



Major Stormwater Plan Form SW-002

OFFICIAL USE ONLY:	
Permit Number:	_____
Date Filed:	_____
Date Approved:	_____

Contact Information

APPLICANT:

Name: Moyock Development, LLC
 Address: 227 Caratoke Highway
Moyock, NC 27958
 Telephone: 252-435-2718
 E-Mail Address: jold@qhoc.com

PROPERTY OWNER:

Name: Same
 Address: _____

 Telephone: _____
 E-Mail Address: _____

Property Information

Physical Street Address: Lynne Lane
 Parcel Identification Number(s): 0015-000-0086-0000
 FEMA Flood Zone Designation: X

Request

Project Description: 31 Lot Phase of Fost Planned Development - Residential
 Total land disturbance activity: 578,151 sf / 13.28 ac Calculated volume of BMPs: 235,037 cf of Dry Storage
 Maximum lot coverage: 3.415 sf Proposed lot coverage: 3.415 sf

TYPE OF REQUEST

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

METHOD USED TO CALCULATE PEAK DISCHARGE

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

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

 Applicant

7/2/2026
 Date

 Property Owner(s)

7/2/2026
 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.

**Stormwater Calculations
for
Fost Subdivision Phase 7
Moyock, North Carolina
MSA#25043**



5/1/25

Prepared by:



ENGINEERS | SCIENTISTS | SURVEYORS

**5032 Rouse Drive, Suite 200
Virginia Beach, VA 23462
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1.0 INTRODUCTION

The proposed project, Fost Subdivision Phase 7, is located off Caratoke Highway in Moyock, Camden County, North Carolina. The project will create 31 single-family homes. Construction activities include associated infrastructure, including roadway improvements, water distribution utilities, storm sewer collection systems and lift stations, and stormwater management facilities. The project area is bound to the west and south by wetlands, to the north and east by canals. This project is planned to be designed and constructed as a high-density residential community in North Carolina, focusing on creating a sustainable and spacious environment that aligns with the region's development goals.

The proposed development is located on a 123.86-acre parcel and consists of largely undeveloped farmland and wetlands. Existing runoff patterns consist of sheet flow to various onsite canals. Proposed impervious cover includes new asphalt roadway pavement, curb and gutter, and concrete pedestrian pathways. Proposed runoff will be collected by curb inlets and drop inlets and routed to one of two stormwater management ponds. Proposed stormwater ponds have been designed to mitigate post development runoff to pre-development conditions. The development will maintain existing outfalls.

The pre- and post-development conditions were evaluated using stormwater models developed using PCSWMM hydraulic modelling software as described in this report.

2.0 EXISTING CONDITIONS

The project area is bound to the west and south by wetlands, to the north and east by canals. The current land cover consists largely of undeveloped farmland. The average site elevation is approximately 7.0 feet (NAVD 88) and ranges from approximately 6.3 to 7.7 feet (NAVD 88). The existing runoff pattern is sheet flow off site to canals to the north and east of the site. The canal ultimately discharges to the Currituck Sound. Underlying site soils consist of loamy sand. An NRCS soils report is provided in Appendix A.

3.0 DEVELOPED CONDITIONS

The site roadway has been graded to convey proposed runoff via sheet and shallow concentrated flow to various storm sewer inlets which then drain to a forebay of a wet pond. The site lots has been graded to convey proposed run off via sheet flow to residential side swales and flat bottom swales which then drain to a forebay of a wet pond. Proposed stormwater ponds have been designed to mitigate post-development runoff to pre-development conditions or better.

4.0 METHODOLOGY AND CRITERIA

Model Development:

The project site has been analyzed for stormwater impacts using stormwater models developed using PCSWMM. The project area was included in the larger Fost Drainage Study SWMM models developed by Deel Engineering. The post-development models for this project were developed by modifying the pre-development model to account for proposed improvements as shown on construction plans for the proposed development. All PCSWMM models use the Curve Number infiltration methodology and Dynamic Wave routing to generate runoff hydrographs and route runoff.

Rainfall Depths:

All rainfall events used in stormwater analysis were developed using the previously approved model developed by Deal Engineering site rainfall distribution with a 6-minute time interval. Analyzed storm events and associated depth are listed in Table 1 below:

Table 1 – Rainfall Depths

<u>Storm Event</u>	<u>Rainfall Depth (in)</u>
2-Year	3.74
10-Year	5.74
100-Year	9.54

Subcatchment and Soil Parameters:

Subcatchment parameter assignments including subcatchment area, percent impervious area, flow length and width, slope are listed in Table 1 in Appendix C. Subcatchment areas and percent impervious areas were determined using proposed layout and grading shown on construction plans associated with the project. Flow lengths are the longest typical runoff flow path within a subcatchment. They generally begin at the highest elevation within a subcatchment and end at the subcatchment drainage structure. Subcatchment widths are total areas divided by the flow lengths. Subcatchment slopes are the same flow path slopes.

Curve Number Soil parameters for Cape Fear Loam have been assigned to PCSWMM subcatchments based on the prevailing existing soil types listed in NRCS soils report for the project area intended as a conservative measure. Soil type specific parameters are listed below in Table 1 of Appendix C.

Tailwater Elevations:

Based on FEMA flood elevation information and observed conditions, assumed tailwater elevations downstream of the project site are listed below in Table 2. Tailwater elevations for the SWMM models developed by Deel Engineering are unchanged.

Table 2 – Tailwater Elevations

<u>Storm Event</u>	<u>Tailwater Elevation (ft)</u>
2-Year	4.1
10-Year	4.1
100-Year	5.4

PCSWMM Model Structure:

PCSWMM models were developed using a “node-link” system where “nodes” are junctions and storages representing storm sewer structures and ponds and “links” are conduits and weirs representing pipes, ditches, and overflow. Storm sewer inlets and ponds have been modeled as storages with individual storage curves that account for above ground surface storage of runoff. Storm sewer manholes are modelled as junctions without storage nodes or above ground storage. A value of 10 feet has been added to all storages and junctions to provide “space” for hydraulic grade line (HGL) and flood elevation to accumulate above structure rim and pond top of bank elevations. Storage curves assigned to storage were developed from proposed storm sewer structure elevations and grading as shown on construction plans for the project. Runoff generating subcatchments were developed using proposed grading as shown on construction plans for the project and are routed to applicable downstream sewer structures or ponds.

PCSWMM input data and modelling results are included in Appendix C, D, and E of this report. Appendix C includes drainage area mapping. Appendix D includes physical subcatchment data and storage curves. Appendix E includes various summary tables and related calculations. Discussion of compliance with specific stormwater criteria is included in Section 5.0.

5.0 RESULTS

10-Year Peak Flow and HGL Comparison:

To evaluate the effects of the proposed development and ensure that increases in peak flow rate are mitigated. Pre- and post-development peak flow rates have been evaluated at one location:

- Storage E004: Downstream storage node of northern and eastern canal intersection northeast of project site. Evaluated for impacts from proposed development.

A peak flow rate comparison for all design storms is presented in Table 3. Post-development peak flow rates are less than or equal to pre-development flow rates indicating that impacts from the proposed development are mitigated.

Table 3 – Peak Flow Rate Comparison for Storage E004

<u>Existing (cfs)</u>	<u>Proposed (cfs)</u>	<u>±</u>
212.33	210.84	1.49

Hydraulic grade line (HGL) elevations for channels downstream of the project site were performed. The peak flow comparison was limited to the locations listed in the previous section of this report. HGL analysis is limited to the various storages and junctions that make up the channels downstream of the project site. Specific storages and junctions are noted in Table 4 of Appendix C. Post-development peak flow rates and HGL elevations are less than or equal to pre-development flow rates indicating that compliance has been met.

10-Year Water Surface Elevation Summary and Pond Volume Recovery:

A water surface elevation summary is provided in Appendix C as Table 6. The table summarizes hydraulic grade line (HGL) elevations for each proposed pond during design storm events. The table also calculates freeboard for the 10- and 100-year storm events, peak storage for the 2-year storm event, and draw-down for the 2-year storm. The table indicates that the ponds can adequately contain the 10-year storm event without flooding and will draw down to the initial level within 72 hours.

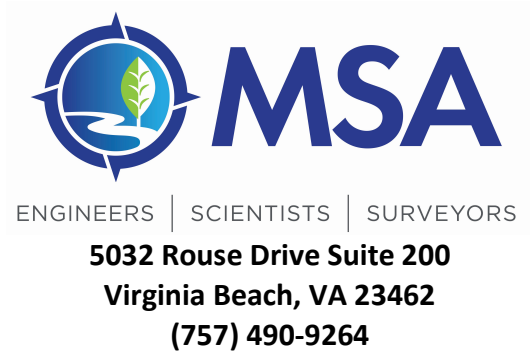
2-year and 10-Year Peak Velocity Analysis:

A water surface elevation table is provided in Appendix C as Table 6. The table summaries peak flow velocities at each proposed conduit and downstream ditches during design storm events. The table indicates that the ditches flow at less than 2.0 ft/s during the 2-year storm event and less than 4.0 ft/s during a 10-year storm event.

APPENDIX A

NRCS Soils Report

Prepared by:





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Currituck County, North Carolina



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map






































Soil Map may not be valid at this scale.

Map Scale: 1:3,570 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	Water Features
	 Closed Depression	 Streams and Canals
	 Gravel Pit	Transportation
	 Gravelly Spot	 Rails
	 Landfill	 Interstate Highways
	 Lava Flow	 US Routes
	 Marsh or swamp	 Major Roads
	 Mine or Quarry	 Local Roads
	 Miscellaneous Water	Background
	 Perennial Water	 Aerial Photography
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Currituck County, North Carolina
 Survey Area Data: Version 24, Sep 9, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2022—May 31, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ca	Cape Fear loam, 0 to 2 percent slopes, rarely flooded	32.5	100.0%
Totals for Area of Interest		32.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Currituck County, North Carolina

Ca—Cape Fear loam, 0 to 2 percent slopes, rarely flooded

Map Unit Setting

National map unit symbol: 2v9p7

Elevation: 0 to 20 feet

Mean annual precipitation: 37 to 66 inches

Mean annual air temperature: 60 to 61 degrees F

Frost-free period: 190 to 270 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Cape fear, drained, and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cape Fear, Drained

Setting

Landform: Depressions, flats, pocosins, marine terraces, drainageways

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Parent material: Clayey marine deposits over loamy sand or sandy fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: loam

Btg - 10 to 45 inches: clay

2Cg - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: Rare

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: F153BY065NC - Wet Clay Flats and Depressions

Hydric soil rating: Yes

Minor Components

Portsmouth

Percent of map unit: 8 percent

Landform: Flats, marine terraces

Landform position (three-dimensional): Tread, talf

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Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F153BY060NC - Wet Loamy Flats and Depressions

Hydric soil rating: Yes

Roanoke

Percent of map unit: 7 percent

Landform: Flats, drainageways, terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Ecological site: F153BY090NC - Flooded Mineral Soil Flood Plains and Terraces

Hydric soil rating: Yes

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
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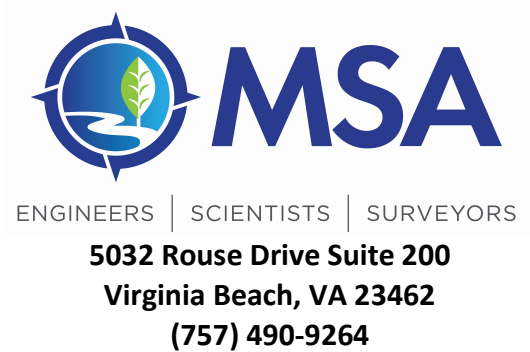
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APPENDIX B

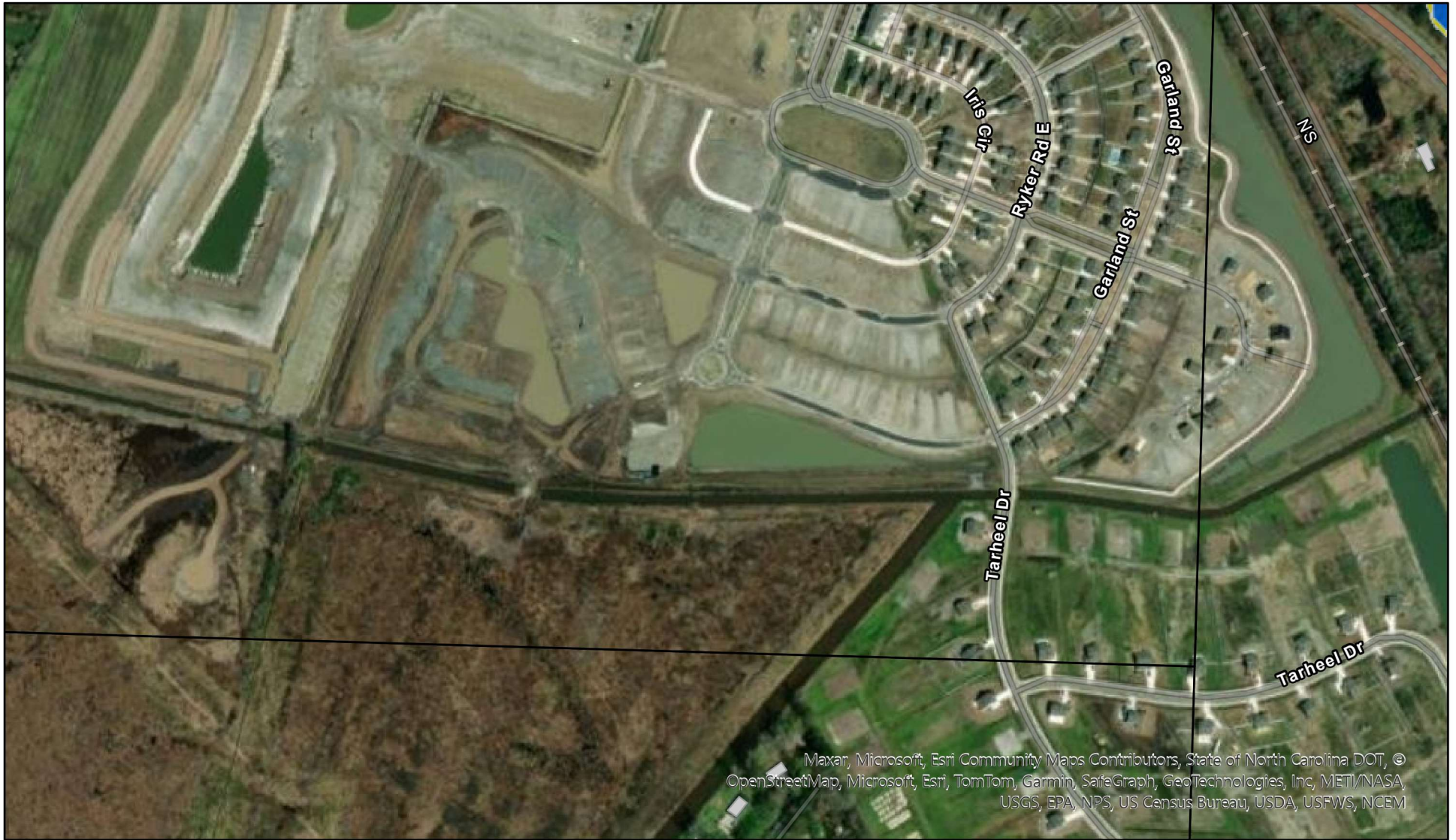
FEMA Flood Mapping

Prepared by:



N
Fost Phase 7

May 1, 2025



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Legend

- | | | | |
|---|-------------------|---|---|
|  | Panels |  | AE |
|  | Political Areas |  | Floodway (AE) |
|  | Stream Centerline |  | 0.2 % Chance Annual Flood Hazard |
|  | Cross Sections |  | Future Conditions 1% Annual Chance Flood Hazard |
|  | Levee | | |

North Carolina Floodplain Mapping Program



APPENDIX C

Drainage Area Data

Prepared by:

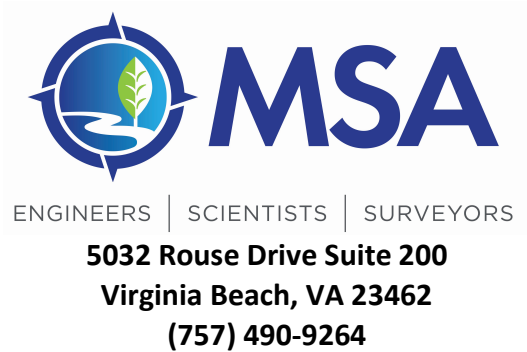




Table 1 DRAINAGE AREA CALCULATIONS

CALCULATIONS BY: JTP
 DATE: 5/1/2025
 PROJECT: Fost
 PROJECT #: 25043

Soil Parameters

Symbol	Name	Curve Number (IMP)	Curve Number (PER)	Soil Huc
Ca	Cape Fear Loam	98	80.00	(C/D)

<< Ca is the primary soil class used for modeling and design

- Hydrolic Soil Group D has been used for this analysis as a conservative measure based on the observation of ponded water on-site on-site and the uniform clay layer encountered as part of typical Roanoke Silt Loam strata.
- Curve Number values taken from SCS TR-55 Table 2-2c from the USACE.

Existing Drainage Area Calculation Data

	Total Area (SF)	Total Area (AC)	Flow Length (FT)	Width (FT)	Slope (%)	Impervious Area (SF)	Impervious Area (AC)	% IMP	Pervious Area (SF)	Pervious Area (AC)	Curve Number (CN)
DAE001	384,918	8.84	1359	283.2		0	0.00	0.0	384,918	8.84	80
DAE002	139,706	3.21	986	141.7		0	0.00	0.0	139,706	3.21	80
DAE003	43,993	1.01	322	136.6		0	0.00	0.0	43,993	1.01	80
DAE004	8,909	0.20	102	87.3	1	462	0.01	5.0	8,447	0.19	80.9
TOTAL	568,617	13.05				0	0.00	0.0	568,617	13.05	80

Proposed East Drainage Area Calculation Data

	Total Area (SF)	Total Area (AC)	Flow Length (FT)	Width (FT)	Slope (%)	Impervious Area (SF)	Impervious Area (AC)	% IMP	Pervious Area (SF)	Pervious Area (AC)	Curve Number (CN)
DAP233	878	0.02	27	32.5	1.9	0	0.00	0.0	878	0.02	80.0
DAP234	2,441	0.06	36	67.8	1.7	0	0.00	0.0	2,441	0.06	80.0
DAP235	2,208	0.05	46	48.0	1.4	0	0.00	0.0	2,208	0.05	80.0
DAP236	2,300	0.05	53	43.4	1.1	0	0.00	0.0	2,300	0.05	80.0
DAP237	2,358	0.05	56	42.1	1.0	0	0.00	0.0	2,358	0.05	80.0
DAP238	2,287	0.05	55	41.6	1.3	0	0.00	0.0	2,287	0.05	80.0
DAP239	2,339	0.05	54	43.3	1.3	0	0.00	0.0	2,339	0.05	80.0
DAP240	2,328	0.05	54	43.1	1.1	0	0.00	0.0	2,328	0.05	80.0
DAP241	2,337	0.05	54	43.3	1.0	0	0.00	0.0	2,337	0.05	80.0
DAP242	2,387	0.05	54	44.2	1.2	0	0.00	0.0	2,387	0.05	80.0
DAP243	1,824	0.04	30	60.8	2.0	0	0.00	0.0	1,824	0.04	80.0
DAP244	2,523	0.06	26	97.0	2.2	0	0.00	0.0	2,523	0.06	80.0
DAP245	3,109	0.07	34	91.4	1.9	0	0.00	0.0	3,109	0.07	80.0
DAP246	5,612	0.13	28	200.4	1.0	2,659	0.06	46.2	2,953	0.07	88.3
DAP247	6,171	0.14	31	199.1	1.0	2,665	0.06	42.9	3,506	0.08	87.7
DAP248	6,303	0.14	28	225.1	1.0	2,665	0.06	42.9	3,638	0.08	87.7
DAP249	6,194	0.14	26	238.2	1.0	2,666	0.06	42.9	3,528	0.08	87.7
DAP250	6,328	0.15	26	243.4	1.0	2,666	0.06	40.0	3,662	0.08	81.9
DAP251	6,360	0.15	27	235.6	1.0	2,666	0.06	40.0	3,694	0.08	81.9
DAP252	6,204	0.14	26	238.6	1.0	2,666	0.06	42.9	3,538	0.08	87.7
DAP253	6,305	0.14	27	233.5	1.0	2,666	0.06	42.9	3,639	0.08	87.7
DAP254	6,300	0.14	27	233.3	1.0	2,680	0.06	42.9	3,621	0.08	87.7
DAP255	5,556	0.13	26	213.7	1.0	2,665	0.06	46.2	2,891	0.07	88.3
DAP256	5,636	0.13	30	187.9	1.0	2,665	0.06	46.2	2,971	0.07	88.3
DAP257	6,877	0.16	37	185.9	1.0	2,639	0.06	37.5	4,238	0.10	86.8
DAP258	48,712	1.12	484	100.6	1.0	18,483	0.42	37.5	30,229	0.69	86.0
DAP259	37,120	0.85	378	98.2	1.0	18,131	0.42	49.4	18,989	0.44	89.8
DAP260	8,056	0.18	43	187.3	1.0	2,665	0.06	33.3	5,391	0.12	86.0
DAP261	6,624	0.15	27	245.3	1.0	2,666	0.06	40.0	3,958	0.09	87.2
DAP262	6,299	0.14	25	252.0	1.0	2,661	0.06	42.9	3,638	0.08	87.7
DAP263	6,295	0.14	25	251.8	1.0	2,666	0.06	42.9	3,629	0.08	87.7
DAP264	6,343	0.15	25	253.7	1.0	2,666	0.06	40.0	3,677	0.08	81.9
DAP265	6,343	0.15	25	253.7	1.0	2,666	0.06	40.0	3,677	0.08	81.9
DAP266	6,343	0.15	25	253.7	1.0	2,666	0.06	40.0	3,677	0.08	81.9
DAP267	6,695	0.15	33	202.9	1.0	2,666	0.06	40.0	4,029	0.09	87.2
DAP268	6,309	0.14	52	121.3	1.0	1,333	0.03	21.4	4,976	0.11	83.9
DAP269	2,586	0.06	61	42.4	1.9	0	0.00	0.0	2,586	0.06	80.0
DAP270	2,410	0.06	63	38.3	1.2	0	0.00	0.0	2,410	0.06	80.0
DAP271	2,431	0.06	63	38.6	2.0	0	0.00	0.0	2,431	0.06	80.0
DAP272	2,431	0.06	63	38.6	1.6	0	0.00	0.0	2,431	0.06	80.0
DAP273	2,431	0.06	63	38.6	1.5	0	0.00	0.0	2,431	0.06	80.0
DAP274	2,431	0.06	63	38.6	1.5	0	0.00	0.0	2,431	0.06	80.0
DAP275	66,114	1.52	85	777.8	0.5	22,247	0.51	33.6	43,867	1.01	86.0
DAP276	10,751	0.25	26	413.5	10.7	1,359	0.03	12.0	9,392	0.22	82.2
DAP277	14,676	0.34	45	326.1	5.3	0	0.00	0.0	14,676	0.34	80.0
DAP278	2,406	0.06	10	240.6	17.1	0	0.00	0.0	2,406	0.06	80.0
DAP279	6,514	0.15	101	64.5	1.0	1,333	0.03	20.0	5,181	0.12	83.6
DAP280	6,915	0.16	32	216.1	1.0	2,666	0.06	37.5	4,249	0.10	86.8
DAP281	2,290	0.05	49	46.7	1.0	0	0.00	0.0	2,290	0.05	80.0
DAP282	1,951	0.04	16	121.9	1.0	0	0.00	0.0	1,951	0.04	80.0
TOTAL	374,641	8.60				118,842	2.73	31.7	255,800	5.87	85.71395349

Proposed West Drainage Area Calculation Data

	Total Area (SF)	Total Area (AC)	Flow Length (FT)	Width (FT)	Slope (%)	Impervious Area (SF)	Impervious Area (AC)	% IMP	Pervious Area (SF)	Pervious Area (AC)	Curve Number (CN)
DAP283	33,929	0.78	15	2261.9	1.0	6,277	0.14	17.9	27,652	0.63	82.2
DAP284	7,635	0.18	166	46.0	1.0	5,203	0.12	66.7	2,432	0.06	92.0
DAP285	18,121	0.42	115	157.6	1.0	0	0.00	0.0	18,121	0.42	80.0
DAP286	2,323	0.05	32	72.6	3.7	0	0.00	0.0	2,323	0.05	80.0
DAP287	1,912	0.04	24	79.7	2.7	0	0.00	0.0	1,912	0.04	80.0
DAP288	1,045	0.02	32	32.7	1.9	0	0.00	0.0	1,045	0.02	80.0
DAP289	5,587	0.13	27	206.9	1.0	2,666	0.06	46.2	2,921	0.07	88.3
DAP290	5,684	0.13	29	196.0	1.0	2,666	0.06	46.2	3,018	0.07	88.3
DAP291	16,050	0.37	179	89.7	1.0	8,416	0.19	51.4	7,634	0.18	89.2
DAP292	17,394	0.40	239	72.8	1.0	8,090	0.19	47.5	9,304	0.21	88.6
DAP293	6,657	0.15	168	39.6	1.0	4,863	0.11	73.3	1,794	0.04	93.2
DAP294	6,778	0.16	60	113.0	1.0	1,333	0.03	18.8	5,445	0.13	83.4
DAP295	6,328	0.15	27	234.4	1.6	2,666	0.06	40.0	3,662	0.08	81.9
DAP296	7,092	0.16	27	262.7	1.4	2,666	0.06	37.5	4,426	0.10	86.8
DAP297	7,582	0.17	27	280.8	1.1	2,666	0.06	35.3	4,916	0.11	86.4
DAP298	8,024	0.18	27	297.2	1.0	2,666	0.06	33.3	5,358	0.12	86.0
DAP299	8,204	0.19	27	303.9	1.0	2,666	0.06	31.6	5,538	0.13	85.7
DAP300	4,068	0.09	26	156.5	1.2	1,333	0.03	33.3	2,735	0.06	86.0
DAP301	2,334	0.05	69	33.8	1.0	0	0.00	0.0	2,334	0.05	80.0
DAP302	2,745	0.06	82	33.5	1.0	0	0.00	0.0	2,745	0.06	80.0
DAP303	3,057	0.07	94	32.5	1.0	0	0.00	0.0	3,057	0.07	80.0
DAP304	3,189	0.07	103	31.0	1.0	0	0.00	0.0	3,189	0.07	80.0
DAP305	3,147	0.07	84	37.5	1.0	0	0.00	0.0	3,147	0.07	80.0
DAP306	6,330	0.15	44	143.9	2.8	0	0.00	0.0	6,330	0.15	80.0
TOTAL	185,215	4.25				54,177	1.24	29.2	100,954	2.32	72.26352941

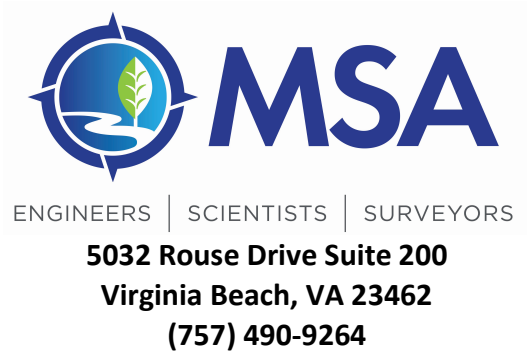
Proposed Northern Drainage Area Calculation Data

	Total Area (SF)	Total Area (AC)	Flow Length (FT)	Width (FT)	Slope (%)	Impervious Area (SF)	Impervious Area (AC)	% IMP	Pervious Area (SF)	Pervious Area (AC)	Curve Number (CN)
DAP307	5,266	0.12	114	46.2	1.0	2,228	0.05	41.7	3,039	0.07	87.5
DAP308	3,616	0.08	114	31.7	1.0	2,228	0.05	62.5	1,389	0.03	91.3
TOTAL	8,882	0.20				4,455	0.10	50.0	3,039	0.07	77

