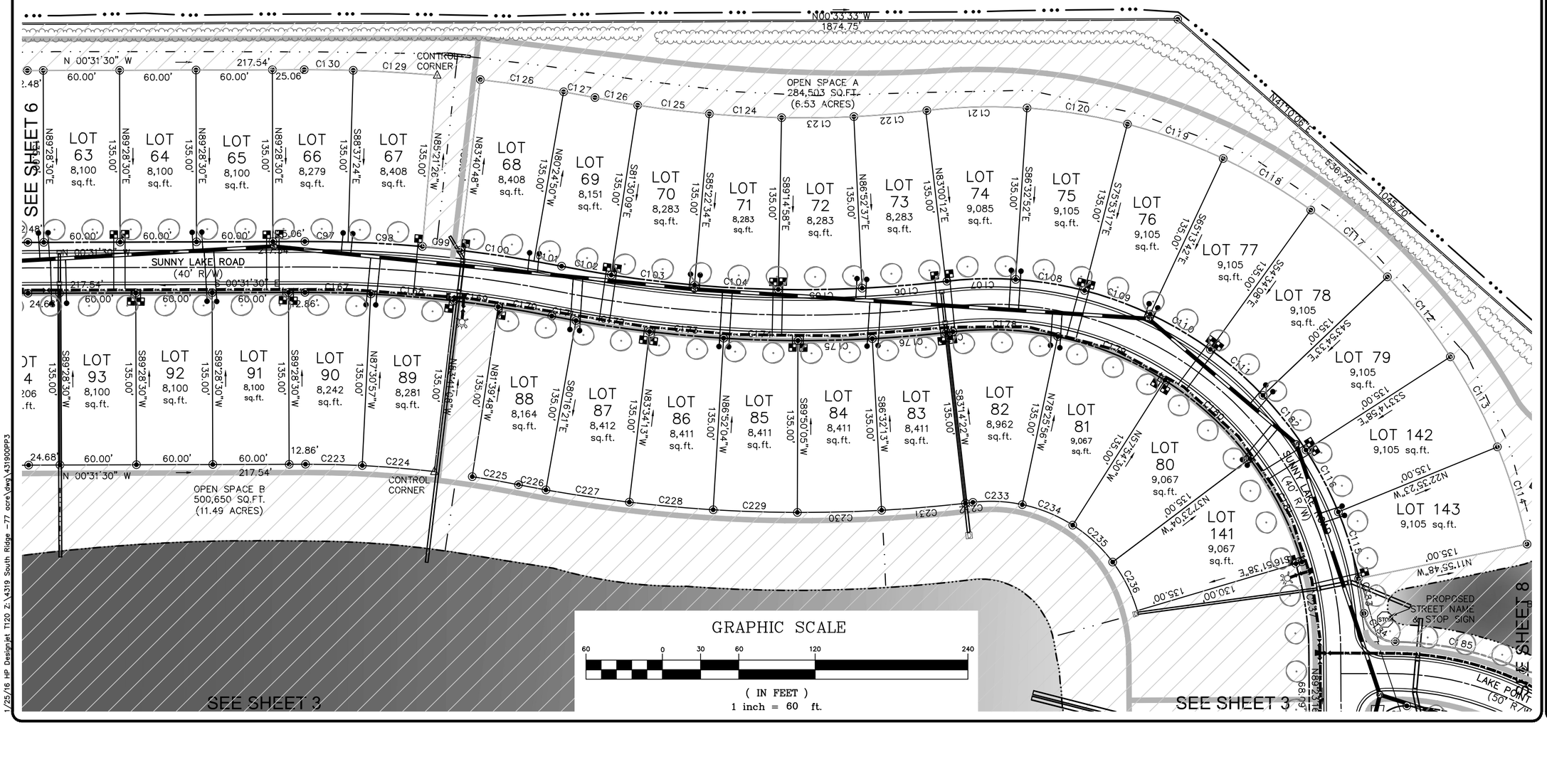
SCM△	SET CONCRETE MONUMENT
ECM⊡	EXISTING CONCRETE MONUMENT
SIR◉	SET IRON ROD
EIR○	EXISTING IRON ROD
EIP○	EXISTING IRON PIPE
CP ○	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

LEGEND

	EXISTING CULVERT
	PROPOSED CULVERT
D	PROPOSED CATCH BASIN
EWL	EXISTING WATER LINE
8WL	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED HYDRANT ASSEMBLY (8" LINE W/ 8" GATE VALVE)
	PROPOSED BLOW-OFF ASSEMBLY (2" LINE W/ 2" GATE VALVE)
Ⓢ	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SEWER LINE
FM	PROPOSED SANITARY FORCE MAIN
	PROPOSED SANITARY SEWER SERVICE

NAD83 (2007)

NOW OR FORMERLY
GEORGE CLYDE WINSLOW
D.B. 368, PG. 205



Bissell Professional Group
Firm License #C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

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PROJECT:

LAKE VIEW AT CURRITUCK

SUBDIVISION PLAT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

AMENDED PRELIMINARY PLAT

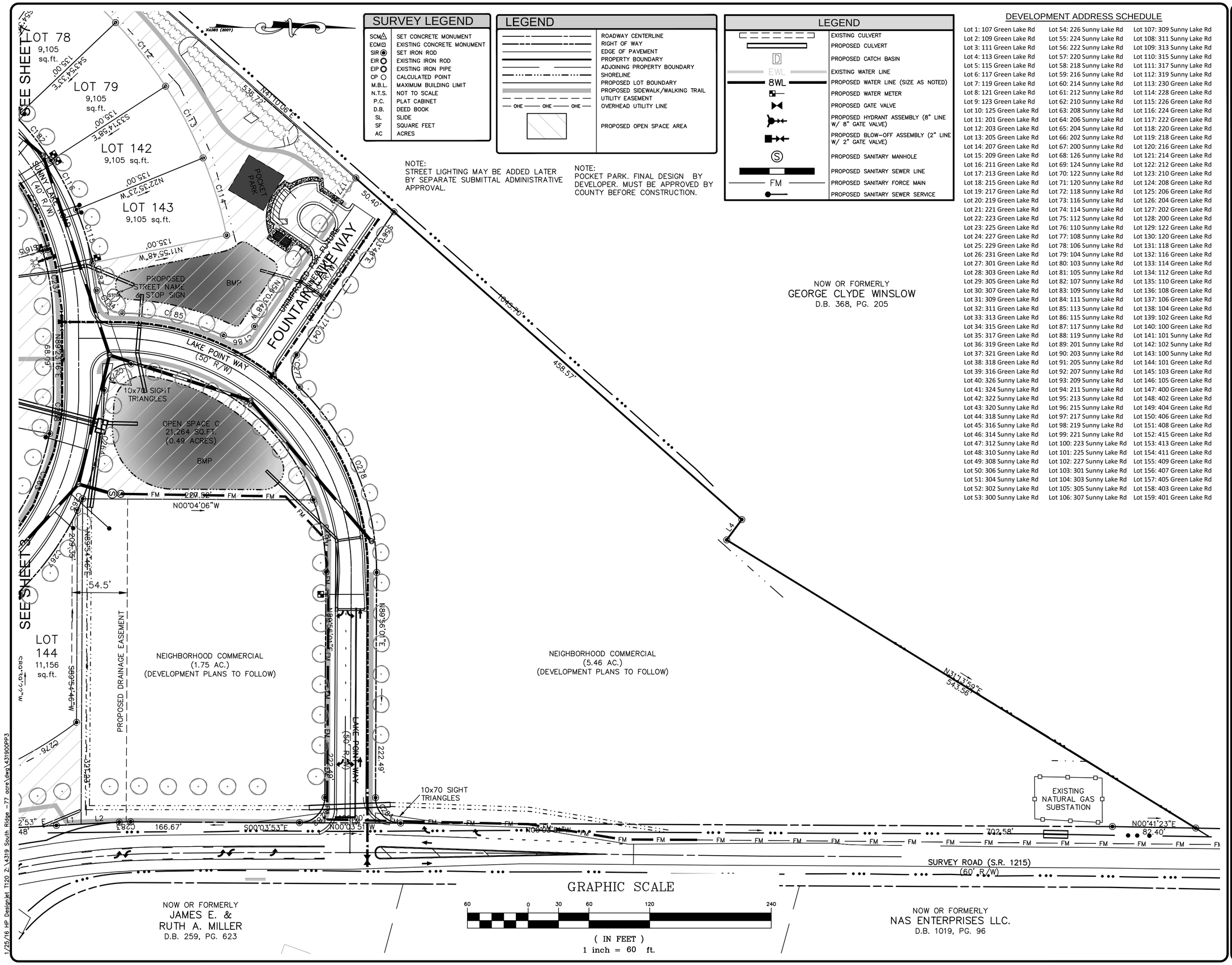
REVISIONS			
1	12/17/09	REVISED PER CNTY COMMENTS	DMK
2	4/23/14	REVISED PER ENTRANCE MOD	DMK
3	7/18/14	PER TRC COMMENTS & DVLPMNT AGRMNT	DMK
4	7/30/14	DVLPMNT AGRMNT	DMK
5	11/20/15	ADD PHASE 3A	KFW

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

DATE: 04-22-14	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: DMK
DRAWN: MDB	APPROVED: BPG
SHEET: 7 OF 9	
CAD FILE: 431900PP3	
PROJECT NO: 4319	

1/25/16 HP DesignJet T120 Z:\4319 South Ridge -77 acre\dwg\431900PP3

Attachment: Lake View Prelim Plats 1-25-16 (1450 : PB 07-10 Lake View at Currituck)



SURVEY LEGEND

SCM△	SET CONCRETE MONUMENT
ECM⊡	EXISTING CONCRETE MONUMENT
SIR◉	SET IRON ROD
EIR○	EXISTING IRON ROD
EIP○	EXISTING IRON PIPE
CP ○	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

LEGEND

	ROADWAY CENTERLINE
	RIGHT OF WAY
	EDGE OF PAVEMENT
	PROPERTY BOUNDARY
	ADJOINING PROPERTY BOUNDARY
	SHORELINE
	PROPOSED LOT BOUNDARY
	PROPOSED SIDEWALK/WALKING TRAIL
	UTILITY EASEMENT
OHE OHE OHE	OVERHEAD UTILITY LINE
	PROPOSED OPEN SPACE AREA

NOTE:
STREET LIGHTING MAY BE ADDED LATER BY SEPARATE SUBMITTAL ADMINISTRATIVE APPROVAL.

NOTE:
POCKET PARK. FINAL DESIGN BY DEVELOPER. MUST BE APPROVED BY COUNTY BEFORE CONSTRUCTION.

LEGEND

	EXISTING CULVERT
	PROPOSED CULVERT
D	PROPOSED CATCH BASIN
EWL	EXISTING WATER LINE
8WL	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED WATER METER
	PROPOSED GATE VALVE
	PROPOSED HYDRANT ASSEMBLY (8" LINE W/ 8" GATE VALVE)
	PROPOSED BLOW-OFF ASSEMBLY (2" LINE W/ 2" GATE VALVE)
S	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SEWER LINE
FM	PROPOSED SANITARY FORCE MAIN
	PROPOSED SANITARY SEWER SERVICE

DEVELOPMENT ADDRESS SCHEDULE

Lot 1: 107 Green Lake Rd	Lot 54: 226 Sunny Lake Rd	Lot 107: 309 Sunny Lake Rd
Lot 2: 109 Green Lake Rd	Lot 55: 224 Sunny Lake Rd	Lot 108: 311 Sunny Lake Rd
Lot 3: 111 Green Lake Rd	Lot 56: 222 Sunny Lake Rd	Lot 109: 313 Sunny Lake Rd
Lot 4: 113 Green Lake Rd	Lot 57: 220 Sunny Lake Rd	Lot 110: 315 Sunny Lake Rd
Lot 5: 115 Green Lake Rd	Lot 58: 218 Sunny Lake Rd	Lot 111: 317 Sunny Lake Rd
Lot 6: 117 Green Lake Rd	Lot 59: 216 Sunny Lake Rd	Lot 112: 319 Sunny Lake Rd
Lot 7: 119 Green Lake Rd	Lot 60: 214 Sunny Lake Rd	Lot 113: 230 Green Lake Rd
Lot 8: 121 Green Lake Rd	Lot 61: 212 Sunny Lake Rd	Lot 114: 228 Green Lake Rd
Lot 9: 123 Green Lake Rd	Lot 62: 210 Sunny Lake Rd	Lot 115: 226 Green Lake Rd
Lot 10: 125 Green Lake Rd	Lot 63: 208 Sunny Lake Rd	Lot 116: 224 Green Lake Rd
Lot 11: 201 Green Lake Rd	Lot 64: 206 Sunny Lake Rd	Lot 117: 222 Green Lake Rd
Lot 12: 203 Green Lake Rd	Lot 65: 204 Sunny Lake Rd	Lot 118: 220 Green Lake Rd
Lot 13: 205 Green Lake Rd	Lot 66: 202 Sunny Lake Rd	Lot 119: 218 Green Lake Rd
Lot 14: 207 Green Lake Rd	Lot 67: 200 Sunny Lake Rd	Lot 120: 216 Green Lake Rd
Lot 15: 209 Green Lake Rd	Lot 68: 126 Sunny Lake Rd	Lot 121: 214 Green Lake Rd
Lot 16: 211 Green Lake Rd	Lot 69: 124 Sunny Lake Rd	Lot 122: 212 Green Lake Rd
Lot 17: 213 Green Lake Rd	Lot 70: 122 Sunny Lake Rd	Lot 123: 210 Green Lake Rd
Lot 18: 215 Green Lake Rd	Lot 71: 120 Sunny Lake Rd	Lot 124: 208 Green Lake Rd
Lot 19: 217 Green Lake Rd	Lot 72: 118 Sunny Lake Rd	Lot 125: 206 Green Lake Rd
Lot 20: 219 Green Lake Rd	Lot 73: 116 Sunny Lake Rd	Lot 126: 204 Green Lake Rd
Lot 21: 221 Green Lake Rd	Lot 74: 114 Sunny Lake Rd	Lot 127: 202 Green Lake Rd
Lot 22: 223 Green Lake Rd	Lot 75: 112 Sunny Lake Rd	Lot 128: 200 Green Lake Rd
Lot 23: 225 Green Lake Rd	Lot 76: 110 Sunny Lake Rd	Lot 129: 122 Green Lake Rd
Lot 24: 227 Green Lake Rd	Lot 77: 108 Sunny Lake Rd	Lot 130: 120 Green Lake Rd
Lot 25: 229 Green Lake Rd	Lot 78: 106 Sunny Lake Rd	Lot 131: 118 Green Lake Rd
Lot 26: 231 Green Lake Rd	Lot 79: 104 Sunny Lake Rd	Lot 132: 116 Green Lake Rd
Lot 27: 301 Green Lake Rd	Lot 80: 103 Sunny Lake Rd	Lot 133: 114 Green Lake Rd
Lot 28: 303 Green Lake Rd	Lot 81: 105 Sunny Lake Rd	Lot 134: 112 Green Lake Rd
Lot 29: 305 Green Lake Rd	Lot 82: 107 Sunny Lake Rd	Lot 135: 110 Green Lake Rd
Lot 30: 307 Green Lake Rd	Lot 83: 109 Sunny Lake Rd	Lot 136: 108 Green Lake Rd
Lot 31: 309 Green Lake Rd	Lot 84: 111 Sunny Lake Rd	Lot 137: 106 Green Lake Rd
Lot 32: 311 Green Lake Rd	Lot 85: 113 Sunny Lake Rd	Lot 138: 104 Green Lake Rd
Lot 33: 313 Green Lake Rd	Lot 86: 115 Sunny Lake Rd	Lot 139: 102 Green Lake Rd
Lot 34: 315 Green Lake Rd	Lot 87: 117 Sunny Lake Rd	Lot 140: 100 Green Lake Rd
Lot 35: 317 Green Lake Rd	Lot 88: 119 Sunny Lake Rd	Lot 141: 101 Sunny Lake Rd
Lot 36: 319 Green Lake Rd	Lot 89: 201 Sunny Lake Rd	Lot 142: 102 Sunny Lake Rd
Lot 37: 321 Green Lake Rd	Lot 90: 203 Sunny Lake Rd	Lot 143: 100 Sunny Lake Rd
Lot 38: 318 Green Lake Rd	Lot 91: 205 Sunny Lake Rd	Lot 144: 101 Green Lake Rd
Lot 39: 316 Green Lake Rd	Lot 92: 207 Sunny Lake Rd	Lot 145: 103 Green Lake Rd
Lot 40: 326 Sunny Lake Rd	Lot 93: 209 Sunny Lake Rd	Lot 146: 105 Green Lake Rd
Lot 41: 324 Sunny Lake Rd	Lot 94: 211 Sunny Lake Rd	Lot 147: 400 Green Lake Rd
Lot 42: 322 Sunny Lake Rd	Lot 95: 213 Sunny Lake Rd	Lot 148: 402 Green Lake Rd
Lot 43: 320 Sunny Lake Rd	Lot 96: 215 Sunny Lake Rd	Lot 149: 404 Green Lake Rd
Lot 44: 318 Sunny Lake Rd	Lot 97: 217 Sunny Lake Rd	Lot 150: 406 Green Lake Rd
Lot 45: 316 Sunny Lake Rd	Lot 98: 219 Sunny Lake Rd	Lot 151: 408 Green Lake Rd
Lot 46: 314 Sunny Lake Rd	Lot 99: 221 Sunny Lake Rd	Lot 152: 415 Green Lake Rd
Lot 47: 312 Sunny Lake Rd	Lot 100: 223 Sunny Lake Rd	Lot 153: 413 Green Lake Rd
Lot 48: 310 Sunny Lake Rd	Lot 101: 225 Sunny Lake Rd	Lot 154: 411 Green Lake Rd
Lot 49: 308 Sunny Lake Rd	Lot 102: 227 Sunny Lake Rd	Lot 155: 409 Green Lake Rd
Lot 50: 306 Sunny Lake Rd	Lot 103: 301 Sunny Lake Rd	Lot 156: 407 Green Lake Rd
Lot 51: 304 Sunny Lake Rd	Lot 104: 303 Sunny Lake Rd	Lot 157: 405 Green Lake Rd
Lot 52: 302 Sunny Lake Rd	Lot 105: 305 Sunny Lake Rd	Lot 158: 403 Green Lake Rd
Lot 53: 300 Sunny Lake Rd	Lot 106: 307 Sunny Lake Rd	Lot 159: 401 Green Lake Rd

Bissell Professional Group
Firm License # C-956
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PROJECT:
LAKE VIEW AT CURRITUCK
SUBDIVISION PLAT
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
AMENDED PRELIMINARY PLAT

REVISIONS

1	12/17/09	REVISED PER CNTY COMMENTS	DMK
2	4/23/14	REVISED PER ENTRANCE MOD	DMK
3	7/18/14	PER TRC COMMENTS & DVLPMNT AGRMNT	DMK
4	7/30/14	DVLPMNT AGRMNT	DMK
5	11/20/15	ADD PHASE 3A	KFW
6	01/25/16	TRC COMMENTS	KFW

PRELIMINARY
FOR REVIEW PURPOSES ONLY

DATE: 04-22-14	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: DMK
DRAWN: MDB	APPROVED: BPG

SHEET: 8 OF 9
CAD FILE: 431900PP3
PROJECT NO: 4319

1/25/16 HP DesignJet T120 Z:\4319 South Ridge -77 acre\dwg\431900PP3

Attachment: Lake View Prelim Plats 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

NOTE : THESE LINE AND CURVE TABLES APPLY TO SUBDIVISION PLAT SHEETS 3 THROUGH 7 ONLY

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C4	8.41	525.00	8.41'	N00°06'54"E	0°55'03"
C5	57.53	525.00	57.51'	N03°42'47"E	6°16'44"
C6	57.53	525.00	57.51'	N09°59'32"E	6°16'44"
C7	15.53	525.00	15.53'	N13°58'44"E	1°41'41"
C8	14.83	475.00	14.83'	S13°55'55"W	1°47'20"
C9	72.62	475.00	72.55'	S08°39'28"W	8°45'33"
C10	72.61	475.00	72.54'	S00°06'04"E	8°45'31"
C11	72.61	475.00	72.54'	S08°51'35"E	8°45'31"
C12	18.86	475.00	18.86'	S14°22'36"E	2°16'30"
C13	40.32	525.00	40.31'	N13°18'50"W	4°24'01"
C14	57.53	525.00	57.51'	N07°58'28"W	6°16'44"
C15	41.15	525.00	41.14'	N02°35'22"W	4°29'28"
C16	54.25	1260.26	54.25'	N02°37'04"E	2°27'59"
C17	57.53	525.00	57.51'	N08°43'07"E	6°16'44"
C18	57.53	525.00	57.51'	N14°59'52"E	6°16'44"
C19	22.59	525.00	22.59'	N19°22'12"E	2°27'55"
C20	40.97	475.00	40.96'	S18°07'53"W	4°56'32"
C21	72.61	475.00	72.54'	S11°16'52"W	8°45'31"
C25	72.61	475.00	72.54'	S02°31'21"W	8°45'31"
C26	41.97	475.00	41.95'	S04°23'16"E	5°03'43"
C27	72.61	475.00	72.54'	S11°17'54"E	8°45'31"
C28	46.53	475.00	46.51'	S18°29'02"E	5°36'46"
C29	18.62	525.00	18.62'	N20°16'26"W	2°01'57"
C30	57.53	525.00	57.51'	N16°07'05"W	6°16'44"
C31	57.53	525.00	57.51'	N09°50'21"W	6°16'44"
C32	58.24	525.00	58.21'	N03°31'18"W	6°21'21"
C33	29.56	300.00	29.55'	N02°28'44"E	5°38'44"
C34	55.81	300.00	55.73'	N10°37'54"E	10°39'35"
C35	55.81	300.00	55.73'	N21°17'29"E	10°39'35"
C36	55.81	300.00	55.73'	N31°57'04"E	10°39'35"
C37	18.44	300.00	18.44'	N39°02'32"E	3°31'21"
C38	26.74	435.00	26.74'	N39°02'32"E	3°31'21"
C39	80.93	435.00	80.81'	N31°57'04"E	10°39'35"
C40	80.93	435.00	80.81'	N21°17'29"E	10°39'35"
C41	80.93	435.00	80.81'	N10°37'54"E	10°39'35"
C42	42.86	435.00	42.85'	N02°28'44"E	5°38'44"
C43	68.81	660.00	68.78'	N03°42'47"W	5°58'24"
C44	72.33	660.00	72.29'	N09°50'21"W	6°16'44"
C45	72.33	660.00	72.29'	N16°07'05"W	6°16'44"
C46	23.41	660.00	23.41'	N20°16'26"W	2°01'57"
C47	33.31	340.00	33.29'	S18°29'02"E	5°36'46"
C48	51.97	340.00	51.92'	S11°17'54"E	8°45'31"
C49	52.00	340.00	51.95'	S02°31'12"W	8°45'48"
C50	51.97	340.00	51.92'	S11°16'52"W	8°45'31"
C51	29.33	340.00	29.32'	S18°07'53"W	4°56'32"
C52	28.40	660.00	28.40'	N19°22'12"E	2°27'55"
C53	72.33	660.00	72.29'	N14°59'52"E	6°16'44"
C54	72.33	660.00	72.29'	N08°43'07"E	6°16'44"
C55	68.23	660.00	68.20'	N02°37'04"E	5°55'23"
C56	51.73	660.00	51.72'	N02°35'22"W	4°29'28"
C57	72.33	660.00	72.29'	N07°58'28"W	6°16'44"
C58	50.69	660.00	50.67'	N13°18'50"W	4°24'01"
C59	13.50	340.00	13.50'	S14°22'36"E	2°16'30"
C60	51.97	340.00	51.92'	S08°51'35"E	8°45'31"
C61	51.97	340.00	51.92'	S00°06'04"E	8°45'31"
C62	52.12	340.00	52.07'	S08°40'10"W	8°46'57"
C63	72.33	660.00	72.29'	N03°42'47"E	6°16'44"
C64	72.33	660.00	72.29'	N09°59'32"E	6°16'44"
C65	10.57	660.00	10.57'	N00°06'54"E	0°55'03"
C66	39.27	25.00	35.36'	S04°11'49"E	90°00'00"
C67	39.27	25.00	35.36'	N85°48'12"E	90°00'03"
C68	29.59	250.00	29.58'	N37°24'44"E	6°46'56"
C69	89.55	250.00	89.07'	N23°45'33"E	20°31'26"
C70	60.39	250.00	60.25'	N06°34'36"E	13°50'28"
C71	13.61	115.00	13.60'	N37°24'44"E	6°46'56"
C72	41.19	115.00	40.97'	N23°45'33"E	20°31'26"
C73	60.61	475.00	60.57'	N03°59'57"W	7°18'38"
C74	42.20	25.00	37.36'	N56°00'38"W	96°42'44"
C75	7.26	275.00	7.26'	N76°23'23"E	1°30'47"
C76	54.55	275.00	54.46'	N82°49'43"E	11°21'52"
C77	54.55	275.00	54.46'	S85°48'25"E	11°21'52"
C78	54.55	275.00	54.46'	S74°26'33"E	11°21'52"
C79	54.55	275.00	54.46'	S63°04'41"E	11°21'52"
C80	39.39	275.00	39.36'	S53°17'31"E	8°12'27"
C81	44.81	275.00	44.76'	S44°31'14"E	9°20'07"
C82	54.55	275.00	54.46'	S34°10'15"E	11°21'52"
C83	54.55	275.00	54.46'	S22°48'23"E	11°21'52"
C84	54.55	275.00	54.46'	S11°26'31"E	11°21'52"
C85	54.55	275.00	54.46'	S00°04'39"E	11°21'52"
C86	30.01	275.00	30.00'	S08°43'53"W	6°15'13"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C87	65.38	975.00	65.37'	N10°00'49"E	3°50'32"
C88	65.92	975.00	65.90'	N06°09'21"E	3°52'25"
C89	65.92	975.00	65.90'	N02°16'56"E	3°52'25"
C90	65.92	975.00	65.90'	N01°35'29"W	3°52'25"
C91	65.92	975.00	65.90'	N05°27'53"W	3°52'25"
C92	50.48	975.00	50.48'	N08°53'06"W	2°58'00"
C93	12.94	1025.00	12.94'	S10°00'23"E	0°43'25"
C94	58.43	1025.00	58.42'	S08°00'41"E	3°15'59"
C95	58.43	1025.00	58.42'	S04°44'43"E	3°15'59"
C96	46.28	1025.00	46.28'	S01°49'07"E	2°35'13"
C97	34.02	1025.00	34.02'	S00°25'33"W	1°54'06"
C98	58.43	1025.00	58.42'	S03°00'35"W	3°15'59"
C99	30.00	1025.00	30.00'	S05°28'53"W	1°40'37"
C100	58.43	1025.00	58.42'	S07°57'11"W	3°15'59"
C101	22.11	1025.00	22.11'	S10°12'15"W	1°14'09"
C102	39.55	975.00	39.55'	N09°39'35"E	2°19'28"
C103	65.92	975.00	65.90'	N06°33'39"E	3°52'25"
C104	65.92	975.00	65.90'	N02°41'14"E	3°52'25"
C105	65.92	975.00	65.90'	N01°11'11"W	3°52'25"
C106	66.83	975.00	66.81'	N05°05'12"W	3°55'38"
C107	54.07	295.00	54.00'	S01°47'56"E	10°30'08"
C108	54.88	295.00	54.80'	S08°46'55"W	10°39'35"
C109	54.88	295.00	54.80'	S19°26'30"W	10°39'35"
C110	54.88	295.00	54.80'	S30°06'05"W	10°39'35"
C111	54.88	295.00	54.80'	S40°45'40"W	10°39'35"
C112	80.00	430.00	79.88'	S51°25'15"W	10°39'35"
C113	80.00	430.00	79.88'	S62°04'49"W	10°39'35"
C114	80.00	430.00	79.88'	S72°44'24"W	10°39'35"
C115	54.88	295.00	54.80'	S72°44'24"W	10°39'35"
C116	54.88	295.00	54.80'	S62°04'49"W	10°39'35"
C117	80.00	430.00	79.88'	S40°45'40"W	10°39'35"
C118	80.00	430.00	79.88'	S30°06'05"W	10°39'35"
C119	80.00	430.00	79.88'	S19°26'30"W	10°39'35"
C120	80.00	430.00	79.88'	S08°46'55"W	10°39'35"
C121	78.82	430.00	78.71'	S01°47'56"E	10°30'08"
C122	57.57	840.00	57.56'	N05°05'12"W	3°55'38"
C123	56.79	840.00	56.78'	N01°11'11"W	3°52'25"
C124	56.79	840.00	56.78'	N02°41'14"E	3°52'25"
C125	56.79	840.00	56.78'	N06°33'39"E	3°52'25"
C126	34.08	840.00	34.08'	N09°39'35"E	2°19'28"
C127	25.02	1160.00	25.02'	S10°12'15"W	1°14'09"
C128	66.13	1160.00	66.12'	S07°57'11"W	3°15'59"
C129	66.13	1160.00	66.12'	S03°00'35"W	3°15'59"
C130	38.50	1160.00	38.50'	S00°25'33"W	1°54'06"
C131	52.38	1160.00	52.37'	S01°49'07"E	2°35'13"
C132	66.13	1160.00	66.12'	S04°44'43"E	3°15'59"
C133	66.13	1160.00	66.12'	S08°00'41"E	3°15'59"
C134	14.65	1160.00	14.65'	S10°00'23"E	0°43'25"
C135	43.49	840.00	43.49'	N08°53'06"W	2°58'00"
C136	56.79	840.00	56.78'	N05°27'53"W	3°52'25"
C137	56.79	840.00	56.78'	N01°35'29"W	3°52'25"
C138	56.79	840.00	56.78'	N02°16'56"E	3°52'25"
C139	56.79	840.00	56.78'	N06°09'21"E	3°52'25"
C140	56.88	840.00	56.87'	N10°01'56"E	3°52'47"
C141	81.32	410.00	81.19'	S00°04'39"E	11°21'52"
C142	81.32	410.00	81.19'	S11°26'31"E	11°21'52"
C143	81.32	410.00	81.19'	S22°48'23"E	11°21'52"
C144	81.32	410.00	81.19'	S34°10'15"E	11°21'52"
C145	66.80	410.00	66.73'	S44°31'14"E	9°20'07"
C146	58.73	410.00	58.68'	S53°17'31"E	8°12'27"
C147	81.32	410.00	81.19'	S63°04'41"E	11°21'52"
C148	81.32	410.00	81.19'	S74°26'33"E	11°21'52"
C149	81.32	410.00	81.19'	S85°48'25"E	11°21'52"
C150	81.32	410.00	81.19'	N82°49'43"E	11°21'52"
C151	66.12	235.00	65.90'	N83°41'36"E	16°07'13"
C152	95.59	235.00	94.94'	S76°35'35"E	23°18'24"
C153	64.60	235.00	64.40'	S57°03'50"E	15°45'05"
C154	82.96	235.00	82.53'	S39°04'31"E	20°13'34"
C155	95.59	235.00	94.94'	S17°18'32"E	23°18'24"
C156	72.15	235.00	71.86'	S03°08'23"W	17°35'25"
C157	30.00	1015.00	30.00'	N10°19'24"E	1°41'37"
C158	58.42	1015.00	58.41'	N07°49'40"E	3°17'51"
C159	58.42	1015.00	58.41'	N04°31'48"E	3°17'51"
C160	58.42	1015.00	58.41'	N01°13'57"E	3°17'51"
C161	58.42	1015.00	58.41'	N02°03'55"W	3°17'51"
C162	58.42	1015.00	58.41'	N05°21'46"W	3°17'51"
C163	58.42	1015.00	58.41'	N08°39'37"W	3°17'51"
C164	65.65	892.20	65.64'	S08°31'07"E	4°12'58"
C165	65.85	957.67	65.84'	S04°41'42"E	3°56'23"
C166	38.76	985.00	38.76'	S01°39'09"E	2°15'17"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C167	51.73	985.00	51.73'	S00°58'46"W	3°00'33"
C168	65.85	985.00	65.84'	S04°23'57"W	3°49'49"
C169	34.77	985.00	34.76'	S07°19'32"W	2°01'20"
C170	42.73	985.00	42.72'	S09°34'46"W	2°29'07"
C171	19.39	1015.00	19.39'	N10°16'29"E	1°05'40"
C172	58.42	1015.00	58.41'	N08°04'43"E	3°17'51"
C173	58.42	1015.00	58.41'	N04°46'52"E	3°17'51"
C174	58.42	1015.00	58.41'	N01°29'00"E	3°17'51"
C175	58.42	1015.00	58.41'	N01°48'51"W	3°17'51"
C176	58.42	1015.00	58.41'	N05°06'42"W	3°17'51"
C177	5.13	1015.00	5.13'	N06°54'19"W	0°17'22"
C178	82.86	256.77	82.50'	S02°15'32"W	18°29'18"
C179	91.34	255.00	90.86'	S21°49'47"W	20°31'26"
C180	91.34	255.00	90.86'	S42°21'13"W	20°31'26"
C181	91.34	255.00	90.86'	S62°52'39"W	20°31'26"
C182	54.88	295.00	54.80'	S51°25'15"W	10°39'35"
C183	27.64	295.00	27.63'	S80°45'15"W	5°22'06"
C184	36.22	25.00	33.14'	N41°55'54"E	83°00'48"
C185	103.37	255.00	102.66'	S12°02'15"W	23°13'30"
C186	34.78	25.00	32.04'	N16°12'24"W	79°42'48"
C187	63.31	475.00	63.26'	N03°28'28"E	7°38'12"
C188	62.46	475.00	62.41'	N11°03'35"E	7°32'01"
C189	7.25	525.01	7.25'	S14°25'50"W	0°47'29"
C190	30.00	525.01	30.00'	S12°23'52"W	3°16'27"
C191	57.53	525.01	57.51'	S07°37'16"W	6°16'44"
C192	57.53	525.01	57.51'	S01°20'32"W	6°16'44"
C193	57.53	525.01	57.51'	S04°56'12"E	6°16'44"
C194	57.53	525.01	57.51'	S11°12'56"E	6°16'44"
C195	10.62	525.01	10.62'	S14°56'04"E	1°09'32"
C196	57.74	475.00	57.71'	N12°01'53"W	6°57'54"
C197	68.02	475.00	67.97'	N04°26'47"W	8°12'19"
C198	52.41	475.00	52.38'	N02°49'01"E	6°19'17"
C199	72.61	475.00	72.54'	N10°21'25"E	8°45'31"
C200	48.63	475.00	48.61'	N17°40'10"E	5°51'59"
C201	17.12	525.01	17.12'	S19°40'05"W	1°52'06"
C202	57.53	525.01	57.51'	S15°35'40"W	6°16'44"
C203	57.53	525.01	57.51'	S09°18'56"W	6°16'44"
C204	57.53	525.01	57.51'	S03°02'12"W	6°16'44"
C205	194.14	525.01	193.04'	S10°41'47"E	21°11'14"
C206	41.35	25.00	36.80'	N28°14'58"E	94°46'04"
C207	28.14	100.00	28.04'	N83°41'36"E	16°07'13"
C208	40.68	100.00	40.40'	S76°35'35"E	23°18'24"
C209	27.49	100.00	27.40'	S57°03'50"E	15°45'05"
C210	35.23	102.56	35.06'	S38°30'24"E	19°40'51"
C211	40.53	102.56	40.26'	S17°20'46"E	22°38'27"
C212	30.64	102.56	30.53'	S02°32'03"W	17°07'09"
C213	15.35	1150.00	15.35'	N11°33'09"E	0°45'53"
C214	66.19	1150.00	66.18'	N07°49'40"E	3°17'51"
C215	66.19	1150.00	66.18'	N04°31'48"E	3°17'51"
C216	66.19	1150.00	66.18'	N01°13'57"E	3°17'51"
C217	66.19	1150.00	66.18'	N02°03'55"W	3°17'51"
C218	66.19	1150.00	66.18'	N05°21'46"W	3°17'51"
C219	66.19	1150.00	66.18'	N08°39'37"W	3°17'51"
C220	55.75	842.80	55.74'	S08°30'55"E	3°47'24"
C221	56.83	842.80	56.82'	S04°41'19"E	3°51'47"
C222	33.45	842.80	33.45'	S01°37'12"E	2°16'27"
C223	44.64	850.00	44.64'	S00°58'46"W	3°00'33"
C224	56.82	850.00	56.81'	S04°23'57"W	3°49'49"
C225	36.87	850.00	36.87'	S09°34'46"W	2°29'07"
C226	21.97	1150.00	21.97'	N10°16'29"E	1°05'40"
C227	66.19	1150.00	66.18'	N08°04'43"E	3°17'51"
C228	66.19	1150.00	66.18'	N04°46'52"E	3°17'51"
C229	66.19	1150.00	66.18'	N01°29'00"E	3°17'51"
C230	66.19	1150.00	66.18'	N01°48'51"W	3°17'51"
C231	66.19	1150.00	66.18'	N05°06'42"W	3°17'51"
C232	5.81	1150.00	5.81'	N06°54'19"W	0°17'22"
C233	38.99	120.00	38.82'	S02°15'32"W	18°37'04"
C234	42.99	120.00	42.76'	S21°49'47"W	20°31'26"
C235	42.99	120.00	42.76'	S42°21'13"W	20°31'26"
C236	42.99	120.00	42.76'	S62°52'39"W	20°31'26"
C237	70.90	250.00	70.66'	S81°15'49"W	16°14'55"
C238	42.92	225.00	42.85'	N85°08'52"W	10°55'44"
C239	10.94	90.00	10.94'	N03°49'36"W	6°57'57"
C240	45.32	340.00	45.28'	N03°28'28"E	7°38'12"
C241	44.70	340.00	44.67'	N11°03'34"E	7°32'00"
C242	9.12	660.01	9.12'	S14°25'50"W	0°47'30"
C243	72.33	660.01	72.29'	S07°37'16"W	6°16'44"
C244	72.33	660.01	72.29'	S01°20'32"W	6°16'44"
C245	72.33	660.01	72.29'	S04°56'12"E	6°16'44"
C246	72.33	660.01	72.29'	S11°12'56"E	6°16'44"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C247	13.35	660.01	13.35'	S14°56'04"E	1°09'32"
C248	41.33	340.00	41.30'	N12°01'53"W	6°57'54"
C249	48.69	340.00	48.65'	N04°26'47"W	8°12'19"
C250	37.51	340.00	37.49'	N02°49'01"E	6°19'17"
C251	51.97	340.00	51.92'	N10°21'25"E	8°45'31"
C252	34.81	340.00	34.80'	N17°40'09"E	5°51'58"
C253	21.52	660.01	21.52'	S19°40'06"W	1°52'06"
C254	72.33	660.01	72.29'	S15°35'40"W	6°16'44"
C255	72.33	660.01	72.29'	S09°18'56"W	6°16'44"
C256	72.33	660.01	72.29'	S03°02'12"W	6°16'44"
C257	37.89	90.00	37.62'	N19°22'19"W	24°07'28"
C258	37.89	90.00	37.62'	N43°29'47"W	24°07'28"
C259	37.89	90.00	37.62'	N67°37'16"W	24°07'28"
C260	27.36	225.00	27.34'	N03°49'36"W	6°57'57"
C261	94.74	225.00	94.04'	N19°22'19"W	24°07'28"
C262	94.74	225.00	94.04'	N43°29'47"W	24°07'28"
C263	94.74	225.00	94.04'	N67°37'16"W	24°07'28"
C264	110.87	275.00	110.12'	N79°14'19"W	23°05'57"
C265	12.44	275.00	12.44'	N66°23'33"W	2°35'33"
C267	105.55	275.00	104.90'	N54°06'04"W	21°59'26"
C268	73.55	275.00	73.34'	N35°26'36"W	15°19'30"
C269	66.10	275.00	65.94'	N20°53'43"W	13°46'17"
C270	63.03	275.00	62.89'	N07°26'38"W	13°07'52"
C271	2.56	275.00	2.56'	N00°36'40"W	0°32'04"
C272	2.56	410.00	2.56'	N00°31'23"W	0°21'30"
C273	62.68	410.00	62.62'	N05°04'55"W	8°45'33"
C274	63.58	410.00	63.51'	N13°54'14"W	8°53'05"
C275	65.03	410.00	64.97'	N22°53'25"W	9°05'17"
C276	72.22	410.00	72.13'	N32°28'51"W	10°05'35"
C277	34.78	25.00	32.04'	N84°04'48"E	79°42'48"
C278	203.44	255.00	198.09'	S67°04'42"W	45°42'38"
C279	40.99	25.00	36.55'	S43°49'20"E	93°55'54"
C280	237.76	205.00	224.65'	S36°22'09"W	66°27'04"
C281	72.77	205.00	72.39'	S79°45'51"W	20°20'21"
C282	39.27	25.00	35.36'	N45°03'56"W	90°00'06"
C283	11.28	195.00	11.28'	S01°43'26"E	3°18'55"
C284	39.27	25.00	35.35'	N44°56'05"E	89°59'53"
C286	62.43	250.00	62.27'	S20°39'03"W	14°18'26"
C287	15.03	190.00	15.03'	S25°32'18"W	4°31'56"
C288	73.53	190.00	73.07'	S12°11'10"W	22°10'21"
C289	10.09	300.00	10.09'	N27°35'05"E	1°55'38"
C290	82.76	150.00	81.72'	N12°44'32"E	31°36'46"
C291	72.54	150.00	71.84'	N16°55'07"W	27°42'31"
C292	30.65	170.00	30.61'	N25°36'28"W	10°19'48"
C293	103.63	130.00	100.91'	N64°19'44"E	45°40'25"
C294	73.73	130.00	72.74'	S76°35'15"E	32°29'38"
C295	25.28	130.00	25.24'	S54°46'07"E	11°08'38"
C296	16.42	220.00	16.42'	S51°20'08"E	4°16'39"
C299	83.37	220.00	82.87'	S64°19'51"E	21°42'47"
C301	105.97	180.00	104.45'	S66°03'44"E	33°43'53"
C304	52.45	170.00	52.24'	N58°02'07"W	17°40'38"
C305	77.03	170.00	76.37'	N79°51'15"W	25°57'38"
C307	68.28	170.00	67.82'	S75°39'34"W	23°00'45"
C308	67.72	170.00	67.27'	S52°44'30"W	22°49'24"

