

DRAFT

ENGINEERING REPORT

FOR

THE GABLES SUBDIVISION

FOR

COMMON AREA TURNOVER

September 1, 2023

DRAFT

ENGINEERING REPORT

for

THE GABLES COMMON AREAS

September 1, 2023

PURPOSE OF THE REPORT

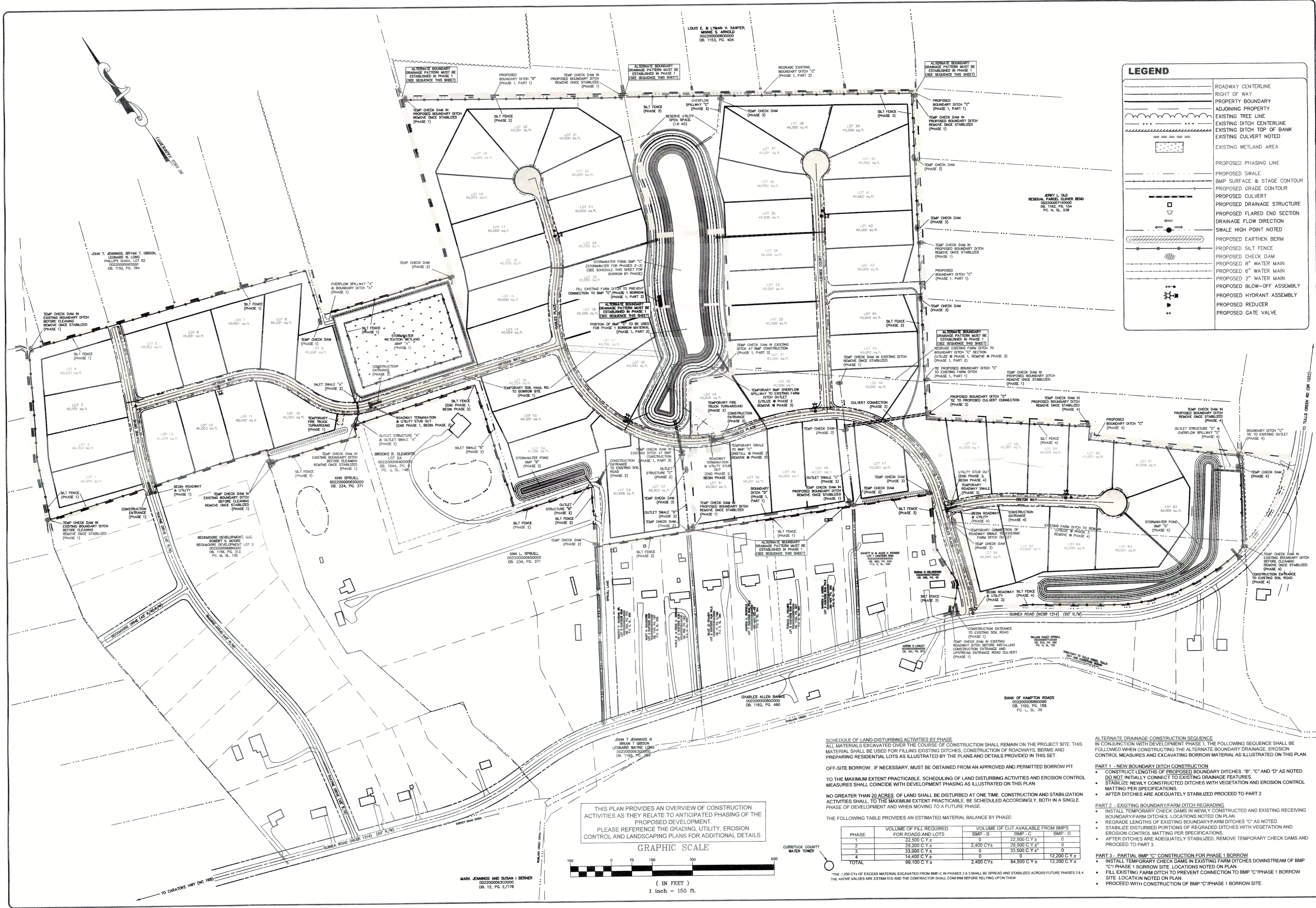
The Currituck County Unified Development Ordinance provides specific procedures for the transfer of maintenance responsibility from a developer to a homeowners' association. Section 6.1.4 of the UDO indicates that "the subdivider shall cede maintenance responsibility for common areas, rate common features, regulatory permits (e.g., stormwater permits), and private infrastructure to the association upon sale of 75% of the lots in a subdivision." It further provides that maintenance responsibility not be transferred until all of the following occur:

1. At least 75% of the total number of lots in the subdivision are sold; and
2. The subdivider commissions a report prepared by a registered engineer indicating that all common areas, common features and infrastructure elements comply with the minimum standards in the UDO and the County Code of Ordinances.

The report shall also include verification of the reserve fund balance in accordance with the standards of Section 6 of the UDO.

The purpose of this report is to review the common areas and common elements in The Gables Phases 1 and 2, report on their condition, to review the reserve fund balance requirements and current status, and report findings to Currituck County for the purpose of obtaining County concurrence on the transfer of maintenance responsibility for common elements to The Gables Community Association, Inc.

An overall map of The Gables Phases 1 and 2 is attached on the following page.



LEGEND

	ROADWAY CENTERLINE
	RIGHT OF WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY
	EXISTING TREE LINE
	EXISTING DITCH CENTERLINE
	EXISTING DITCH TOP OF BANK
	EXISTING CULVERT NOTED
	EXISTING WETLAND AREA
	PROPOSED PHASING LINE
	PROPOSED SWALE
	BMP SURFACE & STAGE CONTOUR
	PROPOSED GRADE CONTOUR
	PROPOSED CULVERT
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED FLARED END SECTION
	DRAINAGE FLOW DIRECTION
	SWALE HIGH POINT NOTED
	PROPOSED EARTHEN BERM
	PROPOSED SILTY FENCE
	PROPOSED CHECK DAM
	PROPOSED 8" WATER MAIN
	PROPOSED 6" WATER MAIN
	PROPOSED 2" WATER MAIN
	PROPOSED BLOW-OFF ASSEMBLY
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED REDUCER
	PROPOSED GATE VALVE

THIS PLAN PROVIDES AN OVERVIEW OF CONSTRUCTION ACTIVITIES AS THEY RELATE TO ANTICIPATED PHASING OF THE PROPOSED DEVELOPMENT. PLEASE REFERENCE THE GRADING, UTILITY, EROSION CONTROL AND LANDSCAPING PLANS FOR ADDITIONAL DETAILS.

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

SCHEDULE OF LAND-DISTURBING ACTIVITIES BY PHASE
ALL MATERIALS EXCAVATED OVER THE COURSE OF CONSTRUCTION SHALL REMAIN ON THE PROJECT SITE. THIS MATERIAL SHALL BE USED FOR FILLING EXISTING DITCHES, CONSTRUCTION OF ROADWAYS, BERMS AND PREPARING RESIDENTIAL LOTS AS ILLUSTRATED BY THE PLANS AND DETAILS PROVIDED IN THIS SET.