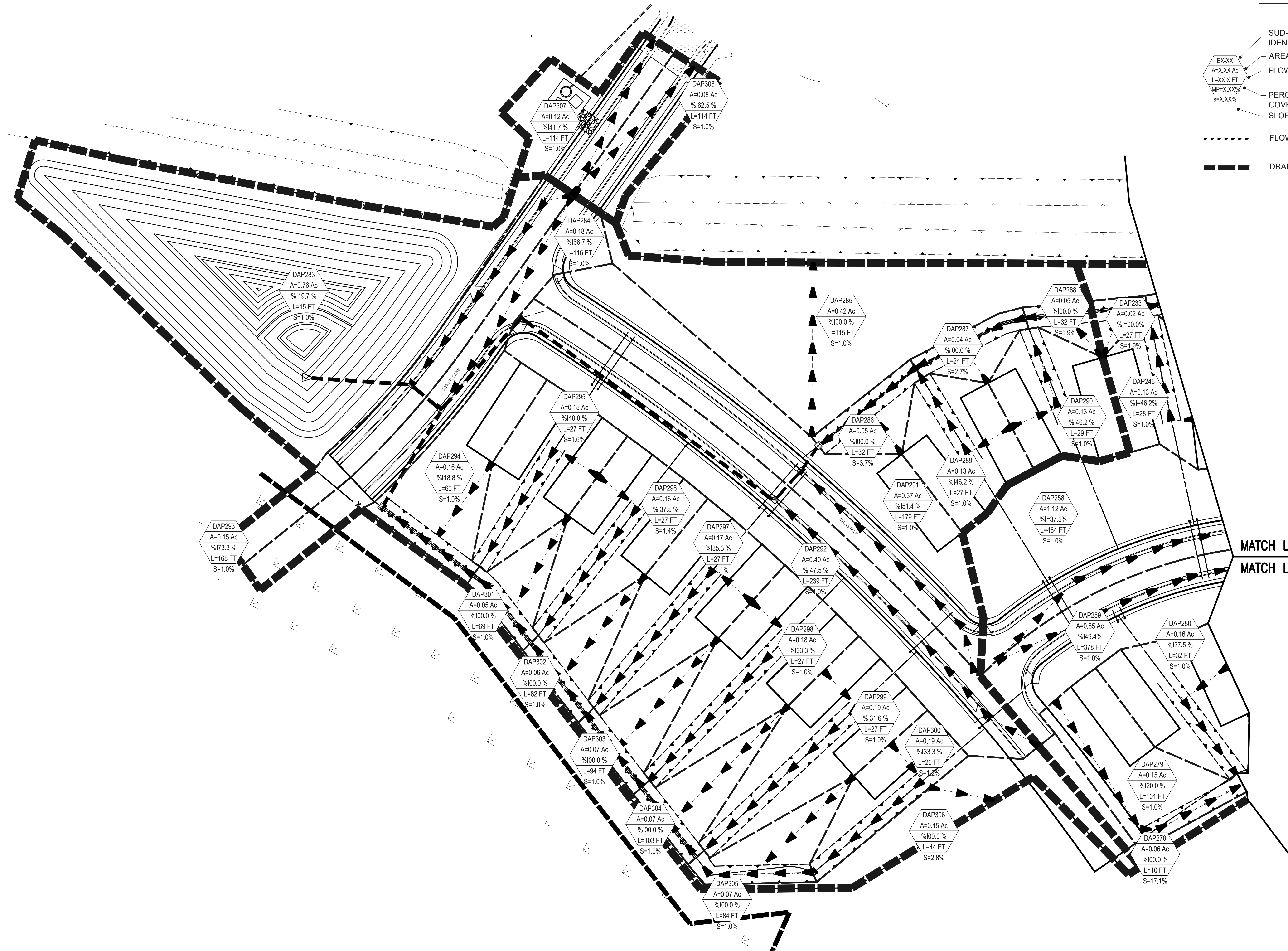
APPENDIX D

Drainage Area Maps

Prepared by:



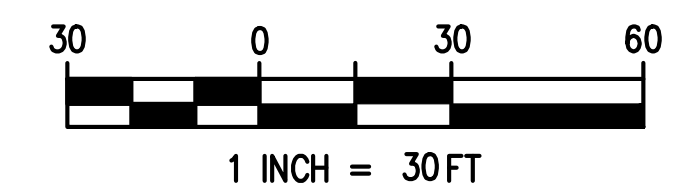
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LEGEND

- EX-XX
A=XXX Ac
L=XX FT
MP=XX%
S=XX%
- SUD-DRAINAGE AREA IDENTIFICATION
- AREA (AC)
- FLOW PATH LENGTH
- PERCENT IMPERVIOUS COVER
- SLOPE
- FLOW PATH
- DRAINAGE DIVIDE

MATCH LINE SEE SHEET DA-2
MATCH LINE SEE SHEET DA-3



5032 ROUSE DRIVE, SUITE 200 | VIRGINIA BEACH, VA 23462 | 757.490.9264 | MSAONLINE.COM

DESIGNED	JTP
DRAWN	JTP
CHECKED	DMW
APPROVED	DMW
DATE	5/1/2025

REVISION	DATE	BY	DESCRIPTION

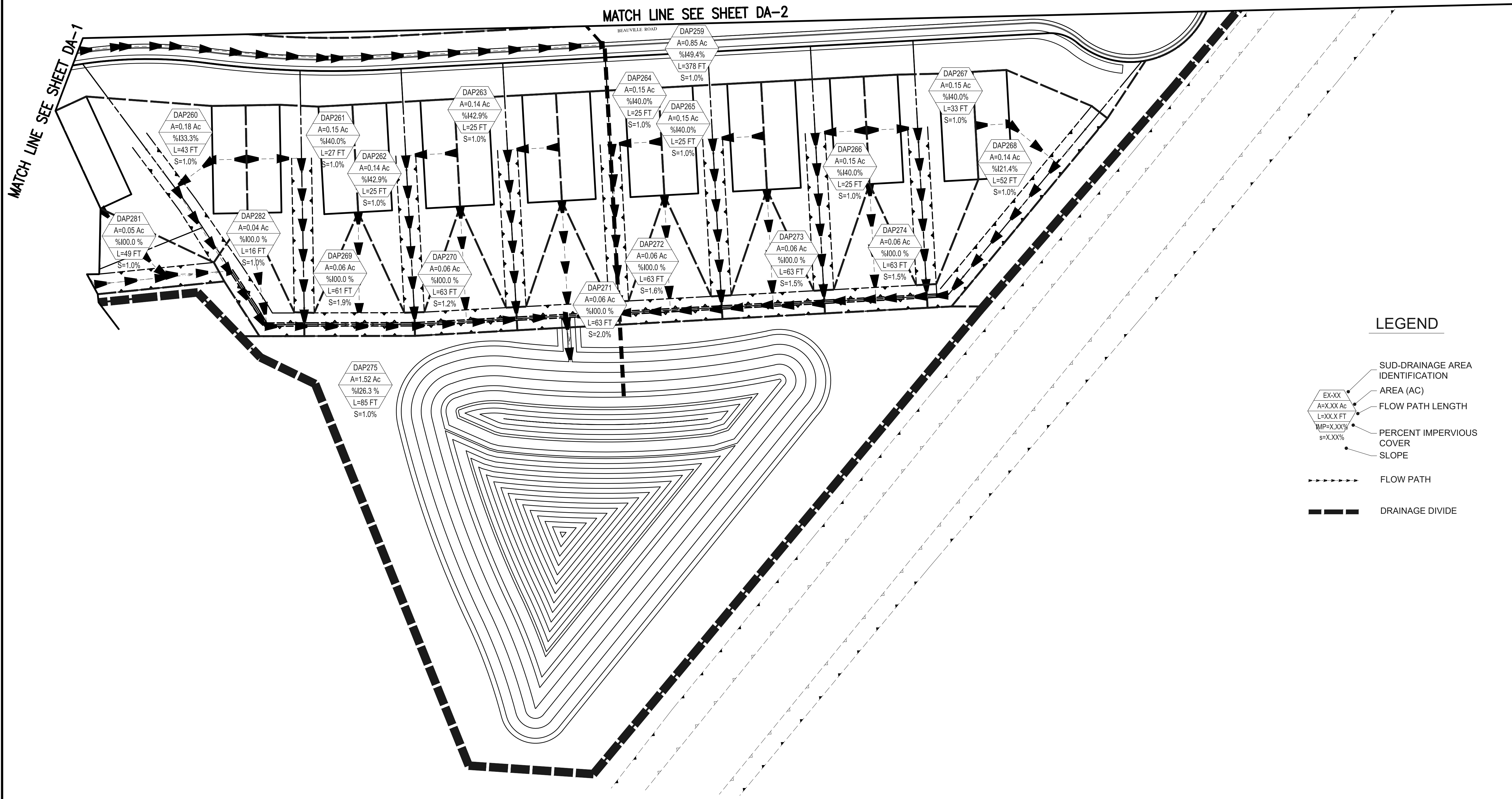
NC

DRAINAGE AREA MAPS
for
FOST PHASE 7 SUBDIVISION

CURRITUCK COUNTY

SHEET
DA-1
2 of 4 Sheets
SCALE: 1" = 30'
PROJ. NO.: 24053

I:\Projects\25043 Fost Phase 7 Subdivision\Engineering\Drawings & Exhibits\DWG\Drawings - Drainage\Drawings [DA-3] - Thursday, May 01, 2025, 8:42am

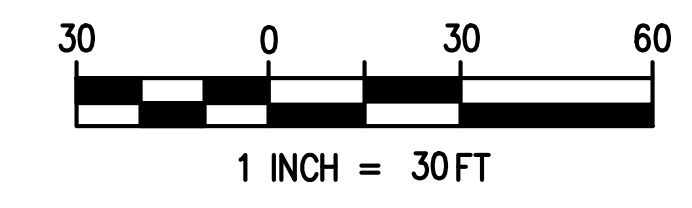


MATCH LINE SEE SHEET DA-1

MATCH LINE SEE SHEET DA-2

LEGEND

- EX-XX SUD-DRAINAGE AREA IDENTIFICATION
- A=XXX Ac AREA (AC)
- L=XXX FT FLOW PATH LENGTH
- IMP=X.XX% PERCENT IMPERVIOUS COVER
- S=X.XX% SLOPE
- FLOW PATH
- DRAINAGE DIVIDE



DESIGNED	JTP
DRAWN	JTP
CHECKED	DW
APPROVED	DW
DATE	5/1/2025

REVISION	DATE	DESCRIPTION

DRAINAGE AREA MAPS
for
FOST PHASE 7 SUBDIVISION
CURRITUCK COUNTY NC

APPENDIX E

Stormwater Calculation Summary Tables

Prepared by:

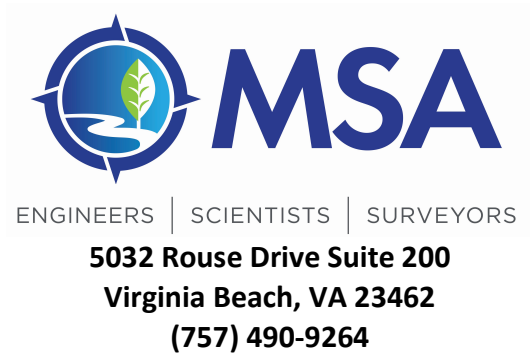




Table 2 STORAGE CURVES (POND)

CALCULATIONS BY: JTP
 DATE: 4/29/2025
 PROJECT: Fost
 PROJECT #: 25043

Junction: *P100
 Subcatchment: P100
 Invert: -3.00

PondFostPh-7-2

Proposed Storage Curve				
Depth (ft)	Elevation (ft)	Area (sf)	Inc Vol (cf)	Cumu Vol (cf)
0.00	-3.00	2	0	0
1.00	-2.00	137	70	70
2.00	-1.00	476	307	376
3.00	0.00	1,133	805	1,181
4.00	1.00	1,922	1,528	2,708
4.50	1.50	3,074	1,249	3,957
5.50	2.50	5,078	4,076	8,033
6.00	3.00	4,477	2,389	10,422
7.00	4.00	5,099	4,788	15,210
8.00	5.00	6,193	5,646	20,856
9.00	6.00	8,698	7,446	28,301
10.00	7.00	11,625	10,162	38,463
11.00	8.00	14,962	13,294	51,756
11.70	8.70	18,672	11,772	63,528
12.70	9.70	354,575	186,624	250,152
22.70	19.70	354,575	3,545,750	250,152

Bottom of Pond
 NWSE
 Top of Bank
 Catchment Area
 Catchment Area + 10'

INV
-2.00

PondFostPh-7-2-Forebay

Proposed Storage Curve				
Depth (ft)	Elevation (ft)	Area (sf)	Inc Vol (cf)	Cumu Vol (cf)
0.00	-2.00	1	0	0
1.00	-1.00	57	1	1
2.00	0.00	189	29	30
3.00	1.00	391	123	153
3.50	1.50	518	145	298
4.50	2.50	1,199	455	753
5.00	3.00	1,644	429	1,182

Junction: *P300
 Subcatchment: P300
 Invert: -11.00

PondFostPh-7-1

Proposed Storage Curve				
Depth (ft)	Elevation (ft)	Area (sf)	Inc Vol (cf)	Cumu Vol (cf)
0.00	-11.00	5	0	0
1.00	-10.00	85	45	45
2.00	-9.00	258	172	217
3.00	-8.00	527	393	609
4.00	-7.00	889	708	1,317
5.00	-6.00	1,347	1,118	2,435
6.00	-5.00	1,900	1,624	4,059
7.00	-4.00	2,549	2,225	6,283
8.00	-3.00	3,294	2,922	9,205
9.00	-2.00	4,428	3,861	13,066
10.00	-1.00	5,926	5,177	18,243
11.00	0.00	7,941	6,934	25,176
12.00	1.00	10,164	9,053	34,229
12.50	1.50	11,563	5,432	39,660
13.50	2.50	16,323	13,943	53,603
14.00	3.00	19,201	8,881	62,484
15.00	4.00	23,325	21,263	83,747
16.00	5.00	27,526	25,426	109,173
17.00	6.00	31,953	29,740	138,912
18.00	7.00	36,779	34,366	173,278
18.50	7.50	39,181	18,990	192,268
19.50	8.50	330,123	184,652	376,920
29.50	18.50	330,123	3,301,230	3,678,150

