



January 24, 2025

Jennie Turner
Currituck County
Planning & Community Development
153 Courthouse Road, Suite 110
Currituck, North Carolina 27949

Re: Major Site Plan Application
Currituck Industrial Park, Lots 34 & 50 (Combined)
Powells Point, Currituck County, North Carolina

Ms. Turner,

On behalf of OBX Furniture KH LLC, WithersRavenel hereby submits for your review the enclosed Major Site Plan application package for the subject referenced project located at 154 & 158 Greyson Loop, Powells Point, Currituck County.

The following documents are included and shall be considered part of this submittal package:

1. A review fee of \$2,610 (26,100 sf x \$0.10 per sf) made payable to "Currituck County"
2. A stormwater escrow review fee of \$5,500 made payable to "Currituck County";
3. One (1) copy of the signed Major Site Plan Application with Major Site Plan Submittal Checklist;
4. One (1) copy of the SW-002 Stormwater form;
5. One (1) copy of the DRAFT NCDEQ SESC form;
6. One (1) copy of the lighting specification cut sheets;
7. One (1) copy of the existing Albemarle Regional Health Services Onsite Wastewater Evaluation;
8. One (1) copy of the NCRRS Fire Flow;
9. One (1) copy of the Architectural Elevations & Floor Plan;
10. One (1) copy of the Site Narrative and supporting documents;
11. One (1) copy of the Site Plan, including Landscaping;

At your earliest convenience, please review and do not hesitate to contact me at (252) 491-8147 or ndashti@withersravenel.com should you have any questions or require any additional information.

Thank you for your attention to this project.

Sincerely,
WithersRavenel

Nadeen Dashti, E.I.



Major Stormwater Plan Form SW-002

Review Process

Contact Information

Currituck County
Planning and Inspections Department
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252-232-3055

Website: <http://www.currituckcountync.gov/planning-zoning/>

Email: ccpz@currituckcountync.gov

General

Major stormwater plan approval is required for:

- Major subdivisions.
- Major site plans - development or expansion on a nonresidential, multi-family, or mixed use lot by 5,000 square feet or more of impervious coverage or resulting in 10% or more total impervious coverage.

Step 1: Application Submittal

The applicant must submit a complete application packet consisting of the following:

Submitted on a USB flash drive or a compact disc (CD):

- Completed Currituck County Major Stormwater Plan Form SW-002.
- Completed Rational Method Form SW-003 or NRCS Method Form SW-004.
- Stormwater management plan drawn to scale. The plan shall include the items listed in the major stormwater plan design standards checklist.
- Alternative stormwater runoff storage analysis and/or downstream drainage capacity analysis, if applicable.
- NCDENR permit applications, if applicable.
- Stormwater Review Fee (see fee schedule)

On receiving an application, staff shall determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. An application for major stormwater plan must be submitted and approved prior altering an existing drainage system, performing any land disturbing activity or, before construction documents are approved.

Step 2: Staff Review and Action

Once an application is determined complete staff shall approve, approve subject to conditions or disapprove the application.



Major Stormwater Plan Form SW-002

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

Contact Information

APPLICANT:	PROPERTY OWNER:
Name: <u>OBX Furniture KH LLC</u>	Name: <u>Same</u>
Address: <u>P.O. Box 749</u>	Address: _____
<u>Kitty Hawk, NC 27949</u>	_____
Telephone: <u>(252) 715-3450</u>	Telephone: _____
E-Mail Address: <u>jimmy@obxfurniture.com</u>	E-Mail Address: _____

Property Information

Physical Street Address: 158 & 154 Greyson Loop

Parcel Identification Number(s): 9838-37-2763, 9838-37-4722

FEMA Flood Zone Designation: X

Request

Project Description: Permitting and construction of an approximate 26,100 SQ.FT. Warehouse & Administration Area

Total land disturbance activity: 67,227 sf Calculated volume of BMPs: _____ sf

Maximum lot coverage: 57,337.7 sf Proposed lot coverage: 53,439.2 sf

TYPE OF REQUEST

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

METHOD USED TO CALCULATE PEAK DISCHARGE

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

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

<u>OBX Furniture KH LLC</u>	<u>1/22/25</u>
Applicant	Date
<u>[Signature]</u>	<u>1/22/25</u>
Property Owner(s)	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.