OFF-SITE BORROW, IF NECESSARY, MUST BE OBTAINED FROM AN APPROVED AND PERMITTED BORROW PIT. TO THE MAXIMUM EXTENT PRACTICABLE, SCHEDULING OF LAND DISTURBING ACTIVITIES AND EROSION CONTROL MEASURES SHALL COINCIDE WITH DEVELOPMENT PHASING AS ILLUSTRATED ON THIS PLAN.

NO GREATER THAN 20 ACRES OF LAND SHALL BE DISTURBED AT ONE TIME. CONSTRUCTION AND STABILIZATION ACTIVITIES SHALL, TO THE MAXIMUM EXTENT PRACTICABLE, BE SCHEDULED ACCORDINGLY, BOTH IN A SINGLE PHASE OF DEVELOPMENT AND WHEN MOVING TO A FUTURE PHASE.

THE FOLLOWING TABLE PROVIDES AN ESTIMATED MATERIAL BALANCE BY PHASE:

PHASE	VOLUME OF FILL REQUIRED FOR ROADS AND LOTS	VOLUME OF CUT AVAILABLE FROM BLMPS	BMP - B	BMP - C	BMP - D
1	22,500 C.Y. ±	0	22,500 C.Y. ±	0	0
2	28,200 C.Y. ±	2,400 C.Y. ±	28,500 C.Y. ±	0	0
3	33,000 C.Y. ±	0	33,500 C.Y. ±	0	0
4	14,200 C.Y. ±	0	0	12,200 C.Y. ±	0
TOTAL	98,100 C.Y. ±	2,400 C.Y. ±	84,500 C.Y. ±	12,200 C.Y. ±	0

*THE 2,200 C.Y. OF EXCESS MATERIAL EXCAVATED FROM BMP-C IN PHASES 2 & 3 SHALL BE SPREAD AND STABILIZED ACROSS UTILITY PHASES 3 & 4. THE ABOVE VALUES ARE ESTIMATED AND THE CONTRACTOR SHALL CONFIRM BEFORE RELYING UPON THEM.

ALTERNATE DRAINAGE CONSTRUCTION SEQUENCE
IN CONJUNCTION WITH DEVELOPMENT PHASE 1, THE FOLLOWING SEQUENCE SHALL BE FOLLOWED WHEN CONSTRUCTING THE ALTERNATE BOUNDARY DRAINAGE, EROSION CONTROL MEASURES AND EXCAVATING BORROW MATERIAL AS ILLUSTRATED ON THIS PLAN.

- PART 1 - NEW BOUNDARY DITCH CONSTRUCTION**
- CONSTRUCT LENGTHS OF PROPOSED BOUNDARY DITCHES "B", "C" AND "D" AS NOTED. DO NOT INITIALLY CONNECT TO EXISTING DRAINAGE FEATURES.
 - STABILIZE NEWLY CONSTRUCTED DITCHES WITH VEGETATION AND EROSION CONTROL MATTING PER SPECIFICATIONS.
 - AFTER DITCHES ARE ADEQUATELY STABILIZED PROCEED TO PART 2

- PART 2 - EXISTING BOUNDARY/FARM DITCH REGRADING**
- INSTALL TEMPORARY CHECK DAMS IN NEWLY CONSTRUCTED AND EXISTING RECEIVING BOUNDARY/FARM DITCHES. LOCATIONS NOTED ON PLAN.
 - REGRADE LENGTHS OF EXISTING BOUNDARY/FARM DITCHES "C" AS NOTED.
 - STABILIZE DISTURBED PORTIONS OF REGRADED DITCHES WITH VEGETATION AND EROSION CONTROL MATTING PER SPECIFICATIONS.
 - AFTER DITCHES ARE ADEQUATELY STABILIZED, REMOVE TEMPORARY CHECK DAMS AND PROCEED TO PART 3.

- PART 3 - PARTIAL BMP "C" CONSTRUCTION FOR PHASE 1 BORROW**
- INSTALL TEMPORARY CHECK DAMS IN EXISTING FARM DITCHES DOWNSTREAM OF BMP "C" PHASE 1 BORROW SITE. LOCATIONS NOTED ON PLAN.
 - EXISTING FARM DITCH TO PREVENT CONNECTION TO BMP "C" PHASE 1 BORROW SITE. LOCATION NOTED ON PLAN.
 - PROCEED WITH CONSTRUCTION OF BMP "C" PHASE 1 BORROW SITE.

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DEVELOPMENT OVERVIEW
AND PHASING PLAN

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PROJECT: THE GABLES

COUNTY: CURRITUCK COUNTY

TOWNSHIP: MOYOCK TOWNSHIP

NO. DATE DESCRIPTION

1 7-9-14 BY: [Signature]

2 7-14-14 BY: [Signature]

3 7-14-14 BY: [Signature]

4 7-14-14 BY: [Signature]

DATE: 7-9-14 SCALE: 1"=150'

DESIGNED: [Signature] CHECKED: [Signature]

DRAWN: [Signature] APPROVED: [Signature]