LINE TABLE

LINE	LENGTH	BEARING
L1	24.52	N03°22'53"W
L2	37.60	N03°22'53"W
L3	10.47	S00°36'44"E
L4	25.00	S53°48'23"E
L5	40.17	S40°48'12"W
L6	40.17	N40°48'12"E
L7	13.00	N49°11'48"W
L8	40.00	S40°48'12"W
L9	41.00	N49°11'48"W
L10	85.00	N49°11'48"W
L11	40.00	S40°48'12"W
L12	13.00	N49°11'48"W
L13	40.17	S40°48'12"W
L14	40.17	N40°48'12"E
L15	37.98	S75°38'00"W
L16	21.01	S75°38'00"W
L17	18.50	S75°38'00"W
L18	29.20	S85°48'12"W
L19	18.50	N75°38'00"E
L53	14.75	S80° 53' 16"E
L54	52.83	N20° 47' 30"W
L55	43.76	N20° 47' 30"W
L56	15.18	N49° 11' 48"W
L57	14.79	N49° 11' 48"W
L59	22.45	S87° 09' 56"W
L60	37.78	S87° 09' 56"W
L62	32.23	S82° 55' 41"E
L66	3.67	S49° 11' 48"E
L68	45.86	N81° 48' 05"W
L61	31.44	S82° 55' 41"E
L57	14.79	N49° 11' 48"W

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

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PROJECT: LAKE VIEW AT CURRITUCK
COVER SHEET
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
AMENDED PRELIMINARY PLAT

REVISIONS

1	12/17/09	REVISED PER CNTY COMMENTS	DMK	
2	4/23/14	REVISED PER ENTRANCE MOD	DMK	
3	11/20/15	ADD PAHSE 3A	KFW	

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

DATE: 04-22-14	SCALE: NONE
DESIGNED: BPG	CHECKED: DMK
DRAWN: MDB	APPROVED: BPG
SHEET: 9 OF 9	
CAD FILE: 431900PP3	
PROJECT NO: 4319	

1/25/16 HP Designjet T120 Z:\4319 South Ridge -77 acre\dwg\431900PP3

Attachment: Lake View Prelim Plats 1-25-16 (1450 : PB 07-10 Lake View at Currituck)

James Mims

New Commercial construction and residential development must be designed in such a way that the needed fire flow as determined using the ISO method is not greater than the available fire flow. The available fire flow for this area appears to be around 900-1000 gpm. At least the designed flow must be available at all hydrant through out development

Joe Hobbs

PLEASE CONSULT WITH THE NC DIVISION OF WATER RESOURCES(WASHINGTON REGIONAL OFFICE) AT 252-946-6481 FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM APPROVAL INFORMATION. THANK YOU.

Pat Irwin

Place an eight inch valve on the waterline in front of Lot 11.

Lawrence Abbott

An archaeological survey is not recommended. No Comment.

Charlan Owens

No comment

Harry Lee

Please propose a name for the northern most street (North of Lake Point Way).

Address Assignment for Lake View at Currituck PUD

Comments

Lot 1: 107 Green Lake Rd
Lot 2: 109 Green Lake Rd
Lot 3: 111 Green Lake Rd
Lot 4: 113 Green Lake Rd
Lot 5: 115 Green Lake Rd
Lot 6: 117 Green Lake Rd
Lot 7: 119 Green Lake Rd
Lot 8: 121 Green Lake Rd
Lot 9: 123 Green Lake Rd
Lot 10: 125 Green Lake Rd
Lot 11: 201 Green Lake Rd
Lot 12: 203 Green Lake Rd
Lot 13: 205 Green Lake Rd

Attachment: Lake View TRC Comments (1450 : PB 07-10 Lake View at Currituck)

Lot 14: 207 Green Lake Rd
Lot 15: 209 Green Lake Rd
Lot 16: 211 Green Lake Rd
Lot 17: 213 Green Lake Rd
Lot 18: 215 Green Lake Rd
Lot 19: 217 Green Lake Rd
Lot 20: 219 Green Lake Rd
Lot 21: 221 Green Lake Rd
Lot 22: 223 Green Lake Rd
Lot 23: 225 Green Lake Rd
Lot 24: 227 Green Lake Rd
Lot 25: 229 Green Lake Rd
Lot 26: 231 Green Lake Rd
Lot 27: 301 Green Lake Rd
Lot 28: 303 Green Lake Rd
Lot 29: 305 Green Lake Rd
Lot 30: 307 Green Lake Rd
Lot 31: 309 Green Lake Rd
Lot 32: 311 Green Lake Rd
Lot 33: 313 Green Lake Rd
Lot 34: 315 Green Lake Rd
Lot 35: 317 Green Lake Rd
Lot 36: 319 Green Lake Rd
Lot 37: 321 Green Lake Rd
Lot 38: 318 Green Lake Rd
Lot 39: 316 Green Lake Rd
Lot 40: 326 Sunny Lake Rd
Lot 41: 324 Sunny Lake Rd
Lot 42: 322 Sunny Lake Rd
Lot 43: 320 Sunny Lake Rd
Lot 44: 318 Sunny Lake Rd
Lot 45: 316 Sunny Lake Rd
Lot 46: 314 Sunny Lake Rd
Lot 47: 312 Sunny Lake Rd
Lot 48: 310 Sunny Lake Rd
Lot 49: 308 Sunny Lake Rd
Lot 50: 306 Sunny Lake Rd
Lot 51: 304 Sunny Lake Rd
Lot 52: 302 Sunny Lake Rd
Lot 53: 300 Sunny Lake Rd
Lot 54: 226 Sunny Lake Rd

Attachment: Lake View TRC Comments (1450 : PB 07-10 Lake View at Currituck)

Lot 55: 224 Sunny Lake Rd
Lot 56: 222 Sunny Lake Rd
Lot 57: 220 Sunny Lake Rd
Lot 58: 218 Sunny Lake Rd
Lot 59: 216 Sunny Lake Rd
Lot 60: 214 Sunny Lake Rd
Lot 61: 212 Sunny Lake Rd
Lot 62: 210 Sunny Lake Rd
Lot 63: 208 Sunny Lake Rd
Lot 64: 206 Sunny Lake Rd
Lot 65: 204 Sunny Lake Rd
Lot 66: 202 Sunny Lake Rd
Lot 67: 200 Sunny Lake Rd
Lot 68: 126 Sunny Lake Rd
Lot 69: 124 Sunny Lake Rd
Lot 70: 122 Sunny Lake Rd
Lot 71: 120 Sunny Lake Rd
Lot 72: 118 Sunny Lake Rd
Lot 73: 116 Sunny Lake Rd
Lot 74: 114 Sunny Lake Rd
Lot 75: 112 Sunny Lake Rd
Lot 76: 110 Sunny Lake Rd
Lot 77: 108 Sunny Lake Rd
Lot 78: 106 Sunny Lake Rd
Lot 79: 104 Sunny Lake Rd
Lot 80: 103 Sunny Lake Rd
Lot 81: 105 Sunny Lake Rd
Lot 82: 107 Sunny Lake Rd
Lot 83: 109 Sunny Lake Rd
Lot 84: 111 Sunny Lake Rd
Lot 85: 113 Sunny Lake Rd
Lot 86: 115 Sunny Lake Rd
Lot 87: 117 Sunny Lake Rd
Lot 88: 119 Sunny Lake Rd
Lot 89: 201 Sunny Lake Rd
Lot 90: 203 Sunny Lake Rd
Lot 91: 205 Sunny Lake Rd
Lot 92: 207 Sunny Lake Rd
Lot 93: 209 Sunny Lake Rd
Lot 94: 211 Sunny Lake Rd
Lot 95: 213 Sunny Lake Rd

Attachment: Lake View TRC Comments (1450 : PB 07-10 Lake View at Currituck)

Lot 96: 215 Sunny Lake Rd
Lot 97: 217 Sunny Lake Rd
Lot 98: 219 Sunny Lake Rd
Lot 99: 221 Sunny Lake Rd
Lot 100: 223 Sunny Lake Rd
Lot 101: 225 Sunny Lake Rd
Lot 102: 227 Sunny Lake Rd
Lot 103: 301 Sunny Lake Rd
Lot 104: 303 Sunny Lake Rd
Lot 105: 305 Sunny Lake Rd
Lot 106: 307 Sunny Lake Rd
Lot 107: 309 Sunny Lake Rd
Lot 108: 311 Sunny Lake Rd
Lot 109: 313 Sunny Lake Rd
Lot 110: 315 Sunny Lake Rd
Lot 111: 317 Sunny Lake Rd
Lot 112: 319 Sunny Lake Rd
Lot 113: 230 Green Lake Rd
Lot 114: 228 Green Lake Rd
Lot 115: 226 Green Lake Rd
Lot 116: 224 Green Lake Rd
Lot 117: 222 Green Lake Rd
Lot 118: 220 Green Lake Rd
Lot 119: 218 Green Lake Rd
Lot 120: 216 Green Lake Rd
Lot 121: 214 Green Lake Rd
Lot 122: 212 Green Lake Rd
Lot 123: 210 Green Lake Rd
Lot 124: 208 Green Lake Rd
Lot 125: 206 Green Lake Rd
Lot 126: 204 Green Lake Rd
Lot 127: 202 Green Lake Rd
Lot 128: 200 Green Lake Rd
Lot 129: 122 Green Lake Rd
Lot 130: 120 Green Lake Rd
Lot 131: 118 Green Lake Rd
Lot 132: 116 Green Lake Rd
Lot 133: 114 Green Lake Rd
Lot 134: 112 Green Lake Rd
Lot 135: 110 Green Lake Rd
Lot 136: 108 Green Lake Rd

Attachment: Lake View TRC Comments (1450 : PB 07-10 Lake View at Currituck)

Lot 137: 106 Green Lake Rd
Lot 138: 104 Green Lake Rd
Lot 139: 102 Green Lake Rd
Lot 140: 100 Green Lake Rd
Lot 141: 101 Sunny Lake Rd
Lot 142: 102 Sunny Lake Rd
Lot 143: 100 Sunny Lake Rd
Lot 144: 101 Green Lake Rd
Lot 145: 103 Green Lake Rd
Lot 146: 105 Green Lake Rd
Lot 147: 400 Green Lake Rd
Lot 148: 402 Green Lake Rd
Lot 149: 404 Green Lake Rd
Lot 150: 406 Green Lake Rd
Lot 151: 408 Green Lake Rd
Lot 152: 415 Green Lake Rd
Lot 153: 413 Green Lake Rd
Lot 154: 411 Green Lake Rd
Lot 155: 409 Green Lake Rd
Lot 156: 407 Green Lake Rd
Lot 157: 405 Green Lake Rd
Lot 158: 403 Green Lake Rd
Lot 159: 401 Green Lake Rd

Jason Weeks

No comment

Bill Newns

Reviewed

Eric Michelle Will

Approved

Attachment: Lake View TRC Comments (1450 : PB 07-10 Lake View at Currituck)

Lake View Phase 3A – 2nd Community Meeting
Meeting Summary
November 23, 2015

Meeting Summary:

The second Community Meeting was attended by Mr. Frank Flora, who owns property across Survey Road from the development, Ms. Donna Voliva representing Currituck County, Jim Myers representing the Developer and Mark Bissell representing the Engineer.

Mark Bissell explained the current status and proposed addition to the development.

Mr. Flora stated that he had no concerns or objections, and was interested to know when home construction would begin.

The meeting was adjourned at approximately 6:20 P.M.

Attachment: Lake View 3A Community Meeting Summary (1450 : PB 07-10 Lake View at Currituck)

Community Meeting Sign-In Sheet
For Lake View Phase 3-A
November 23, 2015 @ 6:00 P.M.

NAME	ADDRESS	TELEPHONE	E-MAIL
FRANK H. FLORA SR	#430 Coralola Shores	435 6243	

Lake View Phase 3A – 2nd Community Meeting
Outline of Presentation

November 23, 2015

A. Housekeeping:
- Please sign-in
- A record of the Community meeting will be provided to Currituck County. (concerns raised/ attempts to address concerns)

B. What is the Request?
- PUD Amendment to include plan for 7 acre residual parcel
- Development Agreement Amendment

C. The Process:
- Pre-application conference
- Community meeting prior to plan formulation
- 2nd Community meeting after incorporating comments into a plan (now)
- TRC review
- PB review
- BOC hearing/action

  Then:
  - Construction drawing application
  - Construction
  - Final plat application

D. Property Overview:
- Review of existing development plan/approval
- 7 +/- acre partially wooded tract
- Adjacent land use:
  i. To the east is Survey Rd and a portion of Eagle Creek & the golf course
  ii. To the south is the E C HOA property where boats & RV's are stored
  iii. To the north and west is Farmland

E. Development Concept:
- 13 SF Lots (15,000 – 17,500 sq.ft.) – similar to Eagle Creek lots
- Connect to County water and sewer
- 30% open space with stormwater ponds to hold 6"+/- of rainfall on site; reduce runoff contributed from site compared to existing farmland

Attachment: Lake View 3A Community Meeting Summary (1450 : PB 07-10 Lake View at Currituck)

- Buffers/screening
-

F. Community Concerns/Input

Attachment: Lake View 3A Community Meeting Summary (1450 : PB 07-10 Lake View at Currituck)

BISSELL PROFESSIONAL GROUP
The Coastal Experts

November 13, 2015

RE: Second Community Meeting for Preliminary Plat for Phase 3-A

Dear Property Owner:

A community meeting was held on November 11th for the purpose of soliciting input as a plan is formulated for the undeveloped section of Lake View. The subject property is a +/- 7 acre residual tract that is located south of the Dominion Power easement and north of the Eagle Creek community boat/RV parking area, identified as a portion of Currituck County tax parcel 0015-000-0083C-0000. The area that is currently being studied is highlighted in yellow on the first attachment, which shows the Lake View development plan that has already been approved, along with the adjacent Eagle Creek development, and surrounding properties.

We have now prepared a preliminary plan for subdivision of the property, which is included as the second attachment. It is the developer's intent to apply for approvals that will be reviewed under applicable sections of Currituck County's Unified Development Ordinance. On behalf of Lake View Land Development, LLC, we would like to invite you and nearby property owners to a second community meeting to discuss this plan and to receive input or answer any questions you may have about the proposed development.

The community meeting will be held on Monday November 23, 2015 at 6:00 P.M. at the Moyock Library, located off Tulls Creek Road.

We look forward to seeing you and to receiving your input.

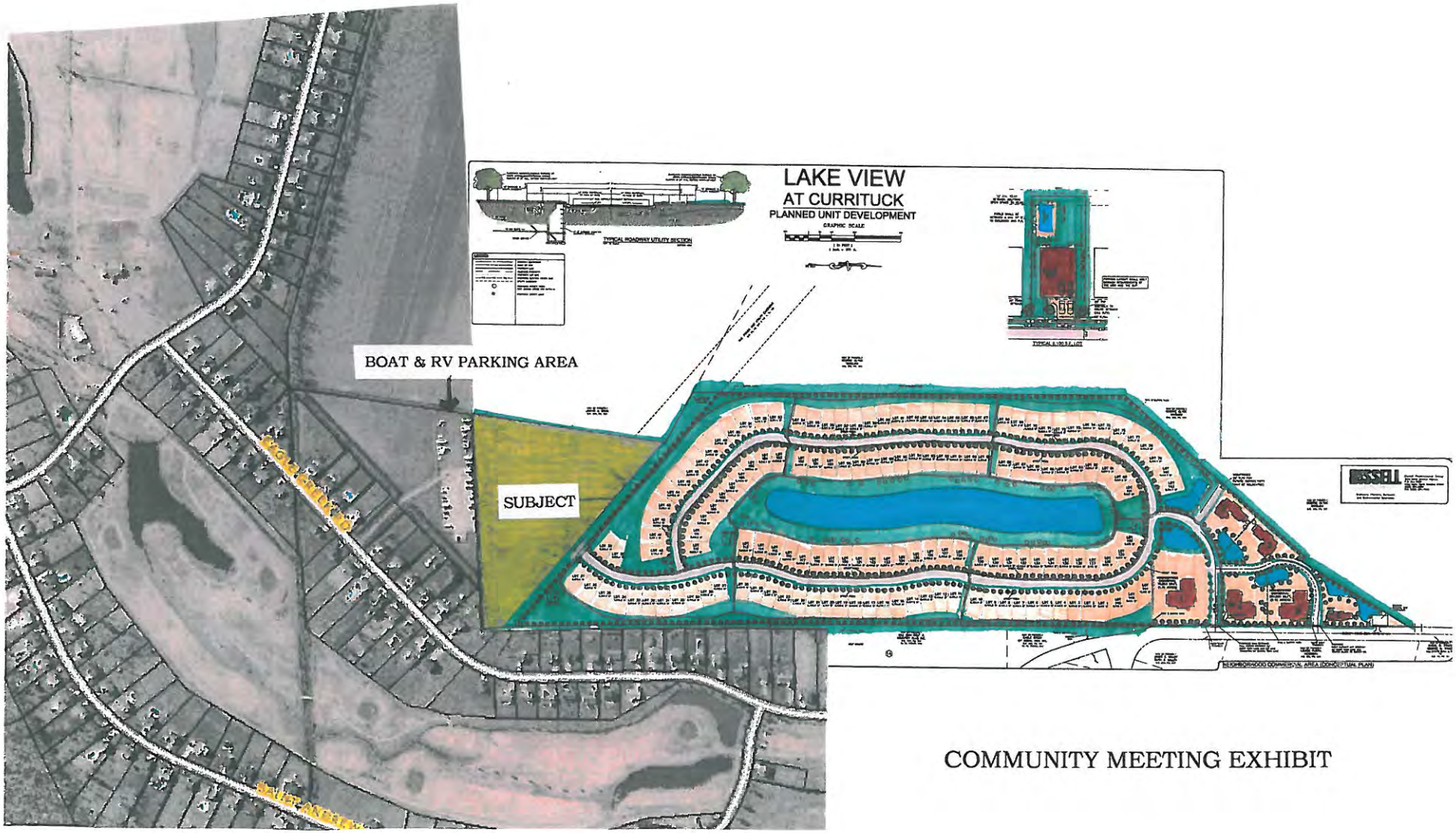
Sincerely,
Bissell Professional Group
(Agent for the Applicant)

By: Mark S. Bissell

cc: Currituck County Planning and Community Development

P.O. Box 1068 • 3512 N. Croatan Hwy. • Kitty Hawk, NC 27949
252-261-3266 • Fax: 252-261-1760 • E-mail:bpg@bissellprofessionalgroup.com

Attachment: Lake View 3A Community Meeting Summary (1450 : PB 07-10 Lake View at Currituck)



COMMUNITY MEETING EXHIBIT

Attachment: Lake View 3A Community Meeting Summary (1450 : PB 07-10 Lake View at Currituck)

COUNTY OF Currituck
Maple, NORTH CAROLINA 27956

PATRICK IRWIN
Public Utilities Director

444 Maple Road
Phone: (252) 232-6061
Fax: (252) 453-3721
E-mail: pat.irwin@currituckcountync.gov

November 19, 2015

Mr. Mark Bissell, P.E.
Bissell Professional Group
3512 N. Croatan Highway
Kitty Hawk, NC 27949

RE: Commitment to Serve Water and Sewer for the Lake View at Currituck Subdivision Phase 3A in Moyock, NC

Mr. Bissell:

The Currituck County Mainland Water System and the Moyock Regional Wastewater System will commit to serve the water and sewer for the Lake View at Currituck Subdivision Phase 3A when all fees are paid to the systems and project final approval is given by North Carolina Department of Environmental Quality Water Supply Section for water and Division of Water Quality for sewer.

Sincerely,

Patrick Irwin
Public Utilities Director
Currituck County

Attachment: Lake View 3A Commitment Letter (1450 : PB 07-10 Lake View at Currituck)

LAKE VIEW AT CURRITUCK

ECONOMIC AND PUBLIC FACILITIES IMPACT

The fiscal impact for Lake View at Currituck, P.U.D. in Moyock Township, the County of Currituck, North Carolina is projected at:

A. Estimated Total Property Valuation After Build-Out

146 single family homes @ an average of $ 280,000	=	$ 40,880,000
13 single family homes @ an average of $ 310,000	=	4,030,000
Commercial: 50,000 sq. ft. @ $110/sq.ft.	=	5,500,000
Total	=	$ 50,410,000

B. Tax Revenue (Annual)

Following the build-out of this development, the positive operational impact on Currituck County is estimated to be as follows (based upon the current ad valorem tax rate):

Ad Valorem Tax: $0.48 per $100 x $50,410,000 =	$ 241,968
Solid Waste Fee: $114 / year x 159 homes =	$ 18,126
TOTAL ESTIMATED ANNUAL TAX REVENUE:	$ 260,091

C. Other Revenue Sources

Resale Transfer Taxes: 1.0% x $50,410,000 =	$ 504,100
Revenue Stamps: 0.2% x $50,410,000 =	$ 101,062
Water Connection Fees: $5,000 x 159 =	$ 795,000
Sewer Connection Fees: 5,500 x (159 + 26) taps =	$1,017,500
TOTAL ESTIMATED OTHER REVENUE:	$2,417,662

D. Public Facilities

Currituck County is receiving title to offsite sewer extensions valued at approximately $244,000, which includes sewer transmission capacity for future economic development in and southeast of the project area, as well as along the NC 168 commercial corridor. Details are provided in the Development Agreement.

Attachment: Lake View Economic and Public Facilities impact (1450 : PB 07-10 Lake View at Currituck)

BISSELL PROFESSIONAL GROUP
The Coastal Experts

Amended Stormwater Management Narrative

Project:

LAKE VIEW AT CURRITUCK, PUD

159 Lot Residential Subdivision and Commercial Tract

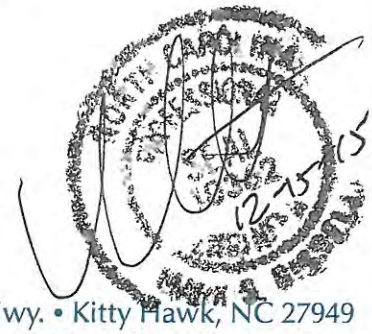
Moyock Township, Currituck County, North Carolina

Prepared By:

Bissell Professional Group

P.O. Box 1068
3512 N. Croatan Highway
Kitty Hawk, North Carolina 27949

December, 2015



Attachment: Lake View Amended Stormwater Narrative (1450 : PB 07-10 Lake View at Currituck)

STORMWATER MANAGEMENT NARRATIVE:

PROJECT OVERVIEW & PROPOSED DEVELOPMENTAL ACTIVITIES

The Lake View project requires a Coastal County Stormwater Management Permit pursuant to North Carolina Administrative Code Section: 15A NCAC 2H.1000, Rules for Stormwater Management. Proposed developmental activities in Phases 1 -3 and the commercial area will result in an overall built-upon area density of greater than 24%, and with best management practices being employed via a wet-detention basin, that portion of the project will be permitted as High Density. Excess storage capacity in the BMP will also be provided to attenuate post-development runoff rates in accordance with Chapter 7.3 of the Currituck County Unified Development Ordinance. The proposed Lake View at Currituck Planned Unit Development (PUD) will be constructed across a 74 acre tract of land south of NC HWY 168, along the west side of Survey Rd. (SR 1215), in the Moyock Township of Currituck County. The first part of the stormwater management system covers the Residential Phases 1-3 and Commercial Tract #1 of the development, approx. 59 acres. The Phase 3A portion (the new phase) is intended to be a low-density development with coverage under 24%. Development across the remaining commercial portions of the property remains to be designed and, therefore, will require separate stormwater management infrastructure and permitting

Developmental activities within the residential component of the PUD are as follows;

a) (146) 8,100 s.f. + Residential Single Family Lots restricted to 45% coverage.
b) (13) 15,000 s.f. + Residential Single-Family Lots restricted to 30% lot coverage.
c) Commercial Tract #1 restricted to 60% coverage
d) Approx. 4.4 Ac. of asphalt roadway including curb and gutter.
e) Approx. 1.7 Ac. of impervious sidewalks and walking trails
f) Playgrounds and other Amenities
g) A community mail distribution area

The project is anticipated to be developed in (4) residential phases along with several commercial tracts as illustrated on the sketch plan and preliminary plat drawings.