Bottom of Pond
 NWSE
 Top of Bank
 Catchment Area
 Catchment Area + 10'

INV
-2.00

PondFostPh-7-2-Forebay

Proposed Storage Curve				
Depth (ft)	Elevation (ft)	Area (sf)	Inc Vol (cf)	Cumu Vol (cf)
0.00	-2.00	291	0	0
1.00	-1.00	846	291	291
2.00	0.00	1,815	569	860
3.00	1.00	2,884	1,331	2,190
3.50	1.50	3,450	1,175	3,365
4.50	2.50	5,924	3,167	6,532
5.00	3.00	7,268	2,344	8,875



Table 3 PROPOSED HGL SUMMARY

CALCULATIONS BY: JTP
 DATE: 45778
 PROJECT: Fost
 PROJECT #: 25043

	Ditch (Y/N)	Storage/Junction (S/J)	Ex Cond Fost 10-yr	Fost Proposed 10yr	Ex Cond Fost 100-yr	Fost Proposed 100yr	Rim/Top of Curb	Top of Bank
E004A	N	J	5.47	5.47	6.62	6.60	20.44	n/a
E004B	N	J	5.50	5.50	6.65	6.63	20.47	n/a
E004C	N	J	5.93	5.93	7.74	7.68	20.49	n/a
E209	N	J	5.10	5.09	6.23	6.22	10.27	n/a
P130B	N	J	5.96	5.95	7.64	7.60	7.26	n/a
P131C	N	J	5.91	5.88	7.55	7.50	7.22	n/a
FO-CI-01	N	J	n/a	6.16	n/a	7.88	7.35	n/a
FO-CI-02	N	J	n/a	5.50	n/a	7.35	7.35	n/a
FO-CI-03	N	J	n/a	6.12	n/a	7.74	7.08	n/a
FO-CI-04	N	J	n/a	6.11	n/a	7.74	7.08	n/a
FO-CI-05	N	J	n/a	6.08	n/a	7.74	7.36	n/a
FO-CI-06	N	J	n/a	6.13	n/a	7.74	7.36	n/a
FO-DI-01	N	J	n/a	6.87	n/a	8.59	6.86	7.86
FO-DI-02	N	J	n/a	6.11	n/a	7.74	7.16	8.16
FO-DI-03	N	J	n/a	6.07	n/a	7.78	6.10	7.10
FO-MH-02	N	J	n/a	6.11	n/a	7.77	8.31	n/a
FO-RS-01	Y	J	n/a	5.10	n/a	6.46	22.50	n/a
FO-RS-02	Y	J	n/a	6.06	n/a	7.84	22.50	n/a
FO-SW-01	Y	J	n/a	8.31	n/a	8.55	n/a	9.27
FO-SW-02	Y	J	n/a	8.19	n/a	8.59	n/a	8.94
FO-SW-03	Y	J	n/a	7.93	n/a	8.60	n/a	8.51
FO-SW-04	Y	J	n/a	NO NO	n/a	NO NO	n/a	#VALUE!
FO-SW-05	Y	J	n/a	7.84	n/a	8.63	n/a	8.18
FO-SW-06	Y	J	n/a	7.75	n/a	8.63	n/a	8.18
FO-SW-08	Y	J	n/a	7.78	n/a	8.64	n/a	8.18
FO-SW-09	Y	J	n/a	7.87	n/a	8.66	n/a	8.18
FO-SW-10	Y	J	n/a	7.91	n/a	8.67	n/a	8.18
FO-SW-11	Y	J	n/a	7.94	n/a	8.67	n/a	8.36
FO-SW-12	Y	J	n/a	8.06	n/a	8.64	n/a	8.71
FO-SW-13	Y	J	n/a	8.22	n/a	8.65	n/a	8.84
FO-SW-14	Y	J	n/a	8.23	n/a	8.65	n/a	8.92
FO-SW-15	Y	J	n/a	8.72	n/a	8.78	n/a	9.32
FO-SW-16	Y	J	n/a	8.24	n/a	8.60	n/a	8.87
FO-SW-17	Y	J	n/a	8.09	n/a	8.60	n/a	8.75
FO-SW-18	Y	J	n/a	7.99	n/a	8.59	n/a	8.65
FO-SW-19	Y	J	n/a	7.99	n/a	8.59	n/a	8.65
FO-SW-20	Y	J	n/a	7.75	n/a	8.62	n/a	8.33
FO-SW-21	Y	J	n/a	7.99	n/a	8.61	n/a	8.65
FO-SW-22	Y	J	n/a	7.99	n/a	8.62	n/a	8.65
FO-SW-23	Y	J	n/a	7.91	n/a	8.63	n/a	8.65
FO-SW-24	Y	J	n/a	8.15	n/a	8.64	n/a	8.82
FO-SW-25	Y	J	n/a	8.43	n/a	8.64	n/a	9.06
FO-SW-26	Y	J	n/a	8.61	n/a	8.67	n/a	9.23
FO-SW-27	Y	J	n/a	8.03	n/a	8.07	n/a	8.58
FO-SW-28	Y	J	n/a	7.67	n/a	7.72	n/a	8.29
FO-SW-29	Y	J	n/a	7.31	n/a	7.38	n/a	7.96
FO-SW-30	Y	J	n/a	7.00	n/a	7.08	n/a	7.66
FO-SW-31	Y	J	n/a	7.33	n/a	8.86	n/a	7.66
FO-SW-32	Y	J	n/a	7.34	n/a	9.27	n/a	7.97
FO-SW-33	Y	J	n/a	7.64	n/a	9.44	n/a	8.28
FO-SW-34	Y	J	n/a	7.98	n/a	8.64	n/a	8.59
FO-SW-35	Y	J	n/a	8.17	n/a	8.63	n/a	8.86
FO-SW-36	Y	J	n/a	7.23	n/a	7.42	n/a	7.79
FO-SW-37	Y	J	n/a	6.94	n/a	7.16	n/a	7.46
FO-SW-38	Y	J	n/a	6.76	n/a	6.98	n/a	7.15
FO-SW-39	Y	J	n/a	7.33	n/a	8.80	n/a	7.15
FO-SW-40	Y	J	n/a	7.33	n/a	8.81	n/a	7.46
FO-SW-41	Y	J	n/a	7.34	n/a	8.75	n/a	7.77
FO-SW-42	Y	J	n/a	7.40	n/a	8.67	n/a	8.08
FO-SW-43	Y	J	n/a	6.71	n/a	6.92	n/a	7.00

	Ditch (Y/N)	Storage/J unction (S/J)	Ex Cond Fost 10-yr	Fost Proposed 10yr	Ex Cond Fost 100-yr	Fost Proposed 100yr	Rim/Top of Curb	Top of Bank
FO-SW-44	Y	J	n/a	7.41	n/a	7.55	n/a	8.09
FO-SW-45	Y	J	n/a	8.02	n/a	8.16	n/a	8.51
FO-SW-46	Y	J	n/a	8.06	n/a	8.14	n/a	8.88
FO-SW-47	Y	J	n/a	8.28	n/a	8.38	n/a	8.94
FO-SW-48	Y	J	n/a	7.64	n/a	7.74	n/a	8.36
FO-SW-49	Y	J	n/a	7.21	n/a	7.74	n/a	7.89
FO-SW-50	Y	J	n/a	7.20	n/a	7.82	n/a	7.48
FO-SW-51	Y	J	n/a	7.19	n/a	7.80	n/a	7.48
FO-SW-52	Y	J	n/a	7.18	n/a	7.79	n/a	7.48
FO-SW-53	Y	J	n/a	7.15	n/a	7.79	n/a	7.48
FO-SW-54	Y	J	n/a	7.07	n/a	7.80	n/a	7.48
FO-SW-55	Y	J	n/a	7.57	n/a	7.74	n/a	8.20
FO-SW-56	Y	J	n/a	7.53	n/a	7.74	n/a	8.16
FO-SW-57	Y	J	n/a	7.47	n/a	7.74	n/a	8.11
FO-SW-58	Y	J	n/a	7.39	n/a	7.74	n/a	8.04
FO-SW-59	Y	J	n/a	7.38	n/a	7.74	n/a	7.98
FO-SW-60	Y	J	n/a	8.58	n/a	8.65	n/a	9.29
FO-SW-61	Y	J	n/a	8.67	n/a	8.74	n/a	9.27
FO-SW-62	Y	J	n/a	7.92	n/a	8.06	n/a	8.52
FO-SW-63	Y	J	n/a	8.14	n/a	8.29	n/a	8.91
E004	N	S	5.10	5.09	6.23	6.22	n/a	20.07
E005	N	S	6.06	6.05	7.83	7.78	n/a	20.65
E208	N	S	5.10	5.10	6.23	6.22	n/a	10.41
PondFostPh7-1	N	S	n/a	5.43	n/a	6.67	n/a	18.50
PondFostPh7-2	N	S	n/a	6.06	n/a	7.73	n/a	19.47



Table 4 PROPOSED VELOCITY SUMMARY

CALCULATIONS BY: JTP
 DATE: 45778
 PROJECT: Fost
 PROJECT #: 25043

Conduit attributes	Swale or Pipe	Fost Proposed 2yr Flow Velocity	Max Allowable Peak 2 yrFlow Velocity	Fost Proposed 10yr Flow Velocity	Max Allowable Peak 10 yrFlow Velocity
E004A-E004	SWALE	0.73	2.0	1.40	4.0
E004B-E004A	SWALE	0.76	2.0	1.38	4.0
E004C-E004B	SWALE	2.02	2.0	4.40	4.0
E005-E004C	SWALE	0.76	2.0	1.23	4.0
E208-E209	SWALE	0.18	2.0	0.22	4.0
E209-E004	SWALE	0.22	2.0	0.23	4.0
FO-CI-02-POND	PIPE	1.60	2.0	3.58	4.0
FO-CI-04-POND	PIPE	0.89	2.0	2.39	4.0
FO-POND-E-OF	PIPE	0.23	2.0	0.76	4.0
FO-POND-W-OF	PIPE	0.04	2.0	0.08	4.0
FO-SW-01-02	SWALE	0.04	2.0	0.08	4.0
FO-SW-01-63	SWALE	0.40	2.0	0.57	4.0
FO-SW-02-03	SWALE	0.42	2.0	0.58	4.0
FO-SW-03-04	SWALE	0.36	2.0	0.52	4.0
FO-SW-04-05	SWALE	0.44	2.0	0.68	4.0
FO-SW-05-06	SWALE	0.97	2.0	1.44	4.0
FO-SW-06-DI-01	SWALE	0.99	2.0	1.47	4.0
FO-SW-08-DIO1	SWALE	0.46	2.0	0.72	4.0
FO-SW-09-08	SWALE	0.32	2.0	0.51	4.0
FO-SW-10-09	SWALE	0.32	2.0	0.50	4.0
FO-SW-11-10	SWALE	0.45	2.0	0.65	4.0
FO-SW-12-11	SWALE	0.33	2.0	0.56	4.0
FO-SW-13-12	SWALE	0.09	2.0	0.14	4.0
FO-SW-14-13	SWALE	0.70	2.0	0.88	4.0
FO-SW-15-02	SWALE	0.67	2.0	0.83	4.0
FO-SW-16-03	SWALE	0.54	2.0	0.62	4.0
FO-SW-17-04	SWALE	0.41	2.0	0.52	4.0
FO-SW-18-05	SWALE	0.51	2.0	0.67	4.0
FO-SW-19-06	SWALE	0.67	2.0	0.90	4.0
FO-SW-20-07	SWALE	0.49	2.0	0.63	4.0
FO-SW-21-08	SWALE	0.39	2.0	0.51	4.0
FO-SW-22-09	SWALE	0.85	2.0	0.95	4.0
FO-SW-23-10	SWALE	0.62	2.0	0.68	4.0
FO-SW-24-11	SWALE	0.68	2.0	0.85	4.0
FO-SW-25-12	SWALE	0.68	2.0	0.86	4.0
FO-SW-26-13	SWALE	0.69	2.0	0.93	4.0
FO-SW-27-44	SWALE	0.66	2.0	0.85	4.0
FO-SW-28-36	SWALE	0.63	2.0	0.80	4.0
FO-SW-29-37	SWALE	0.55	2.0	0.65	4.0
FO-SW-30-38	SWALE	0.23	2.0	0.31	4.0
FO-SW-31-39	SWALE	0.63	2.0	0.67	4.0
FO-SW-32-40	SWALE	0.65	2.0	0.83	4.0
FO-SW-33-41	SWALE	0.67	2.0	0.86	4.0
FO-SW-34-42	SWALE	0.55	2.0	0.78	4.0
FO-SW-35-42	SWALE	0.67	2.0	1.03	4.0
FO-SW-36-37	SWALE	0.62	2.0	0.96	4.0
FO-SW-37-38	SWALE	0.47	2.0	0.82	4.0
FO-SW-38-43	SWALE	1.52	2.0	2.34	4.0
FO-SW-39-43	SWALE	0.27	2.0	0.34	4.0
FO-SW-40-39	SWALE	0.57	2.0	0.70	4.0
FO-SW-41-40	SWALE	0.53	2.0	0.77	4.0
FO-SW-42-41	SWALE	1.11	2.0	1.64	4.0
FO-SW-43-POND	SWALE	0.70	2.0	1.13	4.0
FO-SW-44-36	SWALE	0.69	2.0	1.07	4.0
FO-SW-45-44	SWALE	0.46	2.0	0.61	4.0
FO-SW-46-45	SWALE	0.31	2.0	0.53	4.0
FO-SW-47-45	SWALE	0.53	2.0	0.70	4.0
FO-SW-48-49	SWALE	0.21	2.0	0.35	4.0
FO-SW-49-50	SWALE	0.12	2.0	0.23	4.0
FO-SW-50-51	SWALE	0.19	2.0	0.35	4.0
FO-SW-51-52	SWALE	0.27	2.0	0.48	4.0
FO-SW-52-53	SWALE	0.40	2.0	0.68	4.0
FO-SW-53-54	SWALE	0.92	2.0	1.43	4.0
FO-SW-54-DI-03	SWALE	0.39	2.0	0.55	4.0
FO-SW-55-50	SWALE	0.39	2.0	0.55	4.0
FO-SW-56-51	SWALE	0.41	2.0	0.57	4.0
FO-SW-57-52	SWALE	0.44	2.0	0.60	4.0
FO-SW-58-53	SWALE	0.33	2.0	0.37	4.0
FO-SW-59-54	SWALE	0.82	2.0	0.95	4.0
FO-SW--60-62	SWALE	0.71	2.0	0.89	4.0
FO-SW-61-63	SWALE	0.75	2.0	1.09	4.0