SHEET: 4 OF 21

CAD FILE: 450300B2

PROJECT NO: 4503

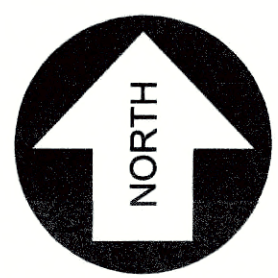
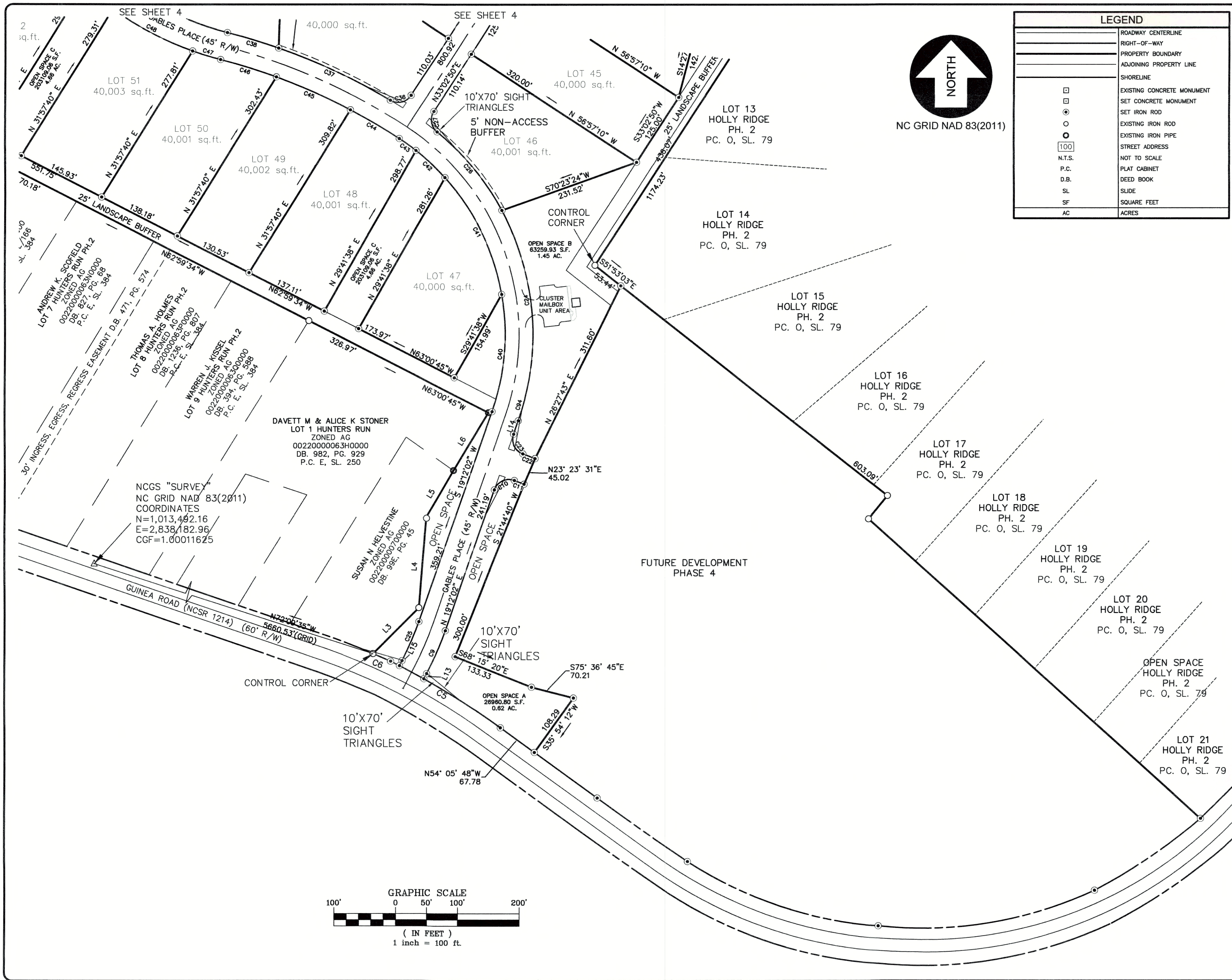
OUTLINE OF COMMON ELEMENTS & COMMON INFRASTRUCTURE IN WINDSWEPT PINES PHASES 1 & 2

The following common areas, common features and private infrastructure have been identified from the approved subdivision plans for The Gables and from the recent site visit that documents those elements:

- Entrance Areas
- Pedestrian Sidewalks and Crossings
- Mail Area
- Stormwater Retention Ponds and Outlet Structures
- Swales and Culverts that are not subject to maintenance by NCDOT
- Miscellaneous Open Spaces

A copy of the recorded plats of Phases 1 and 2 showing areas that are to be turned over to the Community Association is attached on the following pages.

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NC GRID NAD 83(2011)

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	N.T.S.
	P.C.
	D.B.
	SL
	SF
	AC

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THE GABLES
 SUBDIVISION PLAT

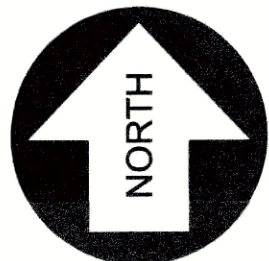
MOYOCK TOWNSHIP CURRITUCK CURRITUCK NORTH CAROLINA
 FINAL PLAT

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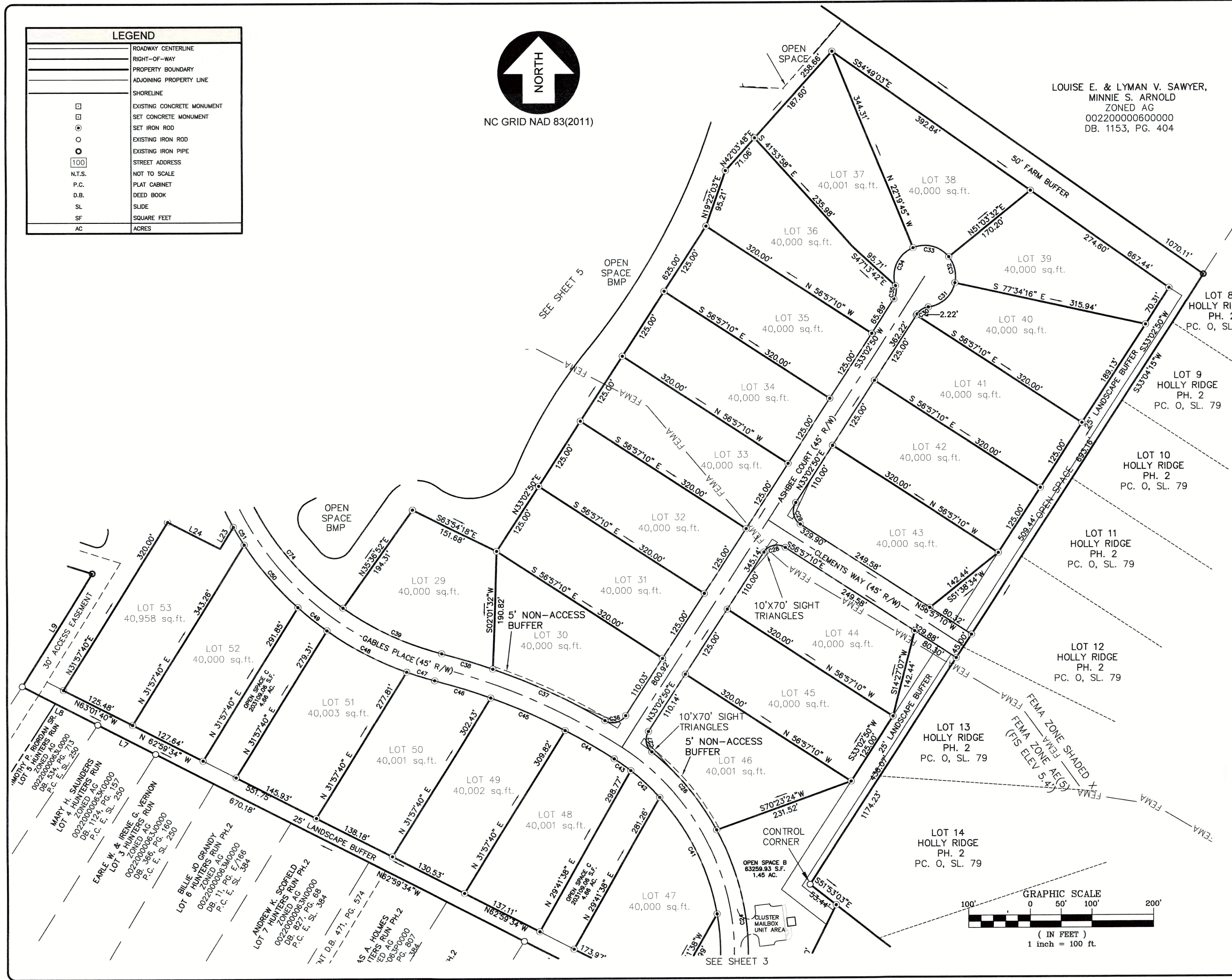