<u>[Signature]</u>	<u>1/22/25</u>
<u>Anna D. Cerza</u>	Major Stormwater Plan SW-002
	Page 2 of 4
	July 2024
	<u>1/22/25</u>

Major Stormwater Plan Design Standards Checklist

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

Major Stormwater Plan Design Standards Checklist

Date Received: _____

Project Name: Currituck Industrial Park - Lots 34 & 50 Combined

Applicant/Property Owner: OBX Furniture KH LLC

Minor Stormwater Plan Design Standards Checklist		
General		
1	Property owner name and address.	<input checked="" type="checkbox"/>
2	Site address and parcel identification number.	<input checked="" type="checkbox"/>
3	North arrow and scale to be 1" = 100' or larger.	<input checked="" type="checkbox"/>
Site Features		
4	Scaled drawing showing existing and proposed site features: Property lines with dimensions, acreage, streets, easements, structures (dimensions and square footage), fences, bulkheads, septic area (active and repair), utilities, vehicular use areas, driveways, and sidewalks.	<input checked="" type="checkbox"/>
5	Approximate location of all designated Areas of Environmental Concern (AEC) 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
6	Existing and proposed ground elevations shown in one foot intervals. All elevation changes within the past six months shall be shown on the plan.	<input checked="" type="checkbox"/>
8	Limits of all proposed fill, including the toe of fill slope and purpose of fill.	<input checked="" type="checkbox"/>
9	Square footage of all existing and proposed impervious areas (structures, sidewalks, walkways, vehicular use areas regardless of surface material), including a description of surface materials.	<input checked="" type="checkbox"/>
10	Existing and proposed drainage patterns, including direction of flow.	<input checked="" type="checkbox"/>
11	Location, capacity, design plans (detention, retention, infiltration), and design discharge of existing and proposed stormwater management features.	<input checked="" type="checkbox"/>
12	Elevation of the seasonal high water level as determined by a licensed soil scientist.	<input checked="" type="checkbox"/>
13	Plant selection.	<input checked="" type="checkbox"/>
Permits and Other Documentation		
14	NCDENR stormwater permit application (if 10,000sf or more of built upon area).	N/A
15	NCDENR erosion and sedimentation control permit application (if one acre or more of land disturbance).	<input type="checkbox"/>
16	NCDENR coastal area management act permit application, if applicable.	N/A
17	Stormwater management narrative with supporting calculations.	<input checked="" type="checkbox"/>
18	Rational Method Form SW-003 or NRCS Method Form SW-004	N/A
19	Alternative stormwater runoff storage analysis and/or downstream drainage capacity analysis, if applicable	<input checked="" type="checkbox"/>
20	Design spreadsheets for all BMPs (<i>Appendix F – Currituck County Stormwater Manual</i>).	N/A
21	Detailed maintenance plan for all proposed BMPs.	N/A

Certificate

22 The major stormwater plan shall contain the following certificate:

I, _____, owner/agent hereby certify the information included on this and attached pages is true and correct to the best of my knowledge.

On the plan entitled _____, stormwater drainage improvements shall be installed according to these plans and specifications and approved by Currituck County. Yearly inspections are required as part of the stormwater plan. The owner is responsible for all maintenance required. Currituck County assumes no responsibility for the design, maintenance, or performance of the stormwater improvements.

Date: 1/22/25 Owner/Agent: [Signature]



Major Stormwater Plan Submittal Checklist

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

Major Stormwater Plan Form SW-002 Submittal Checklist

Date Received: _____

Project Name: Currituck Industrial Park - Lots 34 & 50 Combined

Applicant/Property Owner: OBX Furniture KH LLC

Major Stormwater Plan Form SW-002 Submittal Checklist – Documents provided on USB flash drive or CD		
1	Completed Major Stormwater Plan Form SW-002	<input checked="" type="checkbox"/>
2	Completed Rational Method Form SW-003 or NRCS Method Form SW-004	N/A
3	Stormwater plan	<input checked="" type="checkbox"/>
4	NCDENR permit applications, if applicable	N/A

Comments

Check if this project is ARPA-funded
Attach a copy of the Letter of Intent to Fund

FINANCIAL RESPONSIBILITY/OWNERSHIP FORM SEDIMENTATION POLLUTION CONTROL ACT

No person may initiate any land-disturbing activity on one or more acres as covered by the Act, including any activity under a common plan of development of this size as covered by the NCG01 permit, before this form and an acceptable erosion and sedimentation control plan have been completed and approved by the Land Quality Section, N.C. Department of Environmental Quality. Submit the completed form to the appropriate Regional Office. (Please type or print and, if the question is not applicable or the e-mail address or phone number is unavailable, place N/A in the blank.)

Part A.

1. Project Name Currituck County Industrial Park - Lots 34 & 50 Combined

**If this project involves American Rescue Plan Act (ARPA) funds, list the Project Name or Project Number (e.g., SRP-D-ARP-0121) below under which you were approved for funding through the Division of Water Infrastructure (DWI).*

2. Location of land-disturbing activity: County Currituck City or Township Powells Point
Highway/Street 154 & 158 Greyson Loop Latitude (decimal degrees) 36.148 Longitude (decimal degrees) -75.838

3. Approximate date land-disturbing activity will commence: 4/1/20

4. Purpose of development (residential, commercial, industrial, institutional, etc.): Warehouse & Administration

5. Total acreage disturbed or uncovered (including off-site borrow and waste areas): 1.5

6. Amount of fee enclosed: \$ 200. The application fee of \$100.00 per acre (rounded up to the next acre) is assessed without a ceiling amount (Example: 8.10-acre application fee is \$900). Checks should be addressed to NCDEQ.

