



## Currituck County

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

### MEMORANDUM

**To:** Stuart Bonnell, Hassell & Folkes

**From:** Tammy Glave, Senior Planner

**Date:** January 12, 2016

**Re:** PB 13-12, Moyock Commons, Phase 1, Preliminary Plat/Use Permit

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The following comments have been received for the January 18, 2017 Technical Review Committee meeting. Modifications of the request must be submitted by January 23, 2016 in order to remain on the February 20, 2017 Board of Commissioners' agenda. TRC comments are valid for six months from the date of the TRC meeting.

#### **Planning, (Tammy Glave, 252-232-6025)**

Approved with corrections:

1. Please label the plat as Phase 1.
2. Please provide the wetland delineation approved by the Army Corps of Engineers. (Administrative Manual and the Unified Development Ordinance (UDO) Sections 6.4 and 7.6). If wetlands are shown on that delineation, the wetlands must become a part of the primary conservation area and riparian buffers established accordingly.
3. Corner lots shall provide access from the street with less traffic. Lots 13, 14, 43, and 45 require a 5' non-access easement along Moyock Commons Drive. The easement appears to only be labeled on lot 45. Please correct. (UDO Sections 5.6.7 and 10.3.3)
4. Please show cross-walks at intersections and indicated how they will be delineated (striped, raised, etc.). (UDO Section 5.6.10)
5. The existing Moyock Commons Drive must be improved to NCDOT standards. (UDO Section 6.2.1)
6. The front and rear utility and drainage easements are shown on the plat. Please call out the 10' side lot line utility easements. (UDO Section 6.2.3)
7. Please make sure that the client is aware that all new utilities must be underground. (UDO Section 6.2.3)
8. Two major drainage ditches (Moyock Service District Ditches 1 and 4) run along the eastern and southern property lines. A 25' maintenance access drainage easement is required as measured from the top of embankment. Please show the easement on the plat. (UDO Section 7.3.4)

Comments for future reference:

- A payment-in-lieu of recreation and park area dedication will be required at final plat.
- Prior to plat recordation, you may wish to remove references to Virginia Department of Transportation, Virginia Power, etc.

**Currituck County Building Inspections (Bill News, 252-232-6023)**

Reviewed without comment.

**Currituck County Code Enforcement (Stacey Smith, 252-232-6027)**

Reviewed without comment.

**Currituck County Engineer [(Eric Weatherly/Michelle Perry 252-232-6035 and Currituck Soil and Water (Will Creef, 252-232-3360)]**

Reviewed with comments:

1. The model, as presented, was reviewed for consistency with what we know about the drainage system of the area and for consistency with accepted engineering practice. Results were taken at face-value and assumed to be correct if within reasonable norms when examining inputs and outputs (i.e. the model itself was not re-run by the reviewer). With the exception of items noted below, the model input & output was judged to be reasonable and within accepted engineering practice.
2. Question: How does the model account for bends in the outfall pipe and entrance & exit losses at the DI's since it is modeled as a single link?
3. Draw-down hydrograph for the pond system should be included for review. How long does it take the pond system to draw back down to normal pond after a storm event?
4. Manning's n for outfall swales seems low. Please provide a brief justification of the use of  $n=0.021$ . Are any downstream outfall swale improvements proposed?
5. Plans: The outfall pipe system crossing of Puddin Ridge Road appears to have an elevation conflict with the existing roadside ditch on the south side of the road (top of pipe @ approx. 6.4', inv. existing ditch @ approx. 5.3'). If this conflict is addressed via the installation of an inlet to accept the ditch flow from the Puddin Ridge Road Ditch (flow coming from west), then a node should be added to the model at this location and pre & post conditions evaluated.
6. NCDOT: Approval will be required from NCDOT for the placement of this drainage infrastructure. If alterations are made to the existing NCDOT ditch system (particularly in response to the above comment), NCDOT's drainage group will need to evaluate this proposal as part of their encroachment agreement.
7. Drainage Easement: From the deed provided, it is not clear to me that the location of the 35' perpetual easement (DB394, Pg 822) is shown correctly on the plans. The deed grants use of the easement, but it is not clear if the easement is within the boundaries of the adjoining parcel (as shown on the plans), or if it is a previously existing easement which is located within the E Street R/W which the grantors had rights to. GIS may be able to clarify this. If not, then further deed research to establish the origin of the easement is warranted. If the origin cannot be reasonably established or if this deed (DB 394, Pg 822) does, in fact, create the easement, then the language is open to interpretation and the County Attorney should weigh-in.