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DESIGNED: BPG	CHECKED: DMK
DRAWN: MDB	APPROVED: BPG
SHEET: 3 OF 6	
CAD FILE: 450300FP1	
PROJECT NO: 4503	

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	NOT TO SCALE
	PLAT CABINET
	DEED BOOK
	SLIDE
	SQUARE FEET
	ACRES



NC GRID NAD 83(2011)



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MINNIE S. ARNOLD
ZONED AG
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DB. 1153, PG. 404

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THE GABLES
SUBDIVISION PLAT

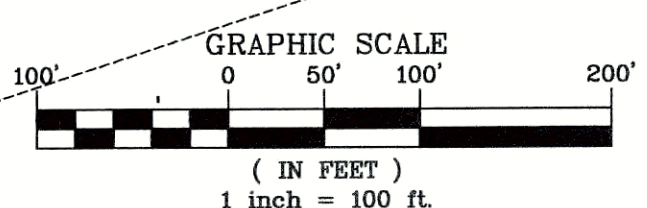
CURRITUCK COUNTY
MOYOCK TOWNSHIP

NORTH CAROLINA
FINAL PLAT

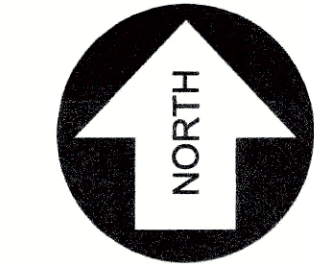
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SHEET:	4 OF 6		
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PROJECT NO.:	4503		



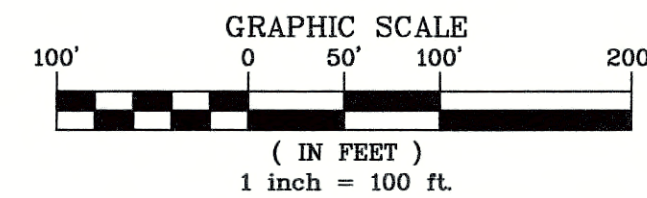
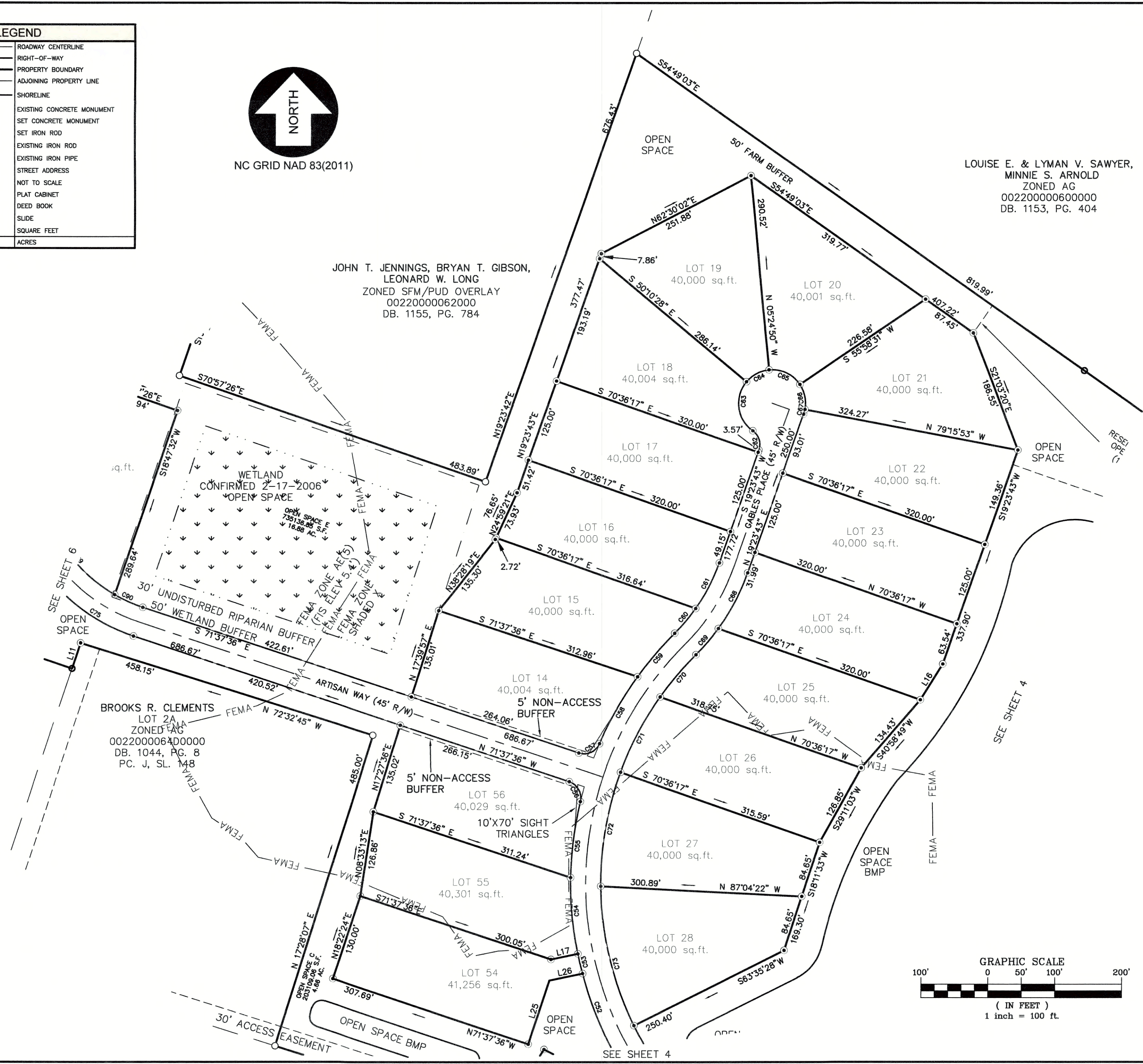
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	PROPERTY BOUNDARY
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	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	N.T.S.
	P.C.
	D.B.
	SL
	SF
	AC



NC GRID NAD 83(2011)

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THE GABLES
 SUBDIVISION PLAT
 FINAL PLAT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