7. Has an erosion and sediment control plan been filed? Yes Enclosed No

8. Person to contact should erosion and sediment control issues arise during land-disturbing activity:

Name James F. Cerza, III E-mail Address jimmy@obxfurniture.com

Phone: Office # (252) 715-3450 Mobile # _____

9. Landowner(s) of Record (attach accompanied page to list additional owners):

OBX Furniture KH LLC (252) 715-3450

Name _____ Phone: Office # _____ Mobile # _____

PO Box 749 5301 N. Croatan Hwy

Current Mailing Address _____ Current Street Address _____

Kitty Hawk, NC 27949 Kitty Hawk, NC 27949

City _____ State _____ Zip _____ City _____ State _____ Zip _____

10. Deed Book No. 1765 Page No. 1785 Provide a copy of the most current deed.

Part B.

1. Company(ies) who are financially responsible for the land-disturbing activity (Provide a comprehensive list of all responsible parties on accompanied page.) *If the company is a sole proprietorship or if the landowner(s) is an individual(s), the name(s) of the owner(s) may be listed as the financially responsible party(ies).*

OBX Furniture KH LLC
Company Name
PO Box 749
Current Mailing Address
Kitty Hawk, NC 27949
City State Zip
Phone: Office # **(252) 715-3450**

jimmy@obxfurniture.com
E-mail Address
5301 N. Croatan Hwy
Current Street Address
Kitty Hawk, NC 27949
City State Zip
Mobile # _____

Note: If the Financially Responsible Party is not the owner of the land to be disturbed, include with this form the landowner's signed and dated written consent for the applicant to submit a draft erosion and sedimentation control plan and to conduct the anticipated land disturbing activity.

2. (a) If the Financially Responsible Party is a domestic company registered on the NC Secretary of State business registry, give name and street address of the Registered Agent:

James F. Cerza, III
Name of Registered Agent
PO Box 749
Current Mailing Address
Kitty Hawk, NC 27949
City State Zip
Phone: Office # **(252)715-3450**

jimmy@obxfurniture.com
E-mail Address
5301 N. Croatan Hwy
Current Street Address
Kitty Hawk, NC 27949
City State Zip
Mobile # _____

Name of Individual to Contact (if Registered Agent is a company)

- (b) If the Financially Responsible Party is not a resident of North Carolina, give name and street address of the designated North Carolina agent who is registered on the NC Secretary of State business registry:

Name of Registered Agent

Current Mailing Address

City State Zip
Phone: Office # _____

E-mail Address

Current Street Address

City State Zip
Mobile # _____

Name of Individual to Contact (if Registered Agent is a company)

(c) If the Financially Responsible Party is engaging in business under an assumed name, give name under which the company is Doing Business As. If the Financially Responsible Party is an individual, General Partnership, or other company not registered and doing business under an assumed name, **attach a copy of the Certificate of Assumed Name.**

Company DBA Name

The above information is true and correct to the best of my knowledge and belief and was provided by me under oath. (This form must be signed by the Financially Responsible Person if an individual(s) or his attorney-in-fact, or if not an individual, by an officer, director, partner, or registered agent with the authority to execute instruments for the Financially Responsible Party). I agree to provide corrected information should there be any change in the information provided herein.

Type or print name

Title or Authority

Signature

Date

I, _____, a Notary Public of the County of _____

State of North Carolina, hereby certify that _____ appeared personally before me this day and being duly sworn acknowledged that the above form was executed by him/her.

Witness my hand and notarial seal, this _____ day of _____, 20_____

Seal

Notary

My commission expires _____

Continued from Items 9 & 10 in Part A of the Financial Responsibility/Ownership Form for multiple owners. Attach copies of this page as needed to list all landowners.

Landowner 2 of Record:

Name Phone: Office # Mobile #

Current Mailing Address Current Street Address

City State Zip City State Zip

Deed Book No. _____ Page No. _____ Provide a copy of the most current deed.

Landowner 3 of Record:

Name Phone: Office # Mobile #

Current Mailing Address Current Street Address

City State Zip City State Zip

Deed Book No. _____ Page No. _____ Provide a copy of the most current deed.

Landowner 4 of Record:

Name Phone: Office # Mobile #

Current Mailing Address Current Street Address

City State Zip City State Zip

Deed Book No. _____ Page No. _____ Provide a copy of the most current deed.

Landowner 5 of Record:

Name Phone: Office # Mobile #

Current Mailing Address Current Street Address

City State Zip City State Zip

Deed Book No. _____ Page No. _____ Provide a copy of the most current deed.

Continued from Item 1 in Part B of the Financial Responsibility/Ownership Form for multiple parties.
Attach copies of this page as needed to list all financially responsible parties.