SITE SOILS & WATER TABLE CONDITIONS

Pursuant to the USDA Soil Survey Manual of Currituck County, site soils are primarily composed of Roanoke Fine Sandy Loam and Cape Fear Loam. Roanoke series soils are described as being nearly level and poorly drained with permeability rates ranging from 0.06 in/hr near the surface, up to 20 in/hr at depths below 45". Cape Fear series soils are also described as nearly level and very poorly drained soils with permeability rates similar to those of the Roanoke series. Both Soils are classified as Hydrologic Soils Group "D".

In January, 2010, McCallum, P.C. of Chesapeake, VA conducted a subsurface exploration where they advanced ten soil borings across the site for the purposes of a performing a development wide geotechnical analysis. Three of these borings, BMP1, BMP2, BMP3, were taken in the area of the development's main lake. These borings were utilized to determine the suitability of the underlying soils for site fill as well as seasonal ground water elevations. The report indicates that during the exploration water tables were approaching seasonal high elevations. Water levels, after stabilizing over a period of 24 hours, were measured within each of the (3) BMP borings and ranged from 1.5 to 2.1 ft below the existing ground surface. Existing grade elevations surveyed in the vicinity of each boring enabled seasonal high water table elevations to be determined which when averaged across the lake area resulted in an elevation of 8.00' msl. For the purposes of stormwater design and

Attachment: Lake View Amended Stormwater Narrative (1450 : PB 07-10 Lake View at Currituck)

permanent pool level of 7.50' msl was established. For the small BMP serving Phase 3A, the permanent pool is expected to be approximately 8.0' msl.

Existing Site Conditions, Topography and Drainage Features

The site's existing topography is flat, with slopes ranging between 0-1%. Elevations across the site range from 9.0 ft msl in the northwestern corner, to 10.5 ft msl towards the center. The entire tract, with the exception of an existing gravel access road, is open agricultural land. A system of typical farm ditches runs north and south through the center of the tract. These farm ditches outlet to a boundary ditch that runs along the southern and eastern property boundaries. There is also a boundary ditch that runs along the western and northern boundaries. The majority of the site's runoff is captured by the internal farm ditches and directed to the eastern boundary ditch that flows north, crossing under NC HWY 168, Tulls Creek Rd., and ultimately to Shingle Landing Creek, a tributary to Moyock Run and the Northwest River. A small portion of the tract, in the southwestern corner, appears to drain to the western boundary ditch that flows south to the Rowland Canal, a tributary to Roland Creek, Tulls Creek, Tulls Bay, and ultimately the Northwest River. The site currently contains no structural development with the exception of several power pole structures located within the 150' VEPCO Power Easement crossing the site west to east. There are no jurisdictional wetlands on site. Surrounding land use is either residential or agricultural in nature.

For Existing Drainage Areas please reference Existing Drainage Area Map attached.

Stormwater Management Design Criteria

NORTH CAROLINA

Developmental activities within the Coastal Counties of North Carolina shall be designed in conformity with the requirements set forth by the State for application and issuance of permits for stormwater management systems as prescribed by G.S. 143-215.1, 15A NCAC 2H .0200, 15A NCAC 2H.1000 and Session Law 2008-211 (Senate Bill 1967) . These requirements are designed to control pollutants associated with stormwater runoff applicable to the development of land for residential, commercial, industrial, or institutional uses. Developmental activities included in this project shall, at a minimum, meet the following requirements:

I. The proposed development is Residential, located within a Coastal County, requires a Sedimentation and Erosion Control Plan and, therefore, shall also obtain a Stormwater Management Permit.

II. Runoff from the proposed development will drain off-site and ultimately to the surface waters of Moyock Run, classified as "C;Sw." The development has a overall built upon area density of greater than twenty-four percent and is, therefore, considered "High-Density".

III. High Density Development shall be permitted pursuant to 15ANCAC02H.1003(d)(2) and shall meet the following requirements as they relate to this particular development
   (i) The development shall employ control systems
   (ii) The control system is designed, at a minimum, to store, control, and treat stormwater runoff from all surfaces generated by one and one-half inches of rainfall
   (iii) The development shall provide vegetative buffers to surface waters that are a minimum of 50-foot-wide

IV. The project's wet-detention basin is considered a structural stormwater control and shall be based on design criteria outlined in 15A NCAC 2H.1008(e) *Wet Detention Pond Requirements,* Session Law 2008-211section 2.(b)(4), and applicable chapters of the "Stormwater Best Management Practices Manual."

V. Phase 3A is intended to be a low-density development designed in accordance with DEQ's low-

Attachment: Lake View Amended Stormwater Narrative (1450 : PB 07-10 Lake View at Currituck)

density permitting requirements.

Lake View at Currituck was issued a High-Density Stormwater Permit No. SW7150602 on June 19, 2015. This permit covers Residential Phases 1 - 3 and Commercial Tract #1 only.

CURRITUCK COUNTY

In addition to NCDEQ's high-density permitting requirements, the development's stormwater management system shall be designed in accordance with the standards prescribed for Major Subdivisions as outlined in Chapter 7.3 of the Currituck County UDO and Chapter 2.4 of the Currituck County Stormwater Manual. Among other provisions, the following primary standards shall be met:

I. Major subdivisions shall implement adequate stormwater practices to reduce the post-development peak discharge from the 24-hour storm event with a 10-year recurrence interval down to the pre-development discharge rate from the 24-hour storm event with a 2-year recurrence interval based on pre-development conditions from a wooded site, regardless of actual pre-development site conditions.

II. Major subdivisions shall provide Minimum Building Pad Elevations required to prevent flooding from the 24-hour storm event with a 10-year recurrence interval.

III. Minimum First Floor Elevations for all principal structures shall be above the 100-year Regulatory Flood Protection Elevation, or 18 inches above the 24-hour storm event with a 10-year recurrent interval.

IV. According to the development's Use Permit, and through further clarification with the County, Garage Floor and First Floor Elevations must also be raised a minimum of 18 inches above existing grade at each respective lot for Phases 1-3, only which are under construction.

Stormwater Collection, Treatment, Discharge & Attenuation Overview

The developmental activities will consist of those previously itemized in the "Project Overview and Proposed Developmental Activities" section above. Based on topography Residential Phases 1-3 and the Commercial Tract #1 portion of the proposed PUD compose (1) overall post-development Drainage Area. As previously noted, adjoining future development areas are not included and will require their own stormwater management infrastructure which will be designed and permitted at a later date. This Drainage Area #1 encompasses an overall development area of 59 acres and, at completion, will contain approximately 34.4% built-upon area. It is anticipated that the BMP serving Phase 3A will be a low-density permit.

Please See Attachment for Pre and Post Development Drainage Area Delineation Maps.

Collection

The initial 146 residential lots will be filled and crowned to promote sheet flow of runoff away from the houses. Vegetative conveyances will be provided along either side property line starting at a high point near the front building setback and graded with minimal slope towards the rear of the lot. Property line swales serving lots located around the outer perimeter of the development will be connected to a system of vegetative primary swales that run along the rear of the lots. These primary swales will be constructed with 6:1 side slopes, minimal longitudinal slope, and vegetated as noted. Property line swales along lots which back directly to the proposed lake will taper out at the rear and runoff will be allowed to sheet flow across the proposed walking trail and directly to the central lake. Runoff generated from roadways, driveways, and front portions of the lots will primarily sheet flow into curb & gutter sections located along either side of the roadway. The curb & gutter sections will collect and convey runoff to nearby curb inlets that are connected to several pipe conveyance networks located along the roadway. These various conveyance networks outlet to the central Lake A or the connected ponds B & C at the development's main entrance.

Attachment: Lake View Amended Stormwater Narrative (1450 : PB 07-10 Lake View at Currituck)

With the provision of valley curb & gutter driveway culverts are not necessary for individual lots. Stormwater from the 13 lots proposed in Phase 3A will be collected in a similar manner and detained in a fourth BMP located near the southwestern property boundary.

Treatment

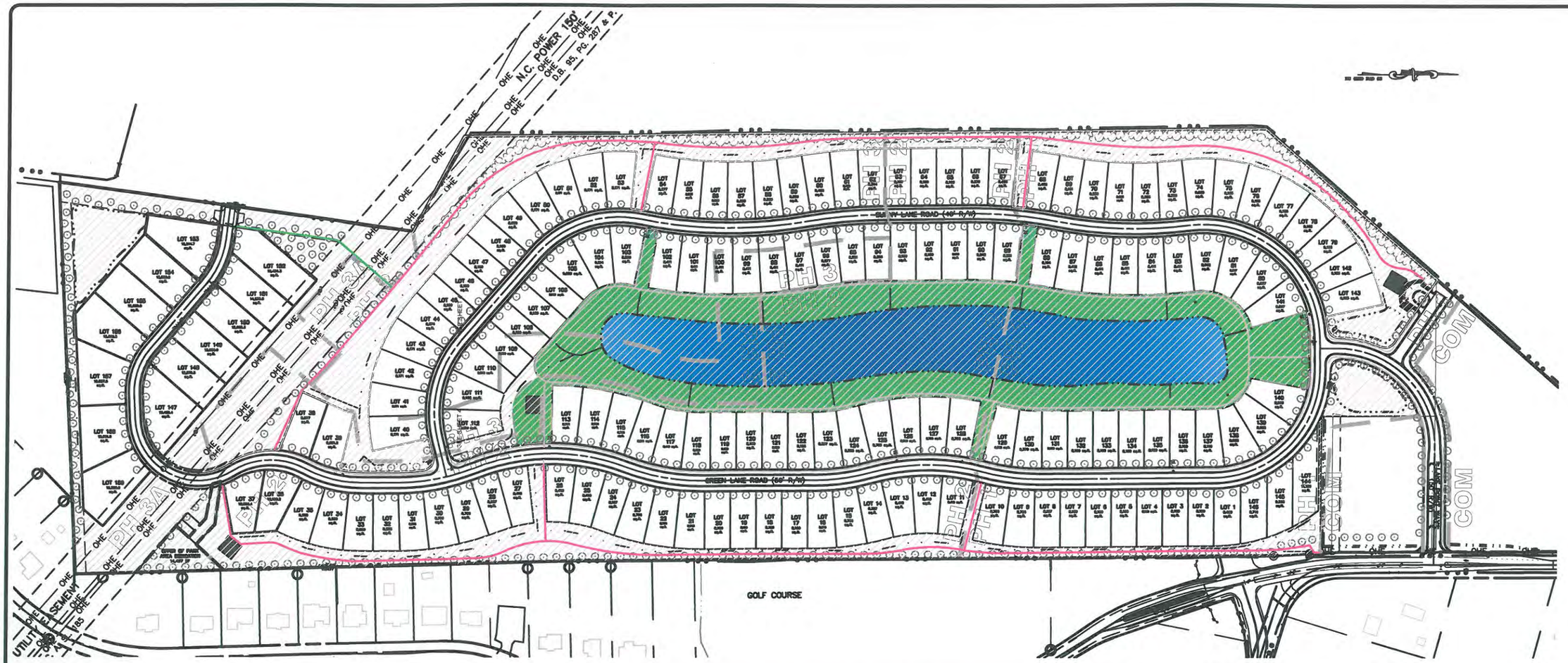
Passive treatment of pollutants will be provided through the network of vegetative P/L and primary conveyance swales. Longitudinal slopes of these swales are kept flat to promote low flow velocities, thereby acting as vegetative filters and aiding in infiltration and pollutant/sediment removal.
Primary treatment and sediment removal will be provided through the provision of the lakes located within the development.

Attachment: Lake View Amended Stormwater Narrative (1450 : PB 07-10 Lake View at Currituck)

ATTACHMENT A – DRAINAGE AREA DELINEATION MAPS

- Existing Drainage Area Map - Pre-development
- Proposed Drainage Area Map - Post-development

Attachment: Lake View Amended Stormwater Narrative (1450 : PB 07-10 Lake View at Currituck)



250 0 125 250 500

1" = 250'

GRAPHIC SCALE

OPEN SPACE SUMMARY:

OPEN SPACE AREA REQUIRED (35%):	1,131,708 SF	25.98 AC
TOTAL OPEN SPACE AREA PROVIDED:	1,148,278 SF	26.36 AC
ACTIVE OPEN SPACE AREA REQUIRED (PHASES 1, 2 & 3):		
(2,000 SF/LOT X 143 LOTS)	286,000 SF	6.37 AC
ACTIVE OPEN SPACE AREA PROVIDED:		
WALKING TRAILS:	17,208 SF±	0.40 AC
(2) 40'X40' POCKET PARKS*:	3,200 SF	0.07 AC
LAKE W/ COMMUNITY GREEN SPACE:	468,347 SF±	10.75 AC
TOTAL ACTIVE OPEN SPACE AREA:	488,755 SF±	11.22 AC
PASSIVE OPEN SPACE AREA PROVIDED:	659,115 SF±	15.13 AC
PHASE 3A OFFER OF PARK DEDICATION DEDICATED AREA REQUIRED:		
(13 LOTS X 0.0255 AC/LOT)	14,440 SF	0.33 AC
ACTUAL DEDICATED AREA OFFERED:	14,167 SF	0.33 AC

* 3RD POCKET PARK INCLUDED IN COMMUNITY AREA.

PLAN LEGEND

- OPEN SPACE
- COMMUNITY GREEN OPEN SPACE
- LAKE OPEN SPACE
- WALKING TRAIL OUTSIDE OF R/W & COMMUNITY GREEN OPEN AREA (PHASES 1, 2 & 3)
- WALKING TRAIL (PHASE 3A)
- POCKET PARK

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
Firm License # C-856
3712 North Croatan Highway
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760
Engineers, Planners, Surveyors and Environmental Specialists

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PROJECT: *LAKE VIEW AT CURRITUCK*

SUBDIVISION PLAT

OPEN SPACE EXHIBIT

POYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION	BY

DATE: 12/24/15 SCALE: 1"=250'
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 1 OF 1
CAD FILE: 431900PP3
PROJECT NO: 4319

1/22/2016 Z:\4319 South Ridge -77 acre\dwg\431900PP3.dwg

Exhibit (1450 : PB 07-10 Lake View at Currituck)

Attachment: Lake View Open Space Exhibit

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1370)

Agenda Item Title

Consideration and Action: PB 15-18 Mashuda Multi-Family:

Brief Description of Agenda Item:

Request for conditional rezoning of 15.78 acres from Agricultural (AG) to Conditional District - Mixed Residential (C-MXR). The property is located in Barco at the terminus of Patriot Way east of Central Elementary School and on the north side of Shortcut Road (US 158), Tax Map 60, Parcel 99E, Crawford Township.

Planning Board Recommendation:

Mr. Whiteman moved to approve PB 15-18 Mashuda Multi-Family Site, conditional rezoning of 15.78 acres from Agricultural (AG) to Conditional Mixed Residential (C-MXR) due to its consistency with:

- The goals, objectives, and policies of the Land Use Plan (See Policy HN3),
- The density allowances of the Full Service classification in the Land Use Plan,
- The sustainability policies of the Maple-Barco Small Area Plan (See Policy SD1) because the proposed development will implement six practices into the development, and;
- The request is reasonable and in the public interest because it will address a demonstrated community need.

Ms. Bell seconded the motion and motion carried.

Board Action Requested

Action

Person Submitting Agenda Item

Donna Voliva,

Presenter of Agenda Item

Ben Woody

STAFF REPORT FOR THE
BOARD OF COMMISSIONERS
DATE: March 21, 2016
PB 15-18 MASHUDA MULTI-FAMILY SITE

ITEM: PB 15-18 Mashuda Multi-Family Site: a conditional rezoning of 15.78 acres from Agricultural (AG) to Conditional District- Mixed Residential (C-MXR).

LOCATION: Barco – Patriot Way east of Central Elementary School on north side of Shortcut Road (US 158).

TAX ID: 0060000099E0000

OWNER: Frank C. and Maria A. Mashuda
1304 South 19th Road
Arlington, VA 22202
703-909-6935, 703-920-0712

APPLICANT: ABLX, LLC
c/o Brian Innes
378 Caratoke Highway
Moyock, NC 27958
252-453-2531

LAND USE/ZONING OF SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	Wastewater treatment plant/ Undeveloped lands/ Farmland	HI/AG
SOUTH	Residential	AG
EAST:	Farmland	AG
WEST:	Wastewater treatment plant/Undeveloped lands	GB

LAND USE PLAN CLASSIFICATION: The 2006 Land Use Plan classifies the site as Full Service within the Barco-Coinjock-Airport subarea.

The policy emphasis of the Barco-Coinjock-Airport sub-area is to emerge as a principal community center serving the central area of the mainland. Residential development densities should be medium to high. In areas where central sewer is proposed or existing, additional services are available, and the character of the surrounding areas supports it, higher density ranging from 3-4 units per acre could be considered though the use of overlay zones. Although the densities are in keeping with the policy emphasis of the sub-area, the proposed application is not in keeping with the policies of the plan, some of which are:

POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and the proximity of the site to existing and planned urban services.

POLICY TR11: ACCESS TO HIGHER INTENSITY DEVELOPMENT shall general not be permitted through an area of lower intensity development. For example, access to a multi-family development, a major park facility or other large traffic generator shall not be permitted through a local street serving a single-family residential neighborhood.

MAPLE-BARCO SAP: The Maple-Barco Small Area Plan classifies the property as Employment.

The Employment future land use classification is anticipated for land uses that will generate economic activity or job growth. Residential development should be discouraged in areas of the Employment land use category.

Policies not in support of the application include:

POLICY LU1**:** Provide for very low density development in close proximity to the airport facility and in designated approach zones. Additionally, promote an appropriate mix of development types in the Maple/Barco area.

CURRENT ZONING: Agricultural (AG) Base District
Airport Overlay District (AO)

PROPOSED ZONING: Conditional District – Mixed Residential (C-MXR)

CURRENT USE: Undeveloped

SIZE OF SITE: 15.78 acres

ZONING HISTORY: Agricultural (A) - 1989 Zoning Map
Agricultural (A-40) – 1979 Zoning Map
Light Industrial (LI) – 1971 Zoning Map

UTILITIES: County water is available to serve this development. The proposed development is requesting connection to the Maple wastewater treatment plant.

TRANSPORTATION: The parcel accesses Caratoke Highway through Patriot Way, a private gravel road that serves single-family residential dwellings. All

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

roads accessing the development must be designed and constructed to meet NCDOT standards.

FLOOD ZONE: The proposed development is located in the X, Shaded X, and AE flood zones.

WETLANDS: According to the applicant, the site does contain 404 wetlands. No mitigation is proposed within the wetland area. A copy of the wetland delineation shall be submitted during the site plan or subdivision review process.

SOILS: The proposed development predominately contains soils that are considered suitable to marginal for on-site septic.

PLAN REQUEST: Residential Development
Mixed Residential (MXR)
15.74 acres

- Density: 4 units/acre (sustainable incentives)
- Eight two-story buildings
- Open Space
  - Required (30%): 4.72 acres

PROPOSED ZONING CONDITIONS:

1. Use: 63 unit multi-family complex consisting of 8 buildings with 8 residential dwelling units in each building with the exception of one building that will contain only 7 dwelling units and a manager office and/or common space for residents.
2. The site will meet Currituck County sustainability requirements necessary to receive density bonus. The sustainability practices planned to be included in this development:
   Schedule A:
   1. Use of central air conditioners that are Energy Star qualified.
   2. Use of only solar or tankless water heating systems throughout the structure.

   Schedule B:
   1. Roof eaves or overhangs of three feet or more on southern or western exposures.
   2. Inclusion of shade features to shade all windows and doors on the southern building façade.
   3. Provision of 150 ft undisturbed buffers adjacent to/surrounding all wetlands or surface waters.
   4. Provision of rain gardens or other appropriate stormwater infiltration BMP systems of at least 100 square feet in area.
3. The proposed buildings will not exceed two stores in height.
4. The water main for the site will be constructed such that a connection will be created between the water main adjacent to Patriots Way and the water main that currently terminates at the Maple Commerce Park Wastewater Treatment Plant.
5. The sanitary sewer for the site will be pumped to the Maple Commerce Park Wastewater Treatment Plant.
6. Passive recreational facilities will be provided on-site including:
   a. A walking trail around the stormwater pond,

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

b. Seating benches adjacent to the walking trail and,
c. Accessible picnic platforms adjacent to the pond.

7. Upon development of the county's trail system, the developer will provide a connecting trail from the development to the county's trail system in Maple Commerce Park.

COMMUNITY MEETING:
A community meeting was held on October 7, 2015 at 7:00 pm at the Barco Library. The concerns taken from the meeting were related to the development type, densities, traffic, water and fire flow, impacts on the adjacent properties, inadequate public facilities, and proximity to the airport. A detailed summary of the community meeting is provided by the applicant.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION:
The conditional zoning process provides an opportunity for an applicant to propose use limitations or development conditions that ensure development proposals are consistent with the policies set forth in adopted plans. The TRC ***recommends denial*** of the proposed request. The proposed development is located within the Airport Overlay District (AO), compatible use zone 3. Although the proposed development may not be developed as a subdivision, the UDO states subdivision of land for residential purposes shall be subject to the maximum gross density requirements of the base zoning district. The development application includes a request for sustainability incentives to increase the overall density by one unit per acre. The conditional rezoning request is not consistent with the goals, objectives, and policies of the Land Use Plan and Maple-Barco Small Area Plan and, is not reasonable and in the public interest since the request is not compatible with existing and proposed uses surrounding the land subject to the application. In addition the proposed request would not result in a logical and orderly development pattern.

Additional Staff Concerns:

1. The proposed development is located within the Airport Overlay District (AO), compatible use zone 3.
2. The Maple-Barco Small Area Plan identifies the property as Employment future land use classification that discourages residential development within this area.
3. The proposed development shall meet the multi-family design standards of Chapter 5 of the UDO. The building design and site plan shall meet the requirements in effect at the time of site plan or subdivision submittal. The conditional rezoning does not vest the plan.

SAMPLE MOTIONS
Denial
Move to deny PB 15-18 Mashuda Multi-Family Site, conditional rezoning of 15.78 acres from Agricultural (AG) to Conditional Mixed Residential (C-MXR) due to its inconsistency with:

- The goals, and objectives, and policies of the Land Use Plan (See Policies HN1, and TR11)
- The Maple – Barco Small Area Plan because the proposed density is not appropriate for the location since it adjoins and accesses through a four lot private access subdivision (Employment Future Land Use Classification policy Policy TR11).
- The proposed development exceeds the residential density of the base zoning district.

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

The request is not reasonable and not in the public interest because:

- The conceptual plan does not result in a logical and orderly development pattern, and;
- The conceptual plan exceeds the density allocations for the base zoning district and is in conflict with the Unified Development Ordinance.

Approval
Move to approve PB 15-18 Mashuda Multi-Family Site, conditional rezoning of 15.78 acres from Agricultural (AG) to Conditional Mixed Residential (C-MXR) due to its consistency with:

- The goals, objectives, and policies of the Land Use Plan (See Policy HN3),
- The density allowances of the Full Service classification in the Land Use Plan.
- The sustainability policies of the Maple-Barco Small Area Plan (See Policy SD1) because the proposed development will implement six practices into the development, and;

The request is reasonable and in the public interest because it will address a demonstrated community need.

PLANNING BOARD RECOMMENDATION:

Mr. Whiteman moved to approve PB 15-18 Mashuda Multi-Family Site, conditional rezoning of 15.78 acres from Agricultural (AG) to Conditional Mixed Residential (C-MXR) due to its consistency with:

- The goals, objectives, and policies of the Land Use Plan (See Policy HN3),
- The density allowances of the Full Service classification in the Land Use Plan,
- The sustainability policies of the Maple-Barco Small Area Plan (See Policy SD1) because the proposed development will implement six practices into the development, and;
- The request is reasonable and in the public interest because it will address a demonstrated community need.

Ms. Bell seconded the motion and motion carried.

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

BOARD OF COMMISSIONERS ***(2/1/16)***

Mr. Woody, upon completing his review, did point out that the Planning Board had tabled the item originally, considering whether the zoning would be considered spot zoning. Mr. Innes appeared again before the Planning Board, provided additional information to the Board, and the Planning Board approved the request.

Mr. McRee defined spot zoning, and provided what determinations and findings should be made when considering a rezoning. Mr. Woody answered questions regarding the Planning Board's determination, and recalled land use policy which discourages entry to a high-density project through a low-density project. The request to hook up to wastewater was discussed, and the available capacity for commercial growth and the possibility of later expansion of the wastewater plant were considered. Mr. Woody said the use request is for 23,000 gallons per day, which Mr. Scanlon said would be just over half of the current capacity. Mr. Woody confirmed the location in the airport overlay area, with height not being an issue.

Chairman Griggs opened the Public Hearing.

Brian Innes of ReMax Alpha Realty, representative of the applicants, reviewed the history of the multi-family housing project. He discussed the available water line on NC 158, and the water tap fees which he believes would fund expansion of the wastewater plant if needed. He described the buffering and the need for affordable housing. He addressed traffic, water for firefighting, and concerns about increased crime. He talked of connectivity to the YMCA complex and school. He addressed spot zoning and pointed to sections of the Small Area Plan that support the project. Mr. Innes feels the project fills a needed gap and would assist in business recruitment.

Commissioners asked how the property would be managed, to which he answered an on-site office would be present, as well as they would offer a sheriff's deputy housing at free or reduced rent. Mr. Innes said if the application is granted, the property would be for sale, would be well maintained, and would offer one, two and three bedroom units from about 800 to 1000 square feet.

The Board questioned aspects of the airport overlay district, and Mr. Innes reviewed other structures nearby.

Jason Mizelle, Eastern Carolina Engineering, presented and offered to answer any technical questions the Board might have regarding the project.

With no questions and no one else wishing to speak, Chairman Griggs closed the Public Hearing.

Commissioner Hall moved to approve PB 15-18 because it does meet the goals and objectives and policies of the Land Use Plan, it does have the density allowances of the Full Service classification in the Land Use Plan and the sustainability policies of the Maple- Barco Small Area Plan, and the request is reasonable and in the public interest because it will address a demonstrated community need. Commissioner Hall included the condition of onsite management, to which Mr. Innes said that could be a condition of the sale of the

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

property. The Board considered whether the sale of the property might be problematic with enforcement of conditions.

Commissioner O'Neal seconded the motion and began a discussion to consider the wastewater capacity, and asked the county attorney if in his opinion it was spot zoning. Mr. McRee suggested the Board go through the additional findings and analysis with regard to the rezoning and make that determination.

With the addition of considerations to be made regarding spot zoning and wastewater, the motion and second were withdrawn. Commissioner O'Neal moved to continue pursuant to allowing time for additional analysis regarding spot zoning and staff to report on wastewater. Commisisoner Hall seconded, with the item to be heard at the February 15, 2016, meeting of the Board.

The motion carried unanimously.

PLANNING BOARD DISCUSSION ***(1/12/16)***

Mr. Innes provided a brief recap of the project. Mr. Innes presented some handouts that support the request. No incentives or grants are being applied for this project to be a rent subsidized complex. NCDOT will do acceleration and deceleration lanes each way. Mr. Innes said if this project is approved then Patriot Way will be paved with asphalt. Mr. Innes pointed out in the last few years the sheriff's office and jail has been expanded, extension service building and the sports complex which is still growing, are all located in the Maple-Barco SAP. Mr. Innes read an article written by David Owens on Spot Zoning for UNC School of Government. In the article Mr. Owens says spot zoning may be beneficial in a community and detrimental in others. Mr. Innes said in the article you will find information that will support both sides. Mr. Innes said one of the goals of the Maple-Barco SAP vision, “encouraging appropriate mixes of residential and commercial densities in close proximity to the airport facility.”

Mr. Cooper asked Mr. Innes if this is a project that he will actually do.

Mr. Innes said on behalf of his client, if the project is approved, the property would be put up for sale and whatever conditions were put on it would be met by the prospective buyer.

Mr. Cooper said these projects could go either individual ownership or total ownership where each building is owned by one party and each unit is rented or each unit is set-up condo or townhouse style so there is individual ownership. Mr. Cooper asked Mr. Innes if this has been addressed.

Mr. Innes said at first it was apartments, but now it is townhomes that could be brought by an investor as a rental, brought by an individual as a home, or brought by several people to rent out.

Mr. Cooper opened the public hearing.

Mr. Young said he lives on Patriot Way. He is concerned with property values declining, and spot zoning creating higher density.

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

Ms. Young said she is concerned with safety, crime issues the housing may bring, traffic, and the location is not right for this type of project.

Mr. Cooper closed the public hearing.

The Planning Board discussed spot zoning, if the request is spot zoning and detrimental to surrounding area or neighbors, full service, density, Maple-Barco SAP, and airport overlay.

Ms. Voliva said the airport impact zones, Zone 3, residential density is about one unit per acre. The applicant is requesting four units per acre.

Mr. Craddock asked staff if the applicant is receiving additional bonus of density because the presence of the septic system that exist there.

Ms. Voliva said for sustainability requirements you have to qualify for points to receive density bonus. Ms. Voliva said the current zoning district; agricultural is based upon the amount of open space you designate.

Ms. Overstreet asked what is the approximate acreage of the four existing lots.

Ms. Voliva said approximately one acre.

Ms. Overstreet asked how many housing units are proposed.

Ms. Voliva said 63 housing units on 15.78 acres. Ms. Voliva said a conditional rezoning request the conditions the applicant is presenting to the board and requesting approval, the applicant is bound too. This is not a vesting plan, should the county make any changes to the ordinances it could affect the development.

Mr. Cartwright asked what the buffering boundaries are.

Ms. Voliva said there is a 150 foot buffer along the boundaries of the wetlands, a 25 foot, Type A landscape buffer on one side, and a 50 foot agricultural buffer on the other side.

Mr. Craddock said the possibility for an aircraft disaster exists now with the YMCA, extension, church, sport complex, parks, and schools; the logic of not putting a development at this location because it is at a greater risk of an aircraft disaster is not really real, because the risk already exists in these buildings and parks.

Mr. Whiteman moved to approve PB 15-18 Mashuda Multi-Family Site, conditional rezoning of 15.78 acres from Agricultural (AG) to Conditional Mixed Residential (C-MXR) due to its consistency with:

- The goals, objectives, and policies of the Land Use Plan (See Policy HN3),
- The density allowances of the Full Service classification in the Land Use Plan,
- The sustainability policies of the Maple-Barco Small Area Plan (See Policy SD1) because the proposed development will

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

implement six practices into the development, and;
- The request is reasonable and in the public interest because it will address a demonstrated community need.

Ms. Bell seconded the motion and motion carried.

PLANNING BOARD DISCUSSION ***(12/8/15)***
Brian Innes, Larry Gaither, Kim Hamby, and Rodney Young appeared before the board.
Donna Voliva presented the staff report.

Mr. Cartwright asked if the airport overlay is county or state supported overlay.

Ms. Voliva said county.

Mr. Woody said it is within a county zoning district, but based on federal aviation regulations.
Mr. Craddock asked what are some of the significant differences between the agricultural zoning district and airport overlay, as far as restrictions to properties.

Ms. Voliva said the agricultural zoning district is the base zoning district which has its own height limitations. With the airport overlay there are additional criteria which have to be met, i.e. additional height restrictions. Ms. Voliva said the Maple Small Area Plan (SAP) is a guidance document not regulatory. Ms. Voliva said high density growth is not proposed in the airport overlay. Beyond the airport overlay, which is also part of the SAP, there are areas of higher density residential areas that are much closer to the Barco 158 and 168 intersections.

Mr. Cooper asked what is the criteria to tie into the sewage system.

Ms. Voliva said the sewage system is built for future facilities that are to be located in the Maple Commerce Park. There is capacity in the plant for additional users. Ms. Voliva said the road leading in is gravel and would have to be upgraded to paved NCDOT designed constructive way. The new development would require 8" water lines.

Mr. Cooper opened the public hearing.

Mr. Innes said he is here on behalf of the owners. Mr. Innes provided a background history of the property. County regulations have changed since the owners purchased the land. Mr. Innes talked about multi-family housing, county water, one time fees for tapping into the county's water supply and sewage disposal plant would generate $876,800. Mr. Innes said this would be good housing for employees to live from the industrial park as it grows. Residents would be within walking distant to the YMCA and sport fields, Central Elementary School, and the Aviation school. This will be an upscale community and will not be Section 8 low income housing. Mr. Innes provided a letter from Sheriff Susan Johnson and Mark Stefanik, Currituck Schools Superintendent in favor of this project. Mr. Innes said residents will be carefully screened and rent would be

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

approximately $950 per month for 2 bedrooms.