Conduit attributes	Swale or Pipe	Fost Proposed 2yr Flow Velocity	Max Allowable Peak 2 yrFlow Velocity	Fost Proposed 10yr Flow Velocity	Max Allowable Peak 10 yrFlow Velocity
FO-SW-62-DI-02	SWALE	0.35	2.0	0.50	4.0
FO-SW-63-62	SWALE	0.35	2.0	0.50	4.0
FO-SW-55-50	SWALE	0.39	2.0	0.55	4.0
FO-SW-56-51	SWALE	0.41	2.0	0.57	4.0
FO-SW-57-52	SWALE	0.44	2.0	0.60	4.0
FO-SW-58-53	SWALE	0.33	2.0	0.37	4.0
FO-SW-59-54	SWALE	0.82	2.0	0.95	4.0
FO-SW--60-62	SWALE	0.71	2.0	0.89	4.0
FO-SW-61-63	SWALE	0.75	2.0	1.09	4.0
FO-SW-62-DI-02	SWALE	0.35	2.0	0.50	4.0
FO-SW-63-62	SWALE	0.35	2.0	0.50	4.0



Table 5 PROPOSED POND HGL AND DRAWDOWN CALCULATIONS - 2"-Year Storm

CALCULATIONS BY: JTP
 DATE: 45778
 PROJECT: Fost
 PROJECT #: 25043

Pond ID	Post-Dev 10 Yr HGL (FT)	Post-Dev 100 Yr HGL (FT)	Top of Bank (FT)	10-Year Freeboard (FT)	100-Year Freeboard (FT)	Starting Volume (CF)	Maximum Stored Runoff Volume (CF)	Time of Drawdown Beginning (HR:MM)	Time of 72-Hour Drawdown Finish (HR:MM)	Duration (HH:MM)	Stored Volume at Drawdown Finish (HR:MM)
PondFostPh-7-1	5.43	6.67	7.50	2.07	0.83	111,917	111,948	16:00	70:00	54:00	111,948
PondFostPh-7-2	6.06	7.73	8.70	2.64	0.97	29,188	29,186	16:00	60:30	44:30	29,186

Major Subdivision Submittal Checklist – Construction Drawings

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

Major Subdivision Submittal Checklist – Construction Drawings

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Construction Drawings Submittal Checklist		
1	Complete Major Subdivision application (For amended drawings include \$250 fee)	X
2	Construction drawing with engineer's seal	X
3	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	X
4	Stormwater form(s), final stormwater management narrative and grading plan, if changed since preliminary plat	X
5	Proposed construction drawings (road, stormwater management infrastructure, utilities)	X
6	NCDEQ wastewater line extension permit, if applicable	X
7	NCDEQ wastewater plant construction permit, if applicable	N/A
8	NCDEQ waterline extension permit, if applicable	X
9	NCDEQ stormwater permit including application, plan, and narrative with calculations	X
10	NCDEQ soil erosion and sedimentation control permit	X
11	NCDEQ CAMA major permit, if applicable	N/A
12	NCDOT driveway permit and encroachment agreement, if applicable	N/A
13	Wetland fill permit(s), if applicable	N/A

For Staff Only

Pre-application Conference (Optional)

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

Comments

JOSH STEIN
Governor

D. REID WILSON
Secretary

WILLIAM E. TOBY VINSON, JR.
Director



February 6, 2026

LETTER OF APPROVAL

Moyock Development, LLC
227 Caratoke Hwy
Moyock, NC 27958

RE: Project Name: Fost Phase 7
Permit Number: CURRI-2026-0153
Acres Approved: 13.28
County: Currituck
City: Moyock
Address: Tar Heel Dr
River Basin: Pasquotank
Stream Classification: C: Aquatic Life, Secondary Contact Recreation, Fresh water
Plan Type: New Plan – Construct 31 Single Family Lot Subdivision with Curb & Gutter Streets, Water & Sanitary Sewer Extensions and Stormwater BMPs

Dear Moyock Development, LLC,

This office has received and reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan shall expire three (3) years following the date of approval, if no land disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a COC under the NCG010000 Construction Stormwater General Permit. You must apply for coverage by submitting a "Construction Stormwater – NCG01 (Subject to the SPCA) in the [AccessDEQ Portal](#). Once your application is complete, you will receive an invoice for the \$127 annual permit fee and can submit payment through the AccessDEQ Portal. Once the fee is processed and the application approved, you will receive the COC via email. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. Please direct questions about the eNOI form to the [Stormwater Program staff](#) in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.



North Carolina Department of Environmental Quality
Division of Energy, Mineral and Land Resources | Washington Regional Office
943 Washington Square Mall | Washington, North Carolina 27889
252.948.3800

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form and on the plan, which you provided. You are requested to file an amended form if there is any change in the information included on the form.

Your cooperation is appreciated.

Sincerely,

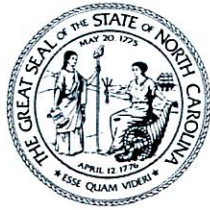
Ginger Turner

Ginger Y. Turner, PE for
Samir Dumpor, PE
Regional Engineer
Land Quality Section

General Comments

1. This permit allows for a land disturbance, as called for on the application plan, not to exceed **13.28** acres. Exceeding that acreage will be a violation of this permit and would require a revised plan and additional application fee. Land disturbance should be conducted in a manner to minimize land exposure. Any addition in impervious surface, over that already noted on the approved plan, would also require a revised plan to verify the appropriateness of the erosion control measures and stormwater retention measures (NCGS 113A-54.1(b)).
2. Additional measures may be required - the applicant is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the applicant must take those additional steps necessary to stop sediment from leaving this site (NCGS 113A-57(3); 15A NCAC 4B .0115). Each sediment storage device must be inspected after each storm event (NCGS 113A54.1(e)). Maintenance and/or clean out is necessary anytime the device is at 50% capacity. All sediment storage measures will remain on site and functional until all grading and final landscaping of the project is complete (15A NCAC 04B .0113).
3. The applicant is responsible for obtaining any and all permits and approvals necessary for the development of this project prior to the commencement of this land disturbing activity. This could include our agency's Stormwater regulations and the Division of Water Resources' enforcement requirements within Section 401 of the Clean Water Act, the U.S. Army Corps of Engineers' jurisdiction of Section 404 of the Clean Water Act, the Division of Coastal Management's CAMA requirements, the Division of Solid Waste Management's landfill regulations, the Environmental Protection Agency and/or The U.S. Army Corps of Engineers jurisdiction of the Clean Water Act, local County or Municipalities' ordinances, or others that may be required. This approval cannot supersede any other permit or approval; however, in the case of a Cease-and-Desist Order from the Corps of Engineers, that Order would only apply to wetland areas. All highlands would still have to be in compliance with the N.C. Sedimentation Pollution Control Act.
4. If any area on site falls within the jurisdiction of Section 401 or 404 of the Clean Water Act, the applicant is responsible for compliance with the requirements of the Division of Water Resources (DWR), the Corps of Engineers and the Environmental Protection Agency (EPA) respectively. Any erosion control measures that fall within jurisdictional wetland areas must be approved by the aforementioned agencies prior to installation. The Land Quality Section must be notified of a relocation of the measures in question to the transition point between the wetlands and the uplands to assure that the migration of sediment will not occur. If that relocation presents a problem or contradicts any requirements of either DWR, the Corps, or the EPA, it is the responsibility of the applicant to inform the Land Quality Section regional office so that an adequate contingency plan can be made to ensure sufficient erosion control remains on site. Failure to do so will be considered a violation of this approval (NCGS 113A-54.1(b)).
5. Any off-site borrow and waste required for this project must come from a site with an approved erosion control plan, a site regulated under the Mining Act of 1971, or a landfill regulated by the Division of Solid Waste Management. Trash/debris from demolition activities or generated by any activities on site must be disposed of at a facility regulated by the Division of Solid Waste Management or per Division of Solid Waste Management or Division of Water Resources rules and regulations. [15A NCAC 4B .0110]

6. A graveled construction entrance must be located at each point of access and egress available to construction vehicles during the grading and construction phases of this project. Access and egress from the project site at a point without a graveled entrance will be considered a violation of this approval. Routine maintenance of the entrances is critical (113A-54.1(b)).
7. If sediment traps and basins are shown on the plan as the primary sedimentation and erosion control devices on this project, it is necessary that the traps and basins and their collection systems be installed before any other grading takes place on site, and that every structure that receives more than one acre of drainage is built so that each dewater only from the surface (NCG010000). If that proves to be impractical, a revised plan must be submitted and approved that addresses erosion and sediment control needs during the interim period until the traps and basins are fully functioning (113A-54.1(b)).
8. Any and all existing ditches on this project site are assumed to be left undisturbed by the proposed development unless otherwise noted. The removal of vegetation within any existing ditch or channel is prohibited unless the ditch or channel is to be regraded with side slopes of 2 horizontal to 1 vertical or less steep (15A NCAC 04B .0124 (d)). Bank slopes may be mowed but stripping of vegetation is considered new earth work and is subject to the same erosion control requirements as new ditches (NCGS 113A52(6)).
9. As a condition of the NPDES General Stormwater Permit (NCG010000), the financially responsible party shall comply with the NCG01 Ground Stabilization and Materials Handling requirements that became effective April 1, 2019. The NCG01 Ground Stabilization and Materials Handling standard detail can be printed from the deq.nc.gov/NCG01 website.
10. As a condition of the NPDES General Stormwater Permit (NCG010000), the financially responsible party shall comply with the NCG01 Self-Inspection, Recordkeeping and Reporting requirements that became effective April 1, 2019. The NCG01 Self-Inspection, Recordkeeping and Reporting standard details can be printed from the deq.nc.gov/NCG01 website.
11. As a part of routine monitoring of the approved land-disturbing activity, the financially responsible party shall ensure inspections of the area covered by the approved plan after each phase of the plan has been completed and after establishment of temporary ground cover in accordance with North Carolina General Statute 113A-54.1(e).
12. The NCG01 has a yearly fee and our office often receives closure inspection requests days prior to yearly NCG01 fee payment due dates. Be advised the project requires a closure inspection report by DEMLR prior to filing the Notice of Termination (NOT) to terminate NCG01 coverage. The closure inspection should not be requested until after the site has achieved full vegetative stabilization and measures have been removed. The removal of temporary ESC measures, including basins, requires prior approval. Often, a full growing season is necessary between initial seeding/mulching and removal of measures. Please plan your construction accordingly to avoid contacting our office prematurely for a closure inspection. Also be advised you may be asked for representative site pictures prior to a closure inspection.



NORTH CAROLINA
Environmental Quality

June 23, 2026

JOSH STEIN
Governor

D. REID WILSON
Secretary

WILLIAM E. TOBY VINSON, JR.
Director

Moyock Development, LLC
Attn.: Justin M. Old
417 Caratoke Hwy. Unit D
Moyock, NC 27958

**Subject: Stormwater Permit No. SW7260407
Fost Phase 7 Subdivision
High Density Permit
Currituck County**

Dear Justin Old:

The Washington Regional Office received a complete State Stormwater Management Permit Application for the Modification of the Fost Tract – North Project Area on April 13, 2026. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in Title 15A NCAC 02H.1000 amended on January 1, 2017 (2017 Rules). We are hereby forwarding Permit Number SW7260407 dated June 23, 2026, for the construction of the built-upon areas (BUA) and stormwater control measures (SCMs) associated with the subject project.

This permit shall be effective from the date of issuance until June 22, 2034 and the project shall be subject to the conditions and limitations as specified therein and does not supersede any other agency permit that may be required. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

This cover letter, attachments, and all documents on file with DEMLR shall be considered part of this permit and is herein incorporated by reference.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at www.NCOAH.com. Unless such demands are made this permit shall be final and binding.

If you have any questions concerning this permit, or need additional information on this matter, please contact me at (252) 948-3973.

Sincerely,

Denis Hyska, CAPM
Environmental Engineer

cc: David A. Deel, PE – Deel Engineering, PLLC (dadeeleng@gmail.com)
Currituck County – Jennie Turner (jennie.turner@currituckcountync.gov)

Washington Regional Office



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources
Washington Regional Office | 943 Washington Square Mall | Washington, North Carolina 27889
252.946.6481

**STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES**

STATE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO

Moyock Development, LLC

Fost Phase 7 Subdivision

Caratoke Hwy, Moyock, Currituck County

FOR THE

construction, operation and maintenance of five wet ponds in compliance with the provisions of 15A NCAC 2H .1000 (hereafter referred to as the "*stormwater rules*") and the approved stormwater management plans and specifications and other supporting data as attached and on file with and approved by the Division of Energy, Mineral, and Land Resources and considered a part of this permit.

This permit shall be effective from the date of issuance until June 22, 2034, and shall be subject to the following specified conditions and limitations:

I. DESIGN STANDARDS

1. This permit is effective only with respect to the nature and volume of stormwater described in the application and other supporting data.
2. This stormwater system has been approved for the management of stormwater runoff as described in Section I.8 of this permit. The stormwater control measures have been designed to handle the runoff from 195,596 square feet of impervious area.
3. The tract will be limited to the amount of built-upon area indicated in Section I.8 of this permit, and per approved plans.

