



Major Site Plan Application

Contact Information

APPLICANT:

Name: 104 Lark, LLC
Address: 134 Moyock Landing Dr.
Moyock, NC 27958
Telephone: (757) 647-3836
E-Mail Address: ryancavanaugh00@gmail.com

PROPERTY OWNER:

Name: 104 Lark, LLC
Address: 134 Moyock Landing Dr.
Moyock, NC 27958
Telephone: (757) 647-3836
E-Mail Address: ryancavanaugh00@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Property Information

Physical Street Address: 104 Lark Drive, Moyock, NC 27958
Location: 104 Lark Drive, Moyock, NC 27958
Parcel Identification Number(s): 0015-000-0751-0000
Total Parcel(s) Acreage: 2.79
Existing Land Use of Property: Vacant parcel in Moyock Commons Shopping Center

Request

Project Name: Moyock Commons Commercial Complex
Proposed Use of the Property: Mixed Use Commercial
Deed Book/Page Number and/or Plat Cabinet/Slide Number: DB 1572, PF 412; PC G. SL 5
Total square footage of land disturbance activity: 124,094 SF+/-
Total lot coverage: 78,802 SF Total vehicular use area: 45,613 sf
Existing gross floor area: 0 Proposed gross floor area: 25,500 sf

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

[Signature] (MM)
Applicant
[Signature] (MM)
Property Owner(s)

11/13/25
Date
11/13/25
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.

Major Site Plan Design Standards Checklist

The table below depicts the design standards of the major site plan application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Major Site Plan

Design Standards Checklist

Date Received: _____

TRC Date: _____

Project Name: Moyock Commons Commercial Complex

Applicant/Property Owner: 104 Lark, LLC

| Site Plan Design Standards Checklist | | |
|--------------------------------------|--|-----|
| General | | |
| 1 | Property owner name, address, phone number, and e-mail address. | ✓ |
| 2 | Site address and parcel identification number. | ✓ |
| 3 | North arrow and scale to be 1" = 100' or larger. | ✓ |
| 4 | Vicinity map showing property's general location in relation to streets, railroads, and waterways. | ✓ |
| 5 | Existing zoning classification and zoning setback lines of the property. | ✓ |
| 6 | Scaled drawing showing existing and proposed site features : Property lines, acreage, adjacent use types, streets (right-of-ways), easements, buildings and accessory structures (including square feet and use), parking layout, vehicular use areas, driveways (including opposing driveways), loading spaces, refuse collection facilities (dumpsters), outdoor storage areas, ground based utility equipment, fences and walls, and sidewalks and pedestrian circulation. And location and size of existing and proposed infrastructure : Water mains (including and water taps), water meter details, backflow prevention details, wells, sewer mains or on-site septic systems (including repair area), electrical service, fire hydrants, detail of fire apparatus access to buildings, and any other public utility within all adjacent public right-of-ways and easements. | ✓ |
| 7 | Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency. | N/A |
| 8 | Sight distance triangles. | ✓ |
| 9 | Proposed common areas, open space set-asides, and required buffers. | ✓ |
| Landscape Plan | | |
| 10 | All existing and proposed planting areas and vegetation that will be used to comply with the landscaping requirements, including the species, caliper, and spacing of all vegetation. | ✓ |
| 11 | Existing and proposed physical barriers to be used to comply with the bufferyard and screening requirements. | ✓ |
| 12 | Heritage tree inventory and proposed tree protection zones. | N/A |
| 13 | Adjoining property lines, zoning, and names and address of adjoining property owners. | ✓ |
| Exterior Lighting Plan | | |
| 14 | Location, height, and type of all proposed exterior lighting including but not limited to site, street, building, and security lighting. | ✓ |
| 15 | Footcandle measurements of the entire site including lot lines, or light fixture documentation when minimal lighting is proposed. | ✓ |
| Major Stormwater Management Plan | | |
| 16 | Major Stormwater Plan and Form SW-002 | ✓ |

| Architectural Elevations | | |
|---|---|-----|
| 17 | Architectural drawings and/or sketches illustrating the design, character, height, and materials of the proposed buildings. | ✓ |
| Flood Damage Prevention, if Applicable | | |
| 18 | Proposed elevation of all structures and utilities. | ✓ |
| 19 | Location, dimensions, and use of: Development and disturbance, existing and proposed structures and utility systems grading and pavement areas, fill materials, storage areas, drainage facilities, and other development. | ✓ |
| 20 | Boundary of Special Flood Hazard Area (SFHA), floodway, Coastal Barrier Resource System (CBRS) Area, water course relocation, or a statement that the entire lot is within a specific SFHA. | N/A |
| 21 | Flood zone designation as determined on the County's Flood Insurance Rate Maps (FIRM). | ✓ |
| 22 | Design Flood Elevation (Base Flood Elevation plus two-foot freeboard). | N/A |
| 23 | Plans and/or details for the protection of public facilities and utilities (sewer, gas, electrical, and water systems) from inundation of flood waters up to Design Flood Elevation. | N/A |
| 24 | Water course alteration or relocation: Description of alteration or relocation, report on effects of proposed project on the flood carrying capacity of the water course, and effects to properties located up and downstream. | N/A |
| 25 | Fill – plans for non-structural fill (if being utilized in VE zone). | N/A |