Company 2 Name

E-mail Address

Current Mailing Address

Current Street Address

City State Zip

City State Zip

Phone: Office # _____

Mobile # _____

Company 3 Name

E-mail Address

Current Mailing Address

Current Street Address

City State Zip

City State Zip

Phone: Office # _____

Mobile # _____

Company 4 Name

E-mail Address

Current Mailing Address

Current Street Address

City State Zip

City State Zip

Phone: Office # _____

Mobile # _____

Company 5 Name

E-mail Address

Current Mailing Address

Current Street Address

City State Zip

City State Zip

Phone: Office # _____

Mobile # _____

WPA Series

LED Wall Pack Specifications

Project _____

Date _____ Type _____



WPA-xK75-W

Features

- 120-277 VAC
- L70 rated 50,000 hour lifetime
- IP65 rated water resistance
- 0-10 V dimming
- Full cutoff design
- Adjustable angle for precise aiming

Construction

Manufactured with a durable aluminum housing and polycarbonate lens.

Application

Easily replaces inefficient metal-halide fixtures such as those found in warehouses, parking lots and garages, gas stations, and other commercial and industrial spaces. These are also a great solution for entryways and other areas where good lighting is essential for security.

Output Equivalencies

WPA-xK12-W	50 W metal-halide
WPA-xK35-W	175W metal-halide
WPA-xK75-W	320 W metal-halide
WPA-xK120-W	400 W metal-halide

Warranty

Five (5) Year Warranty

Certifications and Compliances

These lights are UL Listed in compliance with UL 1598 (IFAM) and are listed as DLC Premium.



T 866.811.5550
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

Available Models¹

3000K

- WPA-30K12-W
- WPA-30K35-W
- WPA-30K75-W
- WPA-30K120-W

5000K

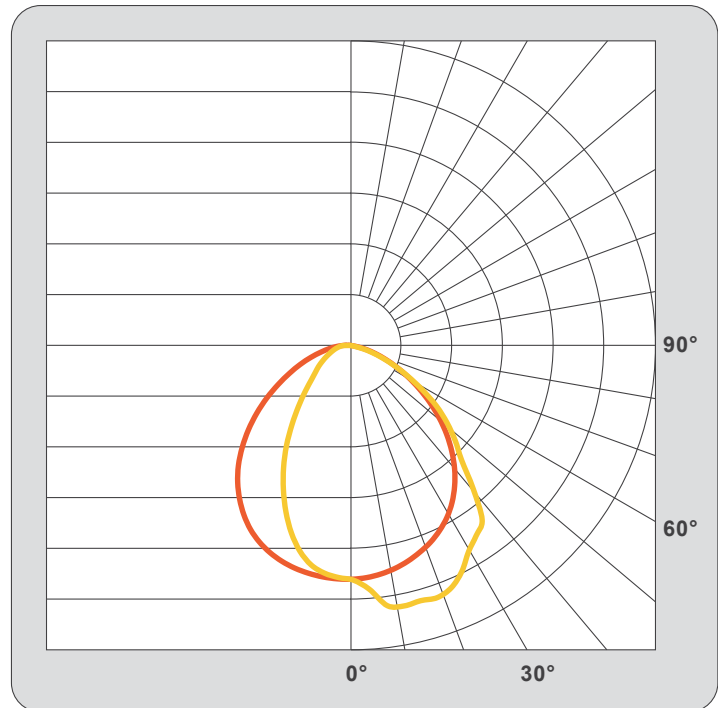
- WPA-50K12-W
- WPA-50K35-W
- WPA-50K75-W
- WPA-50K120-W

Part Number Breakdown

Example: WPA-50K75-W

Family	Color Temperature	Wattage
WPA	30K [3000K] or 50K [5000K]	12-W [12 W]
		35-W [35 W]
		75-W [75 W]
		120-W [120 W]

Photometrics - Beam Angle



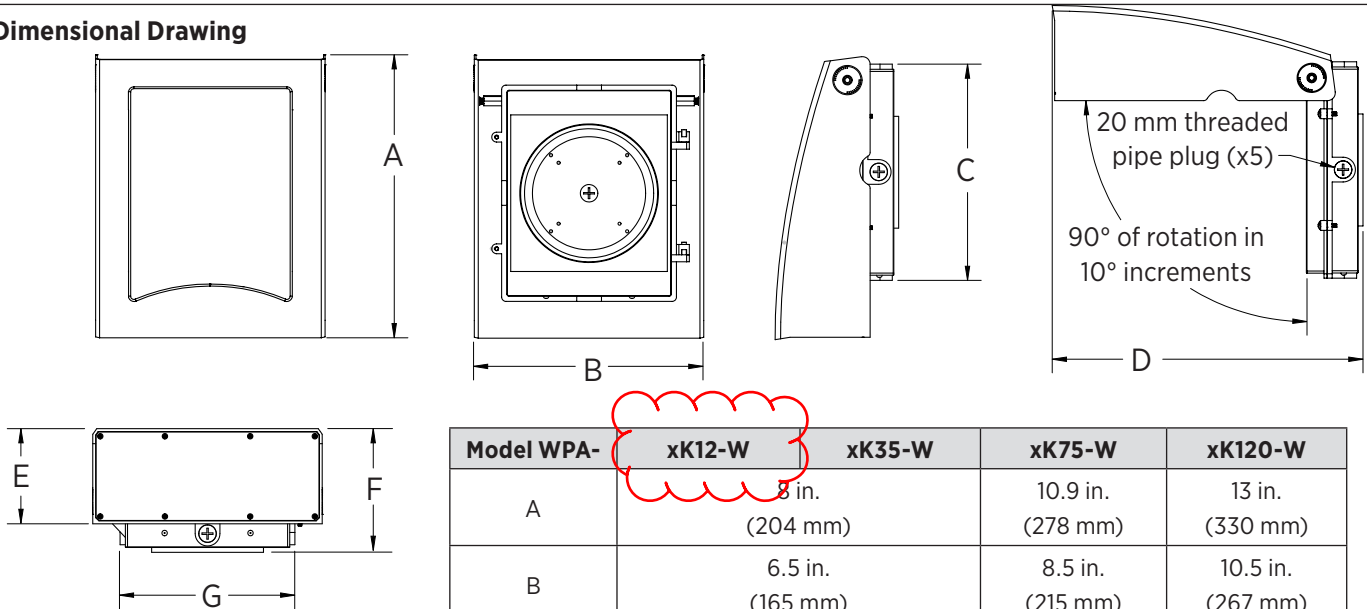
Additional model-specific photometric data available on site or upon request.