Mr. Gaither and Ms. Hamby said they would be glad to answer any questions.

Mr. Young lives in one of the four homes on Patriot Way. Mr. Young is concerned with traffic, safety, and drainage issues. Mr. Young is concerned with who will be renting these units and potential crime issues.

Mr. Innes said there is a need for affordable rentals in Currituck County. A small rental residential company has six rentals in the area and they rent from $1,425 to $2,200 per month.

Mr. Cooper asked if these units will be under the same ownership or sold individually?

Mr. Innes said a mix of the above.

Mr. Cooper closed the public hearing.

Mr. Cooper said back in 2001-2002 there was a lot of discussion about multi-family and affordable housing in the county. Mr. Cooper said there is a shortage of affordable housing and affordable rentals. This project does meet these requirements. On the other side, does this request meet the rules of the SAP?

Ms. Bell said she agrees with Mr. Cooper's statement.

Mr. Cartwright asked if this request could be a spot zoning

issue. Ms. Voliva said this could be a concern.

Mr. Cooper asked if the actual zoning would have compatible uses with General Business (GB).

Ms. Voliva said not as proposed. Ms. Voliva said there are four findings for spot zoning.

The Planning Board discussed the location of the request and how it relates to commercial growth, water and sewage treatment plant, density, Land Use Plan and its relation to a full service area, traffic, buffers, Maple SAP, access to development through the rear of the property, airport overlay, low supply of quality affordable rental property, and spot zoning.

Mr. Cooper said quality affordable housing in Currituck is a good thing, but the board to some degree is bound to the LUP to logical development patterns.

Mr. Cartwright said spot zoning could be an issue without knowing the criteria.

Mr. Craddock talked about the Elizabeth City Coast Guard base and the residential types surrounding properties. This request does not lie within the flight path of planes

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

entering and exiting the airport.

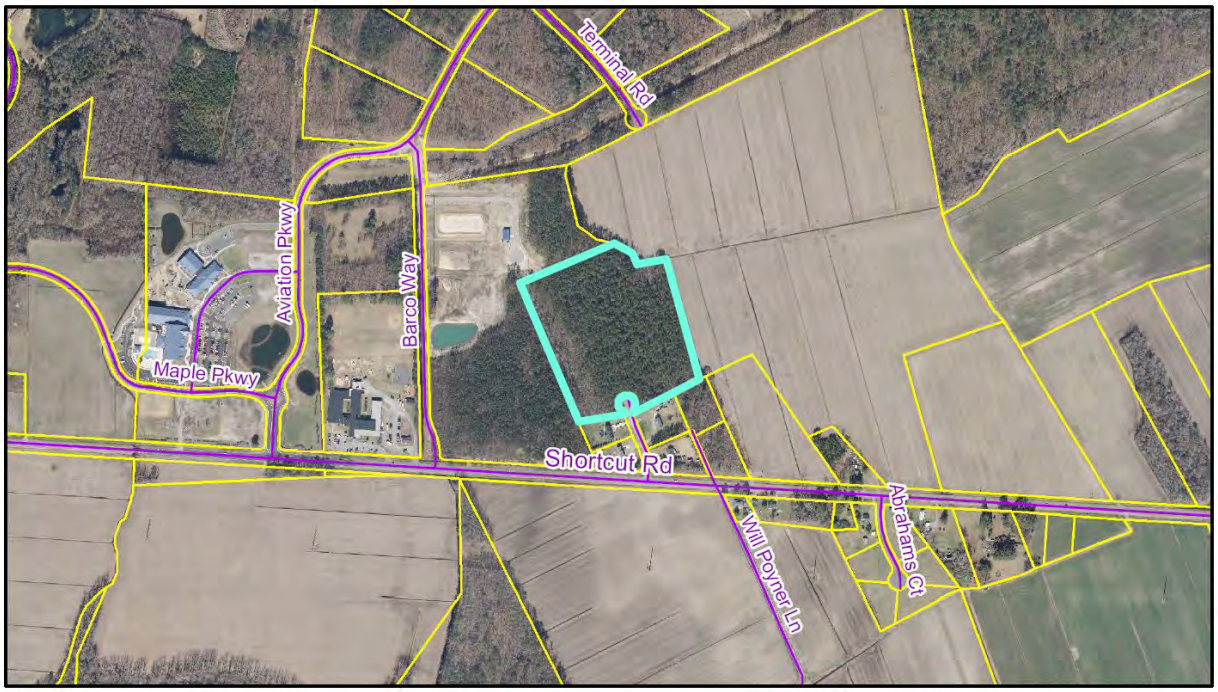
Ms. Voliva clarified the items in relations to spot zoning. Ms. Voliva said the courts look at the size of the tract to determine if spot zoning is reasonable in size for said tract, compatibility with the plans (LUP and SAP), benefit vs. detriment of the rezoning, and relationship of the uses.

Mr. Innes said he was just made aware of the spot zoning issue tonight and would ask the board to table this request to give him time to look at the spot zoning issue.

Mr. Cartwright moved to table PB 15-18 to allow the applicant time to address the spot zoning criteria. Ms. Overstreet seconded the motion.

RESULT:	**TABLED [7 TO 1]**	**Next: 1/12/2016 12:00 AM**
MOVER:	Clay Cartwright, Board Member	
SECONDER:	Jane Overstreet, Board Member	
AYES:	John Cooper, Chairman, Carol Bell, Vice Chairman, Bobby Bell, Board Member, Clay Cartwright, Board Member, Mike Cason, Board Member, Steven Craddock, Board Member, Jane Overstreet, Board Member	
NAYS:	John Wright, Board Member	
ABSENT:	Fred Whiteman, Board Member	

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

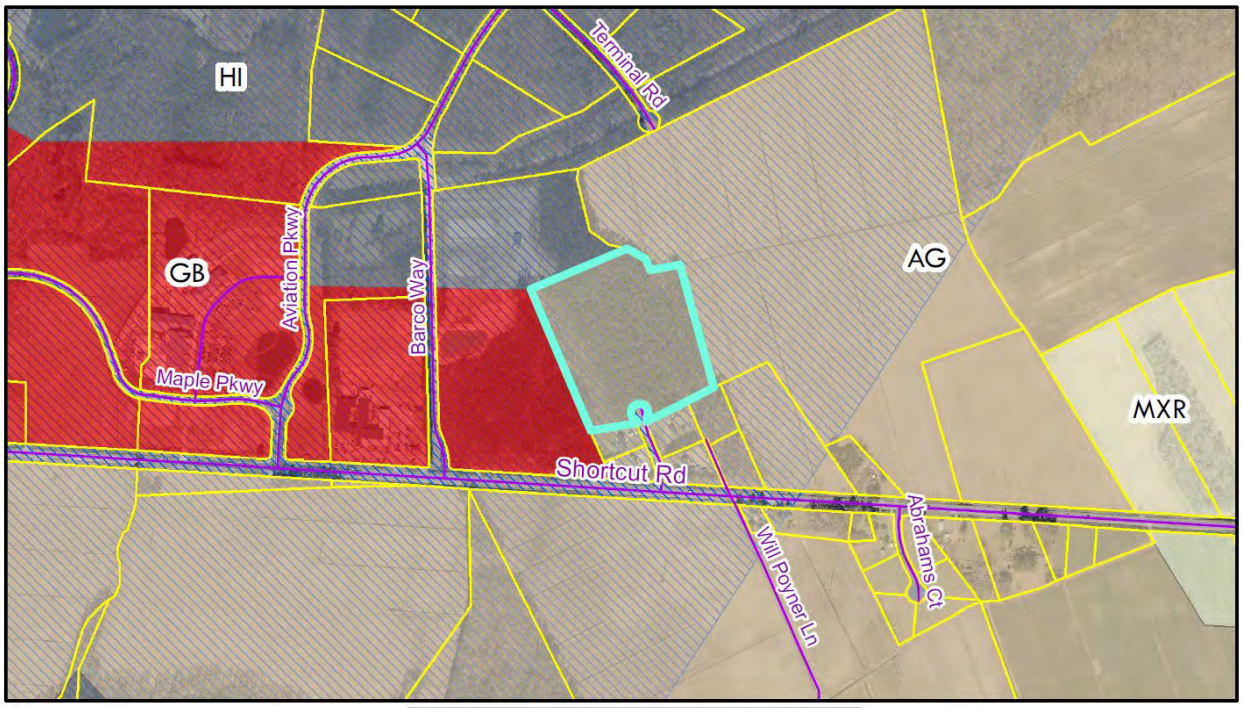


PB 15-18
Mashuda Multi-Family
Aerial Map



Currituck County
Planning and Community
Development

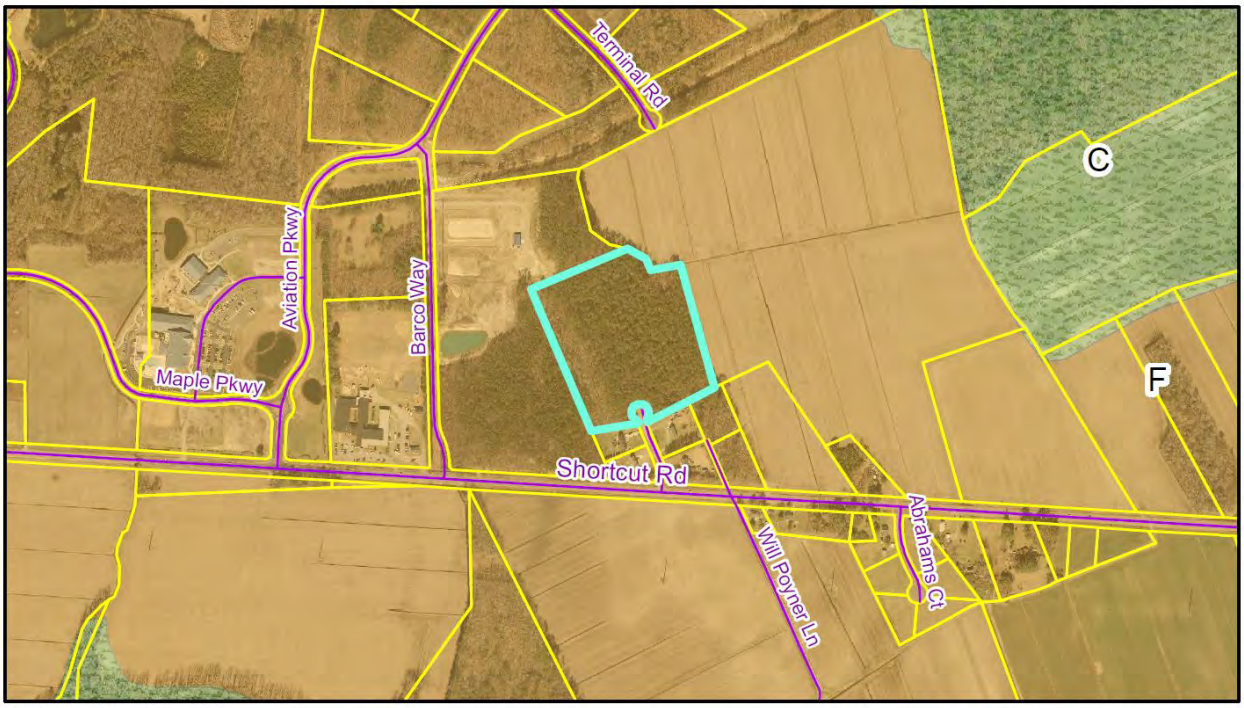
Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)



PB 15-18
Mashuda Multi-Family
Zoning Map

0 350 700 1,400 Feet

Currituck County
Planning and Community
Development

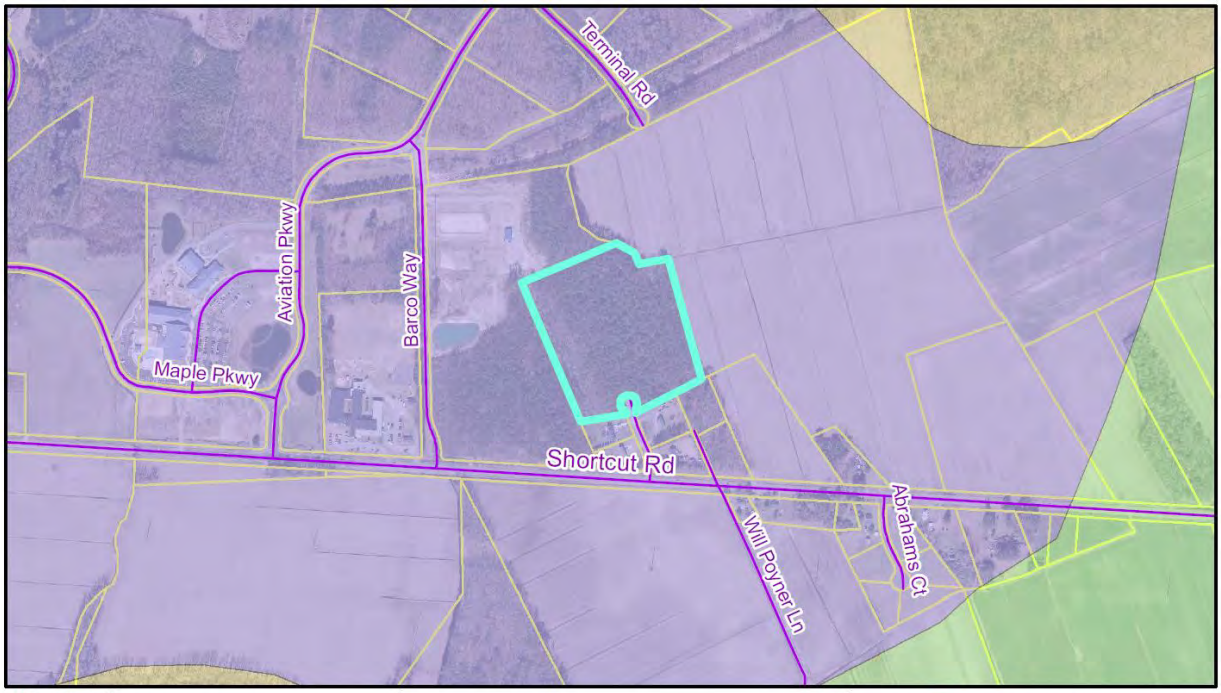


PB 15-18
Mashuda Multi-Family
LUP Classifications

0 350 700 1,400 Feet

Currituck County
Planning and Community
Development

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)



PB 15-18
Mashuda Multi-Family
Maple-Barco SAP

0 350 700 1,400 Feet

Currituck County
Planning and Community
Development

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
http://www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

Currituck County
Planning and Community Development Department
Planning and Zoning Division
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055 FAX 252-232-3026

To: ABLX, LLC
Frank C. & Maria A. Mashuda
Kim Hamby, Eastern Carolina Engineering PC

From: Donna Voliva, Senior Planner

Date: November 12, 2015

Subject: PB 15-18 Mashuda Conditional Rezoning TRC Comments

The following comments have been received for the November 18, 2015 TRC meeting. Revisions must be resubmitted by November 23, 2015 in order to remain on track for the Planning Board agenda December 8, 2015. TRC comments are valid for six months from the date of the TRC meeting.

Planning, Donna Voliva
Denied

1. The elevation picture of the proposed construction indicates a three story structure. One unit is brick with a single entrance on the ground floor and a hip roof. The other structure is also a three story brick/vinyl building with variations on the roof and wall offsets, and each unit appears to have an entrance on the ground floor. Please clarify the design and character of the proposed buildings. The proposed zoning condition limits the building to two stories. Also, the brick building does not appear to meet the multi-family design standards.
2. A mulch trail appears to be proposed around part of the detention pond, along the woods, and through the county property (wastewater treatment lot). The ordinance requires sidewalks to be constructed of asphalt, concrete or other hard surface materials, consistent with an approved site plan or established sidewalk patterns in the general area of the development.
3. Must meet the multi-family design standards of Chapter 5.
4. Developments seeking to use incentives shall include a written request with this application that demonstrates how compliance with the standards will be achieved.
5. The Maple-Barco small area plan classifies the property as Employment. Residential development should be discouraged in this area.
   Policy LU1: Provide for very low density development in close proximity to the airport facility and in designed approach zones. Additionally, promote an appropriate mix of development types in the Maple/Barco area.

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

6. The property is located in the Airport Overlay District (Compatibility Zone 3) and limits the maximum gross density of the base zoning district requirements.
7. The plan shall identify required landscape buffers.
8. A deceleration lane shall be installed on US 158.
9. Provide interconnection street to the eastern property line.

Albemarle Regional Health Services, Joe Hobbs

Reviewed

1. APPROVAL FOR EXISTING MAPLE COMMERCE PARK WASTEWATER TREATMENT TO SERVE PROPOSED APARTMENT COMPLEX WITH WASTEWATER TREATMENT AND DISPOSAL WILL NEED TO COME FROM THE NC DIVISION OF WATER RESOURCES(WASHINGTON REGIONAL OFFICE) AT 252-946-6481 AND CURRITUCK COUNTY(OWNER OF THE MAPLE COMMERCE PARK WASTEWATER TREATMENT PLANT)

Currituck County Engineer, Eric Weatherly
Currituck Soil and Water, Will Creef

Approved

1. Subdivision will be reviewed for stormwater compliance with the UDO at construction drawing submittal.

Currituck County GIS, Harry Lee

Reviewed

Currituck County Utilities, Pat Irwin

Approved

1. Wastewater tap fee for total complex is 23,000 gpd/250 per EDU = 92 EDUs
   92 EDUs * $7,700 per EDU = $708,400.

Currituck County Building Inspections, Bill Newns

Reviewed

NCDOT, Randy Midgett 252-331-4737

Approved

1. Encroachment agreement for utility work in right of way and driveway permit will be required. Left and right turn lanes and tapers should be considered on US 158.

NCDENR, Pat McClain 252-264-3901

Reviewed

1. Erosion and Sedimentation plan required.

NC Division of Coastal Management, Charlan Owens 252-264-3901

No Comment

US Postal Service, Barco Postmaster

1. Please contact the local postmaster (Barco) to determine the mode of delivery and type of delivery equipment.

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

Comments were not received from:
Currituck County Fire Marshal, James Mims 252-232-6641

Attachment: Mashuda Staff Report (BOC 3.21.16) (1370 : PB 15-18 Mashuda Multi-Family)

Attachment: Mashuda Concept Plan-11X17 (1370 : PB 15-18 Mashuda Multi-Family)

VICINITY MAP
NTS

SITE DATA

1. OWNERSHIP:
FRANK C. & MARIA A. MASHUDA
1304 S. 19TH RD
ARLINGTON, VA 22202
(703) 909-8935, (703) 920-0712
mmashuda@gmail.com

2. PIN: 0060000099E0000

ACREAGE: 15.78 AC

ADDRESS: FREEDOM FOREST SUBDIVISION
PATRIOT WAY
BARCO, NC 27917

CURRENT ZONING: AG - AGRICULTURE
PROPOSED ZONING: MXR - MIXED RESIDENTIAL

3. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SCHEMATIC SITE PLAN ONLY. BOUNDARY INFORMATION TAKEN FROM D.B. 251 PG. 715 AND FROM "PRELIMINARY PLAN FOR FREEDOM FOREST PHASE II" BY MEL HPKINS ENGINEERING, PLLC.

4. THIS SITE IS LOCATED IN FLOOD ZONE "X," "SHADED X," AND "AE" (BASE FLOOD ELEVATION 4.0) AS SHOWN IN F.I.R.M. MAPS 3720089800J, EFFECTIVE DATE: DECEMBER 16, 2005

5. SITE AREA:

SITE:	687,472.70 SF	= 15.78 AC
PROPOSED BUILDING:	37,376 SF	= 0.86 AC
PROPOSED PAVEMENT:	103,919.78 SF	= 2.39 AC
PROPOSED CONCRETE:	22,782.81 SF	= 0.52 AC
TOTAL IMPERVIOUS AREA:	164,058.60 SF	= 3.77 AC
TOTAL IMPERVIOUS SITE COVERAGE		= 24%

6. DWELLING UNIT DENSITY:
UNITS PER ACRE = 4
DUE TO DENSITY INCREASE FOR USE OF SUSTAINABLE USE PRACTICES

15.78 AC x 4 UNITS/ACRE = 63 UNITS

7. PARKING REQUIRED:
1.8 SPACES/UNIT @ 63 UNITS = 113 SPACES

135 SPACES PROVIDED

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE OF ROAD
- FLOOD ZONE
- EXISTING CENTERLINE OF DITCH
- PROPOSED CENTERLINE OF DITCH
- EXISTING STORM CULVERT
- PROPOSED STORM CULVERT
- EXISTING TREE LINE
- PROPOSED TREE LINE
- WETLAND LIMITS
- EXISTING GRAVEL ROAD/DRIVE
- EXISTING SEWER FORCE MAIN
- PROPOSED GRAVITY SEWER
- PROPOSED SEWER FORCE MAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- WETLANDS
- EXISTING BLOW-OUT
- PROPOSED CLEAN-OUT
- EXISTING WATER HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED DROP INLET
- PROPOSED CURB INLET
- PROPOSED SEWER MANHOLE
- PROPOSED DITCH FLOW DIRECTION
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING GRAVEL PATH
- PROPOSED CONCRETE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

EASTERN CAROLINA ENGINEERING, PC
Engineering · Surveying · Construction Management
www.easterncarolinaengineering.com
Phone: 252-335-1886 Fax: 252-331-2390 License: C-4162
154 US Hwy 158 East, Camden, NC 27921

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION, SALES OR RECORDATION

RELEASED
11/23/2015

SCHEMATIC SITE PLAN
MASHUDA MULTI-FAMILY SITE
CRAWFORD TNSP CURRITUCK COUNTY
NORTH CAROLINA

REVISIONS:
NUM. DATE DESCRIPTION

Project #: 150185
Drawing #: 150185 - Schematic Site Plan.dwg
Drawn: KWG
Checked: KDH
Approved: KDH
Date: 11/23/2015
Sheet #: 01.02
Scale: 1:100

SHEET TITLE:
SCHEMATIC SITE PLAN OVERVIEW

SHEET NUMBER:
C200

VICINITY MAP
NTS

SITE DATA

1. OWNERSHIP:
FRANK C. & MARIA A. MASHUDA
1304 S. 19TH RD
ARLINGTON, VA 22202
(703) 909-6935, (703) 920-0712
mmashuda@gmail.com

2. PIN: 0060000099E00000

ACREAGE: 15.78 AC

ADDRESS: FREEDOM FOREST SUBDIVISION
PATRIOT WAY
BARCO, NC 27917

CURRENT ZONING: AG - AGRICULTURE
PROPOSED ZONING: MXR - MIXED RESIDENTIAL

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4. THIS SITE IS LOCATED IN FLOOD ZONE "X," "SHADED X," AND "AE" (BASE FLOOD ELEVATION 4.0) AS SHOWN IN F.I.R.M. MAPS 3720098800J, EFFECTIVE DATE: DECEMBER 16, 2005

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TOTAL IMPERVIOUS AREA: 164,058.60 SF = 3.77 AC

TOTAL IMPERVIOUS SITE COVERAGE = 24%

6. DWELLING UNIT DENSITY:
UNITS PER ACRE = 4
DUE TO DENSITY INCREASE FOR USE OF SUSTAINABLE USE PRACTICES

15.78 AC x 4 UNITS/ACRE = 63 UNITS

7. PARKING REQUIRED:
1.8 SPACES/UNIT @ 63 UNITS = 113 SPACES

135 SPACES PROVIDED

N/F
LIFE ESTATE OF LEROY HUNT
PIN # 0060-000-0014-0000
D.B. 201, PG. 857
AGRICULTURAL USE
ZONED AG
& AP OVERLAY

N/F
CLUNY, LLC
PIN # 0060-000-020B-0000
D.B. 1290, PG. 488
102 WALNUT ACRES WAY
(WOODED)
ZONED AG
& AP OVERLAY

N/F
CURRITUCK COUNTY
PIN # 0060-000-015A-0000
D.B. 1236, PG. 693
INSTITUTIONAL USE
(WOODED ALONG P.L.)
ZONED MI
& AP OVERLAY

N/F
JOSEPH C. & BRANDY L. POPE
PIN # 060A-000-0004-0000
D.B. 821, PG. 683
102 PATRIOT WAY
RESIDENTIAL USE
ZONED AG
& AP OVERLAY

N/F
KENNETH F. & JEAN E. WILSON
PIN # 060A-000-0003-0000
D.B. 915, PG. 719
100 PATRIOT WAY
RESIDENTIAL USE
ZONED AG
& AP OVERLAY

N/F
SEC. OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON
PIN # 060A-000-0001-0000
D.B. 1318, PG. 563
101 PATRIOT WAY
RESIDENTIAL USE
ZONED AG
& AP OVERLAY

N/F
RODNEY K. & CATHERINE YOUNG
PIN # 060A-000-0002-0000
D.B. 1123, PG. 202
103 PATRIOT WAY
RESIDENTIAL USE
ZONED AG
& AP OVERLAY

N/F
CURRITUCK COUNTY
PIN # 0060-000-015A-0000
D.B. 1236, PG. 693
INSTITUTIONAL USE
(WOODED)
ZONED CB
& AP OVERLAY

BUILDING A 2-STORY (7 UNITS + OFFICE/COMMON SPACE)
BUILDING B 2-STORY (8 UNITS)
BUILDING C 2-STORY (8 UNITS)
BUILDING D 2-STORY (8 UNITS)
BUILDING E 2-STORY (8 UNITS)
BUILDING F 2-STORY (8 UNITS)
BUILDING G 2-STORY (8 UNITS)
BUILDING H 2-STORY (8 UNITS)
EXISTING STORAGE BUILDING
EXISTING BUILDING
PROPOSED SEWER PUMP STATION
PROPOSED SEWER FORCE MAIN
FUTURE INTERCONNECTIVITY
5' SIDEWALK (TYP)
10' SIDEWALK
50' MBS (AGRIC. BUFFER)
50' MBS (FRONT)
50' MBS (STREET)
25' TYPE A LANDSCAPE BUFFER
PARK BENCH (TYP)
DETENTION POND
WOODEN DECK W/ GRILL AND PICNIC TABLE
COMMUNITY TRASH DISPOSAL
MULCH TRAIL
PROPOSED MULCHED TRAIL
PROPOSED ENTRANCE SIGN
PROPOSED 8" WATERMAIN
EXISTING 6" WATERMAIN
ROXIMATE LOCATION EX. 10" WATERMAIN
EXISTING GRAVEL
PROPOSED SEWER FORCE MAIN
UNDISTURBED BUFFER FOR SUSTAINABLE DEVELOPMENT
50' WETLANDS BUFFER
ZONE "X"
ZONE "SHADED X"
ZONE "AE" (BASE FLOOD ELEVATION = 4.0)
PATRIOT WAY (50' R/W)
US HWY 158 - SHORTCUT ROAD (100' R/W)
S15° 38' 10"E 722.22'
S22° 36' 40"W 419.23'
S23° 25' 15"E 69.56'
S67° 00' 33"E 113.77'
N25° 05' 26"W 860.29'
N60° 21' 00"W 274.31'
S60° 52' 11"W 50.17'
N62° 17' 45"E 169.74'
S67° 00' 33"E 139.66'
122.23'
82.99'
150.00'
100.00' (TYP)
40.00' (TYP)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE OF ROAD
- FLOOD ZONE
- CENTERLINE OF DITCH
- EXISTING STORM CULVERT
- PROPOSED STORM CULVERT
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED GRAVITY SEWER
- PROPOSED SEWER FORCE MAIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- WETLAND LIMITS
- EXISTING GRAVEL ROAD/DRIVE
- WETLANDS
- PROPOSED CLEAN-OUT
- PROPOSED FIRE HYDRANT
- PROPOSED DROP INLET
- PROPOSED CURB INLET
- PROPOSED SEWER MANHOLE
- PROPOSED DITCH FLOW DIRECTION
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED MULCH PATH
- PROPOSED CONCRETE

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PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
SALES OR RECORDATION

RELEASED
11/23/2015

SCHEMATIC SITE PLAN
MASHUDA MULTI-FAMILY SITE
CRAWFORD TNSP CURRITUCK COUNTY
NORTH CAROLINA

REVISIONS: NUM.	DATE	DESCRIPTION

Project #: 150185
Drawing #: 150185- Schematic Site Plan.dwg
Drawn: KWG
Checked: KDH
Approved: SCE
Date: 11/23/2015
Sheet #: 02/02
Scale: 1:50

SHEET TITLE: SCHEMATIC SITE PLAN

SHEET NUMBER: C201

Conditional Rezoning
Application

OFFICIAL USE ONLY:
Case Number:
Date Filed:
Gate Keeper:
Amount Paid:

Contact Information

APPLICANT:
Name: ABLX, LLC
Address: c/o Brian Innes
378 Caratoke Hwy
Telephone: 252-453-2531
E-Mail Address: brianinnes@remax.net

PROPERTY OWNER:
Name: Frank C. & Maria A. Mashuda
Address: 1304 S. 19th Road
Arlington, VA 22202
Telephone: 703-909-6935
E-Mail Address: mmashuda@hotmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: real estate agent under contract

Property Information

Physical Street Address: Patriot Way
Location: off the end of the cul-de-sac of Patriot Way
Parcel Identification Number(s): 0060000099E0000
Total Parcel(s) Acreage: 15.78
Existing Land Use of Property: vacant - wooded

Request

Current Zoning of Property: AG-Agricultural
Proposed Zoning District: MXR-Mixed Reside

Community Meeting

Date Meeting Held: 10-7-15
Meeting Location: Currituck Co. Public Libr

Attachment: Mashuda MF - completed conditional-rezoning app (1370 : PB 15-18 Mashuda Multi-Family)

Attachment: Mashuda MF - completed conditional-rezoning app (1370 : PB 15-18 Mashuda Multi-Family)

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Proposed Use(s):

The proposed use is a 63 unit multi-family complex consisting of 8 buildings with 8 residential apartment units in each building with the exception of one building that will contain only 7 dwelling units and a management office and/or common space for residents.

Proposed Zoning Condition(s):

See attached list of conditions

An application has been duly filed requesting that the property involved with this application be rezoned from: Agricultural to: Mixed Residential

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the conceptual development plan, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such conditional zoning district so authorized and shall be submitted to the Technical Review Committee.

Frank Mashuda
Maria Mashuda
Property Owner (s)

10/15/15
Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

Attachment to Mashuda Multi-Family Site Rezoning Request

Proposed Zoning Conditions:

The site will meet Currituck County sustainability requirements necessary to receive density bonus.

The proposed buildings will not exceed two stories in height.

The watermain for the site will be constructed such that a connection will be created between the watermain adjacent to Patriots Way and the watermain that currently terminates at the Maple Commerce Park Wastewater Treatment Plant.

The sanitary sewer for the site will be pumped to the Maple Commerce Park Wastewater Treatment Plant.

Passive recreational facilities will be provided on site including:

- a walking trail around the stormwater pond,
- seating benches adjacent to the walking trail,
- accessible picnic platforms adjacent to the pond,

Upon development of the County's trail system, the developmer will provide a connecting trail from the development to the County's trail system in the Maple Commerce Park.

Attachment: Mashuda MF - completed conditional-rezoning app (1370 : PB 15-18 Mashuda Multi-Family)

Conditional Rezoning Design Standards Checklist

The table below depicts the design standards of the conceptual development plan for a conditional rezoning application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Conditional Rezoning

Conceptual Development Plan Design Standards Checklist

Date Received: _____ TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Conditional Rezoning Design Standards Checklist		
1	Property owner name, address, phone number, and e-mail address.	
2	Site address and parcel identification number.	
3	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.	
4	North arrow and scale to be 1" = 100' or larger.	
5	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	
6	Existing zoning classification of the property and surrounding properties.	
7	Approximate location of the following existing items within the property to be rezoned and within 50' of the existing property lines: Pathways, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.	
8	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."	
9	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	
10	Proposed zoning classification and intended use of all land and structures, including the number of residential units and the total square footage of any non-residential development.	
11	Proposed building footprints and usages.	
12	Proposed traffic, parking, and circulation plans including streets, drives, loading and service areas, parking layout, and pedestrian circulation features.	
13	Approximate location of storm drainage patterns and facilities intended to serve the development.	
14	Proposed common areas, open space set-asides, anticipated landscape buffering, and fences or walls (if proposed).	
15	Architectural drawings and/or sketches illustrating the design and character of the proposed uses.	
16	Proposed development schedule.	