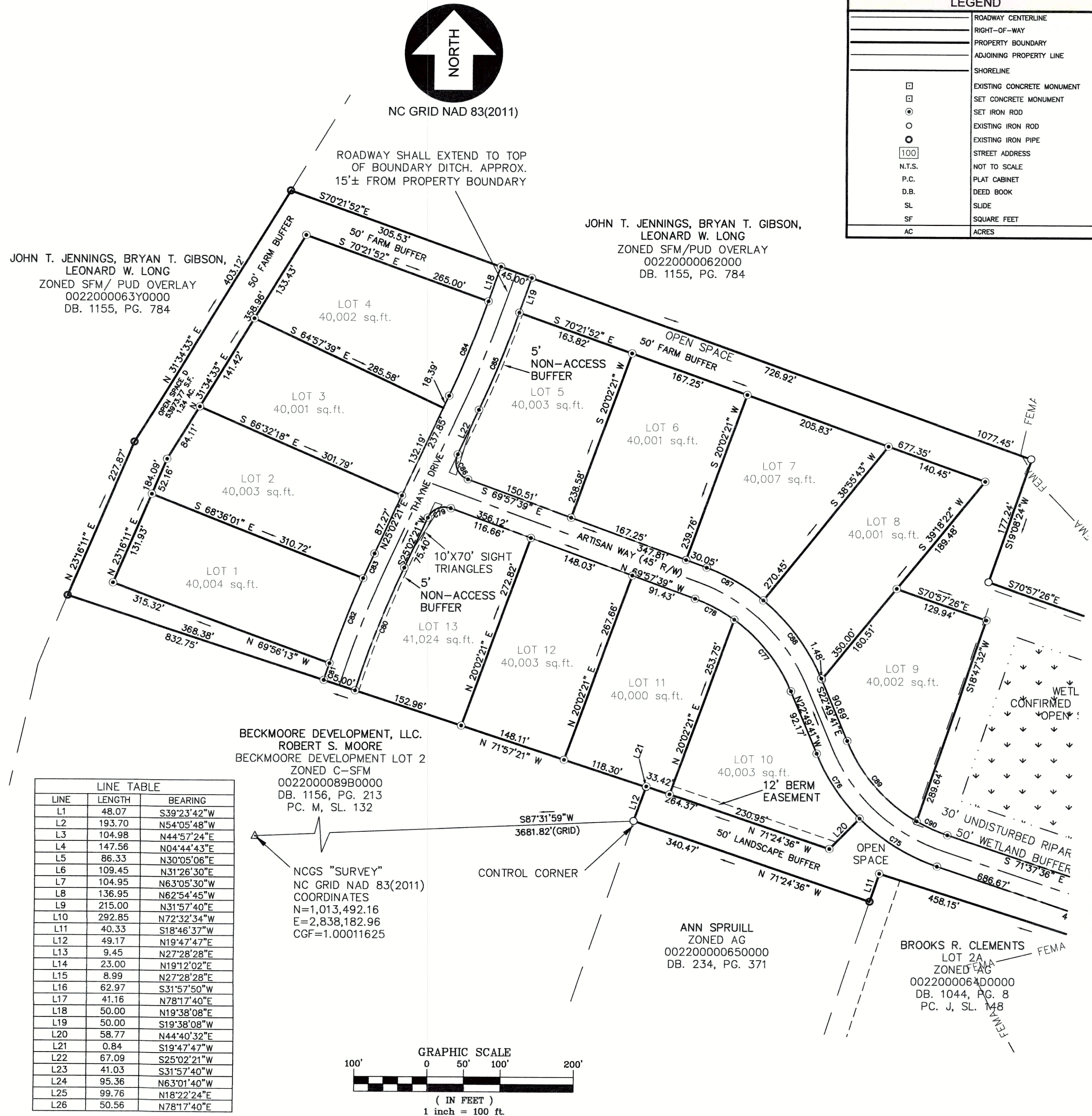
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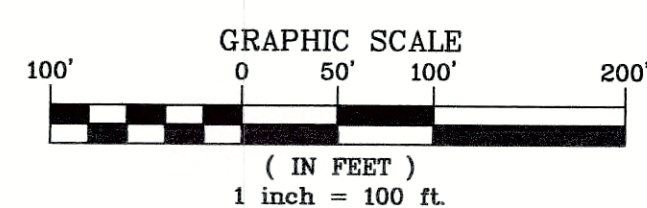
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SHEET: **5** OF **6**
 CAD FILE: 450300FP1
 PROJECT NO: 4503

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	208.21	905.57	207.75'	N55°56'19"E	13°10'24"
C2	359.57	661.71	355.16'	N80°41'14"E	31°08'03"
C3	329.63	665.34	326.27'	S71°22'29"E	28°23'10"
C4	179.06	6221.48	179.05'	S54°55'16"E	1°38'56"
C5	208.17	1237.89	207.92'	N58°54'50"W	9°38'06"
C6	30.87	2259.69	30.87'	N66°53'44"W	0°46'58"
C7	146.97	1237.89	146.88'	N57°29'51"W	6°48'08"
C8	16.19	1237.89	16.19'	N63°21'23"W	0°44'58"
C9	75.45	522.50	75.39'	N23°20'15"E	8°16'26"
C10	39.80	25.00	35.73'	S64°48'38"W	91°13'10"
C11	16.81	727.50	16.81'	N68°55'04"W	1°19'27"
C22	21.11	772.50	21.11'	N68°56'32"W	1°33'56"
C23	38.80	25.00	35.02'	S25°15'44"E	88°55'33"
C24	350.87	422.50	340.87'	N04°35'25"W	47°34'54"
C25	68.95	477.50	68.89'	N23°20'15"E	8°16'26"
C26	165.76	422.50	164.70'	N39°37'13"W	22°28'42"
C27	36.61	25.00	33.43'	S08°54'22"E	83°54'24"
C28	39.27	25.00	35.36'	S78°02'50"W	90°00'00"
C29	39.27	25.00	35.36'	S11°57'10"E	90°00'00"
C30	22.12	25.00	21.41'	N07°41'44"E	50°42'13"
C31	62.24	50.00	58.30'	N48°05'24"E	71°19'19"
C32	44.83	50.00	43.34'	N13°15'22"W	51°22'12"
C33	64.04	50.00	59.75'	N75°38'06"W	73°23'17"
C34	74.46	50.00	67.77'	S25°00'26"W	85°19'37"
C35	22.12	25.00	21.41'	N07°41'44"E	50°42'13"
C36	38.14	25.00	34.54'	N76°44'52"E	87°24'04"
C37	200.16	1022.50	199.84'	N65°09'35"W	11°12'57"
C38	86.79	1022.50	86.77'	N73°11'57"W	4°51'48"
C39	177.06	477.50	176.05'	S65°00'30"E	21°14'44"
C40	192.13	377.50	190.06'	N04°37'13"E	29°09'39"
C41	212.89	377.50	210.08'	N26°06'57"W	32°18'42"
C42	63.97	377.50	63.89'	N47°07'34"W	9°42'33"
C43	32.76	377.50	32.75'	N54°28'00"W	4°58'19"
C44	92.16	977.50	92.13'	N59°39'14"W	5°24'08"
C45	131.47	977.50	131.37'	N66°12'29"W	7°42'22"
C46	95.03	977.50	94.99'	N72°50'46"W	5°34'12"
C47	47.46	522.50	47.44'	S73°01'44"E	5°12'14"
C48	146.29	522.50	145.81'	S62°24'22"E	16°02'30"
C49	60.48	522.50	60.45'	S51°04'10"E	6°37'56"
C50	133.79	522.50	133.42'	S40°25'05"E	14°40'15"
C51	33.62	522.50	33.61'	S31°14'22"E	3°41'10"
C52	131.31	522.50	130.97'	S22°11'48"E	14°23'58"
C53	30.02	522.50	30.01'	S13°21'05"E	3°17'29"
C54	114.31	522.50	114.08'	S05°26'17"E	12°32'06"
C55	114.60	522.50	114.37'	S07°06'46"W	12°34'00"
C56	37.10	25.00	33.79'	N29°06'55"W	85°01'22"
C57	37.10	25.00	33.79'	N65°51'43"E	85°01'22"
C58	114.60	522.50	114.37'	S29°38'02"W	12°34'00"
C59	85.52	522.50	85.43'	S40°36'22"W	9°22'41"
C60	48.61	277.50	48.55'	N40°16'36"E	10°02'13"
C61	76.83	277.50	76.58'	N27°19'36"E	15°51'47"
C62	32.52	25.00	30.28'	N17°52'18"W	74°32'02"
C63	82.87	50.00	73.71'	S07°39'24"E	94°57'52"
C64	39.06	50.00	38.07'	S62°12'21"W	44°45'37"
C65	53.57	50.00	51.05'	N64°43'10"W	61°23'22"
C66	39.06	50.00	38.08'	N11°38'40"W	44°45'38"
C67	7.56	50.00	7.55'	N15°03'56"E	8°39'34"
C68	94.35	322.50	94.02'	N27°46'36"E	16°45'46"
C69	51.43	322.50	51.38'	N40°43'36"E	9°08'14"
C70	82.70	477.50	82.60'	S40°20'01"W	9°55'24"
C71	126.72	477.50	126.35'	S27°46'09"W	15°12'18"
C72	173.30	477.50	172.35'	S09°46'11"W	20°47'39"
C73	214.86	477.50	213.05'	S13°31'06"E	25°46'53"
C74	233.15	477.50	230.84'	S40°23'50"E	27°58'35"
C75	125.09	272.50	124.00'	S58°28'32"E	26°18'08"
C76	106.99	272.50	106.31'	S34°04'35"E	22°29'47"
C77	126.23	227.50	124.61'	N38°43'24"W	31°47'25"
C78	60.92	227.50	60.74'	N62°17'23"W	15°20'34"
C79	37.09	25.00	33.78'	S67°32'21"W	85°00'00"
C80	180.38	1477.50	180.27'	S21°32'29"W	6°59'42"
C81	24.33	1522.50	24.33'	S18°30'06"W	0°54'56"
C82	124.54	1522.50	124.50'	S21°18'10"W	4°41'12"
C83	37.01	1522.50	37.01'	S24°20'33"W	1°23'34"
C84	139.34	1477.50	139.29'	N22°20'14"E	5°24'12"
C85	143.58	1522.50	143.53'	N22°20'14"E	5°24'12"
C86	41.45	25.00	36.86'	S22°27'39"E	95°00'00"
C87	89.84	272.50	89.43'	N60°30'58"W	18°53'23"
C88	134.33	272.50	132.97'	N36°56'59"W	28°14'36"
C89	147.70	227.50	145.12'	S41°25'39"E	37°11'55"
C90	46.06	227.50	45.98'	S65°49'36"E	11°36'00"