¹Contact customer service if interested in options other than those listed.

WPA Series

LED Wall Pack Specifications

Dimensional Drawing



Model WPA-	xK12-W	xK35-W	xK75-W	xK120-W
A	8 in. (204 mm)	10.9 in. (278 mm)	13 in. (330 mm)	
B	6.5 in. (165 mm)	8.5 in. (215 mm)	10.5 in. (267 mm)	
C	5.9 in. (150 mm)	8.2 in. (207 mm)	9.9 in. (251 mm)	
D	8.9 in. (226 mm)	12.1 in. (306 mm)	14.2 in. (361 mm)	
E	3.2 in. (81 mm)	4 in. (100 mm)	4.4 in. (110 mm)	
F	4.1 in. (98 mm)	4.6 in. (114 mm)	5.1 in. (130 mm)	
G	4.3 in. (108 mm)	6 in. (151 mm)	8 in. (202 mm)	

Specifications

Model	WPA-xK12-W	WPA-xK35-W	WPA-xK75-W	WPA-xK120-W
Intensity	1,560 lm	4,550 lm	9,750 lm	15,600 lm
Operating Voltage	120-277 VAC			
Power Consumption	12 W	35 W	75 W	120 W
Current Draw	0.1 A @120 VAC	0.29 A @120 VAC	0.63 A @120 VAC	1 A @120 VAC
Efficacy	130 lm/W			
Color Temperature	3000K or 5000K (as ordered)			
Beam Angle	100° x 75° (NEMA 6 x NEMA 5)			
CRI	70+			
Dimming	0-10 V			
IP Rating	IP65			
Ambient Operating Temperature	-40°-122° F (-40°-50° C)			
Product Weight	3.2 lb (1.5 kg)	5 lb (2.3 kg)	7 lb (3.2 kg)	
Rated Life (L70)	50,000 hours			

T 866.811.5550

F 314.972.6202

email: commercial-sales@superbrightleds.com

www.superbrightleds.com/cat/industrial-led-lighting/



ALBEMARLE REGIONAL HEALTH SERVICES

415693

Applicant:

Quible & Associates P.C.
PO Box 870
Kitty Hawk, NC 27949

Owner:

OBX Furniture Company
PO Box 749
Kitty Hawk, NC 27949

Site Location:

158 Greyson Loop
Powells Point, NC 27949

GPD: 300 **LTAR:** 0.600 **Classification:** Suitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

To obtain an Authorization to Construct:

- * * Submit revised site plan showing lot line between lots 34 & 50 have been vacated.
- * Pay permit Fee of \$420.

Comments:

- * Season soil wetness conditions at 36".
- * Trench bottom should be no deeper than 24".
- * Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 07/09/2024