Attachment: Mashuda MF - completed conditional-rezoning app (1370 : PB 15-18 Mashuda Multi-Family)

Conditional Rezoning Submittal Checklist

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

Conditional Rezoning

Submittal Checklist

Date Received: _____ TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Conditional Rezoning Submittal Checklist		
1	Complete Conditional Rezoning application	
2	Application fee ($150 plus $5 for each acre or part thereof)	
3	Community meeting written summary	
4	Conceptual development plan	
5	Architectural drawings and/or sketches of the proposed structures.	
6	5 copies of plans	
7	5 hard copies of ALL documents	
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

_____

_____

Comments

_____

_____

_____

Attachment: Mashuda MF - completed conditional-rezoning app (1370 : PB 15-18 Mashuda Multi-Family)

Attachment to Mashuda Multi-Family Site Rezoning Request

Proposed Zoning Conditions:

The site will meet Currituck County sustainability requirements necessary to receive density bonus. The sustainability practices planned to be included in this development include:

Schedule A:
1. Use of central air conditioners that are Energy Star qualified
2. Use of only solar or tankless water heating systems throughout the structure

Schedule B:
1. Roof eaves or overhangs of three feet or more on southern or western exposures
2. Inclusion of shade features to shade all windows and doors on the southern building façade
3. Provision of 150-ft undisturbed buffers adjacent to/surrounding all wetlands or surface waters.
4. Provision of rain gardens or other appropriate stormwater infiltration BMP systems of at least 100 sf in area.

The proposed buildings will not exceed two stories in height.

The watermain for the site will be constructed such that a connection will be created between the watermain adjacent to Patriots Way and the watermain that currently terminates at the Maple Commerce Park Wastewater Treatment Plant.

The sanitary sewer for the site will be pumped to the Maple Commerce Park Wastewater Treatment Plant.

Passive recreational facilities will be provided on site including:

- a walking trail around the stormwater pond,
- seating benches adjacent to the walking trail,
- accessible picnic platforms adjacent to the pond,

Upon development of the County's trail system, the developer will provide a connecting trail from the development to the County's trail system in the Maple Commerce Park.

Attachment: Mashuda List of Conditions - att to rezoning app - rev 11-23-15 (1370 : PB 15-18 Mashuda Multi-Family)

Mashuda Multi-Family Site
Conditional Rezoning Request
Community Meeting Summary

The community meeting for the Mashuda Multi-Family Site conditional rezoning request was held at the Currituck County Public Library in Barco, NC on October 7, 2015 at 7:00 pm. The residents of the three occupied homes on Patriots Way as well as a few others were in attendance. (See attached list of attendees with addresses and phone numbers.)

Kimberly Hamby of Eastern Carolina Engineering, PC provided an overview of the proposed improvements associated with the rezoning request and provided an exhibit plan. She introduced the owners' representatives, Mr. Larry Gaither and Mr. Brian Innes. Mrs. Hamby made the attendees aware of the process and the fact that they would have additional opportunities to voice their concerns to the planning board and the county commissioners as this project moves through the process.

The attendees had a long list of concerns and ultimately stated that they and, in their opinion, the county are just not ready for this type of development. Some of their concerns are technical in nature and can be addressed during the design stage. Other comments are more subjective.

- It was stated that it takes approximately five minutes to pull out of Patriots Way onto US Hwy 158 in the morning. The group was told that traffic concerns can be addressed by a traffic impact analysis that would determine what level of service exists at the intersection currently and what impact this development will have on that level of service. Depending upon the impact determined, improvements such as turn lanes could be required.
- There is concern that the waterline does not provide sufficient flow for fire fighting at the site. This demand is evaluated during the design process and upgrades to the system will be required if the existing conditions are found to be insufficient.
- One resident was concerned that the detention pond would negatively impact wells and septic systems. Design plans will show that all minimum separations between these features will be exceeded.
- There is much concern that county fire and law enforcement could not handle the additional demand that would come from the 63 unit apartment complex. This can be addressed by each department as part of the review process.
- Concerns were expressed over the impact of this development on the school system.
- The impact on property values is another concern. It was stated that the one unoccupied home which is now HUD owned had not sold even at a reduced rate. The adjacent property owners would like to know how this development could further impact property values.

Attachment: Mashuda MF Community Meeting Summary with sign in sheet (1370 : PB 15-18 Mashuda Multi-Family)

- The residents are aware that this proposal does not concur with the county's Small Area Plan with regard to density. This has been acknowledge and the applicants understand that planning staff cannot recommend approval due to this condition.
- The proximity to the airport was mentioned as there is a fear that an airplane crash could result in a higher casualty rate if density in the area is increased.
- The existing residents of Freedom Forest are very concerned that occupants of the proposed apartments will be low income people who will not be law abiding and will therefor present a danger to their safety and security. Mr. Innes explained that they are willing to dedicate space for occupancy by a representative of the sheriffs' department and that this has already been mentioned to Sheriff Johnson.

In addition to their concerns about the development itself, the existing residents are not in favor of the developer's approach to improving the residual property. They feel they were misled when they initially purchased their lots stating that they had been provided with a plan showing only 6 additional lots to be developed on this tract of land. One even stated that the restrictive covenants were not recorded until after he had closed on his lot which made him subject to conditions to which he never agreed; however, we did find that the covenants were referenced in the deeds to the current owners. If the project were to move forward, the owners of the three occupied homes stated that the only option that would meet their satisfaction would be for the developer to buy back their homes.

Attachment: Mashuda MF Community Meeting Summary with sign in sheet (1370 : PB 15-18 Mashuda Multi-Family)

MASHUDA MULTI-FAMILY SITE
PUBLIC MEETING SIGN IN SHEET

Project Representatives:	Mr. Brian Innes Mr. Larry Gaither	**Date, Time:**	October 7, 2015 @ 7:00 pm
Facilitator:	Eastern Carolina Engineering, PC	**Location:**	Currituck County Public Library, Barco, NC

Name	Address	Phone	E-Mail
JAMES CURTIS	112 BAY LEAF	651-2572	JCURTIS1041@yahoo.com
Chris Pope	102 Patriot Way	757-621-5259	
Deanna Pope	102 Patriot way	2526197528	deannanicole6@yahoo.com
Adam Williams	101 Halstead dr.	7575369000	
Brenda Tyler	225 Lake Rd	757-692-7795	bren_7_6@Yahoo.Com
Cathy Young	103 Patriot Way	252-339-4619	cat_4evryoung@yahoo.com
Rodney Young	103 PATRIOT WAY	252-557-4131	
Kenny Wilson	100 Patriot Way	252-7223936	
Jean Wilson	100 Patriot Way	757-639-1429	
Brandy Pope	102 Patriot Way	757-621-4838	94mbe93@yahoo.com



Although we intend for garages to be detached rather than incorporated as is the case here, the space which they occupy can be very readily included as part of the living space of each dwelling.

The overall appearance of these, with the exception of garages, is what we would specify to a subsequent owner or builder, such that the facade and materials comply with the requirements of Currituck County.

Attachment: Elevations (1370 : PB 15-18 Mashuda Multi-Family)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1449)

Agenda Item Title

Public Hearing and Action: PB 15-26 Currituck County:

Brief Description of Agenda Item:

Request for a use permit to expand the existing Panther Landing Convenience Center located on Panther Landing Road in Moyock, Tax Map 14, Parcel 13B, Moyock Township.

Planning Board Recommendation:

Mr. Cooper moved to approve PB 15-26 as presented based on a demonstrative community need, with Technical Review Committee recommendations, use permit and site plan corrections which include landscape plan, exterior lighting plan, stormwater management plan, site triangles, vehicular circulation layout and parking plan; adequate parking spaces for the number of employees, provide the proposed vehicular circulation layout, provide the location of any proposed exterior lighting, provide site triangle at driveways, full cutoff lighting, and work with staff on any clean-up efforts that are proposed. Mr. Craddock seconded the motion and motion carried unanimously.

Board Action Requested

Action

Person Submitting Agenda Item

Donna Voliva,

Presenter of Agenda Item

Ben Woody

STAFF REPORT
PB 15-26
BOARD OF COMMISSIONERS
MARCH 7, 2016

Attachment: Moyock Convenience Center Staff Report (BOC 3.21.16) (1449 : PB 15-26 Currituck County)

APPLICATION SUMMARY

Property Owner: Shepherd W. Smith PO Box 156 Moyock, NC 27958	**Applicant:** Currituck County 153 Courthouse Road Currituck, NC 27929
Case Number: PB 15-26	**Application Type**: Use Permit
Parcel Identification Number: 0014-000-013B0000	**Existing Use**: Agricultural and Public Convenience Center
Land Use Plan Classification: Rural **Moyock Small Area Plan**: Limited Services	**Parcel Size (Acres):** 67.77 acres **Leased Area**: 1.34 acres
Request: Currituck County is requesting a use permit to expand the existing Panther Landing convenience center.	

STAFF ANALYSIS

Currituck County is requesting a use permit to expand the existing Panther Landing convenience center located on Panther Landing Road. The expansion will provide a new traffic pattern, two compactors, and three bulk waste containers. The current lease area dedicated to the convenience center is 0.87 acres and the expansion will consist of 0.47 acres. A Type D bufferyard is proposed on the sides and rear property line and additional vehicular screening is also proposed.

RECOMMENDATIONS

TECHNICAL REVIEW COMMITTEE

The Technical Review Committee recommends adoption of the use permit subject to the following conditions of approval:

1. The application complies with all applicable review standards of the UDO provided the following items are addressed prior to site plan approval:
    a. A chain link fence is proposed along the new expanded area that matches the existing fencing. The applicant is requesting to use a 6' solid fence with canopy trees within the 10' type D buffer. The use of chain link fencing is limited to access gates only. A security plan may be submitted and reviewed by the Planning Department.
    b. The caliper inches of the existing canopy trees shall be provided.

2. The conditions of approval necessary to ensure compliance with the review standards of the UDO and to prevent or minimize adverse effects of the development application on surrounding lands include:
    a. The major site plan shall be approved by TRC prior to commencement of construction.

PLANNING BOARD
Mr. Cooper moved to approve PB 15-26 as presented based on a demonstrative community need, with Technical Review Committee recommendations, use permit and site plan corrections which include landscape plan, exterior lighting plan, stormwater management plan, site triangles, vehicular circulation layout and parking plan; adequate parking spaces for the number of employees, provide the proposed vehicular circulation layout, provide the location of any proposed exterior lighting, provide site triangle at driveways, full cutoff lighting, and work with staff on any clean-up efforts that are proposed. Mr. Craddock seconded the motion and motion carried unanimously.

SURROUNDING PARCELS		
	Land Use	**Zoning**
North	Agricultural	SFM
South	Residential/Undeveloped	AG/SFM
East	Agricultural/Undeveloped	SFM
West	Residential	SFM

INFRASTRUCTURE	
Water	Existing county water
Sewer	No sewer proposed
Design Standards	No new buildings are proposed
Lighting	New full cut-off fixtures are proposed for the existing convenience area and in the proposed expansion
Parking	One existing parking space
Riparian Buffers	None required

Attachment: Moyock Convenience Center Staff Report (BOC 3.21.16) (1449 : PB 15-26 Currituck County)

USE PERMIT REVIEW STANDARDS

A use permit shall be approved on a finding that the applicant demonstrates the proposed use will meet the below requirements. It is staff's opinion that the evidence in the record, prepared in absence of testimony presented at a public hearing, supports the preliminary findings.

The use will not endanger the public health or safety.

Preliminary Applicant Findings:

1. The proposed expansion and improvements will allow for the proper disposal of solid waste.
2. The proposed expansion will provide one-way traffic flow.
3. The proposed he proposed expansion and improvements will allow for the proper disposal of solid waste.
4. The proposed expansion will enhance services to citizens and the materials collected will continue to be properly disposed of. The expansion includes two additional recycling compactors and an additional collection container for each of the following waste types: bulk, yard waste and scrap metals.
5. The expansion will also alleviate congestion while allowing additional services to be added as additional materials to be recycled are mandated by the State. The expansion will be helpful in accommodating future growth in the Moyock area.
6. The site supervisor for Waste Management reported the Panther Landing convenience site currently services an estimated:
   a. 220-230 customers during the week;
   b. 265 customers on Saturday; and,
   c. 230 customers on Sunday.

The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Preliminary Applicant Findings:

1. The Panther Landing convenience center is currently located on the property.
2. The proposed expansion will not change the use of the property.
3. The proposed expansion will provide one-way traffic flow.
4. The proposed expansion will have separate ENTRY ONLY and EXIT ONLY drives and the traffic will flow one way through the site where customers can stop at different stations to dispose of recyclables, mixed trash, yard waste, scrap metals, used oil, used cooking oil, batteries, etc. The two dedicated drives will also alleviate congestion at the intersection of Tulls Creek Road and Panther Landing Road by allowing more "stack" room on Panther Landing Road for vehicles entering the site rather than vehicles "stacking" on Tulls Creek Road.
5. Based on the Currituck County tax records, Cypress Landing subdivision values are as follows:

Cypress Landing	Number of Houses	Mean Tax Value	Median Tax Value
Phase 1 and 2	42	$225,180	$217,350
Phase 3 and 4	52	$271,855	$269,300

Attachment: Moyock Convenience Center Staff Report (BOC 3.21.16) (1449 : PB 15-26 Currituck County)

The use will be in conformity with the Land Use Plan or other officially adopted plans.

Preliminary Staff Findings:

1. The Moyock Small Area Plan classifies this property as Limited Services. The following policy supports the proposed use:
   POLICY IS 2 Meet the infrastructure and service needs of the community at appropriate levels as the community continues to focus growth and public investment in areas identified as activity centers.
   POLICY FLU 1 Promote compatibility between new development and existing development to avoid adverse impacts to the existing community. This is achieved through design and includes larger setbacks, landscaped or forested strips, transition zones, fencing, screening, density and/or built step downs, or other architectural and site planning measures that encourage harmony.
2. The 2006 Land Use Plan classifies this area as Rural in the Moyock subarea.
   POLICY SW7: Currituck County waste CONVENIENCE/COLLECTION AND RECYCLING CENTERS shall continue to be designed, located, improved and maintained to facility their use.

The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

Preliminary Applicant Findings:

1. This use will improve an existing public facility and will not exceed the county's ability to provide adequate services.

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
Planning Board: www.co.currituck.nc.us/board-of-commissioners-minutes-current.cfm

PLANNING BOARD DISCUSSION *(2/9/16)*

Brandon Harris, Quibble & Associates, Kurt Schmuhl, 100 Cypress Landing, Gloria Sivels, 496 Tulls Creek Road, and Coleman Bonney, 133 Northwest River Drive appeared before the board and were sworn in.
Ms. Voliva presented the staff report.

Mr. Craddock asked what type of lighting will replace the existing lighting.

Ms. Voliva said direct and full cutoff.

Mr. Cooper asked if the expansion is on the existing parcel.

Ms. Voliva said yes.

Mr. Cooper asked what is driving the expansion of this facility.

Ms. Voliva said it is her understanding that the facility has high traffic and the request will add two compactors and three bulk waste containers. The expansion will provide a new traffic pattern, one way in and one way out.

Attachment: Moyock Convenience Center Staff Report (BOC 3.21.16) (1449 : PB 15-26 Currituck County)

Mr. Cooper opened the public hearing.

Mr. Harris said the changes from the TRC meeting have been made.

Mr. Schmuhl said he is the president of the Homeowners Association for Cypress Landing, Phase 3. Their concern is the trash that builds up along Tulls Creek Road as a result of the solid waste convenience site.

Mr. Cooper asked if the contract with Waste Management, does it address trash that may fall out of these trucks as they leave the convenience site.

Mr. Woody said that staff can relay these concerns to the public works director, county manager, and sheriff's department.

Ms. Sivels said she too is concerned with the trash and debris along Tulls Creek Road living close to a convenience site. Ms. Sivels is asking as part of the approval that consideration is given to see what steps could be taken to help alleviate the problem.

Mr. Craddock asked who is responsible for clean-up along highways right-of-ways.

Ms. Voliva said NCDOT.

Mr. Craddock said many times trash and debris comes from citizens going to convenience sites rather than trash carrying trucks.

Mr. Bonney asked for clarification on the drive pattern.

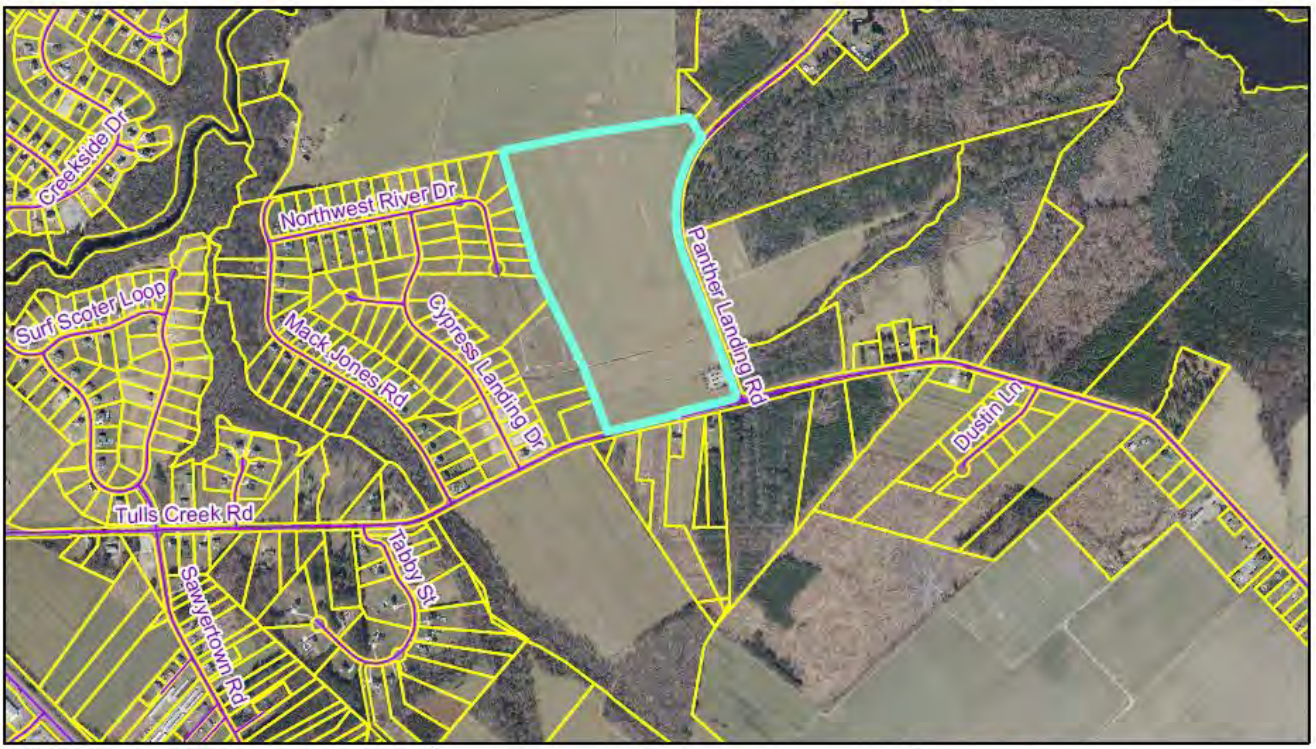
Ms. Voliva showed him on the site plan.

Mr. Cooper closed the public hearing.

Mr. Cooper moved to approve PB 15-26 as presented based on a demonstrative community need, with Technical Review Committee recommendations, use permit and site plan corrections which include landscape plan, exterior lighting plan, stormwater management plan, site triangles, vehicular circulation layout and parking plan; adequate parking spaces for the number of employees, provide the proposed vehicular circulation layout, provide the location of any proposed exterior lighting, provide site triangle at driveways, full cutoff lighting, and work with staff on any clean-up efforts that are proposed. Mr. Craddock seconded the motion and motion carried unanimously.

RESULT:	**RECOMMENDED APPROVAL [UNANIMOUS]**	**Next: 3/7/2016 5:00 PM**
MOVER:	John Cooper, Chairman	
SECONDER:	Steven Craddock, Board Member	
AYES:	John Cooper, Chairman, Carol Bell, Vice Chairman, Bobby Bell, Board Member, Clay Cartwright, Board Member, Mike Cason, Board Member, Steven Craddock, Board Member, Fred Whiteman, Board Member	
ABSENT:	Jane Overstreet, Board Member	

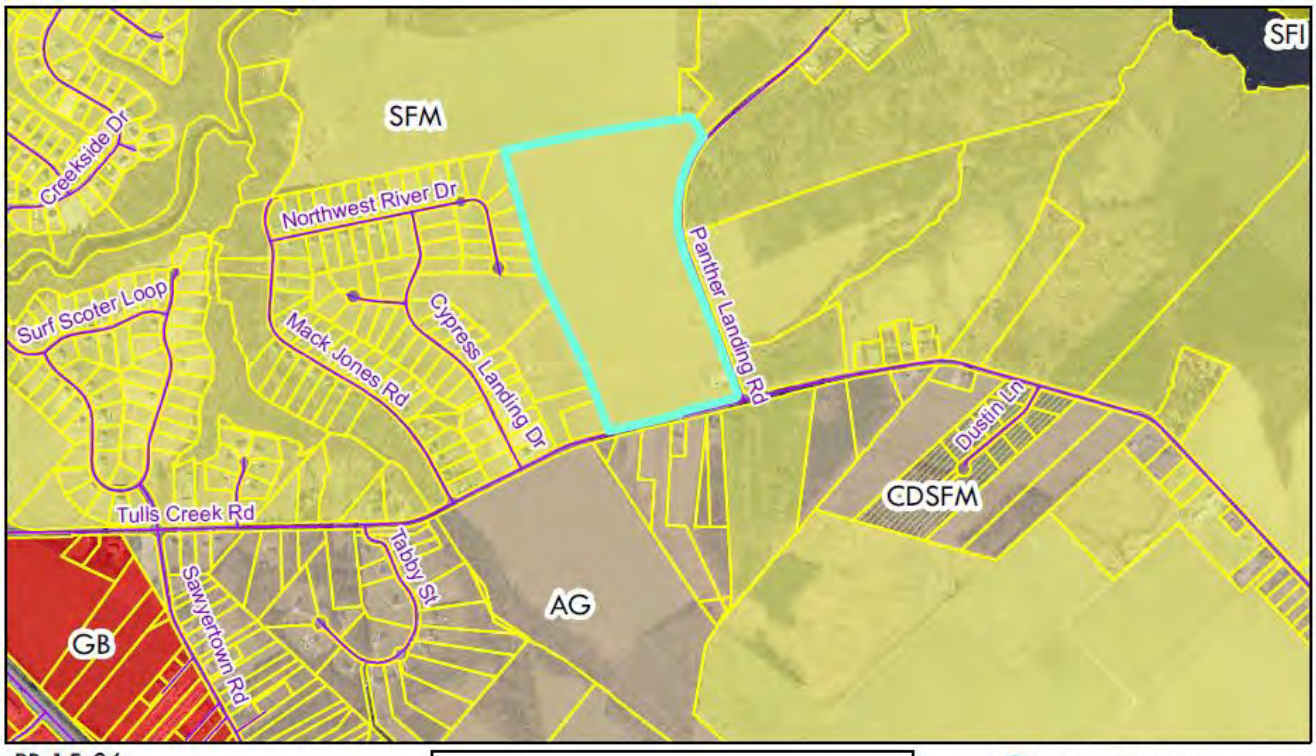
Attachment: Moyock Convenience Center Staff Report (BOC 3.21.16) (1449 : PB 15-26 Currituck County)



PB 15-26
Moyock Convenience Center
Aerial

0 500 1,000 2,000 Feet

Currituck County
Planning and Community
Development

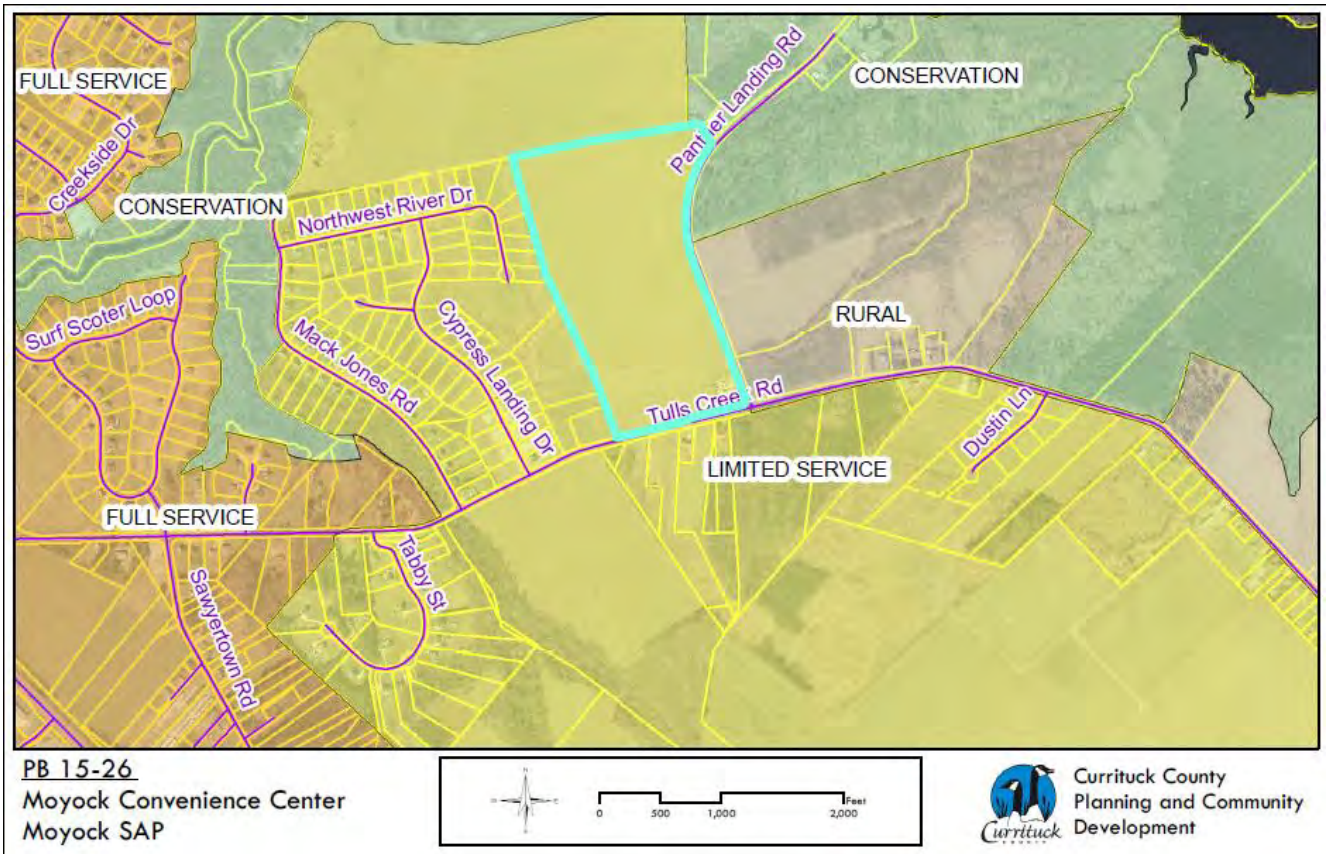


PB 15-26
Moyock Convenience Center
Zoning

0 500 1,000 2,000 Feet

Currituck County
Planning and Community
Development

Attachment: Moyock Convenience Center Staff Report (BOC 3.21.16) (1449 : PB 15-26 Currituck County)



Attachment: Moyock Convenience Center Staff Report (BOC 3.21.16) (1449 : PB 15-26 Currituck County)

Attachment: P14129.Panther Landing Site Plan.1.26.16.Submittal (1449 : PB 15-26 Currituck County)

LEGEND

- EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EX. UTILITY POLE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EXISTING CONTOUR
- EX. SPOT GRADE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED STORM PIPE
- PROPOSED LIGHT
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED CULVERT INLET PROTECTION

GENERAL NOTES:

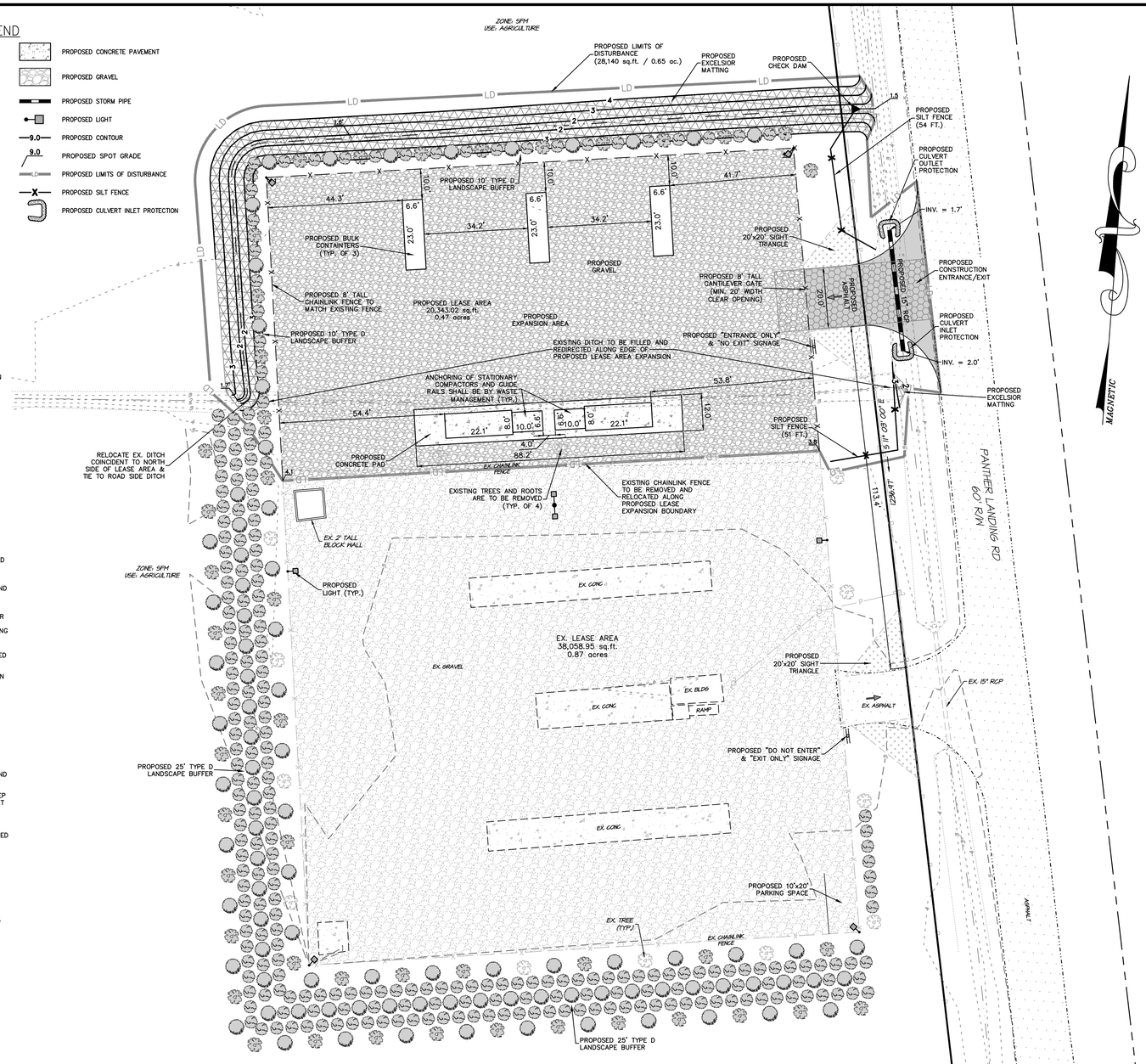
1. OWNER: SHEPHERD W. SMITH
   PO BOX 156
   MOYOCK, NC 27958
2. DEVELOPER: CURRITUCK COUNTY PUBLIC WORKS
   153 COURTHOUSE ROAD, SUITE 302
   CURRITUCK, NC 27929
3. PROPERTY ADDRESS: 101 PANTHER LANDING RD.
   MOYOCK, NC 27958
4. PIN: 0014000013B0000
5. RECORDED REFERENCE: D.B. 1197, PG. 890; D.B. 393,K PG. 327
6. ADDITIONAL REFERENCES: P.C. L, SL. 187; P.C. N, SL. 10
7. FIELD SURVEY DATE: 10/27/14 & 7/16/15
8. ZONE: SFM, SINGLE-FAMILY RESIDENTIAL MAINLAND
9. PROPOSED USE: CONVENIENCE CENTER
10. PROJECT SCOPE:
    EXPANSION OF EXISTING CONVENIENCE CENTER TO ACCOMMODATE TWO (2) ADDITIONAL COMPACTORS AND THREE (3) ADDITIONAL BULK CONTAINERS. EXPANSION SHALL CONSIST OF ASPHALT ENTRANCE, GRAVEL PAVEMENT, A CONCRETE PAD FOR THE COMPACTORS AND FENCE ALONG THE PERIMETER. THE EXISTING DRAINAGE DITCH SHALL BE REROUTED TO THE NORTHERN SIDE OF THE PROPOSED EXPANSION. TREES SHALL BE REMOVED AND REINSTALLED WHERE APPROPRIATE.
11. PARCEL AREA: 2,952,146.18 SQ.FT. – 67.77 ACRES
12. PROPOSED LOT COVERAGE:
    EXISTING WITHIN PROJECT AREA = 28,971 SQ.FT.
    PROPOSED WITHIN PROJECT AREA = 17,911 SQ.FT.
    TOTAL PROPOSED COVERAGE WITHIN PROJECT AREA = 46,882 SQ.FT.
13. PROPOSED TYPE "D" LANDSCAPING BUFFER CALCULATIONS: 655 LF PROVIDED
    REQUIRED:
    LARGE TREES: 18 ACI / 100 LF x 655 LF = 118 ACI
    SMALL TREES: 20 ACI / 100 LF x 655 LF = 131 ACI
    SHRUBS: 35 / 100 LF x 655 LF = 229
    PROVIDED:
    LARGE TREES: 4 ACI x 7 (EXISTING) + 2 ACI x 46 (PROPOSED) = 120 ACI
    SMALL TREES: 1.5 ACI x 88 = 132 ACI
    SHRUBS: 230
14. PROPERTY IS LOCATED IN A F.I.R.M. ZONE "AE" (EL. 5) (FIS 5.4") & SHADED "X" (0.2%) COMMUNITY CID NO. 370078; PANEL 8032; SUFFIX J. (MAP NUMBER 3721803200J) EFFECTIVE DATE: 12/16/05. SUBJECT TO CHANGES BY FEMA.
15. EARTHWORK: ANY OFFSITE BORROW MATERIAL SHALL COME FROM A NCDENR LAND QUALITY APPROVED SITE. OFFSITE DISPOSAL OF EXCESS MATERIAL SHALL BE TO A NCDENR LAND QUALITY SECTION APPROVED SITE.
16. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING STRUCTURES, PIPING, AND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DATA IN THE FIELD PRIOR TO CONSTRUCTION TO HIS OWN SATISFACTION. THE DIAMETERS OF EXISTING PIPING ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO PERFORMING FINAL CONNECTIONS. THE CONTRACTOR SHALL PERFORM ANY TEST PIT WORK OR PROVIDE LOCATION SERVICES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTACT NORTH CAROLINA 811, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION TO HAVE UTILITIES MARKED.
17. THE CONTRACTOR SHALL INSTALL PROPOSED IMPROVEMENTS AS TO AVOID UTILITY CONFLICTS. NEEDED CHANGES IN NEW PIPING OR STRUCTURES FROM THAT SHOWN ON THE DRAWINGS; OR MODIFICATIONS TO EXISTING UTILITY PIPING, STRUCTURES, OR OTHER INFRASTRUCTURE IN ORDER TO AVOID UTILITY CONFLICTS SHALL BE PRESENTED TO COUNTY AND THE ENGINEER FOR APPROVAL AND INCORPORATION INTO THE SCOPE OF WORK.
18. MAINTAIN AND PROTECT ALL OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, CABLE TV, WATER, AND ALL OTHER UTILITIES DURING ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR IS NOT PERMITTED TO INTERRUPT ANY UTILITY SERVICE WITHOUT PERMISSION BY THE COUNTY, THE UTILITY OWNER AND THE AFFECTED PROPERTY OWNER.
19. PROVIDE A MINIMUM OF 18 INCHES CLEARANCE BETWEEN PIPING AND FOOTINGS, STRUCTURES, AND OTHER PIPING UNLESS OTHERWISE INDICATED. A POSITIVE GRADE SHALL BE MAINTAINED FOR THE VERTICAL ALIGNMENT OF ALL UTILITY PIPING TO ELIMINATE THE FORMATION OF AIR POCKETS.
20. VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND THE LATEST EDITION OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION AND BEFORE EXCAVATION BEGINS. SILT FENCE, CULVERT INLET PROTECTION, INLET PROTECTION, AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO PREVENT THE MOVEMENT OF SEDIMENT DOWNSTREAM.
21. ALL NECESSARY EROSION AND SEDIMENT CONTROLS AND DEWATERING ACTIVITIES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
22. POSITIVE DRAINAGE SHALL BE PROVIDED FOR ALL AREAS AT ALL TIMES DURING CONSTRUCTION.
23. UNLESS OTHERWISE NOTED, REMOVE AND DISPOSE OF ALL ITEMS INDICATED TO BE DEMOLISHED OFF THE PROJECT SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
24. THE CONTRACTOR SHALL BE FULLY LIABLE FOR REPAIR OF ANY DAMAGES ON PUBLIC OR PRIVATE PROPERTY CAUSED BY HIS CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL REPLACE ALL DISTURBED SURFACES IN KIND, INCLUDING PAVEMENT, STONE, DITCHES, MAILBOXES, STORM CULVERTS, DRIVEWAY CULVERTS, ETC. CONTRACTOR SHALL REPLACE ROADSIDE SHOULDERS, DITCHES, FILL SLOPES/CUTS TO STABILIZED PRECONSTRUCTION CONDITIONS. ROADSIDE LANDSCAPING SHALL BE PROTECTED AS MUCH AS POSSIBLE.