4. All stormwater collection and treatment systems must be located in either dedicated common areas or recorded easements. The final plats for the project will be recorded showing all such required easements, in accordance with the approved plans.
5. The runoff from all built-upon area within the permitted drainage area of this project must be directed into the permitted stormwater control system.
6. Each of the 31 single family lots are limited to a maximum of **3,415** square feet of built-upon area, as indicated in the application and as shown on the approved plans.
7. The built-upon areas associated with this project shall be located at least 50 feet landward of all perennial and intermittent surface waters.
8. The following design criteria have been provided in the wet ponds and must be maintained at design condition:

Wet Detention Pond #1 (Drainage Area East)

a.	Drainage Area, ft ² :	374,641
b.	Total Impervious Surfaces, ft ² :	131,720
c.	Design Storm, inches:	1.5
d.	Pond Depth - average, feet:	4.0
e.	Permanent Pool Elevation, FMSL:	2.50
f.	Permanent Pool Surface Area required, ft ² :	16,000
g.	Permanent Pool Surface Area, ft ² :	16,207
h.	Min. Volume required, ft ³ :	17,092
i.	Permitted Storage Volume, ft ³ :	30,000
j.	Temporary Storage Elevation, FMSL:	4.35
k.	Controlling Orifice:	6.0"Ø pipe
l.	Receiving Stream/River Basin:	Rowland Creek Canal/Pasquotank
m.	Stream Index Number:	30-1-2-2-5-1-2-1
n.	Classification of Water Body:	"C; Sw "

Wet Detention Pond #2

a.	Drainage Area, ft ² :	185,149
b.	Total Impervious Surfaces, ft ² :	59,421
c.	Design Storm, inches:	1.5
d.	Pond Depth - average, feet:	3.29
e.	Permanent Pool Elevation, FMSL:	2.50
f.	Permanent Pool Surface Area required, ft ² :	4,000
g.	Permanent Pool Surface Area, ft ² :	4,244
h.	Min. Volume required, ft ³ :	7,821
i.	Permitted Storage Volume, ft ³ :	9,750
j.	Temporary Storage Elevation, FMSL:	4.29
k.	Controlling Orifice:	6.0"Ø pipe
l.	Receiving Stream/River Basin:	Rowland Creek Canal/Pasquotank
m.	Stream Index Number:	30-1-2-2-5-1-2-1
n.	Classification of Water Body:	"C; Sw "

II. SCHEDULE OF COMPLIANCE

1. No homeowner/lot owner/developer shall fill in, alter, or pipe any drainage feature (such as swales) shown on the approved plans as part of the stormwater management system without submitting a revision to the permit and receiving approval from the Division.
2. The permittee is responsible for verifying that the proposed built-upon area for the entire lot does not exceed the maximum allowed by this permit. Once the lot transfer is complete, the built-upon area may not be revised without approval from the Division of Water Quality, and responsibility for meeting the built-upon area limit is transferred to the individual property owner.
3. If an Architectural Review Board or Committee is set up by the permittee to review plans for compliance with the BUA limit, the plans reviewed must include all proposed built-upon area. Any approvals given by the Board do not relieve the homeowner of the responsibility to maintain compliance with the permitted BUA limit.
4. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.
5. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface.
6. The permittee shall submit to the Director and shall have received approval for revised plans, specifications, and calculations prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to the approved plans, regardless of size.
 - b. Project name change.
 - c. Transfer of ownership.
 - d. Redesign or addition to the approved amount of built-upon area.
 - e. Further subdivision, acquisition, or sale of all or part of the project area. The project area is defined as all property owned by the permittee, for which Sedimentation and Erosion Control Plan approval or a CAMA Major permit was sought.
 - f. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.
7. The permittee shall submit for approval, final site layout and grading plans for any permitted future development areas shown on the approved plans, prior to construction.
8. All stormwater collection and treatment systems must be located in either dedicated common areas or recorded easements. The final plats for the project

will be recorded showing all such required easements, in accordance with the approved plans.

9. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
10. Upon completion of construction, prior to issuance of a Certificate of Occupancy, and prior to operation of this permitted facility, a certification must be received from an appropriate designer for the system installed certifying that the permitted facility has been installed in accordance with this permit, the approved plans and specifications, and other supporting documentation. Any deviations from the approved plans and specifications must be noted on the Certification.
11. If the stormwater system was used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to occupancy of the facility.
12. The permittee shall at all times provide the operation and maintenance necessary to assure that all components of the permitted stormwater system function at optimum efficiency. The approved Operation and Maintenance Plan must be followed in its entirety and maintenance must occur at the scheduled intervals including, but not limited to:
 - a. Semiannual scheduled inspections (every 6 months).
 - b. Sediment removal.
 - c. Mowing and re-vegetation of side slopes.
 - d. Immediate repair of eroded areas.
 - e. Maintenance of side slopes in accordance with approved plans.
 - f. Debris removal and unclogging of structures, orifice, catch basins and piping.
 - a. Access to all components of the system must be available at all times.
13. Records of maintenance activities must be kept by the permittee. The records will indicate the date, activity, name of person performing the work and what actions were taken.
14. This permit shall become void unless the facilities are constructed in accordance with the conditions of this permit, the approved plans and specifications, and other supporting data.
15. Prior to the sale of any lot, the following deed restrictions must be recorded:
 - a. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW7200202, as issued by the Division of Energy, Mineral, and Land Resources under NCAC 2H.1000.
 - b. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
 - c. These covenants are to run with the land and be binding on all persons and parties claiming under them.

- d. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Energy, Mineral, and Land Resources.
 - e. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division of Energy, Mineral, and Land Resources.
 - f. The maximum built-upon area per lot is **See Attachment A** square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, brick, stone, slate, and coquina, but does not include raised, open wood decking, or the water surface of swimming pools.
 - g. Filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the development except for average driveway crossings, is strictly prohibited by any persons.
 - h. Each lot will maintain a 50 foot wide vegetated buffer between all impervious areas and surface waters.
 - i. All roof drains shall terminate at least 50 foot from the mean high water mark.
 - j. If permeable pavement credit is desired, the property owner must submit a request, with supporting documentation, to the permittee and receive approval prior to construction of the permeable pavement.
16. A copy of the recorded deed restrictions must be submitted to the Division within 30 days of the date of recording the plat, and prior to selling lots. The recorded copy must contain all of the statements above, the signature of the Permittee, the deed book number and page, and the stamp/signature of the Register of Deeds.
17. Prior to transfer of the permit, the stormwater facilities will be inspected by DEQ personnel. The facility must be in compliance with all permit conditions. Any items not in compliance must be repaired or replaced to design condition prior to the transfer. Records of maintenance activities performed to date will be required.
18. Decorative spray fountains will be allowed in the stormwater treatment system, subject to the following criteria:
- a. The fountain must draw its water from less than 2' below the permanent pool surface.
 - b. Separated units, where the nozzle, pump and intake are connected by tubing, may be used only if they draw water from the surface in the deepest part of the pond.
 - c. The falling water from the fountain must be centered in the pond, away from the shoreline.
20. If permeable pavement credit is desired, the permittee must submit a request to modify the permit to incorporate such language as required by the Division of Water Quality. The request to modify must include a soils report identifying the type of soil, the Seasonal High Water Table elevation and the infiltration rate. Upon the successful completion of a permit modification, the individual lot owners that request to utilize permeable pavements must submit the necessary forms and documentation to the permittee and receive approval prior to construction of the permeable pavement.

21. A copy of the approved plans and specifications shall be maintained on file by the Permittee at all times.

III. GENERAL CONDITIONS

1. This permit is not transferable except after notice to and approval by the Director. In the event of a change of ownership, or a name change, the permittee must submit a completed Name/Ownership Change form, to the Division of Energy, Mineral, and Land Resources, signed by both parties, and accompanied by supporting documentation as listed on page 2 of the form. The project must be in good standing with the Division. The approval of this request will be considered on its merits and may or may not be approved.
2. The permittee is responsible for compliance with all permit conditions until such time as the Division approves the transfer request.
3. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the Division of Energy, Mineral, and Land Resources, in accordance with North Carolina General Statute 143-215.6A to 143-215.6C.
4. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state, and federal) having jurisdiction.
5. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by this Division, such as the construction of additional or replacement stormwater management systems.
6. The permittee grants DEQ Staff permission to enter the property during normal business hours for the purpose of inspecting all components of the permitted stormwater management facility.
7. The permit issued shall continue in force and effect until revoked or terminated. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance or termination does not stay any permit condition.
8. Unless specified elsewhere, permanent seeding requirements for the stormwater control must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual.
9. Approved plans and specifications for this project are incorporated by reference and are enforceable parts of the permit.
10. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit as allowed by the laws, rules and regulations contained in Title 15A NCAC 2H.1000, and NCGS 143-215.1 et.al.
11. The permittee shall notify the Division of any name, ownership or mailing address changes at least 30 days prior to making such changes.

12. This permit shall be effective from the date of issuance until June 22, 2034. Application for permit renewal shall be submitted 180 days prior to the expiration date of this permit and must be accompanied by the processing fee.

Permit issued this the 23rd day of June, 2026.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION

A handwritten signature in blue ink, appearing to read 'Toby Vinson', written over a horizontal line.

For Toby Vinson, Director
Division of Energy, Mineral, and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW7260407

Attachment A

Certification Forms

The following blank Designer Certification forms are included and specific for this project:

- As-Built Permittee Certification
- As-Built Designer's Certification General MDC
- As-Built Designer's Certification for Wet Detention Pond Project

A separate certification is required for each SCM. These blank certification forms may be copied and used, as needed, for each SCM and/or as a partial certification to address a section or phase of the project.

AS-BUILT PERMITTEE CERTIFICATION

I hereby state that I am the current permittee for the project named above, and I certify by my signature below, that the project meets the below listed Final Submittal Requirements found in NCAC 02H.1042(4) and the terms, conditions and provisions listed in the permit documents, plans and specifications on file with or provided to the Division.

- Check here if this is a partial certification. Section/phase/SCM #? _____
- Check here if this is part of a Fast Track As-built Package Submittal.

Printed Name _____ Signature _____

I, _____, a Notary Public in the State of _____

County of _____, do hereby certify that _____

personally appeared before me this _____ day of _____, 20_____

and acknowledge the due execution of this as-built certification. (SEAL)

Witness my hand and official seal

My commission expires _____

Permittee's Certification NCAC .1042(4)	Completed / Provided	N/A
A. DEED RESTRICTIONS / BUA RECORDS		
1. The deed restrictions and protective covenants have been recorded and contain the necessary language to ensure that the project is maintained consistent with the stormwater regulations and with the permit conditions.	Y or N	
2. A copy of the recorded deed restrictions and protective covenants has been provided to the Division.	Y or N	
3. Records which track the BUA on each lot are being kept. (See Note 1)	Y or N	
B. MAINTENANCE ACCESS		
1. The SCMs are accessible for inspection, maintenance and repair.	Y or N	
2. The access is a minimum of 10 feet wide.	Y or N	
3. The access extends to the nearest public right-of-way.	Y or N	
C. EASEMENTS		
1. The SCMs and the components of the runoff collection / conveyance system are located in recorded drainage easements.	Y or N	
2. A copy of the recorded plat(s) is provided.	Y or N	
D. SINGLE FAMILY RESIDENTIAL LOTS - Plats for residential lots that have an SCM include the following:	Y or N	
1. The specific location of the SCM on the lot.	Y or N	
2. A typical detail for the SCM.	Y or N	

3. A note that the SCM is required to meet stormwater regulations and that the lot owner is subject to enforcement action as set forth in NCGS 143 Article 21 if the SCM is removed, relocated or altered without prior approval.	Y or N	
E. OPERATION AND MAINTENANCE AGREEMENT	Y or N	
1. The O&M Agreement is referenced on the final recorded plat.	Y or N	
2. The O&M Agreement is recorded with the Register of Deeds and appears in the chain of title.	Y or N	
F. OPERATION AND MAINTENANCE PLAN – maintenance records are being kept in a known set location for each SCM and are available for review.	Y or N	
G. DESIGNER'S CERTIFICATION FORM – has been provided to the Division.	Y or N	

Note 1- Acceptable records include ARC approvals, as-built surveys, and county tax records.

Provide an explanation for every requirement that was not met, and for every "N/A" below. Attach additional sheets as needed.

AS-BUILT DESIGNER'S CERTIFICATION FOR WET DETENTION POND PROJECT

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets all of the MDC found in NCAC 02H.1053, in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and the general statutes has been preserved.

- Check here if this is a partial certification. Section/phase/SCM #? _____
- Check here if this is part of a Fast-Track As-Built Package Submittal per .1044(3).
- Check here if the Designer did not observe the construction, but is certifying the project.
- Check here if pictures of the SCM are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____

<p>SEAL:</p>

Consultant's Mailing Address: _____

City/State/ZIP _____

Phone Number _____

Consultant's Email address: _____

- ① Circle N if the as-built value differs from the Plan/permit. If N is circled, provide an explanation on page 2
- ② N/E = not evaluated (provide explanation on page 2) ③ N/A = not applicable to this project or SCM.

This Certification must be completed in conjunction with the General MDC certification under NCAC 02H.1050

Consultant's Certification (MDC .1053)	①As-built	②N/E	③N/A
A. Forebay / Depths / Fountain			
1. The available Sediment storage is consistent with the approved plan and is a minimum of 6 in.	Y or N		
2. Water flow over the forebay berm into the main pond occurs at a non-erosive velocity.	Y or N		
3. The provided Forebay Volume is 15%-20% of the main pool volume.	Y or N		
4. The Forebay entrance elevation is deeper than the exit elevation into the pond.	Y or N		
5. The Average Design Depth of the main pond below the permanent pool elevation is consistent with the permitted value?	Y or N		
6. Fountain documentation is provided.	Y or N		

B. Side slopes / Banks / Vegetated Shelf			
1. The width of the Vegetated Shelf is consistent with the approved plans and is a minimum of 6 feet.	Y or N		
2. The slope of the Vegetated Shelf is consistent with the approved plans and is no steeper than 6:1.	Y or N		
C. As-built Main Pool / Areas / Volumes / Elevations			
1. The permanent pool surface area provided is consistent with the permitted value.	Y or N		
2. The Temporary Pool Volume provided is consistent with the permitted value.	Y or N		
3. The permanent pool elevation is consistent with the permitted value.	Y or N		
4. The temporary pool elevation is consistent with the permitted value.	Y or N		
	①As-built	②N/E	③N/A
D. Inlets / Outlet / Drawdown			
1. The design volume draws down in 2-5 days.	Y or N		
2. The size of the Orifice is consistent with the permitted value.	Y or N		
3. A trash rack is provided on the outlet structure.	Y or N		
4. Hydrologic impacts to the receiving channel are minimized from the 1 yr 24 hr storm discharge?	Y or N		
5. The inlets and the outlet location are situated per the approved plan and avoid short-circuiting.	Y or N		
E. Vegetation			
1. The vegetated shelf has been planted with a minimum of 3 diverse species.	Y or N		
2. The vegetated shelf plant density is consistent with the approved plans and is no less than 50 plants per 200 sf or no less than 24 inches on center.	Y or N		

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E" below. Attach additional pages as needed:

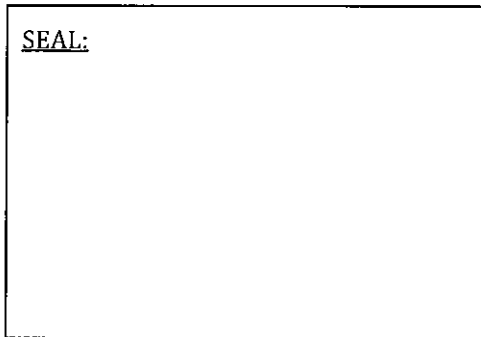
AS-BUILT DESIGNER'S CERTIFICATION GENERAL MDC

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets the below listed General MDC found in NCAC 02H.1050 in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and statutes has been preserved.