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.07	S39°23'42"W
L2	193.70	N54°05'48"W
L3	104.98	N44°57'24"E
L4	147.56	N04°44'43"E
L5	86.33	N30°05'06"E
L6	109.45	N31°26'30"E
L7	104.95	N63°05'30"W
L8	136.95	N62°54'45"W
L9	215.00	N31°57'40"E
L10	292.85	N72°32'34"W
L11	40.33	S18°46'37"W
L12	49.17	N19°47'47"E
L13	9.45	N27°28'28"E
L14	23.00	N19°12'02"E
L15	8.99	N27°28'28"E
L16	62.97	S31°57'50"W
L17	41.16	N78°17'40"E
L18	50.00	N19°38'08"E
L19	50.00	S19°38'08"W
L20	58.77	N44°40'32"E
L21	0.84	S19°47'47"W
L22	67.09	S25°02'21"W
L23	41.03	S31°57'40"W
L24	95.36	N63°01'40"W
L25	99.76	N18°22'24"E
L26	50.56	N78°17'40"E



LEGEND	
—	ROADWAY CENTERLINE
—	RIGHT-OF-WAY
—	PROPERTY BOUNDARY
—	ADJOINING PROPERTY LINE
—	SHORELINE
□	EXISTING CONCRETE MONUMENT
□	SET CONCRETE MONUMENT
○	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
100	STREET ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

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THE GABLES

SUBDIVISION PLAT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL PLAT

REVISIONS	
NO.	DESCRIPTION
1	5-14-18 ADDRESS TRC
2	10-16-18 BERM BUFFER

DATE: 04-02-18	SCALE: 1"=100'
DESIGNED: BPG	CHECKED: DMK
DRAWN: MDB	APPROVED: BPG
SHEET: 6 OF 6	
CAD FILE: 450300FP1	
PROJECT NO: 4503	

S:\projects\4503 Clements - The Gables.dwg Final Plat\450300FP1.dwg, 10/17/2018 9:55:54 AM, HP Designer12500 HPGL2.pc3