SYMBOL	QUANTITY	COMMON NAME	HEIGHT	SPREAD	MIN. SIZE @ PLANTING
	12	BALD CYPRESS*	50' – 100'	20' – 30'	2" CAL. 8' HT.
	12	EASTERN RED CEDAR*	30' – 40'	10' – 20'	2" CAL. 8' HT.
	12	HONEYLOCUST*	50' – 75'	25' – 40'	2" CAL. 8' HT.
	11	RED MAPLE*	40' – 50'	25' – 45'	2" CAL. 8' HT.
	22	AMERICAN HOLLY**	15' – 30'	10' – 20'	1.5" CAL. 6' HT.
	22	BLACK HAW**	12' – 15'	8' – 12'	1.5" CAL. 6' HT.
	22	CRAPE MYRTLE**	15' – 30'	6' – 15'	1.5" CAL. 6' HT.
	22	FLOWERING DOGWOOD**	15' – 30'	15' – 20'	1.5" CAL. 6' HT.
	60	DWARF AZALEA***	3' – 6'	3' – 6'	3 GALLON
	59	DWARF HORNED HOLLY***	3' – 4'	3' – 4'	3 GALLON
	59	DWARF YAUPON HOLLY***	3' – 5'	3' – 6'	3 GALLON
	59	GLOSSY ABELIA***	3' – 6'	3' – 6'	3 GALLON

* CANOPY TREE SPECIES MAY BE SUBSTITUTED WITH THE SPECIES IDENTIFIED IN TABLE 3.4.6. OF THE CURRITUCK ADMINISTRATIVE MANUAL WITH COUNTY APPROVAL.

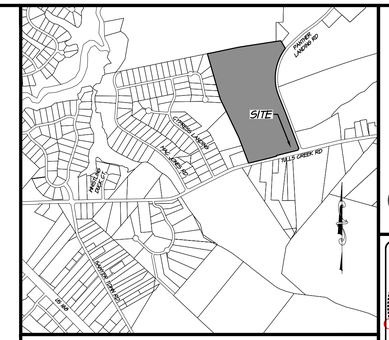
** UNDERSTORY TREE SPECIES MAY BE SUBSTITUTED WITH THE SPECIES IDENTIFIED IN TABLE 3.4.6. OF THE CURRITUCK ADMINISTRATIVE MANUAL WITH COUNTY APPROVAL.

*** COORDINATE INSTALLATION WITH OWNER. ORNAMENTAL SHRUB/GRASS SPECIES MAY BE SUBSTITUTED WITH THE SPECIES IDENTIFIED IN TABLE 3.4.6. OF THE CURRITUCK ADMINISTRATIVE MANUAL WITH COUNTY APPROVAL.



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VICINITY MAP (MOYOCK)
N.T.S.

SOIL EROSION & SEDIMENTATION CONTROL NOTES:

1. AREA TO BE DISTURBED: ±28,140 sq.ft. (±0.65 oc.)
2. PROVIDE A GROUNDCOVER STABILIZATION (TEMPORARY OR PERMANENT) ON ALL DENUDED DOWNSTREAM SURFACES FOLLOWING THE COMPLETION OF LAND DISTURBING ACTIVITIES PER THE CRITERIA LISTED BELOW:
   a. PERIMETER DIKES, BERMS, SWALES, DITCHES AND SLOPES SHALL BE STABILIZED IN 7 DAYS.
   b. HIGH QUALITY WATER (HQW) ZONES SHALL BE STABILIZED IN 7 DAYS.
   c. DOWNSTREAM SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IN 7 DAYS. IF SLOPES ARE 10' OR LESS AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
   d. DOWNSTREAM SLOPES 3:1 OR FLATTER AND LESS THAN 50' IN LENGTH SHALL BE STABILIZED IN 14 DAYS. SLOPES 3:1 OR FLATTER EXCEEDING 50' IN LENGTH SHALL BE STABILIZED IN 7 DAYS.
   e. ALL OTHER DOWNSTREAM AREAS WITH SLOPES 4:1 OR FLATTER SHALL BE STABILIZED WITHIN 14 DAYS.
3. IF LAND DISTURBING ACTIVITIES OCCUR OUTSIDE THE PERMANENT VEGETATION SEEDING DATES (APR. 1– SEP.30) THEN 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. & TEMP. SEEDING SPECIFICATIONS).
4. IF EXCESSIVE WIND EROSION OR STORMWATER RUNOFF EROSION DEVELOPS DURING TIME OF CONSTRUCTION ANY LOCATION ON THE PROJECT SITE, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AS DIRECTED BY THE ENGINEER TO ADDRESS THE PROBLEM AREA AND PREVENT DAMAGE TO ADJACENT PROPERTIES.
5. SOIL EROSION AND SEDIMENTATION CONTROLS TO BE INSPECTED, MAINTAINED AND REPAIRED AS NECESSARY UNTIL PERMANENT CONTROLS ARE ESTABLISHED.
   a. A RAIN GAUGE MUST MUST BE KEPT ON SITE.
   b. DEDICATED DEMOLITION AND OTHER WASTE AREAS AND EARTHEN MATERIAL STOCKPILES MUST BE LOCATED AT LEAST 50 FEET FROM DRAINS OR STREAMS UNLESS NO ALTERNATIVE IS FEASIBLE
   c. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN A HALF INCH (DURING A 24 HOUR PERIOD). IMMEDIATE CORRECTIVE ACTION MUST BE TAKEN FOR ANY DEVICE FAILURE.
   d. INSPECT ALL OUTLETS WHERE RUNOFF LEAVES SITE AND EVALUATE EFFECT ON NEARBY STREAMS. TAKE CORRECTIVE ACTION IF NECESSARY.
   e. MAINTAIN RECORDS OF INSPECTIONS AND CORRECTIVE ACTIONS.
   f. EARTHWORK NOTE: OFFSITE BORROW MATERIAL SHALL COME FROM AN NCDENR LAND QUALITY SECTION APPROVED SITE. OFFSITE DISPOSAL OF EXCESS MATERIAL SHALL BE TO AN NCDENR LAND QUALITY SECTION APPROVED SITE.

SOIL EROSION & SEDIMENTATION CONTROL NOTES:

PRECONSTRUCTION:

1) OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2) FLAG AND/OR ROUGH STAKE WORK LIMITS.
3) HOLD PRECONSTRUCTION CONFERENCE (OWNER, CONTRACTOR, ENGINEER, AND APPROPRIATE GOVERNMENT OFFICIALS) AT LEAST ONE WEEK PRIOR TO START OF CONSTRUCTION ACTIVITIES.

CONSTRUCTION:

4) INSTALL SILT FENCING AT LOCATIONS SHOWN ON PLAN.
5) INSTALL NEW CULVERT PIPE AND CONSTRUCTION DRIVEWAY ENTRANCE.
6) GRADE SITE ACCORDING TO PLAN AND BEGIN CONSTRUCTION OF PROPOSED IMPROVEMENTS.
7) INSTALL CONTRIBUTING STORM CONVEYANCES INCLUDING DITCH RELOCATION AND ALL ASSOCIATED EROSION CONTROLS.
8) ALL EROSION & SEDIMENTATION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER HEAVY RAINFALL EVENT. NEEDED REPAIRS AND MAINTENANCE WILL BE MADE IMMEDIATELY. FURTHERMORE, IF ANY WIND OR STORMWATER RUNOFF EROSION DEVELOPS DURING THE CONSTRUCTION OF THE PROJECT, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO ADDRESS THE PROBLEM AREA.
9) ONCE THE SITE CONSTRUCTION IS COMPLETE AND DENUDED SURFACES ARE FULLY STABILIZED; ALL STORMWATER CONVEYANCES, STRUCTURES, PIPING AND BASINS SHALL BE CLEANED OF ALL SILT/DEBRIS WHICH MAY HAVE ACCUMULATED DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY DESIGN GRADES OF ALL STORMWATER CONVEYANCES INCLUDING THE BASIN AND RESTORE TO DESIGN SPECIFICATIONS AS NECESSARY
10) UPON THE REMOVAL OF ACCUMULATED SEDIMENTS AND SITE STABILIZATION, ALL REMAINING EROSION CONTROLS MAY BE REMOVED FROM THE DEVELOPMENT. ALL DOWNSTREAM EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL OTHER DEVELOPMENT CONSTRUCTION ACTIVITIES.

Know what's **below.** **Call** before you dig.

NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.

GRAPHIC SCALE
20' 0 10' 20' 40'
(IN FEET)
1 inch = 20 ft.

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
NC License#: C-0208
PO Drawer 870, Kitty Hawk, NC 27949
Phone: (252) 261-3300 Fax: (252) 261-3146
E-Mail: administrator@quible.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040787 MICHAEL W. SMITH
DOCUMENT NOT CONSIDERED FINAL UNLESS SIGNED AND SEALED
CERTIFICATION

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NO.	DATE	REVISIONS
1	01/26/16	REVISED AS PER TRC COMMENTS

SITE PLAN

MOYOCK RECYCLING CENTER
SHEPHERD W. SMITH PROPERTY

NORTH CAROLINA
MOYOCK TOWNSHIP CURRITUCK COUNTY

COMMISSION NO. P14129
DESIGNED BY DLT
DRAWN BY JMH/DLT
CHECKED BY MWS
ISSUE DATE 12/23/15

SHEET NO. 1 OF 2 SHEETS

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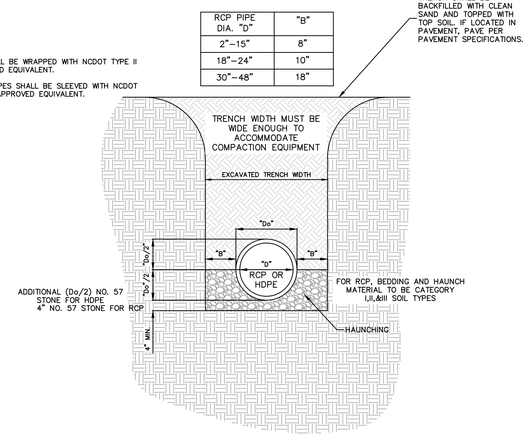
Attachment: P14129.Panther Landing Site Plan.1.26.16.Submittal (1449 : PB 15-26 Currituck County)

NOTES:

1. ALL PIPE JOINTS SHALL BE WRAPPED WITH NCDOT TYPE II GEOTEXTILE OR APPROVED EQUIVALENT.

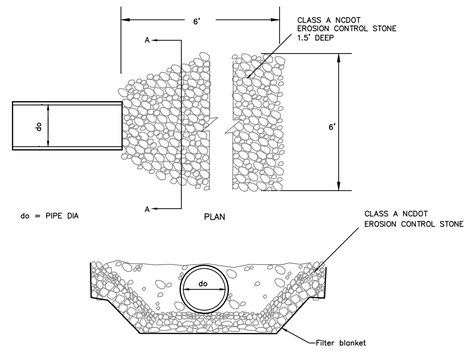
2. PERFORATED HDPE PIPES SHALL BE SLEEVED WITH NCDOT TYPE II GEOTEXTILE OR APPROVED EQUIVALENT.

RCP PIPE DIA. "D"	"B"
2"–15"	8"
18"–24"	10"
30"–48"	18"



STORM PIPE TRENCH SECTION

N.T.S.



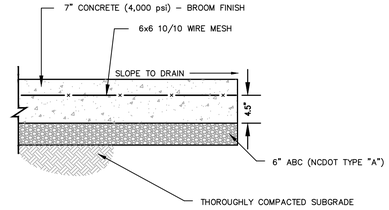
NOTES:

SEE APPROPRIATE OUTLET DETAIL FOR DIMENSIONS

– A filter blanket or filter fabric should be installed between the riprap and soil foundation.

RIP–RAP OUTLET DETAIL

N.T.S.



CONCRETE PAVEMENT SECTION

N.T.S.

NOTE:

– PROVIDE 7" THICK CONCRETE SLAB–ON–GRADE REINFORCED WITH 6x6–W1.4xW1.4 W.W.F

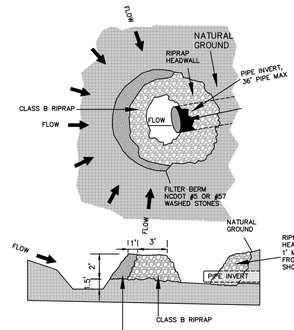
– REINFORCING STEEL ASTM, A615, GRADE 60, WELDED WIRE FABRIC ASTM, A185.

– 1–1/2" CLEAR CONCRETE COVER ON ALL REINFORCING.

COMPACTION NOTES:

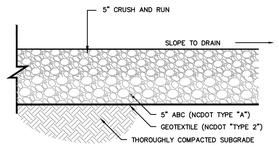
1. PROOF ROLL ALL NEW PAVED AREAS. NOTIFY OWNER AND ENGINEER OF ANY UNACCEPTABLE AREAS.
2. COMPACT BACKFILL AND SUBGRADE TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) ALL BACKFILL MATERIAL SHALL BE SELECT BACKFILL UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
3. SELECT FILL SHALL CONSIST OF SAND OR GRAVEL CONTAINING LESS THAN 20% BY WEIGHT OF FINES (SP, SM, SW, GP, GW) HAVING A LIQUID LIMIT LESS THAN 20 AND PLASTIC LIMIT LESS THAN 6, AND FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS, AND OTHER UNSUITABLE MATERIAL.

COMPACTION NOTES



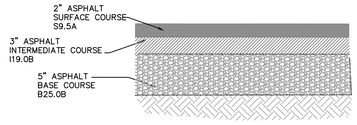
CULVERT INLET PROTECTION

N.T.S.



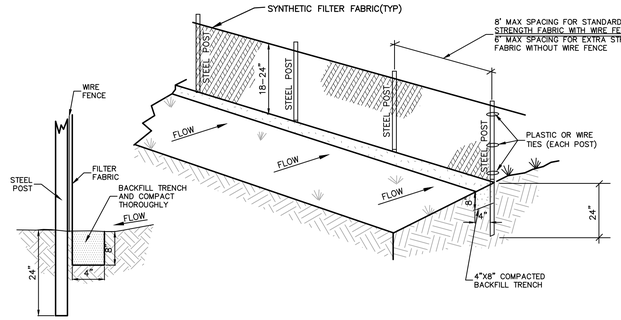
HEAVY DUTY GRAVEL PAVEMENT SECTION

N.T.S.



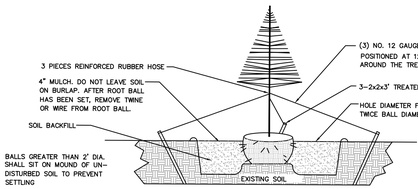
HEAVY DUTY ASPHALT X–SEC

N.T.S.



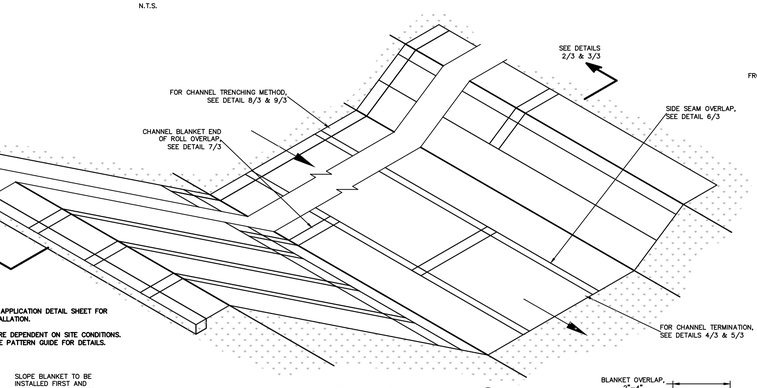
SILT FENCE DETAIL

N.T.S



TREE PLANTING DETAIL

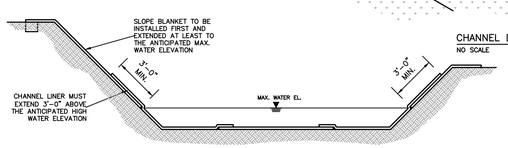
N.T.S.



NOTES:

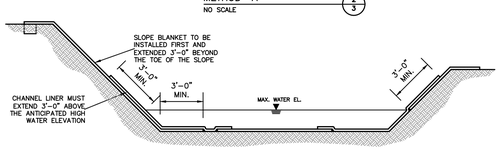
1. SEE CURLEX® SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.

2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE CURLEX® STAPLE PATTERN GUIDE FOR DETAILS.

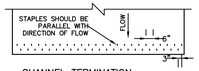


CHANNEL DETAIL 1/3 — NO SCALE

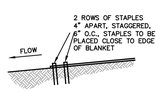
CHANNEL INSTALLATION METHOD "A" 2/3 — NO SCALE



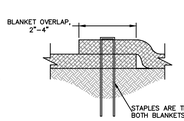
CHANNEL INSTALLATION METHOD "B" 3/3 — NO SCALE



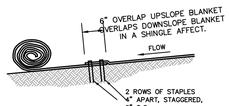
CHANNEL TERMINATION PLAN 4/3 — NO SCALE



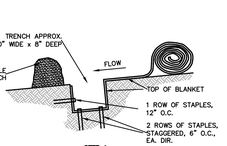
CHANNEL TERMINATION 5/3 — NO SCALE

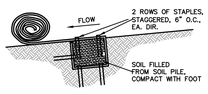


SIDE SEAM OVERLAP STAPLE DETAIL 6/3 — NO SCALE

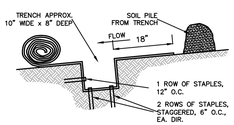


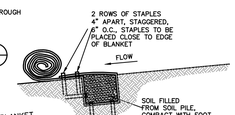
CHANNEL BLANKET END OF ROLL OVERLAP 7/3 — NO SCALE





CHANNEL TRENCHING METHOD "A" 8/3 — NO SCALE



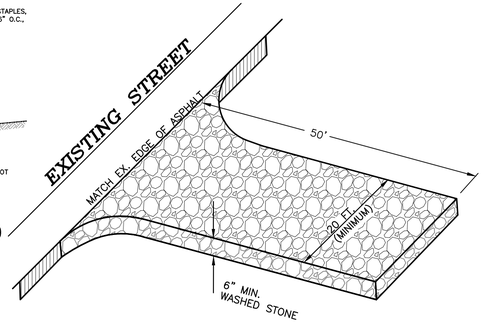


CHANNEL TRENCHING METHOD "B" 9/3 — NO SCALE

CURLEX® SLOPE APPLICATION DETAIL
AMERICAN EXCELSIOR COMPANY
ARLINGTON, TEXAS

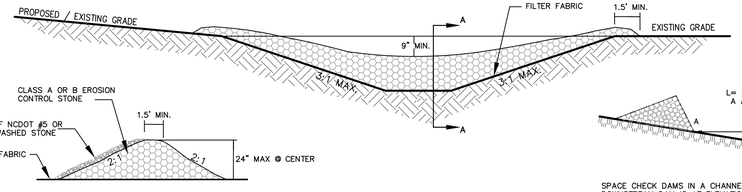
EXCELSIOR FABRIC DETAIL

N.T.S



GRAVEL CONSTRUCTION ENTRANCE/EXIT DETAIL

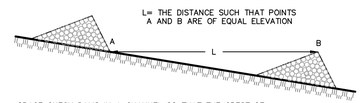
N.T.S



SECTION A–A

CHECK DAM DETAIL

N.T.S.



SPACE CHECK DAMS IN A CHANNEL SO THAT THE CREST OF DOWNSTREAM DAM IS AT ELEVATION OF THE TOE OF UPSTREAM DAM.

PERMANENT VEGETATION

SEEDING DATES: APRIL 1 – AUGUST 31:

SEED MIXTURE	APPLICATION RATES/ACRE
REBEL II FESCUE	130 LBS.
COMMON BERMUDA 'SAHARA' (HULLED)	215 LBS.

SEEDING DATES: SEPT. 1 – MARCH 31:

SEED MIXTURE	APPLICATION RATES/ACRE
REBEL II FESCUE	250 LBS.
COMMON BERMUDA 'SAHARA' (UNHULLED)	215 LBS.

TEMPORARY VEGETATION

SEEDING DATES: AUG. 16 – APRIL 15:

SEED MIXTURE	APPLICATION RATES/ACRE
RYE GRAIN	120 LBS

SEEDING DATES: APRIL 16 – AUG. 15:

SEED MIXTURE	APPLICATION RATES/ACRE
GERMAN MILLET	40 LBS

SEEDBED PREPARATION:

LOOSEN SOILS TO A DEPTH OF 6–8 INCHES USING A RIPPER, HARROW, OR CHISEL PLOW, BREAK UP CLODS, REMOVE UNACCEPTABLE GROWTH (STICKS, ROOTS), STONES (>3"), AND OTHER MATERIALS, AND WORK THE TOP 3–4 INCHES OF THE SOIL INTO A SEEDBED. THE AREA TO BE SEEDED SHALL BE RE–COMPACTED UTILIZING A CULTIPACKER ROLLER AND A SMOOTH EVEN SOIL SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE SHALL BE THE FINISHED GRADE.

SOIL AMENDMENTS:

OBTAIN A SOIL TEST TO DETERMINE APPLICATION RATES AND FOLLOW RECOMMENDATIONS OF SOIL TESTS. WHEN A SOIL TEST IS NOT POSSIBLE, APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10–10–10 STARTER FERTILIZER.

MULCHING:

APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL.

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 OFTEN SUFFICIENT 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 SEEDLINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP, THEY MUST BE FILLED IN, RE–SEEDED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.

MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE. (COMPLETE VEGETATIVE COVER IS REQUIRED REGARDLESS OF COUNTY ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND FINAL PAYMENT WILL NOT BE AWARDED UNTIL COMPLETE ESTABLISHMENT OF VEGETATIVE COVER.)

WEAK OR DAMAGED SPOTS MUST BE RELIMED, FERTILIZED, MULCHED, AND RESEEDED AS PROMPTLY AS POSSIBLE. REFERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

SEEDING SPECIFICATIONS

Quible & Associates, P.C.
SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
NC License#: C–0208
PO Drawer 870, Kitty Hawk, NC 27949
Phone: (252) 261–3300 Fax: (252) 261–3146
E–Mail: administrator@quible.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040232 MICHAEL S. JURKOVICH
DOCUMENT NOT FOR RECORDATION
CERTIFICATION

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REVISIONS

NO.	DATE	
1.	01/26/16	REVISED AS PER TRC COMMENTS

SITE DETAILS

MOYOCK RECYCLING CENTER
SHEPHERD W. SMITH PROPERTY
MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

COMMISSION NO. P14129
DESIGNED BY DLT
DRAWN BY JMH/DLT
CHECKED BY MWS
ISSUE DATE 11/16/15

SHEET NO. 2 OF 2 SHEETS

D:\2014\P14129\Drawings\P14129 Sheet.dwg 1/26/2016 10:35 AM JMHuffle

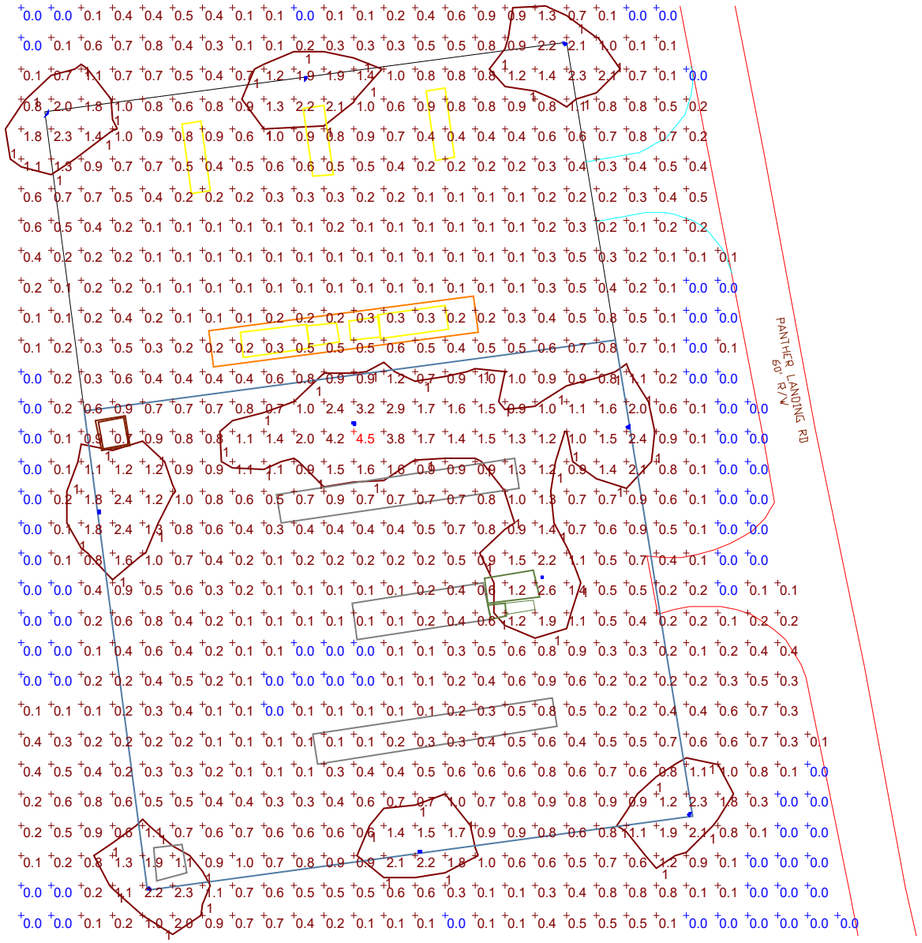
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	11	Lithonia Lighting	AS1 100M SR2 HS	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR2 REFLECTOR, BLACK INTERNAL HOUSE SIDE SHIELD. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 100-WATT CLEAR E-17 METAL HALIDE, HORIZONTAL POSITION.	1	AS1_100M_SR2_HS.ies	9000	1	140	20'

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	4.5 fc	0.0 fc	N/A	N/A





Plan View - A

VISUAL

MOYOCK RECYCLING CENTER
MOYOCK, NC

Designer
JMH
Date
1/26/2016
Scale
Not to Scale
Drawing No.
P14129
Summary

1 of 1

Currituck County
Department of Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

To: Brenda McQueen,
Shepherd W. Smith
Quible and Associates

From: Donna Voliva, Sr. Planner

Date: January 14, 2016

Re: PB 15-26 Moyock Solid Waste Convenient Center – Panther Landing, Use Permit TRC Comments

---

The following comments have been received for the January 20, 2016 Technical Review Committee meeting. In order to be scheduled for the February 9, 2016 Planning Board meeting, please address all comments and resubmit a corrected plan by 3:00 p.m. on January 25, 2016. TRC comments are valid for six months from the date of the TRC meeting.

Planning, (Donna Voliva 252-232-6032)
Approved with corrections:

1. The request is for a use permit and the site plan submitted is considered a conceptual plan. The submitted plan does provide most of the required design features for the major site plan, but the plan must also contain the following information in order to meet the major site plan contents:
    a. Landscape plan (species, caliper, spacing)
    b. Exterior lighting plan (if proposed)
    c. Minor stormwater management plan and form (SW-001)
    d. Site triangles
    e. Vehicular circulation layout and parking plan
2. The site shall provide an adequate number of parking spaces for the number of employees for the use. The parking space shall be screened. (Section 5.1.3.E.)
3. Provide the proposed vehicular circulation layout (one/two-way entrance/exit).
4. Provide the location of any proposed exterior lighting.
5. Provide site triangle at driveways.

Currituck County Building Inspections (Bill Newns, 252-232-6023)
Reviewed

Currituck County Engineer (Eric Weatherly/Michelle Perry, 252-232-6034/Currituck Soil and Water (Will Creef, 252-232-3360)
Approved

Currituck County Fire and Emergency Management (James Mims, 252-232-6641)
No comment

Attachment: Moyock Convenience Center UP TRC Comments 1.20.2016 (1449 : PB 15-26 Currituck County)

Currituck County GIS (Harry Lee, 252-232-4039)
Reviewed

Currituck County Parks and Recreation (Jason Weeks, 252-232-3007)
No comment

Currituck County Utilities (Pat Irwin, 252-232-6061)
No comment

Albemarle Regional Health Services (Joe Hobbs, 252-232-6603)
Reviewed

1. Need to improve lighting at facility which will improve safety for workers and citizens.
2. Need to improve facility in the storage and handling of oil and other petroleum based waste products in order to prevent spills on ground.