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

FIRE & RESCUE			Page 1/3																					
ISO Fire Flow Worksheet																								
Needed Fire Flow Work Sheet (ISO formulas)			NFF = (Ci)(Oi)(Xi+Pi) C=18F(Ai)^0.5																					
Address:	158 Greyson Loop, Powells Point, NC																							
Project Name:	P24052 OBX Furniture	Occupancy Type:	contractor																					
Construction Type:	Metal	Number of Stories:	1																					
STEP 1																								
Take the area, which is 100% sq. ft. of the first floor plus the following percentage of the total area of the other floors.																								
First Floor Area in Sq. Ft		23580	Sq. Ft. @ 100%																					
Additional Floors																								
Enter total area in sq. ft for all other floors		0																						
Total Area Entire Building		23580																						
STEP 2																								
F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI																								
<table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>Construction Type</th> <th>Class</th> <th>F Value</th> </tr> </thead> <tbody> <tr> <td>Frame</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1.5</td> </tr> <tr> <td>Joist Masonry</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Non-combustible</td> <td style="text-align: center;">3</td> <td style="text-align: center;">0.8</td> </tr> <tr> <td>Heavy Timber</td> <td style="text-align: center;">4</td> <td style="text-align: center;">0.8</td> </tr> <tr> <td>Modified fire resistance</td> <td style="text-align: center;">5</td> <td style="text-align: center;">0.6</td> </tr> <tr> <td>Fire resistive</td> <td style="text-align: center;">6</td> <td style="text-align: center;">0.6</td> </tr> </tbody> </table>				Construction Type	Class	F Value	Frame	1	1.5	Joist Masonry	2	1	Non-combustible	3	0.8	Heavy Timber	4	0.8	Modified fire resistance	5	0.6	Fire resistive	6	0.6
Construction Type	Class	F Value																						
Frame	1	1.5																						
Joist Masonry	2	1																						
Non-combustible	3	0.8																						
Heavy Timber	4	0.8																						
Modified fire resistance	5	0.6																						
Fire resistive	6	0.6																						
Construction Class		3																						
Square Root of the Area x F x 18		2250	= C Value																					

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi)	Occupancy Factor
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	0.75
	Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.	0.85
	Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies.	1.0
	Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.	1.15
	Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.	1.25
	Occupancy Class Selected (1 thru 5) 4	
	GPM x Oi 2587.5	

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 4 Now consider the exposure factor (Xi) - (Separation between buildings)

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.09	0.34

Distance, in feet, to the exposed building 40

Xi (from table) 0.13

Multiply GPM from step 4 by (1+Xi)

Total From Step 4 2924

STEP 5 Approved Fire Sprinkler System? (Y or N) Y

Take fire flow from step 5 and multiply by sprinkler credit of 0.25

Sprinkler credit 731

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW 2250 GPM

Notice: Fire hydrant distribution requirements are based on distance from fire hydrant to the structure. The following restrictions for fire flow apply:

Distance from hydrant to structure	Max Flow Credit (gpm per hydrant)
Within 300 feet	1,000
301 to 600 feet	670
601 to 1,000 feet	250

Available Fire Flow:

1146 gpm from existing hydrant within 600'	670 gpm
1146 gpm from existing hydrant within 600'	670 gpm
1146 gpm from existing hydrant within 600'	670 gpm
1146 gpm from existing hydrant within 600'	670 gpm
1146 gpm from existing hydrant within 600'	670 gpm
1146 gpm from existing hydrant within 1000'	250 gpm

1146 gpm from existing hydrant within 1000'

250 gpm

Total AFF =

3850 gpm

WithersRavenel

SITE PLAN NARRATIVE
158, 154 Greyson Loop – Powells Point
Currituck County, North Carolina

Prepared for:
OBX Furniture KH LLC
P.O. Box 749
Kitty Hawk, NC 27949

Prepared by:
WithersRavenel
PO Drawer 870
Kitty Hawk, NC 27949

January 24, 2025
P24057

Major Site Plan
Currituck Industrial Park – Lots 34 & 50 Combined
154 & 158 Greyson Loop
Currituck County, NC
January 24, 2025

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Overview

The subject property is located at 154 and 158 Greyson Loop, Powells Point, NC in Currituck County. The site development proposes the construction of an approximately 26,100 sq. ft. commercial building (including 300 sq. ft. of office space). The project development will include the associated parking and utility improvements for the development of the 2.03 combined acre lot. The site is zoned Light Industrial (LI) and a warehouse and administration area building has been determined as a permitted use for this zoning.

Access

The proposed Building will be accessed from Greyson Loop, a public right-of-way. At the entrance to the development and Greyson Loop, 20 ft by 20 ft. sight triangles are provided on the plan sheets to demonstrate visibility at the proposed intersection. The proposed access will provide two maximum 36' wide drive aisles to the front of the building. Fire apparatus would be able to pull into the front drives and come within 150' of all portions of the structure. The proposed pavement section is capable of withstanding 75,000 lbs and a proposed fire hydrant is within 400' of the proposed building at Greyson Loop.

A loading and unloading zone is required per Currituck County UDO, Section 5.1.8 (A) as the building is more than 7,500 sq. ft. A loading zone at 42'x80' has been provided.

Parking

The number of proposed parking spaces for the site development is 11. The proposed total building square footage is 26,100 sq. ft. Parking requirements are calculated using 1 space per 2,500 sq.ft. for the warehouse space and 1 space per 300 sq ft. for the office area. 11 Parking spaces are required and 11 spaces have been provided (including 1 ADA accessible parking spaces).

Security lighting will be provided at the building as required, but additional parking lot lighting is not proposed.

Stormwater Management Plan

154 and 158 Greyson Loop is contained within existing High Density Stormwater Permit SW704604, which covers Currituck Industrial Park. Currituck Industrial Park POA (Association) has recently been formulated and the open space areas, where stormwater control measures reside, have been transferred from the original developer to the Association. After meeting on-site with NCDEQ DEMLR, it was decided that the existing Permit can now be transferred to the Association and Renewed; this process is complete and the new and transferred stormwater permit is enclosed within this narrative. The permit allows up to 65% coverage within this parcel. This development is proposed to have 60.6% of impervious coverage within the entire lot, which is within the State allowable built upon coverage. The site is exempt from County Stormwater requirements per Currituck County UDO 7.3.2. E. (1)(e).