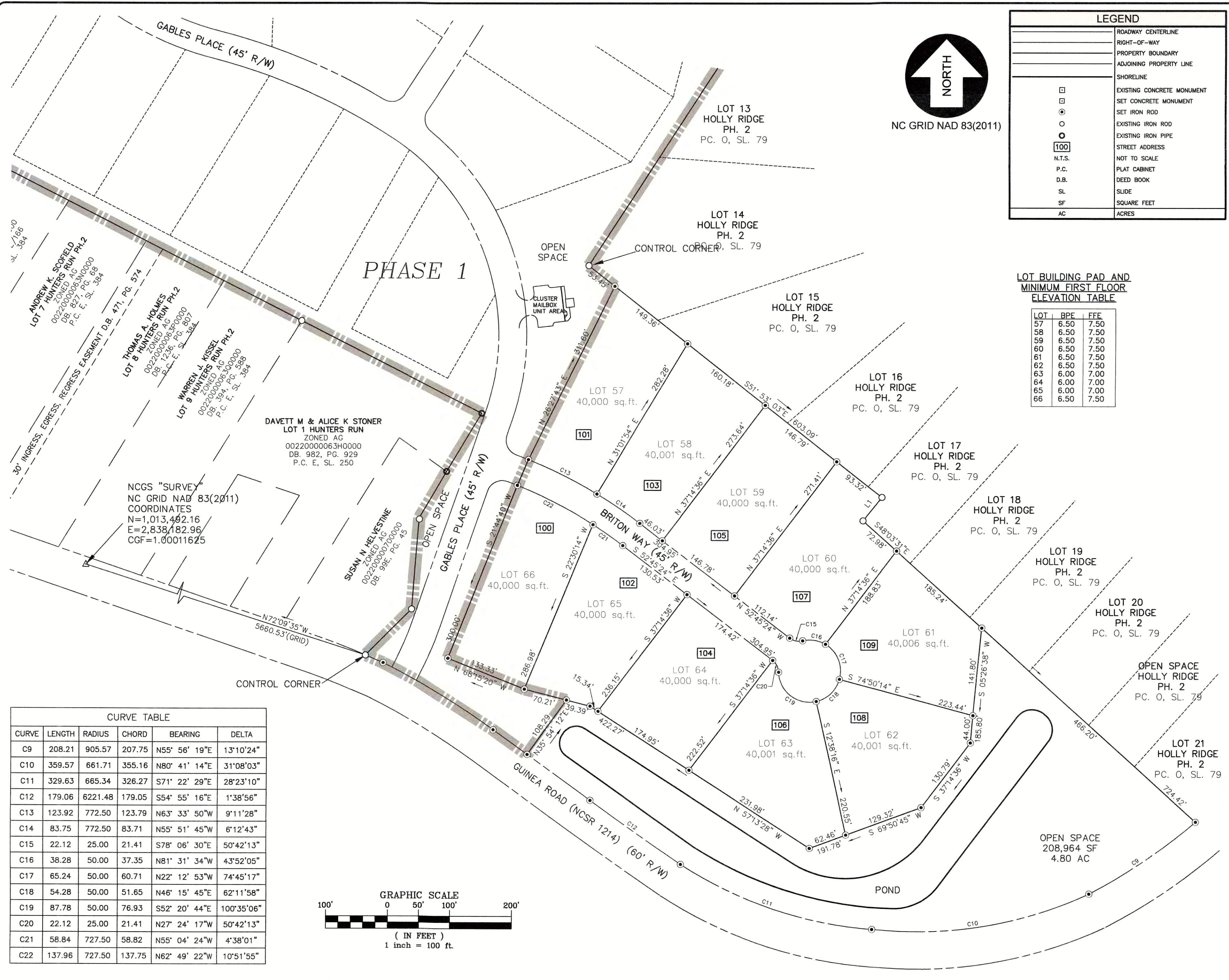


NC GRID NAD 83(2011)

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	N.T.S.
	P.C.
	D.B.
	SL
	SF
	ACRES

LOT BUILDING PAD AND MINIMUM FIRST FLOOR ELEVATION TABLE

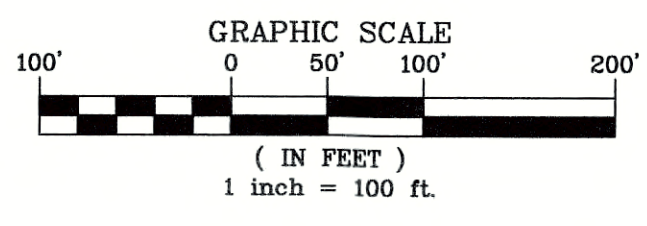
LOT	BPE	FFE
57	6.50	7.50
58	6.50	7.50
59	6.50	7.50
60	6.50	7.50
61	6.50	7.50
62	6.50	7.50
63	6.00	7.00
64	6.00	7.00
65	6.00	7.00
66	6.50	7.50



NCGS "SURVEY"
NC GRID NAD 83(2011)
COORDINATES
N=1,013,492.16
E=2,838,182.96
CGF=1.00011625

DAVETT M & ALICE K STONER
LOT 1 HUNTERS RUN
ZONED AG
00220000063H0000
DB. 982, PG. 929
P.C. E, SL. 250

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C9	208.21	905.57	207.75	N55° 56' 19"E	13°10'24"
C10	359.57	661.71	355.16	N80° 41' 14"E	31°08'03"
C11	329.63	665.34	326.27	S71° 22' 29"E	28°23'10"
C12	179.06	6221.48	179.05	S54° 55' 16"E	1°38'56"
C13	123.92	772.50	123.79	N63° 33' 50"W	9°11'28"
C14	83.75	772.50	83.71	N55° 51' 45"W	6°12'43"
C15	22.12	25.00	21.41	S78° 06' 30"E	50°42'13"
C16	38.28	50.00	37.35	N81° 31' 34"W	43°52'05"
C17	65.24	50.00	60.71	N22° 12' 53"W	74°45'17"
C18	54.28	50.00	51.65	N46° 15' 45"E	62°11'58"
C19	87.78	50.00	76.93	S52° 20' 44"E	100°35'06"
C20	22.12	25.00	21.41	N27° 24' 17"W	50°42'13"
C21	58.84	727.50	58.82	N55° 04' 24"W	4°38'01"
C22	137.96	727.50	137.75	N62° 49' 22"W	10°51'55"



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BLISSSELL

PROFESSIONAL GROUP

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THE GABLES PHASE 2
SUBDIVISION PLAT

MOYOCK TOWNSHIP CURRITUCK CURRITUCK NORTH CAROLINA
FINAL PLAT

PROJECT: THE GABLES PHASE 2 SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY
1	09-26-18	TRC COMMENTS	MDB

10-17-18

DATE: 09-26-18

DESIGNED: BPG

DRAWN: MDB

SHEET: 3

SCALE: 1"=100'

CHECKED: DMK

APPROVED: BPG

OF 3

CAD FILE: 450300FP2

PROJECT NO: 4503

SITE VISIT TO REVIEW CONDITION OF COMMON ELEMENTS & COMMON INFRASTRUCTURE

A site visit was conducted in July for the purpose of observing the condition of the common elements and common infrastructure outlined above. In general, the condition of the subdivision and its common elements was very good. Photographic evidence is included showing the condition of each of these elements as follows:

Entrance Areas: Photos 1 thru 4 show the subdivision entrance features, which appear to be well-maintained.



1. Subdivision sign at main entrance off Guinea Road.



2. Landscaping along screen fence at main entrance.



3. Privacy fence along Gables Place.



4. Landscaped subdivision sign at secondary entrance along Thayne Drive.

Sidewalks: Photos 5 thru 21 show the condition of the sidewalks. Not all sections of the sidewalk are depicted in the images, but representative sections are shown, except where cracking was discovered. Pictures are included and showing the sections of sidewalks and walkway that are cracked. Some of the cracks shown are minor. Other than the depicted cracks, the sidewalks within The Gables appear to be in good condition.



5. Sidewalk section along Gables Place south of Briton Way needs repair.



6. Sidewalk around Phase 1 pond.



7. Sidewalk through open space south of Lot 46.



8. Sidewalk through buffer behind Lots 44-46.



9. Sidewalk in common area across Gables Place from Lot 51 needs repair.



10. Sidewalk along east side of Phase 1 pond.



11. Sidewalk section behind Lot 31 needs repair.



14. Sidewalk behind Lot 22 needs repair.



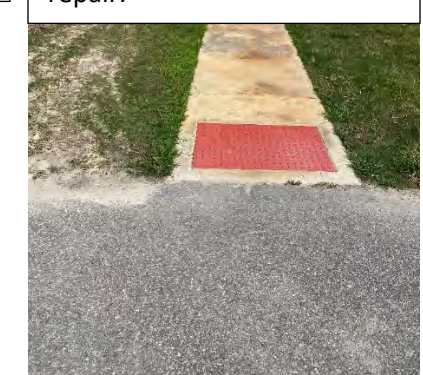
12. Sidewalk sections along side of Phase 1 pond needs repair



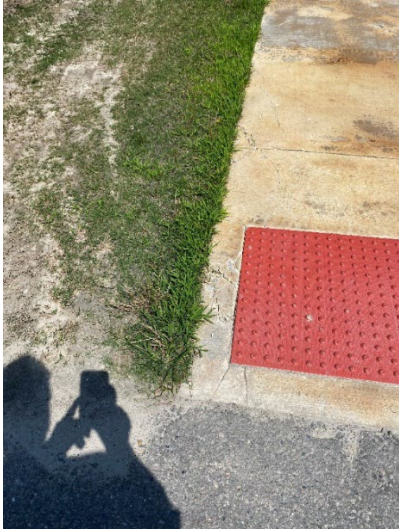
15 One sidewalk segment behind Lot 23 has a small crack.