- Check here if this is a partial certification. Section/phase/SCM #? _____
- Check here if this is a part of a Fast-Track As-Built Package Submittal per .1044(3).
- Check here if the designer did not observe the construction, but is certifying the project.
- Check here if pictures of the SCM are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____



Consultant's Mailing Address:

 City/State/ZIP _____
 Phone Number _____
 Consultant's Email address:

① Circle N if the as-built value differs from the Plan. If N is circled, provide an explanation on Page 2.
 ② N/E = not evaluated (provide explanation on page 2) ③ N/A = not applicable to this SCM or project.

Consultant's Certification NCAC .1003((3) & General MDC .1050	①As-built	②N/E	③N/A
A. TREATMENT REQUIREMENTS			
1. The SCM achieves runoff treatment.	Y or N		
2. The SCM achieves runoff volume match.	Y or N		
3. Runoff from offsite areas and/or existing BUA is bypassed.	Y or N		
4. Runoff from offsite areas and/or existing BUA is directed into the permitted SCM and is accounted for at the full build-out potential.	Y or N		
5. The project controls runoff through an offsite permitted SCM that meets the requirements of the MDC.	Y or N		
6. The net area of new BUA increase for an existing project has been accounted for at the appropriate design storm level.	Y or N		

7. The SCM(s) meets all the specific minimum design criteria.	Y or N		
B. VEGETATED SETBACKS / BUA			
1. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
2. The vegetated setback is maintained in grass or other vegetation.	Y or N		
3. BUA that meets the requirements of NCGS 143-214.7 (b2)(2) is located in the setback.	Y or N		
4. BUA that does not meet the requirements of NCGS 143-214.7 (b2)(2) is located within the setback and is limited to: a. Publicly funded linear projects (road, greenway sidewalk) b. Water-dependent structures c. Minimal footprint uses (utility poles, signs, security lighting and appurtenances)	Y or N		
5. Stormwater that is not treated in an SCM is released at the edge of the setback and allowed to flow through the setback as dispersed flow.	Y or N		
	①As-built	②N/E	③N/A
C. STORMWATER OUTLETS – the outlet handles the peak flow from the 10 year storm with no downslope erosion.	Y or N		
D. VARIATIONS			
1. A variation (alternative) from the stormwater rule provisions has been implemented.	Y or N		
2. The variation provides equal or better stormwater control and equal or better protection of surface waters.	Y or N		
E. COMPLIANCE WITH OTHER REGULATORY PROGRAMS has been met.	Y or N		
F. SIZING -the volume of the SCM takes the runoff from all surfaces into account and is sufficient to handle the required storm depth.	Y or N		
G. CONTAMINATED SOILS – infiltrating SCM's are not located in or on areas with contaminated soils.	Y or N		
H. SIDE SLOPES			
1. Vegetated side slopes are no steeper than 3H:1V.	Y or N		
2. Side slopes include retaining walls, gabion walls, or other surfaces that are steeper than 3H:1V.	Y or N		
3. Vegetated side slopes are steeper than 3H:1V (provide supporting documents for soils and vegetation).	Y or N		
I. EROSION PROTECTION			
1. The inlets do not cause erosion in the SCM.	Y or N		
2. The outlet does not cause erosion downslope of the discharge point during the peak flow from the 10 year storm.	Y or N		
J. EXCESS FLOWS – An overflow / bypass has been provided.	Y or N		

K. DEWATERING - A method to drawdown standing water has been provided to facilitate maintenance and inspection.	Y or N		
L. CLEANOUT AFTER CONSTRUCTION - the SCM has been cleaned out and converted to its approved design state.	Y or N		
M. MAINTENANCE ACCESS			
1. The SCM is accessible for maintenance and repair.	Y or N		
2. The access does not include lateral or incline slopes >3:1.	Y or N		
N. DESIGNER QUALIFICATIONS (FAST-TRACK PERMIT) - The designer is licensed under Chapters 89A, 89C, 89E, or 89F of the General Statutes.	Y or N		

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E", below. Attach additional pages as needed:



NORTH CAROLINA
Environmental Quality

JOSH STEIN
Governor

D. REID WILSON
Secretary

RICHARD E. ROGERS, JR.
Director

January 15, 2026

Michael Myers, Registered Agent
Currituck Water & Sewer, LLC
4700 Homewood Ct., Ste. 108
Raleigh, NC 27609

Subject: Permit No. WQ0047029
Currituck Water & Sewer, LLC
The Fost Tract Phase 7
Wastewater Collection System Extension Permit
Currituck County

Dear Mr. Myers:

In accordance with your application received December 1, 2025, we are forwarding herewith Permit No. WQ0047209 dated January 15, 2026, to Currituck Water & Sewer, LLC (Permittee) for the construction and operation upon certification of the subject wastewater collection system extension. This permit shall be effective from the date of issuance until rescinded, and shall be subject to the conditions and limitations as specified therein. This cover letter shall be considered a part of this permit and is therefore incorporated therein by reference.

Please pay particular attention to the following conditions contained within this permit:

- Condition II.1: This permit shall not be automatically transferable; a request must be made and approved.
- Condition II.4: Requires that the wastewater collection facilities be properly operated and maintained in accordance with 15A NCAC 02T .0403 or any individual system-wide collection system permit issued to the Permittee.
- Condition II.7: Upon completion of construction and prior to operation of these permitted facilities, the completed Engineering Certification form with checklist attached to this permit shall be submitted with the required supporting documents to the address provided on the form. **Permit modifications are required for any changes resulting in non-compliance with this permit, regulations, or the Minimum Design Criteria.** [15A NCAC 02T.0116]

It shall be the Permittee's responsibility to ensure that the as-constructed project meets the appropriate design criteria and rules. Failure to comply may result in penalties in accordance with North Carolina General Statute §143-215.6A through §143-215.6C, construction of additional or replacement wastewater collection facilities, and/or referral of the North Carolina-licensed Professional Engineer to the licensing board.

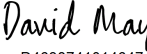


Currituck Water & Sewer, LLC
The Fost Tract – Construction Phase 7
Permit No. WQ0047029

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within 30 days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. Unless such demands are made, this permit shall be final and binding.

If you need additional information concerning this matter, please contact Scott Vinson via e-mail at Scott.Vinson@deq.nc.gov or 252-948-3800.

Sincerely,

Signed by:

D4638741014647A...
David May, Regional Supervisor
Water Quality Regional Operations Section
Washington Regional Office
Division of Water Resources, NCDEQ

cc: Mark Bissell, PE Bissell Professional Group
DWR Laserfiche Files





NORTH CAROLINA
Environmental Quality

WASTEWATER COLLECTION SYSTEM EXTENSION PERMIT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations, permission is hereby granted to the

Currituck Water & Sewer, LLC Currituck County

for the construction and operation of approximately 1,432 linear feet of 8-inch gravity sewer to serve 31 single family homes as part of The Fost Tract – Construction Phase 7 project, and the discharge of 9,300 gallons per day of collected domestic wastewater into the Currituck Water & Sewer, LLC's existing sewerage system, pursuant to the application received December 1, 2025, and in conformity with 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 and updated in March 2008, as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting data subsequently filed and approved by the Department of Environmental Quality and considered a part of this permit.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the specified conditions and limitations contained therein.

Signed by:

David May

D4638741014647A...

David May, Regional Supervisor
Water Quality Regional Operations Section
Washington Regional Office
Division of Water Resources, NCDEQ

By Authority of The Environmental Management Commission

Permit Number: WQ0047029
Permit Issued: January 15, 2026



SUPPLEMENT TO PERMIT COVER SHEET

Currituck Water & Sewer, LLC is hereby authorized to:

Construct, and then operate upon certification the aforementioned wastewater collection extension. The sewage and wastewater collected by this system shall be treated in the Eagle Creek Wastewater Treatment Facility in accordance with Permit Number WQ0014306.

Permitting of this project does not constitute an acceptance of any part of the project that does not meet 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; and the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable, unless specifically mentioned herein. Division approval is based on acceptance of the certification provided by a North Carolina-licensed Professional Engineer in the application. It shall be the Permittee's responsibility to ensure that the as-constructed project meets the appropriate design criteria and rules.

Construction and operation is contingent upon compliance with the Standard Conditions and any Special Conditions identified below.

I. SPECIAL CONDITIONS

1. No flow in excess of the quantity permitted herein, 9,300 GPD, shall be made tributary to the subject sewer system until an application for permit modification for an increase in flow or a new upstream application with flow has been submitted to and approved by the Division. [15A NCAC 02T.0304(b)]
2. No wastewater flow shall be made tributary to the subject sanitary sewer system until the downstream collection system permitted as The Fost Track-Phase 2, permit WQ0043770, is constructed, operational, and the engineer's certification has been received by the Division. [15A NCAC 02T.0304(b) & 15A NCAC 02T .0116]

II. STANDARD CONDITIONS

1. This permit shall not be transferable. In the event there is a desire for the wastewater collection facilities to change ownership, or there is a name change of the Permittee, a formal permit request shall be submitted to the Division accompanied by documentation from the parties involved, and other supporting materials as may be appropriate. The approval of this request shall be considered on its merits and may or may not be approved. [15A NCAC 02T.0116; G.S 143-215.1(d3)]
2. This permit shall become voidable unless the wastewater collection facilities are constructed in accordance with the conditions of this permit; 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials unless specifically mentioned herein. [15A NCAC 02T.0110]
3. This permit shall be effective only with respect to the nature and volume of wastes described in the application and other supporting data. [15A NCAC 02T .0110]



4. The wastewater collection facilities shall be properly maintained and operated at all times. The Permittee shall maintain compliance with an individual system-wide collection system permit for the operation and maintenance of these facilities as required by 15A NCAC 02T .0403. If an individual permit is not required, the following performance criteria shall be met:
 - a. The sewer system shall be effectively maintained and operated at all times to prevent discharge to land or surface waters, and to prevent any contravention of groundwater standards or surface water standards.
 - b. A map of the sewer system shall be developed and shall be actively maintained.
 - c. An operation and maintenance plan including pump station inspection frequency, preventative maintenance schedule, spare parts inventory and overflow response has been developed and implemented.
 - d. Pump stations that are not connected to a telemetry system shall be inspected every day (i.e. 365 days per year). Pump stations that are connected to a telemetry system shall be inspected at least once per week.
 - e. High-priority sewer lines shall be inspected at least once per every six-months and inspections are documented.
 - f. A general observation of the entire sewer system shall be conducted at least once per year.
 - g. Overflows and bypasses shall be reported to the appropriate Division regional office in accordance with 15A NCAC 2B .0506(a), and public notice shall be provided as required by North Carolina General Statute §143-215.1C.
 - h. A Grease Control Program is in place as follows:
 1. For public owned collection systems, the Grease Control Program shall include at least biannual distribution of educational materials for both commercial and residential users and the legal means to require grease interceptors at existing establishments. The plan shall also include legal means for inspections of the grease interceptors, enforcement for violators and the legal means to control grease entering the system from other public and private satellite sewer systems.
 2. For privately owned collection systems, the Grease Control Program shall include at least bi-annual distribution of grease education materials to users of the collection system by the permittee or its representative.
 3. Grease education materials shall be distributed more often than required in Parts (1) and (2) of this Subparagraph if necessary to prevent grease-related sanitary sewer overflows.
 - i. Right-of-ways and easements shall be maintained in the full easement width for personnel and equipment accessibility.
 - j. Documentation shall be kept for Subparagraphs (a) through (i) of this Rule for a minimum of three years with exception of the map, which shall be maintained for the life of the system.
5. The Permittee shall report by telephone to a water resources staff member at the Washington Regional Office, telephone number (252) 946-6481, as soon as possible, but in no case more than 24 hours, following the occurrence or first knowledge of the occurrence of either of the following:
 - a. Any process unit failure, due to known or unknown reasons, that renders the facility incapable of adequate wastewater transport, such as mechanical or electrical failures of pumps, line blockage or breakage, etc.; or
 - b. Any SSO and/or spill over 1,000 gallons; or
 - c. Any SSO and/or spill, regardless of volume, that reaches surface water



Voice mail messages or faxed information is permissible, but this shall not be considered as the initial verbal report. Overflows and spills occurring outside normal business hours may also be reported to the Division of Emergency Management at telephone number (800) 858-0368 or (919) 733-3300. Persons reporting any of the above occurrences shall file a spill report by completing and submitting Part I of Form CS-SSO (or the most current Division approved form) within five days following first knowledge of the occurrence. This report must outline the actions taken or proposed to be taken to ensure that the problem does not recur. Part II of Form CS-SSO (or the most current Division approved form) can also be completed to show that the SSO was beyond control. [G.S. 143-215.1C(a1)]

6. Construction of the gravity sewers, pump stations, and force mains shall be scheduled so as not to interrupt service by the existing utilities nor result in an overflow or bypass discharge of wastewater to the surface waters of the State. [15A NCAC 02T.0108(b)]
7. Upon completion of construction and prior to operation of these permitted facilities, the completed Engineering Certification form with checklist attached to this permit shall be submitted with the required supporting documents to the address provided on the form. A complete certification is one where the form is fully executed, and the supporting documents are provided as applicable. Any wastewater flow made tributary to the wastewater collection system extension prior to completion of this Engineer's Certification shall be considered a violation of the permit and shall subject the Permittee to appropriate enforcement actions.