Utilities

A water meter and associated service with double check valve backflow prevention are proposed to connect to the existing 10" PVC waterline within Greyson Loop. There are two existing adjacent hydrant available along Greyson Loop and a new hydrant along with FDC

Major Site Plan
Currituck Industrial Park – Lots 34 & 50 Combined
154 & 158 Greyson Loop
Currituck County, NC
January 24, 2025

assembly is proposed within 400' of the property lines. The building will be designed for the Needed Fire Flow to be within the Available Fire Flow. Available fire flows are currently anticipated at 1,146 gpm at 20 PSI. Changes to the existing waterline within the private right-of-way is not proposed, therefore, a permit to construct from NC DEQ Public Water Supply is not required. The proposed water service shall be installed per Currituck County standard water specifications and details.

The proposed on-site wastewater is proposed to handle 250 gallons per day, estimated at 10 employees (25 gpd/employee). An onsite evaluation has been performed by Albemarle Regional Health Services and the improvement permit is included in this package.

Buffers and Site Vegetation

All surrounding properties are Light Industrial and a Landscaping buffer is not required adjacent to this zoning. The required Type D buffer and screening for dumpster is provided along with façade landscaping. A minimum 5 ft landscaping buffer around the proposed parking lot is required.

ROY COOPER

Governor

MARY PENNY KELLEY

Secretary

WILLIAM E. TOBY VINSON, JR.

Interim Director



NORTH CAROLINA
Environmental Quality

December 20, 2024

Currituck Industrial Park POA, Inc.
Attention: James Francis Cerza, III, President
P.O. Box 215
Harbinger, NC 27941

**Subject: Stormwater Permit No. SW7040604 Renewal/Transfer
Currituck Industrial Park
High Density Project
Currituck County**

Dear Mr. Cerza:

The Washington Regional Office received Stormwater Management Permit Applications for renewal and transfer of the subject permit on November 19, 2024. Staff review of the applications has determined that the permit can be reissued. We are forwarding Permit No. SW7040604 dated December 20, 2024, for the continued operation of the stormwater systems.

This permit, upon its effective date, will replace all previous State Stormwater permits for this project. This permit shall be effective from the date of issuance until December 19, 2032, and shall be subject to the conditions and limitations as specified therein and does not supercede any other agency permit that may be required. Please pay special attention to the Operation and Maintenance requirements in this permit. Failure to establish an adequate system for operation and maintenance of the stormwater management system will result in future compliance problems.

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 thirty (30) days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of the 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 have any questions, or need additional information concerning this matter, please contact me at (252) 948-3923.

Ec Donna Voliva – donna.voliva@currituckcountync.gov
Nadeen Dashti – ndashti@withersravenel.com

Sincerely,


Roger K. Thorpe
Environmental Engineer



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

Currituck Industrial Park POA, Inc.

for

Currituck Industrial Park

Located at the East End of Dr. Newbern Rd., Poplar Branch Township, NC

Currituck County

FOR THE

construction, operation and maintenance of four wet detention ponds and grassed swales 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 (Division) and considered a part of this permit.

This permit shall be effective from the date of issuance until December 19, 2032, 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 on page 2 of this permit, the Project Data Sheet.
3. Approved plans and specifications for this project are incorporated by reference and are enforceable parts of the permit.

PROJECT DATA SHEET

Project Name: Currituck Industrial Park
Permit Number: SW7040604
Location: Currituck County
Applicant: Currituck Industrial Park POA, Inc.
Receiving Stream: UT to Currituck Sound
Classification of Water Body: SC

The following design criteria have been provided in the wet detention ponds and must be maintained at design condition:

Pond #	<u>Area #1</u>	<u>Area #2</u>	<u>Area # 3</u>	<u>Area #4</u>
Drainage Area:	16.3 ac	12.1 ac	29.1ac	12.1 ac
Total Impervious:	10.7 ac	8.1 ac	18.8 ac	7.9 ac
Wet Pond Depth:	3.0 ft	6.0 ft	6.0 ft	3.0 ft
Required Storage Volume:	43,075 cf	32,386 cf	78,751 cf	31,815 cf
Provided Storage Volume:	120,358 cf	41,103 cf	179,491 cf	189,576 cf
Required Surface Area:	54,246 sf	19,844 sf	46,140 sf	40,269 sf
Provided Surface Area:	75,633 sf	20,333 sf	111,815 sf	54,430 sf
Controlling Orifice:	5 @ 2.0 in	3 @ 2.0 in	10 @ 2.0 in	5 @ 2.0 in
Orifice elevation:	6.0 ft	6.0 ft	6.0 ft	6.0 ft

Note: No more than 65% of any lot shall be covered by structures or impervious materials. Impervious materials include asphalt, gravel, concrete, brick, stone, slate or similar material but do not include wood decking or the water surface of swimming pools.