13. Sidewalk between Gables Way and Phase 1 pond needs repair.



16. Sidewalk between Lots 26 and 27 on Gables Place needs repair (it appears that heavy equipment from Lot 26 has been crossing the sidewalk).



17. Close-up of Photo 16.



18. Sidewalk along Thayne Drive.



19. Thayne Drive to future extension to north.

Pedestrian Crossings: Photos 20 thru 23 show the pedestrian crossings and detectable mats. One of the taper sections or wings adjacent to the ramp is cracked and needs to be repaired. Otherwise, the crossings appear to be in good condition.



20. Crossing at Briton Way.



21. Crossing at Gables Way by Phase 1 pond (concrete repair needed).



22. Detectable warning mat at Gables Place West.



23. Pedestrian Crossing at Artisan Way

Mail Area: Photos 24 and 25 show the CBU area in The Gables. The CBU Area is in excellent condition. Neither the concrete nor the mail boxes have any discoloration or disfiguring.



24. CBU area.



25. Perimeter landscaping around CBU area.

Stormwater Management Ponds and Outlet Structures: Photos 27 thru 34 show several views of the two stormwater BMPs/retention ponds within The Gables, along with inlet and outlet pipes and control structures. The stormwater ponds appear to be well-maintained. Water levels appear to be appropriate, surrounding vegetation is at a generally accepted height the most part at a acceptable height and density, entry and exit culverts appear to be clear and draining properly, and control structures are clear. One culvert outlet needs some minor vegetation to be removed.



27. View of pond 1 from northwest.



28. Culvert entering Phase 1 pond.



29. Outlet control structure at Phase 1 pond.



30. Culvert inlet to Phase 1 by Gables Place (needs minor vegetation removal).



31. Double culverts outletting to control structure (Phase 1 pond).



32. View across Phase 2 pond.



33. Pond 2 outlet control structure.



34. Another view across Phase 2 pond.

Outlet Ditches and other Culverts Not Subject to NCDOT Maintenance: Photos 35 and 36 show the main drainage outlet from the Phase 1 pond, which has become overgrown and requires maintenance. The outlet ditch from the Phase 2 pond is shown in photos 37 thru 40 and also requires maintenance. There is some standing water in this Phase 2 system that appears to be caused by off-site conditions downstream.

Other culverts and swales are shown in photos 41 thru 49.



35. Outlet ditch from Pond 1.



36. Farther downstream, outlet ditch from Pond 1 is choked with vegetation.



37. Overgrown outlet ditch from Pond 2.



38. Overgrown outlet ditch from Pond 2



39. Obstruction to flow from Pond 2 outlet structure should be



40. Pond 2 outlet ditch at Guinea Road culvert entrance.



41. Typical collector swale.



42. Riprap protection at inlet to Pond 1 from the northeast.



43. Vegetation protecting overflow ditch from northeast (Note: Due to past problems with erosion in this area, it is recommended that woody vegetation remain.)



44. Culvert near lots 24 & 25.



45. Twin culvert entrance on Gables Place.



46. Swale and culvert at lots 15 & 16 on Gables Place.



47. Closeup of culvert entrance (pipe is clear).



48. Culvert maintenance is needed at Artisan Way/Thayne Drive intersection.



49. Vegetated collector ditch entering Pond 1 from northeast.

Other Open Space Areas: Other open space areas include 50' farm buffers, a wetland that doubles as a stormwater retention area, grassy areas around and adjacent to the stormwater ponds, and buffers to adjacent residential development. Representative photos are included as photos 50 through 59.

Open space areas appear to be very well maintained.



50. Open space adjacent to Pond 1.



51. Open space northwest of pond 1.



52. Buffer trees along adjacent residential development.



53. Typical view along residential street with street trees.



54. Cul-de-sac at end of Gables Place – curb needs minor repair. (Note: Island is a community association responsibility.)



55. Open space between pond 2 and Guinea Road.



56. Cul-de-sac at end of Briton Way (association maintenance responsibility).



57. Streetscape along Gables Way entrance drive.



58. Streetscape along entrance drive looking north.



59. Berm and buffer to residential development to the south.

These facilities appear to comply with applicable ordinances, subject to completing the punch list items at the end of the report.

RESERVE FUND REVIEW

The approved reserve fund calculations for the subdivision show a minimum fund balance requirement of \$49,248.00 for the permanent reserve fund (Attachment “A”). This amount is based on proposal for maintenance of the common areas including the stormwater system, open space landscaping, and insurance premiums for a two year period. The current fund balance has been reported at \$_____ (Copy of Bank balance is Attachment “B”), which exceeds the required amount.

ROADS

Following completion of two roadway repairs that have been identified, shown in photos 60 and 61, along with a culvert & roadway swale certification, which is in progress, the NC Department of Transportation is expected to accept all roads within The Gables subdivision, Phases 1 and 2. Since these roads will be taken into the State system for maintenance; no roadway allocation is included in the required maintenance fund balance.



60. Roadway repair needed at the intersection of Gables Place and Artisan Way.

61. Roadway repair is needed at the intersection of Artisan Way and Thayne Dr.

Upon completion of the punch list below, it is believed that the common areas and the common facilities serving The Gables are ready for turn-over to the Association:

- Removal of excess vegetation from the two main outlet ditches that drain to Guinea Road
- Repair of several sections of sidewalk
- Minor removal of vegetation and debris from two culverts.

Attachment "A"

1/4/2019

The Gables

Phases 1 and 2 Reserve Fund Calculations

A. Temporary Reserve Fund Calculation:

1.	Phases 1-3: (Now Phase 1)	
	Roadway Base Course Construction Cost:	\$ 119,043.25
	Roadway Surface Course Construction Cost:	<u>167,348.00</u>
	Phase 1-3 Subtotal:	\$ 286,391.25
2.	Phase 4: (Now Phase 2):	
	Roadway Base Course Construction Cost:	\$ 18,260.25
	Roadway Surface Course Construction Cost:	<u>26,322.00</u>
	Phase 4 Subtotal:	\$ 44,582.25

TOTAL OF ALL PHASES: \$ 330,973.50

Temporary Fund Amount: 10% of \$330,973.50 \$ 33,097.35

B. Permanent Reserve Fund Calculation:

1.	Annual Cost of Common Area & Stormwater Maintenance:	\$ 23,700.00
2.	Annual Cost of Common Area Insurance:	<u>924.00</u>
		\$ 24,624.00

Permanent Reserve Fund Amount: 2 x \$ = 24,624.00 = \$ 49,248.00

Attachment "B"

Reserve Account Statement