NC DOT, Division of Highways (Jim Hoadley 252-331-4737)
Reviewed

1. Site will need a driveway permit from NCDOT.

NC Division of Coastal Management (Charlan Owens, 252-264-3901)
No comment

NC State Archeology (Lawrence Abbott, 919-807-6554)
Reviewed with comment:

1. An archaeological survey is not recommended.

The following items are necessary for resubmittal:

- 3 - full size copies of revised plans.
- 10 – 11"x17" copies of the plan.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised or new documents and plans.

Attachment: Moyock Convenience Center UP TRC Comments 1.20.2016 (1449 : PB 15-26 Currituck County)

Community Meeting Summary
Use Permit Amendment – Panther Landing Convenience Center
Parcel ID No. 0014-000-013B-0000
Moyock, Currituck County, NC

Introduction

A community meeting for the proposed Amended Use Permit Application of the above referenced parcel in Moyock, Currituck County was held on Monday December 21, 2015 at 2:00 p.m. at the Moyock Public Library. The meeting was conducted by Quible & Associates, P.C. (Quible) and Currituck County Public Works. Ms. Brenda McQueen with Currituck County was in attendance.

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcel of the intent to expand the current solid waste and recycling center located at 101 Panther Landing in Moyock.

Meeting synopsis

Brenda McQueen and Warren Eadus met with the property owner, Shepherd Smith and Ms. Judith Pinney— who were the only two attendees. We explained the purpose of the meeting and the proposed project. Both individuals stated their support for the project and we talked about landscaping, lighting and other requirements that were a part of the proposed expansion.

Copies of all attendees and an agenda that were made available at the meeting are provided as attachments. No written comments from any participant were generated at the meeting.

Attachment: Moyock Conv Community Meeting (1449 : PB 15-26 Currituck County)

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
Phone: (252) 491-8147
Fax: (252) 491-8146
Web: www.quible.com

Community Meeting for Amended Use Permit – Moyock Solid Waste and Recycling
Parcel Identification Number 0014000013B0000
101 Panther Landing, Moyock Currituck County, NC

December 21, 2015

AGENDA

1. **General Introduction**
   a. Quible & Associates, P.C.
   b. Currituck County

2. **Existing Information**
   a. Location: 101 Panther Landing
   b. Lot Size: 67 Acres
   c. Current Land Use: Agricultural and Existing Solid Waste and Recycling Center
   d. Site Zoning: SFM; Site Use is Agricultural

3. **Discussion**
   a. Amend Use Permit to allow for expansion of existing facility
   b. Add new driveway
   c. Add two compactors and three bulk containers

4. **Questions & Comments**
   a. Quible & Associates and County Public Works employees are available to answer questions and comments
   b. Comments can be provided in writing on Comment Forms provided or they can be sent to Warren Eadus of Quible & Associates, P.C. by email at weadus@quible.com or by phone at 252-491-8147.

Attachment: Moyock Conv Community Meeting (1449 : PB 15-26 Currituck County)

SIGN UP SHEET

COMMUNITY MEETING FOR AMENDED USE PERMIT - MOYOCK SOLID WASTE AND RECYCLING 101 PANTHER LANDING.

1.	WARREN KRAUS	QUIBLE	491-8147
2.	BRENDA MCQUEEN	CURRITUCK PUBLIC WORKS	232-2504
3.	~~Shepherd Smith~~		
4.	JUDY PINNEY		252-435-6656

Jil Wilson
PO Box 235
Norfolk, VA 23501

Tony Brunson
7200 Springlake Dr.
Prince George, VA 23875

Donald Lane Trustee
2520 Centerville Turnpike S.
Chesapeake, VA 23322

James Spellman
Yolonda Saunders
Robin Saunders
536 Nelson St.
Norfolk, VA 23523

Elisie Saunders
James Spellman
Yolanda Saunders
508 Tulls Creek Rd.
Moyock, NC 27958

Marquis Sivels
Gloria Sivels
PO Box 123
Moyock, NC 27958

Ja'Net Clayton
3312 Woodbaugh Dr., C3
Chesapeake, VA 23321

The Joseph C. Harcum Revoc. Trust
32054 Sycamore Church Rd.
Franklin, VA 23851

Cypress Landing III Property Owners Association, Inc.
525 S. Independence Blvd., Suite 200
Virginia Beach, VA 23452

Jerry Old
1669 Tulls Creek Rd.
Moyock, NC 27958

Tamara Blowe
Demetrius Blowe
139 Northwest River Dr.
Moyock, NC 27958

Ryan Dorow
Christine Dorow
137 Northwest River Dr.
Moyock, NC 27958

John Putnam
135 Northwest River Dr.
Moyock, NC 27958

Coleman Bonney
Ashley Bonney
133 Northwest River Dr.
Moyock, NC 27958

Kyle Duncan
Sara Duncan
131 Northwest River Dr.
Moyock, NC 27958

Donald Boylen, II
Alisa Boylen
129 Northwest River Dr.
Moyock, NC 27958

Whitney Sessoms
Nevie Sessoms
127 Northwest River Dr.
Moyock, NC 27958

Raymond Jones
247 Mack Jones Rd.
Moyock, NC 27958

Effie Jones
George Jones, Jr.
PO Box 207
Moyock, NC 27958

Michael Coleman
Catherine Coleman
PO Box 22
Hamstead, NC 28443

Michael Coleman
Susan Kay
PO Box 22
Hamstead, NC 28443

Linda Vick
10453 Starlight Place
Waldorf, MD 20603

Bessie Jones
6974 Kim Lane
Friendship, MD 20758

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature
X [signature] ☑ Ag ☐ Ad

B. Received by (Printed Name) JEANNIE C. | C. Date of 12/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

1. Article Addressed to:
Jerry Old
1609 Tulls Creek Rd
Moyock NC 27958

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandis
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2956

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MONAEL COLEMAN
SUSAN KAY
PO Box 22
Homestead NC
28443

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Address

B. Received by (Printed Name) SUSAN C. KAY | C. Date of Delive 9 2013

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

NC 284

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandis
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 3007

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Jeffrey S Calhoun
157 Bridgetop Drive
Bedford PA 15522

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Address

B. Received by (Printed Name) | C. Date of Delive

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 2680 0002 5929 6632

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joseph A. Hnaum Revoc. Trust
32054 Sycamore Church Rd
Franklin VA 23851

A. Signature
X M. Boyce
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FRANKLIN VA
DEC 08 2015
USPS 23851

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2932

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Whitney Sessoms
Neuse Sessoms
127 Northwest River Dr
Moyock NC 27958

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Whitney Sessoms
☑ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 2680 0002 5929 6663

PS Form 3811, July 2013 Domestic Return Receipt

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■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tony Brunson
7200 Springlake Dr
Prince George VA
23875

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Lynda Brunson C. Date of Delivery 12-9-15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2871

PS Form 3811, July 2013 Domestic Return Receipt

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■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Tamara Blowe
Demetrius Blowe
129 Northwest River Dr
Moyock NC 27958

A. Signature
x Tamara Blowe ☐ Ag ☐ Ad

B. Received by (Printed Name) C. Date of

D. Is delivery address different from item 1? ☐ Ye ☐ No
If YES, enter delivery address below:
Tamara Blowe

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandis
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2963

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John Putnam
135 Northwest River Dr
Moyock NC 27958

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x ☐ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delive

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service labe 7013 1710 0000 2879 3052

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Michael Coleman
Catherine Coleman
PO Box 22
Hampstead NC
28443

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x M.B Coleman ☐ Agent ☐ Address

B. Received by (Printed Name) M.B. Coleman C. Date of Delive

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 2680 0002 5929 6649

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ryan & Christine Dorow
137 Northwest River Dr
Moyock NC 27958

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) Christine Dorow

C. Date of Delivery 12/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2970

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donald Lane Trustee
2500 Continuing Tumpike
Chesapeake VA 23322

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery 12/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2888

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J.I Wilson
PO Box 225
Norfolk VA 23501

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) VILY: WILSON

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MOWU NORFOLK 23501
DEC 2016
USPS

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2864

PS Form 3811, July 2013 Domestic Return Receipt

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

or on the front if space permits.

1. Article Addressed to:

Effie Jones
George Jones JR
PO Box 207
Moyock NC
27958

A. Signature

X Effie C Jones ☐ Ag ☐ Ad

B. Received by (Printed Name) Effie C. Jones C. Date of 12-11

D. Is delivery address different from item 1? ☐ Ye
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 3014

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Linda Vick
10453 Starlight Pl
Waldorf MD 20603

WALDORF MD DEC 20693

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Linda Vick ☐ Agent ☒ Address

B. Received by (Printed Name) Linda G Vick C. Date of Delive 12/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

[redacted]

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2994

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raymond Jones
247 Mack Jones Rd
Moyock NC 27958

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Raymond Jones ☐ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delive 12-11-15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 2680 0002 5929 6656

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bessie Jones
6974 Tim Lane
Friendship MD 20758

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) WAYNE COLEMAN C. Date of Delivery 12/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2987

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JA'Net Clayton
3312 Woodbough Dr. C3
Chesapeake VA 23321

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery 12/9

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2925

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Elsie Yolanda Saunders
Jones Spellman
508 Tulls Creek Rd
Moyock NC 27958

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Elsie B. Saunders C. Date of Delivery 12/15/15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 1710 0000 2879 2901

PS Form 3811, July 2013 Domestic Return Receipt

Use Permit
Application

OFFICIAL USE ONLY:
Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:
Name: County of Currituck
Address: 153 Courthouse Road
Currituck, NC 27929
Telephone: (252) 232-2504
E-Mail Address: brenda.mcqueen@currituckcountync.gov

PROPERTY OWNER:
Name: Shepherd W. Smith
Address: PO Box 156
Moyock, NC 27958
Telephone: (252) 207-3002
E-Mail Address: currituckhomes@embarqmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: 101 Panther Landing Road, Moyock NC 27958
Location: Intersection of Tulls Creek Road and Panther Landing Road, Moyock NC
Parcel Identification Number(s): 0014-000-013B-0000
Total Parcel(s) Acreage: +/- 67.77 acres
Existing Land Use of Property: Agriculture and existing solid waste Convenience Center.

Request

Project Name: Moyock Solid Waste Convenience Site-Panther Landing
Proposed Use of the Property: Expansion of the existing solid waste convenience center
Deed Book/Page Number and/or Plat Cabinet/Slide Number: DB 1197 PG 890; DB 393 K PG 327
Total square footage of land disturbance activity: 28,140
Total lot coverage: 46,882 sf (28,971 sf existing)
Total vehicular use area: =/- 10,400 sf
Existing gross floor area: N/A
Proposed gross floor area: N/A

Community Meeting

Date Meeting Held: 12/14/15
Meeting Location: Moyock Public Library

Purpose of the Use Permit and Project Narrative (please provide on additional paper if needed):

Expansion of the existing Moyock Solid Waste Convenience Center. This request is the amendment of a use permit to allow for the expansion to accommodate the heavy volume of use this center (busiest in County) has. This expansion will allow for an additional point of ingress and one way traffic flow. In addition, two compactors will be added along with three bulk waste containers.

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

The proposed expansion and improvements will improve public health (by allowing for the proper disposal of solid waste) and provide for one way traffic flow which will make the site safer to use.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

The expansion will be the same use and will not adversely impact surrounding lands and is in harmony with the Land Use Plan.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The use is in conformity with the Land Use Plan and is existing.

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

This use will improve a public facility and will not exceed the County's ability to provide adequate services.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Property Owner(s)/Applicant* Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1484)

Agenda Item Title

Consideration and Action: Moyock Commons, Phase 2, Subsequent Similar Request: Request for the Board to consider a subsequent rezoning request for Moyock Commons, Phase 2

Brief Description of Agenda Item:

Mr. Friedman is asking the board to consider a subsequent rezoning request for Moyock Commons, Phase 2. The request had been scheduled for Board consideration on March 7, 2016, but was removed from the agenda to offer the applicant an opportunity to present his case to the entire Board. A super majority is required for approval and a full board was not present when the item was originally scheduled.

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Ben Woody

COUNTY OF CURRITUCK
Planning and Community Development Department
Planning and Zoning Division
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
Telephone (252) 232-3055 / Fax (252) 232-3026

TO: Board of Commissioners

FROM: Planning Staff

DATE: February 19, 2016

SUBJECT: Moyock Commons, Phase 2, Subsequent Similar Request

Chip Freidman is asking the board to consider a subsequent rezoning request for Moyock Commons, Phase 2. As you may recall the board denied the rezoning request (AG to C-SFM) for this property on December 7, 2015. Section 2.3.16 of the UDO requires a one year waiting period after an application is denied before an application proposing the same or similar development may be submitted for the same land. This same section of the UDO allows the board to waive this time limit only on a finding by two-thirds of its membership that the owner or agent has demonstrated that:

- There is a substantial change in circumstances relevant to the issues or facts considered during review of the prior application that might reasonably affect the board's application of the relevant review standards to the development proposed in the new application; or
- New or additional information is available that was not available at the time of review of the prior application and that might reasonably affect the board's application of the relevant review standards to the development proposed in the new application; or
- The new application proposed to be submitted is materially different from the prior application; or
- The final decision on the prior application was based on a material mistake of fact.

Mr. Friedman request the one year period be waived upon the following:

- This application is for a different zoning district
- The 2016 newly enacted UDO changes to this zoning district and changes to other zoning districts by the board.
- The new information learned from Dan Scanlon, County Manager, at the December 7, 2015 public hearing where he requested direction from the board

Attachment: Friedman Request BOC 3.21.16 (1484 : Moyock Commons, Phase 2, Subsequent Similar Request)

for the Moyock watershed drainage district needing improvements to the districts 869 acres per North Carolina Statue on districts.

- New information from engineer Andy Deel stating improvements to this property's ditches will benefit the drainage district.

The purpose for the UDO one year required waiting period is noted by the North Carolina Supreme Court in George v. Town of Edenton, 294 N.C. 679, 242 S.E.2d 877 (1978), "A waiting period required by the ordinance is designed to prevent an applicant from subjecting the residents of an area to the burden of having to protest and defend against a series of repetitious applications."

Should the board find that granting a waiver of the one year waiting period is justified; the subsequent rezoning request will proceed as a new application.

Thank you.

Attachment: Friedman Request BOC 3.21.16 (1484 : Moyock Commons, Phase 2, Subsequent Similar Request)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1481)

Agenda Item Title

Approval of Contract with Air Concepts, Inc.

Brief Description of Agenda Item:

Board review and approval of a County service contract with Air Concepts, Inc. Approval is required pursuant to G.S. 14-234 because the business is owned by County Commissioner, Mike Payment.

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Donald (Ike) I. McRee Jr

INDEPENDENT CONTRACTOR AGREEMENT

THIS AGREEMENT is made the 2nd day of December, 2015 between the **County of Currituck** (hereinafter "County") **and Air Concepts, Inc.** [Contractor], (hereinafter "Contractor").

RECITALS

County is a body corporate and politic of the State of North Carolina with the duties and powers set forth in Chapter 153A of the North Carolina General Statutes.

Contractor represents that it is duly qualified to perform business, and otherwise to transact business in North Carolina.

IT IS THEREFORE AGREED as follows:

1. Scope of Work. Contractor agrees to perform the following services for County: **This is a blanket contract to cover heating and air conditioning repairs as needed from the date of this contract to November 30, 2016** (hereinafter "the Services").

2. Compensation. Contractor will be paid for its Services by County as follows: **Contractor will be compensated when work is completed and billed via invoice from a blanket Purchase Order in an amount not to exceed $40,000.00.**

3. Contractor's Freedom to Contract. Contractor may employ assistants at its sole expense and discretion as may be necessary to fulfill Contractor's obligations under this Agreement. Contractor agrees that anyone to whom it delegates any or all of the Services called for by this contract will be competent, qualified and capable of performing the work without any supervision, contact or assistance by County's employees. Any such assistant will be employed

Attachment: 2016-March 21 Agenda-Air Concepts Blanket Contract (1481 : Air Concepts-Blanket Contract)

only by Contractor, and will not be an employee of the County while performing services under this contract.

4. Expenses. County shall not be liable to Contractor for any expenses which Contractor incurs, nor shall Contractor be liable to County for office help or expenses. Contractor shall have no authority to bind County by any promise or representation, unless specifically authorized by the County Manager in writing to do so.

5. Term. This Agreement may be terminated by either party at any time upon **thirty (30) days** written notice to the other party. Upon the termination of this Agreement, Contractor shall prepare and provide to County a list of all pending unfinished business involving Contractor. **Contracted Services under the terms of this agreement shall terminate upon completion of the Services which shall in no event exceed November 30, 2016.**

6. Nature of Relationship. Contractor understands that it is an independent contractor and is not an employee, subcontractor, agent, servant, partner nor joint venturer of County. Contractor understands that it has the right to use its best judgment and efforts to fulfill the terms and obligations of this Agreement. Contractor further understands and acknowledges the following:

a. That it will receive no compensation other than as outlined in this Agreement and is not subject to nor eligible for any benefits which may be offered by County to its employees, such as vacation pay, sick leave, insurance coverage or retirement plan participation.

b. Its Services provided in accordance with this Agreement are an independent calling or occupation.

Attachment: 2016-March 21 Agenda-Air Concepts Blanket Contract (1481 : Air Concepts-Blanket Contract)

c. Contractor is expected to use its own skill, judgment and expertise to fulfill the obligations of this Agreement, and is not supervised, directed or controlled by County as to the means or methods it should employ.

d. Contract is not required to perform tasks in any particular order or sequence.

e. Contractor needs no training from County as to how to fulfill its duties and responsibilities.

f. Contractor may determine its own daily schedule and those of its own employees or servants without prior approval of County.

g. Contractor is not required to devote any particular percentage of its time or resources to perform the Services required hereunder.

h. Contractor furnishes its own equipment and supplies and is expected to maintain its business office somewhere other than at the County's office.

i. To the extent Contractor must procure or maintain any insurance, license, certification or trade membership, it must do so at its own cost.

j. This Agreement shall not prevent Contractor from performing other services for other parties. Contractor may engage in other business endeavors or projects of any kind or nature.

7. Taxes. Contractor assumes exclusive liability for payment of all federal, state or other governmental division taxes and contributions for social security, Medicare/Medicaid, etc., now or hereafter required, incurred or assessed by law. Contractors providing equipment, materials, parts or supplies shall provide a breakdown of labor, materials, parts or supplies and sales tax by County or a sales tax report approved by the County Finance Department with the

Attachment: 2016-March 21 Agenda-Air Concepts Blanket Contract (1481 : Air Concepts-Blanket Contract)

invoice. Contractor agrees to indemnify and hold harmless the County from any claims for taxes as described in this Section.

8. Insurance. Contractor understands and agrees that neither it nor its employees are subject to workers' compensation or general liability coverage maintained by the County for its employees. Contractor agrees to procure and maintain workers' compensation insurance coverage for the benefit of contractor's employees or subcontractors and to procure general liability insurance listing the County as an additional insured at all times relevant to this Agreement. Contractor shall provide to County upon request a valid and current certificate of workers' compensation and general liability insurance. In the event Contractor shall fail at any time to have in force and effect insurance as required by this Section, Contractor agrees to indemnify and hold harmless County for (1) any premium paid by County to maintain insurance coverage applicable to Contractor and/or its employees or subcontractors; (2) any worker's compensation benefits paid by County as a result of Contractor's failure to comply with this Section; and (3) any amounts paid by County for general liability claims as a result of Contractor's failure to comply with this Section.

9. Indemnity. Contractor shall and does hereby agree to indemnify, save harmless and defend County from the payment of any sum or sums of money to any person whomsoever on account of claims or suits growing out of injuries to persons, including death, or damage to property caused by Contractor, its employees, agents or subcontractors in any way attributable to the performance of the Services, including (but without limiting the generality of the foregoing), all claims for service, labor performed, materials furnished, provisions and supplies, injuries to person or damage to property, liens, garnishments, attachments, claims, suits, costs, attorneys'

Attachment: 2016-March 21 Agenda-Air Concepts Blanket Contract (1481 : Air Concepts-Blanket Contract)

fees, costs of investigation and of defense. It is the intention of this paragraph to hold the Contractor responsible for the payment of any and all claims, suits, or liens, of any nature and character, in any way attributable to or asserted against County or against Contractor and County, or which the County may be required to pay. In the event the liability of the Contractor shall arise by reason of the sole negligence of County and/or the sole negligence of County's employees, agents or servants, then and only then, Contractor shall not be liable under the provisions of this paragraph.

10. Arbitration. Any controversy or claim arising out of, or relating to this Agreement, or its breach, shall be settled by arbitration in Currituck County, North Carolina in accordance with the provisions of the North Carolina Revised Uniform Arbitration Act, (the "Act"). The parties to this Agreement understand that this arbitration provision shall expressly apply to this Agreement in accordance with the Act. Judgment upon the award rendered may be entered and enforced in any court of competent jurisdiction.

11. E-Verify. Contractor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if Contractor utilizes a subcontractor, Contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

12. Notices. Any notice, request or report given by one party to the other shall be in writing, deposited in the United States Mail (postage prepaid) or hand delivered and properly addressed as follows:

If the notice is to County:
Daniel F. Scanlon II, County Manager
153 Courthouse Road, Suite 204
Currituck, NC 27929

Attachment: 2016-March 21 Agenda-Air Concepts Blanket Contract (1481 : Air Concepts-Blanket Contract)

If the notice is to Contractor:
Air Concepts, Inc.
1417 Kelland Drive, Suite K
Chesapeake, VA 23320

13. Non-Waiver. Nothing set forth herein is intended nor shall be construed as a waiver of any immunity available to County, its governing board or employees.

14. Headings. The headings, subheadings and captions in this Agreement and in any exhibit hereto are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

15. Amendments. This Agreement may not be amended except by written instrument duly executed by or on behalf of all of the parties hereto.

16. Complete Agreement. This Agreement constitutes the entire Agreement between County and Contractor pertaining to its subject matter and supersedes all prior and contemporaneous negotiations, agreements and understandings of either or both parties in connection therewith.

17. Governing Law. The validity, interpretation and performance of this Agreement and of its provisions shall be governed by the laws of the State of North Carolina.

The undersigned have read the entire Agreement and accept the terms and conditions as shown by their signatures below.

Attachment: 2016-March 21 Agenda-Air Concepts Blanket Contract (1481 : Air Concepts-Blanket Contract)

ATTEST:

By:_____
Clerk to the Board of Commissioners

COUNTY OF CURRITUCK

By: _____(SEAL)

ATTEST:

By:_____
Vice President/Secretary/Treasurer

AIR CONCEPTS, INC.

By:_____(SEAL)
Michael H. Payment, President

Independent Contractor carries and will provide County with a Certificate of Insurance for:

Workers' Compensation	Yes	No
General Liability	Yes	No

This instrument has been preaudited in the manner
required by the Local Government Budget and Fiscal Control Act.

_____
Sandra Hill
Finance Officer

Attachment: 2016-March 21 Agenda-Air Concepts Blanket Contract (1481 : Air Concepts-Blanket Contract)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1488)

Agenda Item Title

Economic Development Advisory Board

Brief Description of Agenda Item:

There are several reappointment/replacement nominees needed for several member terms expiring March 2016.

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

ECONOMIC DEVELOPMENT ADVISORY BOARD
2 Year Terms

Incumbent	R or NR	Nominated by	New Appointee	Nominated by	Date of Appointment	End of Term
Martha Burns		District 1		Vance Aydlett	3/17/14	1st March 2016
Ray Griggs		District 2		David Griggs	3/17/14	1st March 2016
Al Marzetti		District 3		Mike Payment	4/7/14	1st March 2016
Greg Laput		District 4		Paul Beaumont	4/7/14	1st March 2016
Eldon Miller, III		District 5		Marion Gilbert	8/17/15	1st March 2017
Barbara Courtney		At-Large		Mike Hall	8/17/15	2nd March 2017
Sam Miller		At-Large		Paul O'Neal	10/5/15	2nd March 2017
John Snowden		Consensus		Consensus	1/5/15	Unexpired Term March 2016
John Harris		Consensus		Consensus	10/20/14	1st March 2016
Roger Lambertson		Consensus		Consensus	1/6/16	2nd March 2017
Keith Hall		Consensus		Consensus	10/5/15	2nd March 2017

Can be Reappointed or Replaced
Must be Replaced

R=Resident NR=Non-resident

Attachment: ED Board Appointment FormNew (1488 : Board Appts-Economic Development)

CURRITUCK COUNTY
NORTH CAROLINA

March 7, 2016
Minutes – Regular Meeting of the Board of Commissioners

5:00 CALL TO ORDER

The Currituck County Board of Commissioners met at the Historic Currituck Courthouse for a regular meeting of the Board.

Attendee Name	Title	Status	Arrived
David L. Griggs	Board Chairman	Present	
O. Vance Aydlett	Vice-Chairman	Present	
S. Paul O'Neal	Commissioner	Present	
Paul M. Beaumont	Commissioner	Present	
Marion Gilbert	Commissioner	Present	
Mike D. Hall	Commissioner	Absent	
Mike H. Payment	Commissioner	Present	

Chairman Griggs called the meeting to order.

A) Invocation & Pledge of Allegiance-Reverend Bill Masciangelo, Moyock United Methodist Church

Reverend Bill Masciangelo of Moyock United Methodist Church led the Pledge of Allegiance and gave the Invocation.

B) Approval of Agenda

Commissioner Gilbert requested an amendment to remove Item A under New Business, postponing the Moyock Commons, Phase 2, so the item could be considered when a full Board was present. Commissioner Gilbert moved to approve the agenda as amended and was seconded by Commissioner Aydlett. The motion carried unanimously.

County Attorney Ike McRee reviewed for the Board the Unified Development Ordinance's requirement that a one year waiting period be met before an application for rezoning can be reheard after denial. He also reviewed the required super-majority vote for approval of that request.

5:00 Call to Order
A) Invocation & Pledge of Allegiance-Reverend Bill Masciangelo, Moyock United Methodist Church
B) Approval of Agenda
Public Hearings

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

A) **Public Hearing and Action: PB 15-27 Eighty Four Lumber Company:** 84 Lumber Company is requesting conditional rezoning of a 10.48 acre parcel from HI/GB to Conditional Heavy Industrial (C-HI) in order to accommodate a warehousing/distribution and retail use to be located partially in the area currently zoned General Business (GB). The property is located at Tax Map 23 Parcel 68J in Moyock Township near the intersection of Caratoke Hwy and Windchaser Way.

New Business

~~**A) Consideration and Action: Moyock Commons, Phase 2, Subsequent Similar Request: Request for the Board to consider a subsequent rezoning request for Moyock Commons, Phase 2**~~ *Item was removed from agenda-postponed to be heard at a future meeting.*

B) Board Appointments

1. Senior Citizens Advisory
2. Board of Adjustment

C) Consent Agenda

1. Approval Of Minutes for February 15, 2016
2. Field Lighting for the Softball Fields at Currituck Community Park
3. Resolution Approving the Exhibition, Use and Discharge of Pyrotechnics at the Whalehead Club in Corolla, North Carolina.

D) Commissioner's Report

E)

County

Manager's

Report

Public

Comment

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 5 minutes.

Adjourn

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Marion Gilbert, Commissioner
SECONDER:	O. Vance Aydlett, Vice-Chairman
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike H. Payment, Commissioner
ABSENT:	Mike D. Hall, Commissioner

PUBLIC HEARINGS

A. Public Hearing and Action: PB 15-27 Eighty Four Lumber Company:

Chairman Griggs opened the Public Hearing and Assistant Planning Director, Laurie LoCicero, reviewed the rezoning request for the applicant, Eighty Four Lumber Company, reporting both Planning staff and the Planning Board recommended approval of the request.

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

APPLICATION SUMMARY
Property Owner:
Pierce Hardy LTD Partnership
1019 Route 519
Eighty Four, PA 15330
Applicant:
84 Lumber Company
1019 Route 519
Eighty Four, PA 15330

Case Number: PB 15-27
Application Type: Conditional Rezoning
Parcel Identification Number:0023000068J0000
Existing Use: Vacant/Farmland
Land Use Plan Classification: Rural
Parcel Size (Acres): 10.48
Moyock Small Area Plan Classification: Limited Service Area Industrial Activity Center
Zoning History: (1970-Light Industrial), (1974-Manufacturing), (1989-Heavy Industrial)
Current Zoning: General Business(250 feet from Hwy 168 ROW) & Heavy Industrial
Proposed Zoning: Conditional Heavy Industrial
(C-HI)
Plan Request: 84 Lumber Company is requesting conditional rezoning of a 10.48 acre parcel from HI/GB to Conditional Heavy Industrial (C-HI) in order to accommodate a warehousing/distribution and retail use to be located partially in the area currently zoned General Business (GB).

84 Lumber Company is proposing a lumber warehouse and distribution business with a retail component. The applicant is proposing 3 buildings; two will be large warehouse facilities. The third building, located closest to Caratoke Highway will house the 7,500 square feet of retail and office space along with 12,500 square feet of warehouse space.
According to historical zoning maps, the subject property has been zoned for industrial use since at least 1970. There are currently several nearby industrial uses including, a concrete plant, a precast concrete facility, and a recycling business. The majority of the property is currently zoned Heavy Industrial (HI) with only the first 250 feet being zoned General Business (GB). The Moyock Small Area Plan has identified the site as part of a limited service industrial activity center.
The site is appropriate for the proposed use in that it is surrounded by industrial uses and industrially zoned property, is conveniently located near the railroad making bulk shipments more economical, and, has frontage along Caratoke Highway. The business will provide a much needed service in the Moyock area given the recent rise in homebuilding. The applicant is proposing the following conditions of approval to mitigate the impact of an industrial use adjacent to the highway:

- Increased landscaping at 140% of requirements
- Wooden fencing along the highway to screen the chain link security fence
- Front façade material to meet non-residential design standards
- Windows along 30% of the front building façade.

RECOMMENDATIONS

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

The Technical Review Committee recommends approval of the conditional rezoning subject to the following conditions:

1. Glazing (windows) on the front façade shall be equal to or greater than 30 percent of the total width of the front façade.
2. A wooden fence shall be erected in front of the chain link security fence along Highway 168.
3. The finishing material for the front façade of any proposed building shall not be typical corrugated metal.
4. The major arterial streetscape landscaping shall be increased to 140 percent of the required plantings in order to further screen the buildings from Highway 168 and to soften the view of the parking lot.

Mr. Cartwright moved to approve PB 15-27 as presented due to its consistency with the goals, objectives, and policies of the Land Use Plan and technical review committee recommendations 1-4. Mr. Craddock seconded the motion and motion carried unanimously.

SURROUNDING PARCELS

North	Vacant	Agriculture (Across Highway)
South	Concrete Plant	Heavy Industrial
East	Vacant	Heavy Industrial/GB
West	Vacant	Heavy Industrial/GB

LAND USE PLAN

The 2006 Land Use Plan classifies this site as Limited Service within the Moyock subarea. The policy emphasis for the Moyock subarea is properly managed. The proposed plan is in

Policy ID 5

WAREHOUSING, STORAGE AND DISTRIBUTION facilities shall have access to thoroughfares of adequate traffic carrying capacity, and shall be appropriately designed and/or visually buffered according to the visibility of their location.

Policy ID 2

Industrial uses should not be located in areas that would diminish the desirability of existing and planned NON-INDUSTRIAL DEVELOPMENTS, nor shall incompatible nonindustrial uses be allowed to encroach upon existing or planned industrial sites.

Policy CA 3

LANDSCAPE IMPROVEMENTS at existing and new commercial developments, particularly as related to breaking up and softening the appearance of expansive parking areas, and absorbing storm water runoff, shall be required.

SMALL AREA PLAN

The Moyock Small Area Plan classifies this site as limited service industrial activity center. The proposed plan is in keeping with the policies of the plan, some of which are

POLICY BI 3 ACTION 3A Actively Market Moyock as an emerging growth area (virtual micropolitan) to encourage targeted retail and service development.

CONSISTENCY STATEMENT

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

The conditional rezoning request is consistent with the goals, objectives, and policies of the Land Use Plan. It is also consistent with the Moyock Small Area Plan which identifies the site as part of a limited service industrial activity center. The site is adjoined by property zoned Heavy Industrial, some of which contains industrial uses.