4. No homeowner/lot owner/developer shall be allowed to fill in, alter, or pipe any vegetative practices (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.
5. The following items will require a modification to the permit:
 - 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 of the project area.

In addition, the Director may determine that other revisions to the project should require a modification to the permit.

6. 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.

II. SCHEDULE OF COMPLIANCE

1. The permittee will comply with the following schedule for construction and maintenance of the stormwater management system.
 - a. 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 surfaces except roads.
 - b. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
2. The facilities must be properly maintained and operated at all times. The approved Operation and Maintenance Plan must be followed in its entirety and maintenance must occur at the scheduled intervals.
3. The permittee shall at all times provide the operation and maintenance necessary to assure the permitted stormwater system functions at optimum efficiency including, but not limited to:
 - a. Semiannual scheduled inspections (every 6 months)
 - b. Sediment removal

- c. Mowing and revegetation of side slopes
 - d. Immediate repair of eroded areas
 - e. Maintenance of side slopes in accordance with approved plans and specifications
 - f. Debris removal and unclogging of outlet structure, orifice device and catch basins and piping.
4. Records of maintenance activities must be kept and made available upon request to authorized personnel of the Division. The records will indicate the date, activity, name of person performing the work and what actions were taken.
 5. This permit shall become voidable unless the facilities are constructed in accordance with the conditions of this permit, the approved plans and specifications, and other supporting data.
 6. Upon completion of construction 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. Mail the Certification to the Washington Regional Office, 943 Washington Square Mall, Washington, North Carolina, 27889.
 7. A copy of the approved plans and specifications shall be maintained on file by the Permittee for the life of the project.

III. GENERAL CONDITIONS

1. This permit is not transferable. In the event there is a desire for the facilities to change ownership, or there is a name change of the Permittee, a formal permit request must be submitted to the Division accompanied by an application fee, documentation from the parties involved, and other supporting materials as may be appropriate. The approval of this request will be considered on its merits and may or may not be approved.
2. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the Division, in accordance with North Carolina General Statute 143-215.6(a) to 143-215.6(c).

3. 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) which have jurisdiction.
4. 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.
5. 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.
6. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and reissuance or termination does not stay any permit condition.
7. Approved plans and specifications for this project are incorporated by reference and are enforceable parts of the permit.
8. 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.
9. The permittee shall notify the Division of any name, ownership or mailing address changes at least 30 days prior to making such changes.
10. ANNUAL CERTIFICATION. The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the project's conformance with permit conditions.
11. This permit shall be effective from **the date of issuance until December 19, 2032**. 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 20th day of December 2024.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



For

William E. Toby Vinson, Jr., Interim Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW7040604

Currituck Industrial Park

Grading and Drainage Guidelines (Cont'd): (revised 10/04/04)

Lot 33

Grading:

Lot to be graded to drain to Farr Loop. No drainage permitted to the outfall ditch along the south property line or to the drainage swale along Dr. Newbern Road extension. Built-upon areas of lot to maintain a minimum elevation of 9.5'. Finish Floor of buildings to maintain a minimum elevation of 11.5'.

Drainage:

Site to be accessed from Farr Loop.

Culvert under Farr Loop driveway to be 27" Aluminum CMP min. with inverts at ditch invert or suppressed below ditch invert with appropriate inlet and outlet protection to maintain full pipe opening.

Lot 34

Grading:

Lot to be graded to drain to Farr Loop. Built-upon areas of lot to maintain a minimum elevation of 9.5'. Finish Floor of buildings to maintain a minimum elevation of 11.5'.

Drainage:

Site to be accessed from Farr Loop.

Culverts under Farr Loop driveway to be twin 30" Aluminum CMP min. with inverts at ditch invert or suppressed below ditch inverts with appropriate inlet and outlet protection to maintain full pipe opening.

Currituck Industrial Park

Grading and Drainage Guidelines (Cont'd): (revised 10/04/04)

Lot 49

Grading:

Lot to be graded to drain to Farr Loop. Built-upon areas of lot to maintain a minimum elevation of 9.5'. Finish Floor of buildings to maintain a minimum elevation of 11.5'.

Drainage:

Site to be accessed from Farr Loop.

Culvert under Farr Loop driveway to be 18" Aluminum CMP min. with inverts at ditch invert or suppressed below ditch invert with appropriate inlet and outlet protection to maintain full pipe opening.

Lot 50

Grading:

Lot to be graded to drain to Farr Loop. Built-upon areas of lot to maintain a minimum elevation of 9.5'. Finish Floor of buildings to maintain a minimum elevation of 11.5'.

Drainage:

Site to be accessed from Farr Loop.

Culvert under Farr Loop driveway to be 30" Aluminum CMP min. with inverts at ditch invert or suppressed below ditch inverts with appropriate inlet and outlet protection to maintain full pipe opening.