If the permit is issued to a private entity with an Operational Agreement, then a copy of the Articles of Incorporation, Declarations/Covenants/Restrictions, and Bylaws that have been appropriately filed with the applicable County's Register of Deeds office shall be submitted with the certification.

A complete certification is one where the form is fully executed, and the supporting documents are provided as applicable. Supporting documentation shall include the following:

- a. One copy of the project construction record drawings (plan & profile views of sewer lines & force mains) of the wastewater collection system extension. Final record drawings should be clear on the plans or on digital media (CD or DVD disk) and are defined as the design drawings that are marked up or annotated with after construction information and show required buffers, separation distances, material changes, etc.
- b. One copy of the supporting applicable design calculations including pipe and pump sizing, velocity, pump cycle times, and level control settings, pump station buoyancy, wet well storage, surge protection, detention time in the wet well, and force main, ability to flush low points in force mains with a pump cycle, and downstream sewer capacity analysis. If a portable power source or pump is dedicated to multiple stations, an evaluation of all the pump stations' storage capacities and the rotation schedule of the portable power source or pump, including travel timeframes, shall be provided.
- c. Changes to the project that do not result in non-compliance with this permit, regulations, or the Minimum Design Criteria should be clearly identified on the record drawings, on the certification in the space provided, or in written summary form.

Prior to Certification (Final or Partial): Permit modifications are required for any changes resulting in non-compliance with this permit (including but not limited to pipe length changes of 10% or greater, increased flow, pump station design capacity design increases of 5% or greater, and increases in the number/type of connections), regulations, or the Minimum Design Criteria. Requested modifications or variances to the Minimum Design



Criteria will be reviewed on a case-by-case basis and each on its own merit. Please note that variances to the Minimum Design Criteria should be requested and approved during the permitting process prior to construction. After-construction requests are discouraged by the Division and may not be approved, thus requiring replacement or repair prior to certification & activation. [15A NCAC 02T .0116]

8. Gravity sewers installed greater than ten percent below the minimum required slope per the Division's Gravity Sewer Minimum Design Criteria shall not be acceptable and shall not be certified until corrected. If there is an unforeseen obstacle in the field where all viable solutions have been examined, a slope variance can be requested from the Division with firm supporting documentation. This shall be done through a permit modification with fee. Such variance requests will be evaluated on a case-by-case basis. Resolution of such request shall be evident prior to completing and submitting the construction certification. [15A NCAC 02T.0105(n)]
9. A copy of the individual permit and construction record drawings shall be maintained on file by the Permittee for the life of the wastewater collection facilities. [15A NCAC 02T .0116]
10. Failure to abide by the conditions and limitations contained in this permit; 15A NCAC 02T; the Division's Gravity Sewer Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Station and Force Mains adopted June 1, 2000 as applicable; and other supporting materials may subject the Permittee to an enforcement action by the Division, in accordance with North Carolina General Statutes §143-215.6A through §143-215.6C, construction of additional or replacement wastewater collection facilities, and/or referral of the North Carolina-licensed Professional Engineer to the licensing board. [15A NCAC 02T .0108(b-c)]
11. In the event that the wastewater collection facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by this Division, such as the construction of additional or replacement facilities. [15A NCAC 02T .0110; 15A NCAC 02T .0108(b)]
12. The issuance of this permit shall not exempt the Permittee from complying with any and all statutes, rules, regulations, or ordinances that may be imposed by the Division any other Federal, State, or Local government agencies which have jurisdiction or obtaining other permits which may be required by the Division or any other Federal, State, of Local government agencies. [G.S. 143-215.1(b)]



CERTIFICATION CHECKLIST

To be completed by the certifying engineer prior to operation of the permitted sewers, per 15A NCAC 02T.0116.

Certifying Engineer: _____

Certification Review Date: _____

Project Name: **The Fost Tract – Construction Phase 7**

WQ0047029 **Project County:** **Currituck**

- 1) Has permittee information changed since the permit was issued (or last modified): change of mailing address, change of ownership, transfer from developer to HOA/POA, etc. Yes No
 - If yes, please provide either a change of ownership form or new contact information. Note that transfer of permits from the developer to the HOA/POA must occur with the first certification.
- 2) Have the as-built drawings have been signed, sealed, and dated by an N.C. PE? Yes No
- 3) Final Engineering certification? Yes No
 - **If Partial Engineering certification, provide detailed narrative including what is being certified in the current phase, what was previously certified (if applicable), and what is left to be certified.**
- 4) Adequate information related to sewer lines: Yes No N/A
 - Three feet minimum cover has been provided for all sewers unless ferrous pipe was installed.
 - Minimum diameters for gravity sewers are 8-inches for public lines and 6-inches for private lines.
 - Manholes have been installed: At the end of each line, at all changes in grade, size, or alignment, at all intersections, and at distances not greater than 425 feet; minimum diameter shall be 4 feet (48-inches).
- 5) Adequate information related to pump stations: Yes No N/A
 - Ensure power reliability option was selected per [15A NCAC 02T.0305\(h\)](#).
- 6) Was project construction completed in accordance with all of the following: Yes No N/A
 - [15A NCAC 02T, Minimum Design Criteria \(MDC\) for the permitting of Gravity Sewers](#) (latest version), and [MDC for the Permitting of Pump Stations and Force Mains](#) (latest version)?

If not, a variance approval is required in accordance with [15A NCAC 02T.0105\(b\)](#), **prior to certification and operation.**

 - Contact the Central Office to discuss the variance to determine a course of action.
 - Applicant must submit two copies of the variance request form, plans, specifications, calculations, and any other pertinent information to the Central Office (one hard copy, one digital copy).
 - The central office will review the variance request, and if approvable, specific language regarding the variance will be incorporated into the permit, either via a special condition or a supplementary letter. A copy of the reissued permit with variance language or the variance letter must be maintained with the original documents.
- 7) Does the project contains high priority lines ([15A NCAC 02T.0402\(2\)](#))? Yes No
 - If yes, ensure that the permit already contains the necessary condition related to high priority lines 15A NCAC 02T.0403 (a)(5). If the permit does not include this language, the Fast Track reviewer will reissue the permit with the appropriate language.
- 8) Are Permit modifications are required for any changes resulting in non-compliance with this permit (including but not limited to pipe length changes of 10% or greater, change in flow, pump station design capacity design change of 5% or greater, and/or change in the number/type of connections)? Yes No
 - If yes, a permit modification request must be submitted to the appropriate Regional Office, and **a modified permit with revised certification must be issued prior to operation.**



FAST TRACK SEWER ENGINEERING CERTIFICATION

PERMITTEE: Currituck Water & Sewer, LLC
PERMIT #: WQ0047029
PROJECT: The Fost Tract – Construction Phase 7
ISSUE DATE: January 15, 2026

This project shall not be considered complete nor allowed to operate in accordance with Condition 7 of this permit until the Division has received this Certification and all required supporting documentation. It should be submitted in a manner that documents the Division’s receipt. Send the required documentation to the Regional Supervisor, Water Quality Regional Operations Section, at the address at the bottom.

Any wastewater flow made tributary to the wastewater collection system extension prior to completion of this Certification shall be considered a violation of the permit and shall subject the Permittee to appropriate enforcement actions. The Permittee is responsible for tracking all partial certifications up until a final certification is received. A Final Certification shall be a complete set of record drawings, specifications and design calculations regardless of whether partials have been submitted.

PERMITTEE’S CERTIFICATION

I, the undersigned agent for the Permittee, hereby state that this project has been constructed pursuant to the applicable standards & requirements, the Professional Engineer below has provided applicable design/construction information to the Permittee, and the Permittee is prepared to operate & maintain the wastewater collection system permitted herein or portions thereof.

Printed Name, Title

Signature

Date

ENGINEER’S CERTIFICATION

I, _____, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe (periodically, weekly, full time) the construction of the project name and location as referenced above for the above Permittee hereby state that, to the best of my abilities, due care and diligence was used in the observation of the following construction: approximately 1,432 linear feet of 8-inch gravity sewer to serve 31 single family attached townhomes as part of The Fost Tract – Construction Phase 7 project; such that the construction was observed to be built within substantial compliance of this permit; 15A NCAC 02T; the Division of Water Resources’ (Division) Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division’s Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials.

North Carolina Professional Engineer’s Seal w/signature & date:

Final **Partial (include description)**

Certification Comments/Qualifiers (attach if necessary):



JOSH STEIN
Governor

D. REID WILSON
Secretary

RICHARD E. ROGERS, JR.
Director



NORTH CAROLINA
Environmental Quality

September 26, 2025

Currituck County
Attention: Rebecca Gay, County Manager
153 Courthouse Road, Suite 204
Currituck, North Carolina 27929

Re: Engineering Plans Approval
Distribution Extension
Fost Subdivision Phase 7
CURRITUCK COUNTY WATER SYSTEM
Water System No.: NC0427010
Currituck County
Serial No.: 25-00687

Dear Applicant:

Enclosed please find one copy of the "Application for Approval..." together with one copy of the referenced engineering plans bearing the Division of Water Resources stamp of approval for the referenced project. These engineering plans are approved under Division of Water Resources Serial Number, 25-00687 dated September 26, 2025.

Engineering plans prepared by Douglas M. Will, P.E., call for the installation of approximately 1,245 linear feet of 8-inch water main, 345 linear feet of 4-inch water main, fire hydrants, valves, and associated appurtenances along Lynne Lane, Atlas Way, and Beauville Road in Moyock, Currituck County. The proposed 8-inch water main along Lynne Lane will connect to the existing 8-inch water main along Lynne Lane at Roberta Loop. Construction of this project must be in accordance with Currituck County Water System's standard specifications.

Please note that in accordance with 15A NCAC 18C .0309(a), no construction, alteration, or expansion of a water system shall be placed into service or made available for human consumption until the Public Water Supply Section has issued Final Approval. Final Approval will be issued and mailed to the applicant upon receipt of both an Engineer's Certification and an Applicant's Certification submitted in accordance with 15A NCAC 18C .0303 (a) and (c).

These plans in the foregoing application are approved insofar as the protection of public health is concerned as provided in the rules, standards and criteria adopted under the authority of Chapter 130A-317 of the General Statutes. This approval does not constitute a warranty of the design, construction or future operation of the water system.



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

Currituck County
Attention: Rebecca Gay, County Manager
Page 2 of 2
September 26, 2025

One copy of the "Application for Approval..." and a copy of the plans with a seal of approval from the department are enclosed. One copy of the approved documents in a digital format (CD) is being forwarded to our Washington Regional Office. The second copy of the CD is being retained in our office.

If the Public Water Supply Section can be of further service, please call (919) 707-9100.

Sincerely,



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

RS/DE

Enclosures: Approval Documents

cc: Jamie Midgette, P.E., Washington Regional Office
Currituck County Health Department
Bissell Professional Group
MSA, P.C.



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

North Carolina Department of Environmental Quality
Division of Water Resources

Authorization to Construct

Project Applicant:	CURRITUCK COMPANY
Public Water System Name:	CURRITUCK COUNTY WATER SYSTEM
Water System No.:	NC0427010
Project Name:	Fost Subdivision Phase 7
Serial No.:	25-00687
Issue Date:	September 26, 2025
Expiration Date:	36 Months after Issue Date

In accordance with 15A NCAC 18C .0305, this Authorization to Construct must be posted
at the primary entrance to the job site during construction.

JOSH STEIN
Governor

D. REID WILSON
Secretary

RICHARD E. ROGERS, JR.
Director



NORTH CAROLINA
Environmental Quality

September 26, 2025

CURRITUCK COMPANY
ATTN: REBECCA GAY, COUNTY MANAGER
153 COURTHOUSE ROAD, SUITE 204
CURRITUCK, NC 27929

Re: **Authorization to Construct (This is not a Final Approval)**

Issue Date: September 26, 2025

Fost Subdivision Phase 7

Serial No.: 25-00687

Water System No.: NC0427010

Currituck County

Dear Applicant:

This letter is to confirm that a complete Engineer's Report and a Water System Management Plan have been received, and that engineering plans and specifications have been approved by the Department for **Fost Subdivision Phase 7, Serial No.: 25-00687**.

The "Authorization to Construct" is valid for 36 months from the issue date. Authorization to construct may be extended if the Rules Governing Public Water Systems [15A NCAC 18C] and site conditions have not changed (see Rule .0305). The "Authorization to Construct" and the engineering plans and specifications approval letter shall be posted at the primary entrance of the job site before and during construction.

Upon completion of the construction or modification, **and prior to placing the new construction or modification into service**, the applicant must submit an Engineer's Certification and Applicant's Certification to the Public Water Supply Section.

- **Engineer's Certification:** in accordance with Rule .0303(a), the applicant shall submit a certification statement signed and sealed by a registered professional engineer stating that construction was completed in accordance with approved engineering plans and specifications, including any provisions stipulated in the Department's engineering plan and specification approval letter.
- **Applicant's Certification:** in accordance with Rule .0303(c), the applicant shall submit a signed certification statement indicating that the requirements for an Operation and Maintenance Plan and Emergency Management Plan have been satisfied in accordance with Rule .0307(d) and (c) and that the system has a certified operator in accordance with Rule .1300. The "Applicant's Certification" form is available at <http://www.ncwater.org/> (click on Public Water Supply Section, Plan Review, Plan Review Forms).

Certifications can be sent by mail or attachment to an e-mail message to PWSSection.PlanReview@deq.nc.gov.

If this "Authorization to Construct" is for a new public water system, the owner must submit a completed **application for an Operating Permit** and the appropriate fee. For a copy of the application for an Operating Permit please call (919) 707-9076.

Once the certifications and permit application and fee (if applicable) are received and determined adequate, the Department will issue a Final Approval letter to the applicant. In accordance with Rule .0309(a), **no portion of this project shall be placed into service until the Department has issued Final Approval**.

Please contact us at (919) 707-9100 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Sadosky".

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

cc: JAMIE MIDGETTE, P.E., Regional Engineer
BISSELL PROFESSIONAL GROUP



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

