

**Proposed Moyock Commons
Residential Subdivision**

PRELIMINARY PLAT SUBMITTAL

12-21-16

Community Meeting Written Summary



HASSELL & FOLKES, P.C.

ENGINEERS-SURVEYORS-PLANNERS

325 VOLVO PARKWAY

CHESAPEAKE, VIRGINIA 23320

PHONE: (757) 547-9531 FAX: (757) 547-9481



Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Grey Folkes, Jr., P.E.
Leigh Anne Folkes, P.E.
Stuart W. Bonnell, P.E.
Sean C. Marsden, P.E.
Timothy M. Fallon, L.S.

T. Ray Hassell, III, L.S.
(1932-1984)
Stradford G. Folkes, P.E.
(1927-2007)

PROPOSED MOYOCK COMMONS
September 30, 2016

**SUMMARY OF COMMUNITY MEETING
HELD ON SEPTEMBER 27, 2016**

ATTACHMENTS INCLUDED

- Community Meeting Agenda
- Signup sheet
- Photos from Peggy Lusk
- Construction plan sheet C113
- NOTE: A copy of the full set of construction plans available for viewing during the meeting is available upon request

PROJECT INTRODUCED AS FOLLOWS:

- General Discussion
 - Shared Meeting Agenda attached
 - Design would comply with County Ordinances
 - County ordinance requires that lake discharge would not increase water surface elevations in offsite, downstream ditches by more than 0.01' on the 10-year storm recurrence interval
 - Run off from the entire development would drain to the on-site lakes and ultimately discharge to Ditch #4 at Puddin Ridge Road via underground storm drain piping.
 - Basis of current storm water analysis is study prepared by Quible & Associates
 - Utility extensions
 - Site Ingress/Egress
 - Conservation Areas
 - Large Capacity Lakes

SPECIFIC REQUESTS FOR A RESPONSE BY DEVELOPER/ENGINEER

- Quality of Housing Product (Kathy Ehler)
 - Quality and size of proposed houses
 - House sales prices
 - Proposed house construction material

PROPOSED MOYOCK COMMONS

September 29, 2016

SUMMARY OF COMMUNITY MEETING HELD ON SEPTEMBER 27, 2016

Page 2 of 5

- Will Crodick requested the developer contact him about elementary school overcrowding at 757-633-3212

FROM RESIDENTS:

- Peggy Lusk forwarded photos (attached) of recent flooding (event during week of 9-19-16)

TRAFFIC (OFF-SITE)

- General Discussion of Moyock Commons Drive
 - Private Right-of-Way
 - Use by Moyock Commons requires an agreement with owner of the private R/W
 - Emergency vehicle/government vehicle access
 - School bus access
- Concerns raised by residents:
 - Traffic signal would result in long wait times for left turn movements onto Route 168
 - Exiting motorists may reroute through commercial property using other drive aisles/entrances
 - Accidents frequently occur on Route 168 near the intersection with Moyock Commons Drive.

TRAFFIC (ON-SITE)

- General Discussion:
 - All proposed roads would be private
 - Road widths
 - Sidewalk locations
 - Road side parking would not be allowed
 - Driveways/garages would provide for on-lot parking
 - Potential for NCDOT to accept road maintenance in the future for both Moyock Commons Drive and proposed subdivision roads
- Concerns raised by residents:
 - School buses need to turn around in intersections instead of cul-de-sacs.
 - School buses must back-up with children onboard.
 - Sidewalks could be blocked by parked vehicles
 - An emergency access route is not proposed

PROPOSED MOYOCK COMMONS

September 29, 2016

SUMMARY OF COMMUNITY MEETING HELD ON SEPTEMBER 27, 2016

Page 3 of 5

LOCAL FLOODING

- Frequent flooding conditions as described by residents:
 - Flooding is frequent and has been observed for many years
 - Vicinity of the project especially along 'E' Street;
 - Parcels adjacent to 'E' Street
 - Flooding of the Food Lion site especially BMP flooding
 - Parcels immediately adjacent to Food Lion site – Food Lion BMP overflows then runs off to adjacent parcels
 - Parcels immediately adjacent to the proposed development
 - Parcels along 'D' street
 - Parcels along Simms Road
 - Quail Estates
 - Ditch #5 that drains Quail Estates

- Concerns raised by residents:
 - Food Lion BMP overflows and floods adjacent properties located to the north
 - Berm along Simms Road creates a bowl effect and creates inefficient drainage which leads to flooding
 - Existing ditch #4 is at capacity
 - Existing impermeable soils lead to increased runoff volumes
 - Proposed improvements would cause increased flooding
 - Reoccurring flooding is wind driven. Waters from the sound are pushed inland up Shingle Landing Creek and local ditches

- Other information provided by residents
 - An additional drainage study is being prepared for the County Stormwater District
 - Photos were presented showing recent flooding from the week of September 19th rain event.

STORM WATER MANAGEMENT

- General Discussion:
 - Lake benches proposed for environmental quality and safety
 - Road side ditches in R/W and drainage easement along lot frontages
 - Improvements along 'E' Street as shown on attached Sheet C113 to include new culvert under Puddin Ridge Road to increase the drainage efficiency of Ditch #4
 - Small diameter stub pipes are proposed to drain ditches from the Voliva Property (189 Puddin Ridge Road) that would otherwise be blocked by proposed pond outfall pipe

PROPOSED MOYOCK COMMONS

September 29, 2016

SUMMARY OF COMMUNITY MEETING HELD ON SEPTEMBER 27, 2016

Page 4 of 5

- Current calculated discharge from pond to Ditch #4 at Puddin Ridge Road would be less than 1- CFS (approximately 0.6 - CFS)
- Concerns raised by residents:
 - Quality of BMP maintenance
 - Responsibility for BMP maintenance – HOA not effective
 - No proposed fencing along lake rims
 - Current proposed lake depth

CONSERVATION AREAS

- General Discussion:
 - Conservation areas consist of wooded areas, park areas, and lakes
- Concerns raised by residents:
 - Quality of maintenance
 - Responsibility for maintenance – HOA not effective

GENERAL SITE

- General Discussion:
 - Building envelopes, front and side setbacks
 - Parking area for recreational vehicles is proposed
- Concerns raised by residents:
 - Existing high ground water
 - Aerators in the lakes
 - Questioned the age of the current County Unified Development Ordinance
 - The character of the development is out of place for Moyock
 - Prefer other uses for this property such as a Senior Citizens Living Facility
 - Approved density is not preferred
 - All garbage maintenance in Moyock is private
 - Residents in Moyock Commons must deliver their trash to the transfer site.

SCHOOLS

- Concerns raised by residents:
 - Moyock Elementary School is at or over capacity

UTILITIES

- General Discussion:

PROPOSED MOYOCK COMMONS

September 29, 2016

SUMMARY OF COMMUNITY MEETING HELD ON SEPTEMBER 27, 2016

Page 5 of 5

- Water extended from system on Moyock Commons Drive
- Gravity sewer connected to existing system on Moyock Commons Drive
- Existing sewage pump station allowed for use by County
- Concerns raised by residents:
 - Sewage from existing pump station at Food Lion site has overflowed in the past during power outages
 - Sewage during the overflow has discharged to adjacent properties

COUNTY PROCEDURE

- General Discussion:
 - Engineer would submit this summary for Community Meeting to Planning Department for review by County staff
 - Residents would view this summary at County offices