CONDITIONS OF APPROVAL
Only conditions mutually agreed to by the owner(s) may be approved as part of a conditional zoning district. Conditions shall be limited to those that address conformance of development and use of the site with county regulations and adopted plans and that address the impacts reasonably expected to be generated by the development or use. No condition shall be less restrictive than the standards of the parallel general use zoning district.
Agreed upon conditions of approval:

1. Glazing (windows) on the front façade shall be equal to or greater than 30 percent of the total width of the front façade.
2. A wooden fence shall be erected in front of the chain link security fence along Highway 168.
3. The finishing material for the front façade of any proposed building shall not be typical corrugated metal.
4. The major arterial streetscape landscaping shall be increased to 140 percent of the required plantings in order to further screen the buildings from Highway 168 and to soften the view of the parking lot.

PLANNING BOARD DISCUSSION *(2/9/16)*
Jim Zaunick, 84 Lumber Company appeared before the board.
Ms. LoCicero presented the staff report.

Mr. Cooper said it looks like the majority of the property is zoned properly with the exception of the front 250 feet. Previously this property was zoned Heavy Industrial.

Ms. LoCicero said that is correct. Ms. LoCicero said 84 Lumber had an approved use permit in 2008 for a similar project, but it was never executed.

Mr. Zaunick provided a brief overview of the project. Mr. Zaunick talked about the appearance, drainage, stormwater, and septic system. They will employ approximately 10-15 employees, open from 7:00 to 7:00 on Monday thru Friday and 8:00 to 5:00 on Saturday. Lighting will meet the county's standards. 84 Lumber is a wholesale lumber yard with some retail.

Mr. Cooper asked if the septic has already been designed. Mr. Zaunick said yes. Mr. Cooper asked Mr. Zaunick if he is agreeable with staff recommendations. Mr. Zaunick said yes.

Mr. Cooper opened and closed the public hearing.

Mr. Craddock said this is an ideal location and it is in harmony with surrounding area.

Mr. Cartwright moved to approve PB 15-27 as presented and with technical review committee recommendations. Ms. Bell seconded the motion. Motion was withdrawn by Mr. Cartwright.

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

Mr. Craddock recommended amending the motion to include that it conforms to the Land Use Plan; the request does not harm the public interest or property values.

Mr. Cartwright moved to approve PB 15-27 as presented due to its consistency with the goals, objectives, and policies of the Land Use Plan and technical review committee recommendations 1-4. Mr. Craddock seconded the motion and motion carried unanimously.

After review, Board members clarified with Planning staff the railroad track location and possibilities for use by the applicant, buffering and landscaping, allowable signage, and conditions the applicant agreed to regarding the building's facade.

Jim Zaunick, Engineer with Eighty Four Lumber, Eighty Four, PA, clarified the building would have a stucco facade, and offered to answer any additional questions the Board wished to ask. With no questions and no one else wanting to speak, Chairman Griggs closed the Public Hearing and asked for a motion.

Commissioner Beaumont moved to approve request PB15-27 because the request is consistent with the 2006 Land Use Plan and Moyock Small Area Plan because it promotes a new and expanding industry that diversifies the local economy, it has access to a major thoroughfare and is appropriately designed and visually buffered, it includes zoning conditions that enhance the appearance and function of the site consistent with the Land Use Plan's community appearance policies and the site is part of the Moyock Small Area Plan's industrial activity center, with additional conditions to include that a stucco facade construction be employed, that thirty (30) percent of the front facade include windows, and that landscaping be allowed to be clustered to improve visibility of the facility by passing motorists.

Commissioner O'Neal seconded and the motion carried unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul M. Beaumont, Commissioner
SECONDER:	S. Paul O'Neal, Commissioner
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike H. Payment, Commissioner
ABSENT:	Mike D. Hall, Commissioner

NEW BUSINESS

A. Consideration and Action: Moyock Commons, Phase 2, Subsequent Similar Request: Request for the Board to consider a subsequent rezoning request for Moyock Commons, Phase 2

The agenda was amended, removing this item.

B) Board Appointments

1. Senior Citizens Advisory

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

Commissioner Griggs nominated Rita Ferebee to Senior Advisory Board. Commissioner O'Neal seconded and the nominee was unanimously approved.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	David L. Griggs, Board Chairman
SECONDER:	S. Paul O'Neal, Commissioner
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike H. Payment, Commissioner
ABSENT:	Mike D. Hall, Commissioner

2. Board of Adjustment

Commissioner Payment nominated Zia Montesi to serve as an alternate on the Board of Adjustment. Commissioner Aydlett seconded and the nominee was unanimously approved.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mike H. Payment, Commissioner
SECONDER:	O. Vance Aydlett, Vice-Chairman
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike H. Payment, Commissioner
ABSENT:	Mike D. Hall, Commissioner

C) Consent Agenda

Commissioner Aydlett moved to approve the Consent Agenda and was seconded by Commissioner Gilbert. The motion carried unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	O. Vance Aydlett, Vice-Chairman
SECONDER:	Marion Gilbert, Commissioner
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike H. Payment, Commissioner
ABSENT:	Mike D. Hall, Commissioner

1) Approval Of Minutes for February 15, 2016

2. Field Lighting for the Softball Fields at Currituck Community Park

3. Resolution Approving the Exhibition, Use and Discharge of Pyrotechnics at the Whalehead Club in Corolla, North Carolina.

RESOLUTION APPROVING THE EXHIBITION, USE AND DISCHARGE OF PYROTECHNICS AT THE WHALEHEAD CLUB IN COROLLA, NORTH CAROLINA

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

WHEREAS, pursuant to N.C. Gen. Stat. §§14-410 and 14-413 a display operator that will exhibit, use or discharge pyrotechnics at a public exhibition must receive written authority for such public exhibition from the Board of Commissioners for a county; and

WHEREAS, a display operator must provide proof of insurance in the amount of at least
$500,000.00; and

WHEREAS, Dominion Fireworks, Inc. is under contract with Currituck County to
provide an exhibition of fireworks at the county's property known as Whalehead, Corolla,
North Carolina, on July 4, 2016, which will be a public exhibition and Dominion Fireworks, Inc.
has provided a certificate of insurance evidencing insurance coverage in an amount in excess of $500,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for Currituck County, North Carolina that:

Section 1. Dominion Fireworks, Inc. is authorized to exhibit, use or discharge pyrotechnics for public exhibition at that property known as Whalehead in Corolla, North Carolina on July 4, 2016.

Section 2. This resolution shall be effective upon adoption.

ADOPTED this 7th day of March, 2016.

D) Commissioner's Report

Commissioner Payment talked about Don Cartwright's barber shop, a long-time Currituck business that was highlighted on a local television station. He encouraged folks to watch the interview, and Board members discussed their experiences at the shop over the years.

Commissioner Gilbert reminded citizens that early voting was available at the Elections office. She encouraged everyone to get out and vote. She announced the Shawboro Ruritans spaghetti dinner on March 8th.

1. Motion to allow recusal-Commissioner Payment

During the Commissioner's Report, Commissioner Aydlett reported he had been notified that the Gibbs Woods community building, also used as a polling place, needed to have the heating and air conditioning unit replaced and asked if the County could help with repair or replacement through a grant agreement. He said the job was bid out, with the low coming in at approximately $6,100. Mr. Scanlon said the County has helped facilities through grants if used similarly. Commissioner Payment asked to recuse himself if the Board wished to take action, as his company was one of the bidders on the project. Commissioner Gilbert moved to recuse

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

Commissioner Payment, Commissioner O'Neal seconded, and the motion carried unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Marion Gilbert, Commissioner
SECONDER:	S. Paul O'Neal, Commissioner
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner
ABSENT:	Mike D. Hall, Commissioner
EXCUSED:	Mike H. Payment, Commissioner

2. Gibbs Woods Community Building Grant Agreement

Commissioner Payment left the meeting room, after which Commissioner Aydlett moved to authorize the County Manager to enter into a grant agreement for the contract sum of approximately $6,100 to replace the heating and cooling unit in the community building that will be used as a polling place next week and other county functions at times. Commissioner Gilbert seconded and the motion carried unanimously.

Commissioner Payment rejoined the Board after the vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	O. Vance Aydlett, Vice-Chairman
SECONDER:	Marion Gilbert, Commissioner
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner
ABSENT:	Mike D. Hall, Commissioner
EXCUSED:	Mike H. Payment, Commissioner

E) County Manager's Report

County Manager Scanlon confirmed the County has set aside money for a park in Moyock and have moved forward with preliminary design for a park. Mr. Scanlon recalled the 2015 Board retreat when the Board requested the County begin to identify parkland locations. He discussed a county-owned parcel of 25 acres in Moyock, stating the County is proceeding with design plans. Mr. Scanlon discussed the YMCA's desire to partner with the county to incorporate a day camp into the park facility. Options for park planning, such as holding community meetings for public input on preferred amenities, and funding were discussed with the Board, although Mr. Scanlon said we are in the very early stages and have not engaged in any negotiations with the YMCA at this point.

PUBLIC COMMENT

Please limit comments to matters other than those appearing on this agenda as a Public Hearing. Public comments are limited to 5 minutes.

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

Kevin McCord, Moyock, expressed concerns about John Snowden, a member of the Economic Development (ED) Advisory Board, reporting on his constant berating and bullying of people on Facebook and recent attack on his wife, using vulgar language. Mr. McCord stated he cannot understand why Mr. Snowden is on any advisory board and named other people he has attacked, including an active member of the Moyock Fire Department and a staff member of the Clerk of Court. Mr. McCord asked that Mr. Snowden be removed from the ED Board, believing he is a poor representative of the county.

County Attorney McRee explained to Commissioners that Advisory Board members can be removed from any board at any time.

Mr. McCord expressed his desire to resign from the Recreation Board. Commissioners encouraged him to remain, as all agreed that his resignation would be a detriment to the county. Commissioner Payment suggested ethics training and orientation should be considered for all advisory board members, perhaps requiring them to follow the same code of ethics as Commissioners.

Commissioner Beaumont raised questions as to whether Mr. Snowden should be formally removed. Chairman Griggs read recent correspondence from Mr. Snowden conveying his desire not to be considered for reappointment to the ED Board. Chairman Griggs apologized to Mr. McCord on behalf of the Board.

Paul Martin, Currituck, said Mr. Snowden is making untrue statements and distributing false documents about his daughter-in-law, and said the County does not need anyone like him serving on a Board. He asked Commissioners to act and remove Mr. Snowden. Referring to the email read by Chairman Griggs, Mr. Martin said Mr. Snowden should not receive any money through his tasks for the Chamber of Commerce for Buy Local, which is County funded.

Sam Miller, current Chairman of the Economic Development Board, expressed disapproval at what Mr. Snowden had done, stressing the importance of character and saying the removal of Mr. Snowden would be appropriate.

After discussion, Commissioner Payment moved to remove John Snowden, effective immediately, from the Economic Development Board. Commissioner Beaumont seconded and the motion carried unanimously.

1. Motion to remove member from Economic Development Advisory Board

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mike H. Payment, Commissioner
SECONDER:	Paul M. Beaumont, Commissioner
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike H. Payment, Commissioner
ABSENT:	Mike D. Hall, Commissioner

PUBLIC COMMENT, CONTINUED

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

Wende Shannon, Moyock, thanked the Board for the action just taken, and said Facebook can be damaging if not used properly. Ms. Shannon wanted to thank Commissioners who had attended the Moyock Concerned Citizens meeting and offered anyone who didn't have a chance to ask questions at the meeting to feel free to contact her.

With no one else wishing to speak, Chairman Griggs closed the Public Comment period.

ADJOURN

Motion to Adjourn Meeting

With there being no further business Commissioner Aydlett moved to adjourn, seconded by Commissioner Beaumont. The motion carried unanimously and the meeting of the Currituck County Board of Commissioners was adjourned.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	O. Vance Aydlett, Vice-Chairman
SECONDER:	Paul M. Beaumont, Commissioner
AYES:	David L. Griggs, Board Chairman, O. Vance Aydlett, Vice-Chairman, S. Paul O'Neal, Commissioner, Paul M. Beaumont, Commissioner, Marion Gilbert, Commissioner, Mike H. Payment, Commissioner
ABSENT:	Mike D. Hall, Commissioner

Communication: Minutes Approval-March 7, 2016 (Approval Of Minutes for March 7, 2016)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1471)

Agenda Item Title

Budget Amendments

Brief Description of Agenda Item:

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Daniel F. Scanlon

Number 2016055

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10460-592000	Courthouse Projects	$ 19,545	
10775-516200	Vehicle repair	$ 327	
10380-484001	Insurance recovery		$ 41,478
10390-499900	Appropriated Fund Balance	$ 21,606	
		$ 41,478	$ 41,478

Explanation: Public Works (10460) - Increase appropriations for damages resulting in insurance claims: Animal Shelter dryer and water damage - $10,235, less deductible $5,000; Extension roof leak $7,694; Historic Courthouse transformer $505; Sheriff's Department Roof leak $111; Detention Center fence damage $1,000 less depreciation of $300; and Sr Center auto window replacement $327. The Health Department roof will need further evaluation to determine necessary steps to resolve future problems; insurance determined value $52,175, less depreciation $10,679 and $5,000 deductible.

Net Budget Effect: Operating Fund (10) - Increased by $19,872.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016056

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10510-516000	Repair & Maintenance	$ 13,000	
10510-531000	Gas		$ 13,000
10511-516000	Repair & Maintenance	$ 7,000	
10511-561000	Professional Services		$ 7,000
		$ 20,000	$ 20,000

Explanation: Sheriff (10510); Jail (10511) - Transfer budgeted funds to purchase rock for the shooting range and around Sheriff's office and for plumbing and HVAC repairs in the Jail.

Net Budget Effect: Operating Fund (10) - No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016057

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10540-511000	Telephone & Postage	$ 2,000	
10540-532000	Supplies	$ 1,000	
10540-531000	Gas		$ 3,000
10660-514000	Travel	$ 1,000	
10660-590000	Capital Outlay	$ 1,900	
10660-531000	Gas		$ 1,000
10660-514800	Fees Paid to Officials		$ 900
10660-526000	Advertising		$ 1,000
		$ 5,900	$ 5,900

Explanation: Inspections (10540); Planning (10660) - Transfer budgeted funds for operations, additional staff training and furniture.

Net Budget Effect: Operating Fund (10) - No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016058

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
63838-545800	White Goods Disposal	$ 15,000	
63838-571500	Recycling		$ 15,000
		$ 15,000	$ 15,000

Explanation: Solid Waste (63838) - Transfer funds to cover White Goods disposal fees.

Net Budget Effect: Solid Waste (63) - No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016059

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
68888-590000	Capital Outlay	$ 5,000	
68888-516000	Repairs & Maintenance	$ 5,000	
68888-533200	Lab Test	$ 3,000	
68888-545000	Contract Services		$ 13,000
		$ 13,000	$ 13,000

Explanation: Walnut Island Sewer (68888) - Transfers for operations.

Net Budget Effect: Walnut Island Sewer Fund (68) - No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016060

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10750-514500	Training & Education	$ 1,000	
10750-514000	Travel		$ 1,000
		$ 1,000	$ -

Explanation: Social Services Administration (10750) - Transfer funds for Supervisory Management Program through the UNC School of Government.

Net Budget Effect: Operating Fund (10) - No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016061

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10550-516200	Vehicle Maintenance	$ 1,000	
10550-590000	Capital Outlay	$ 4,000	
10550-561000	Professional Services		$ 5,000
		$ 5,000	$ -

Explanation: Airport (10550) - Transfer budgeted funds for repairs to the linemen's truck and courtesy vehicle and for replacement of the lighting system in Hangars A and B.

Net Budget Effect: Operating Fund (10) - No change.

Minute Book # _____, Page # _____

Journal # _____

Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016062

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
20609-590000	Capital Outlay	$ 19,068	
20609-545000	Contracted Service		7500
20609-531400	Equipment Fuel		$ 11,568
		$ 19,068	$ 19,068

Explanation: Whalehead Stormwater District (20609) - Transfer funds for three generators to use in the Whalehead Stormwater District.

Net Budget Effect: Whalehead Stormwater Drainage District (20) - No change.

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Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016063

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
12548-536115	Personal Protective Equipment	$ 8,000	
12548-532115	Fire Supplies	$ 12,000	
12548-553015	Dues & Subscriptions	$ 7,000	
12548-511015	Telephone & Postage	$ 4,254	
12548-554015	Insurance		$ 1,694
12548-590015	Capital Outlay		$ 25,560
12548-526015	Promotions		2000
12548-531015	Gas		$ 2,000
		$ 31,254	$ 31,254

Explanation: Knott Island Vol. Fire Department (12548) - Transfers per request of fire department.

Net Budget Effect: Fire Services Fund (12) - No change.

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Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Number 2016064

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
12546-516106	Building and Grounds	$ 4,200	
12546-561006	Professional Services	$ 13,429	
12546-590006	Capital Outlay	$ 700	
12546-513006	Utilities		$ 1,200
12546-544006	Volunteer Assistance		$ 13,429
12546-554006	Insurance		$ 3,700
		$ 18,329	$ 18,329

Explanation: Corolla Volunteer Fire Department (12546) - Transfer per request of fire department.

Net Budget Effect: Fire Services Fund (12) - No change.

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Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

ɔer 2016065

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10430-545000	Contract Services	$ 6,123	
10310-400015	Ad Valorem Taxes - 2015 Levy		$ 6,123
		$ 6,123	$ 6,123

Explanation: Elections (10430) - Increase appropriations to replace the HVAC in the polling site at Gibbs Woods.

Net Budget Effect: Operating Fund (10) - Increased by $6,123.

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Clerk to the Board

Attachment: Bud Amends Mar 21-Rev (1471 : Budget Amendments)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1475)

Agenda Item Title

ITS Surplus Resolution

Brief Description of Agenda Item:

Board Action Requested

Action

Person Submitting Agenda Item

Tina Scanlon, IT Director

Presenter of Agenda Item

RESOLUTION

WHEREAS, the Board of Commissioners of Currituck County, North Carolina during its regularly scheduled meeting held on March 21, 2016 authorized the following, pursuant to GS 160A and 270(b), that the property listed below, be sold at auction or given to another governmental entity:

Description	Service Tag/Serial No.	Asset Tag	Item No.
Dell Latitude E6500	2XKYHL1	7179	P001
Dell Precision T3500	9T5ZKM1	7332	P002
Dell Optiplex 780	167FFN1	7313	P003
GoBook XR-1	ZZGEG7144ZZ2127	6483	P004
GoBook XR-1	ZZGEG7144ZZ2144	6517	P005
GoBook XR-1	ZZGEG7144ZZ2136	6474	P006
GoBook XR-1	ZZGEG7144ZZ2140	6520	P007
GoBook XR-1	ZZGEG7212ZZ8117	6629	P008
GoBook XR-1	ZZGEG7144ZZ2130	6480	P009
GoBook XR-1	ZZGEG7144ZZ2134	6476	P010
GoBook XR-1	ZZGEG7144ZZ2135	6475	P011
GoBook XR-1	ZZGEG7144ZZ2132	6478	P012
GoBook XR-1	ZZGEG6320ZZ3516	6340	P013
GoBook XR-1	ZZGEG6320ZZ3515	6339	P014
GoBook XR-1	ZZGEG7031ZZ0637	6466	P015
GoBook XR-1	ZZGEG7031ZZ0632	6461	P016
GoBook XR-1	ZZGEG7169ZZ4424	6511	P017
Dell Optiplex 755	FXFHTG1	6942	P018
HP Compaq DC 7800 Ultra Slim	MXL8210VR1	6881	P019
Dell Optiplex 755	BXFHTG1	6938	P020
Dell Optiplex 755	3ZFHTG1	6936	P021
Dell Optiplex 755	CMQ8LF1	6751	P022
Dell Optiplex 755	BMQ8LF1	6749	P023
Dell Precision 390	JWM4SB1	6307	P024
Dell Optiplex 755	3ZQ8LF1	6762	P025
Dell Optiplex 755	8MQ8LF1	6752	P026
General Dynamics GoBook VR-2 (orig donated by LCVFD)	ZZGEG8164ZZ9295	NONE	P027
General Dynamics GoBook XR-1	ZZGEG8010ZZ3337	6797	P028
Dell OptiPlex 760	HV5N5J1	7063	P029
Dell OptiPlex 755	6NQ8LF1	6759	P030
Dell OptiPlex 755	2NQ8LF1	6758	P031
Dell Latitude D830	8VHBTG1	6920	P032
HP Compaq DC 7900	CAC92804WH	NONE	P033
HP Compaq DC 7900	CAC9220429	NONE	P034
HP Compaq DC 7900	CAC933007H	NONE	P035
HP Compaq DC 7900	CAC933007T	NONE	P036
HP Compaq DC 7900	CAC922041C	NONE	P037
HP Color Laserjet 3550	CNBR504751	NONE	P038
HP Laserjet 4350dtnsl	USBXS34877	6063	P039
Dell Optiplex 755	5PQ8LF1	6761	P040
3M Digital Wall Display 9200IW Plus	A8J40702994	6882	P041
Dell Latitude D830	BSJNBG1	6870	P042
Xerox 5820	N9N-071914	4126	P043
Dell Optiplex 755	67KLWG1	6935	P044
Dell Optiplex 755	HYFHTG1	6941	P045
Panasonic PT-LB60NTU Projector	SB6330048	6266	P046
Dell Latitude D505 (from Whalehead Club)	JB8VD51	NONE	P047
Dell Studio (from Whalehead Club)	JK90VL1	NONE	P048
Fujitsu fi-5120C scanner	011874	6448 partial	P049
Fujitsu fi-5110C scanner	110785	NONE	P050
Fujitsu fi-5110C scanner	125464	NONE	P051
Fujitsu fi-5110C scanner	507649	NONE	P052
Fujitsu fi-5110C scanner	005091	NONE	P053
Fujitsu fi-5110C scanner	005056	NONE	P054
Fujitsu fi-5110C scanner	122953	NONE	P055
Adobe Creative Suite 4 - Design Standard		7195	P056
Adobe Creative Suite 6 - Design & Web Premium		NONE	P057
Sony BRC-Z700 Pan/Tilt Video Camera	111834	7403	P058
Sound Forge 8 (for old Apple system)		NONE	P059
Cisco UC520-16 Unified Communication Phone System	FGL152024PT	7457	P060
Cisco WS-C3624-PWR-XL-EN Switch	FAA0517K0DL	6768 partial	P061
Cisco WS-C3624-PWR-XL-EN Switch	CHK0623W1U6	6768 partial	P062
Dell Optiplex 755	8YFHTG1	6943	P063
Dell Optiplex GX520	D0BJPB1	6214	P064
Itronix GoBook XR-1 laptop	ZZGEG7144ZZ2137	6473	P065
Itronix GoBook XR-1 laptop	ZZGEG7144ZZ2133	6477	P066
Itronix GoBook XR-1 laptop	ZZGEG7212ZZ8113	6625	P067
Itronix GoBook XR-1 laptop	ZZGEG7212ZZ8124	6636	P068
Itronix GoBook XR-1 laptop	ZZGEG7212ZZ8120	6632	P069

David L. Griggs, Chairman
Currituck County Board of Commissioners

ATTEST:

Leeann Walton
Clerk to the Board

Attachment: ITS Surplus Resolution March 21, 2016 [Revision 1] (1475 : ITS Surplus Resolution)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1480)

Agenda Item Title

Surplus Resolution-Emergency Management

Brief Description of Agenda Item:

Consideration and approval of surplus resolution for travel trailer, Emergency Management. Once declared surplus, the trailer is intended to be transferred to Crawford Township VFD.

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

R E S O L U T I O N

WHEREAS, the Board of Commissioners of Currituck County, North Carolina during its regularly scheduled meeting held on March 21, 2016 authorized the following, pursuant to GS 160A and 270(b), that the property listed below be declared surplus and given to Crawford Township Volunteer Fire Department.

Asset Tag #7388 – SunnyBrook Travel Trailer (Command Trailer) – VIN# 4UBAS0P2111V24656

ADOPTED, this 21st day of March, 2016.

_____
David L. Griggs
Currituck County Board of
Commissioners

ATTEST:

_____
Leeann Walton
Clerk to the Board

Attachment: RESOLUTION command post (1480 : Surplus Resolution-EM Trailer)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1485)

Agenda Item Title

Surplus Resolution-Sheriff's Department

Brief Description of Agenda Item:

Vehicle surplus

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

R E S O L U T I O N

WHEREAS, the Board of Commissioners of Currituck County, North Carolina during its regularly scheduled meeting held on March 21, 2016 authorized the following, pursuant to GS 160A and 270(b) that the property listed below be disposed of through auction.

Asset#	Description			Serial#
4554	1999	CHEV	VAN	1GCHG39R6X1105972
6350	2007	FORD	CROWNVIC	2FAFP71W67X134630
6735	2008	FORD	CROWNVIC	2FAHP71V08X146225
6770	2008	CHEV	IMPALA	2A1WS553581238343
6672	2008	YAHAMA	ATV	5Y4AH23Y88A002294
6091	2005	YAHAMA	ATV	5Y4AJ15Y55A009193
7396	2011	YAHAMA	ATV	5Y4AH28Y9BA009500
7397	2011	YAHAMA	ATV	AH28Y-0010072
7398	2011	YAHAMA	ATV	AH28Y-0008983
6030	2006	FORD	VAN	1FBSS31L36HB26749
6270	2006	FORD	CROWNVIC	2FAFP71W76X124848
7017	2009	DODGE	CHARGER	2B3KA43T59H624549
7351	2010	DODGE	CHARGER	2B3AA4CTXAH318981
2924	1993	FORD	E350 VAN	1FBHE31H4PHB91805

The assorted vehicles listed belonging to the Sheriff's Office are in fair to poor condition, and have been stripped of all markings and emergency equipment prior to decommissioning.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of County of Currituck reserves the right to reject any and all bids.

ADOPTED, this 21 day of MARCH, 2016.

_____
David L Griggs
Currituck County Board of Commissioners

ATTEST:

_____
Leeann Walton
Clerk to the Board

Attachment: Surplus_Sheriff March 2016 -1 (1485 : Surplus Resolution-Sheriff)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1482)

Agenda Item Title

TDA-Budget Amendments

Brief Description of Agenda Item:

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Daniel F. Scanlon

ıber TDA2016008

BUDGET AMENDMENT

The Currituck County Board of Commissioners sitting as the Tourism Development Authority, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

		Debit	Credit
Account Number	Account Description	Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
15447-587050	T T - Co Govt Facilities Fund	$ 250,000	
15448-590000	Capital Outlay		$ 250,000
		$ 250,000	$ 250,000

Explanation: Occupancy Tax-Tourism Related (15447); Whalehead (15448) - Move funding for construction of a restroom facility at Historic Corolla Park from the Whalehead budget to the Multi-year construction fund. This project will be designed in the current fiscal year with construction beginning in a future year.

Net Budget Effect: Occupancy Tax (15) - No change.

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Clerk to the Board

Attachment: TDA_BA_Mar 21-Revised (1482 : TDA-Budget Amendments)

ıber TDA2016009

BUDGET AMENDMENT

The Currituck County Board of Commissioners sitting as the Tourism Development Authority, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit: Decrease Revenue or Increase Expense	Credit: Increase Revenue or Decrease Expense
15442-514500	Training & Education	$ 4,325	
15442-514000	Travel	$ 2,300	
15320-415000	Occupancy Tax		$ 6,625
		$ 6,625	$ 6,625

Explanation: Occupancy Tax - Promotion (15442) - Increase appropriations for the Tourism staff to attend Marketing college. This is an annual event that is normally held in the fall. For this year, the event has been moved to the Spring 2016 due to scheduling conflicts. This funding was in the FY 2017 budget and will be removed

Net Budget Effect: Occupancy Tax (15) - Increased by $6,625.

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Clerk to the Board

Attachment: TDA_BA_Mar 21-Revised (1482 : TDA-Budget Amendments)

ɔer TDA2016010

BUDGET AMENDMENT

The Currituck County Board of Commissioners sitting as the Tourism Development Authority, at a meeting on the 21st day of March 2016, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2016.

Account Number	Account Description	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
15447-587050	T T - Co Govt Facilities Fund	$ 9,625	
15350-465003	Whalehead Retail Sales		$ 9,625
		$ 9,625	$ 9,625

Explanation: Occupancy Tax-Tourism Related (15447); Whalehead (15448) - Appropriate funds for the design of a facility for historical boats.

Net Budget Effect: Occupancy Tax (15) - Increased by $9,625.

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Clerk to the Board

Attachment: TDA_BA_Mar 21-Revised (1482 : TDA-Budget Amendments)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1483)

Agenda Item Title

Project Ordinances: Boat House Design/Restroom facility construction

Brief Description of Agenda Item:

Project Ordinances for Boat House-Design, and Whalehead restroom facility construction

Board Action Requested

Action

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Daniel F. Scanlon

COUNTY OF CURRITUCK
CAPITAL PROJECT ORDINANCE

BE IT ORDAINED by the Currituck County Board of Commissioners, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is to design a boat facility at the Corolla Historic Park.

SECTION 2. The following amounts are appropriated for the project:

Boat Facility Design	$	9,625
	$	9,625

SECTION 3. The following revenues are available to complete this project:

Transfer from Occupancy Tax	$	9,625
	$	9,625

SECTION 4. The Finance Director is hereby directed to report, on a quarterly basis, on the financial status of each project element delineated in Section 2 above.

SECTION 5. SPECIAL APPROPRIATIONS AND RESTRICTIONS

The Budget Officer is hereby authorized to transfer appropriations within the fund as contained herein under the following conditions:

a. He may transfer amounts between object line items within the fund up to One Thousand dollars ($1,000).

SECTION 6. CONTRACTUAL OBLIGATIONS

The County Manager is hereby authorized to execute contractual documents under the following conditions:

a. He may execute contracts for construction or repair projects which do not require formal competitive bid procedures.

b. He may execute contracts for (1) purchases of apparatus, supplies, and

Attachment: TDA-Proj_Mar 21_Boat Facility Corolla Historic Park (1483 : TDA-Project Ordinances)

materials, or equipment which are within the budgeted departmental appropriations; (2) leases of personal property for a duration of one year or less and within budgeted departmental appropriations; and (3) services which are within budgeted departmental appropriations.

c. He may execute contracts, as the lessor or lessee of real property, which are of a duration of one year or less which are within the budgeted departmental appropriations.

SECTION 7. USE OF BUDGET ORDINANCE

The Budget Officer and the Finance Director shall use this capital project ordinance for administration of the budget and for the accounting system.

ADOPTED this 21st day of March 2016.

David Griggs, Chairman
Board of Commissioners

ATTEST:

Leeann Walton
Clerk to the Board

Attachment: TDA-Proj_Mar 21_Boat Facility Corolla Historic Park (1483 : TDA-Project Ordinances)

COUNTY OF CURRITUCK
CAPITAL PROJECT ORDINANCE

BE IT ORDAINED by the Currituck County Board of Commissioners, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is to design and construct a restroom facility at the Corolla Historic Park.

SECTION 2. The following amounts are appropriated for the project:

Restroom - Corolla Historic Park	$	250,000
	$	250,000

SECTION 3. The following revenues are available to complete this project:

Transfer from Occupancy Tax	$	250,000
	$	250,000

SECTION 4. The Finance Director is hereby directed to report, on a quarterly basis, on the financial status of each project element delineated in Section 2 above.

SECTION 5. SPECIAL APPROPRIATIONS AND RESTRICTIONS

The Budget Officer is hereby authorized to transfer appropriations within the fund as contained herein under the following conditions:

a. He may transfer amounts between object line items within the fund up to One Thousand dollars ($1,000).

SECTION 6. CONTRACTUAL OBLIGATIONS

The County Manager is hereby authorized to execute contractual documents under the following conditions:

a. He may execute contracts for construction or repair projects which do not require formal competitive bid procedures.

Attachment: TDA-Proj_Mar 21_Restroom Corolla Historic Park (1483 : TDA-Project Ordinances)

b. He may execute contracts for (1) purchases of apparatus, supplies, and materials, or equipment which are within the budgeted departmental appropriations; (2) leases of personal property for a duration of one year or less and within budgeted departmental appropriations; and (3) services which are within budgeted departmental appropriations.

c. He may execute contracts, as the lessor or lessee of real property, which are of a duration of one year or less which are within the budgeted departmental appropriations.

SECTION 7. USE OF BUDGET ORDINANCE

The Budget Officer and the Finance Director shall use this capital project ordinance for administration of the budget and for the accounting system.

ADOPTED this 21st day of March 2016.

David Griggs, Chairman
Board of Commissioners

ATTEST:

Leeann Walton
Clerk to the Board

Attachment: TDA-Proj_Mar 21_Restroom Corolla Historic Park (1483 : TDA-Project Ordinances)

Currituck County
Agenda Item Summary Sheet

Agenda ID Number – (ID # 1487)

Agenda Item Title

Closed session pursuant to G.S. 143-318.11(a)(3) to consult with the county attorney and to preserve the attorney-client privilege regarding the matter captioned Swan Beach, LLC v. Currituck County.

Brief Description of Agenda Item:

Board Action Requested

Discussion

Person Submitting Agenda Item

Leeann Walton, Clerk to the Board

Presenter of Agenda Item

Donald (Ike) I. McRee Jr