**Currituck County Fire Marshal (James Mims, 252-232-6641)**

Denied/Resubmit:

1. This has been reviewed by staff several times but has never received preliminary plat approval. The requirement for fire flows changed as of April 2014. I will need to see that the needed fire flow is not greater than the available fire flow. This could affect building separation/setbacks. (ISO)

**Currituck County GIS (Harry Lee, 252-232-4039)**

Reviewed with comment:

1. Address assignment for Moyock Commons:

Lot 1: 125 Parkview Commons Dr  
Lot 2: 123 Parkview Commons Dr  
Lot 3: 121 Parkview Commons Dr  
Lot 4: 119 Parkview Commons Dr  
Lot 5: 117 Parkview Commons Dr  
Lot 6: 115 Parkview Commons Dr  
Lot 7: 113 Parkview Commons Dr  
Lot 8: 111 Parkview Commons Dr  
Lot 9: 109 Parkview Commons Dr  
Lot 10: 107 Parkview Commons Dr  
Lot 11: 105 Parkview Commons Dr  
Lot 12: 103 Parkview Commons Dr  
Lot 13: 101 Parkview Commons Dr  
Lot 14: 100 Parkview Commons Dr  
Lot 15: 102 Parkview Commons Dr  
Lot 16: 104 Parkview Commons Dr  
Lot 17: 106 Parkview Commons Dr  
Lot 18: 108 Parkview Commons Dr  
Lot 19: 110 Parkview Commons Dr  
Lot 20: 112 Parkview Commons Dr  
Lot 21: 114 Parkview Commons Dr  
Lot 22: 116 Parkview Commons Dr  
Lot 23: 118 Parkview Commons Dr  
Lot 24: 120 Parkview Commons Dr  
Lot 25: 122 Parkview Commons Dr  
Lot 26: 124 Parkview Commons Dr  
Lot 27: 200 Parkview Commons Dr  
Lot 28: 202 Parkview Commons Dr  
Lot 29: 204 Parkview Commons Dr  
Lot 30: 206 Parkview Commons Dr  
Lot 31: 208 Parkview Commons Dr  
Lot 32: 210 Parkview Commons Dr  
Lot 33: 212 Parkview Commons Dr  
Lot 34: 214 Parkview Commons Dr  
Lot 35: 216 Parkview Commons Dr  
Lot 36: 218 Parkview Commons Dr  
Lot 37: 220 Parkview Commons Dr  
Lot 38: 222 Parkview Commons Dr  
Lot 39: 224 Parkview Commons Dr  
Lot 40: 226 Parkview Commons Dr  
Lot 41: 228 Parkview Commons Dr  
Lot 42: 230 Parkview Commons Dr

Lot 43: 232 Parkview Commons Dr  
Lot 44: 103 Parkland Commons Ln  
Lot 45: 101 Parkland Commons Ln  
Lot 46: 237 Parkview Commons Dr  
Lot 47: 235 Parkview Commons Dr  
Lot 48: 233 Parkview Commons Dr  
Lot 49: 231 Parkview Commons Dr  
Lot 50: 229 Parkview Commons Dr  
Lot 51: 227 Parkview Commons Dr  
Lot 52: 225 Parkview Commons Dr  
Lot 53: 223 Parkview Commons Dr  
Lot 54: 221 Parkview Commons Dr  
Lot 55: 219 Parkview Commons Dr

**Currituck County Utilities (Pat Irwin, 252-232-6061)**

Approved with correction:

1. Place a 2" blow off with thrust restraint on the south side of the 4" waterline in front of Lot 45.

**Albemarle Regional Health Services (Joe Hobbs, 252-232-6603)**

Reviewed with comment:

1. PROPOSED SUB-DIVISION WILL REQUIRE WASTEWATER TREATMENT AND DISPOSAL APPROVAL FROM THE NC DIVISION OF WATER QUALITY (WASHINGTON OFFICE-252-946-6481) AND THE MOYOCK REGIONAL WASTEWATER SYSTEM.
2. THIS PROPOSED SUB-DIVISION WILL ALSO REQUIRE AN APPROVED WATER SUPPLY FROM A PUBLIC OR PRIVATE WATER SYSTEM APPROVED BY THE NC PUBLIC WATER SUPPLY BRANCH (WASHINGTON OFFICE-252-946-6481).

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

Reviewed without comment.

**US Postal Service, Moyock Postmaster**

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

**The following items are necessary for resubmittal:**

- 3 - full size copies of revised plans.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised or new documents and plans.