STAFF REPORT
Town of Nags Head
Planning & Development Department

To:	Board of Commissioners
From:	Michael Zehner, Director of Planning & Development
	Kelly Wyatt, Deputy Director of Planning & Development
Date:	July 24, 2020
Subject:	Consideration of a revised Preliminary Plat for a Major Subdivision, known as Coastal Villas, for an approximately 11.17 acre property, zoned R-2 - Medium Density Residential, owned by Nags Head Construction (applicant), located on the west side of US 158, approximately 300 feet south of the intersection of W. Soundside Road and US 158 (Parcel #: 006749004; PIN#: 989108886987 and Parcel #: 006749039; PIN #: 989108893398); the revised Preliminary Plat proposes to create 17 building lots, along with an associated street and other required improvements.

BACKGROUND

As the Board is aware, a Preliminary Plat for the subject property (excluding Parcel #: 006749039; PIN #: 989108893398) was presented for review and action at the Board's meeting on January 8, 2020. In written comments received prior to the meeting, and in public comments at the meeting, the Commissioners heard from abutting residents in the South Ridge subdivision concerned about the access to the proposed subdivision, which was to be through existing neighborhood streets, and involved the improvement of an existing paper street (Mariners Way) to connect the proposed subdivision street to Sea Bass Court. Following a presentation by Staff and discussion amongst the Board of Commissioners, the Board passed a motion to table consideration of the Preliminary Plat until the Board of Commissioners March 2020 meeting and to ask that Staff facilitate a discussion between the developer and the Fourth Street property owners to have one curb cut, one right-of-way off of US 158 as a better solution for access. Prior to the March 4, 2020 Board of Commissioners meeting, the applicant requested a continuance to the Board's May 6, 2020 meeting, which was granted.

Since the Board of Commissioners January meeting, as directed, Staff has worked to facilitate discussions between the developer of the subject subdivision and the owner of 6 lots abutting the paper street known as Fourth Street. Staff held multiple separate conversations with the parties pursuant to the Board's direction, and held a meeting with the parties and their respective engineers to discuss the proposed development and future plans for Fourth Street. While Staff is unaware of any agreement between the parties, the proposed revised plan relocates access to the subdivision to US 158/S. Croatan Highway (eliminating the street/vehicular connection to Sea Bass Court) and extends the proposed street to allow for connectivity to the existing Fourth Street right-of-way; the revision of the plan was determined to require reconsideration by the Planning Board.

The revised preliminary plat was reviewed by the Planning Board at a meeting on April 21, 2020. Ultimately, the Planning Board unanimously recommended approval of the Preliminary Plat as recommended by Staff, but noted concerns related to safety due to the possibility of two additional curb cuts on 158 (one being associated with Fourth Street), and a preference for the preliminary plat that had been presented to the Board in December 2019 providing access through Mariners Way/Sea Bass Court.

During the Planning Board's review, member Gary Ferguson had inquired as to the circumstances leading to the creation of the property subject to the preliminary plat. Following the meeting, in coordination with the applicant and their representatives, as well as the Town Attorney, it was determined that a division in 2004 that was intended to establish a separate 1.03 acre parcel to be transferred to Dare County for use as a future well site, had not been properly subdivided. While a preliminary plat and associated waivers for this division had been approved by the Board of Commissioners, there is no record that a final plat for this subdivision was ever produced, approved, or recorded. Therefore, the applicant revised the preliminary plat further to include this additional 1.03 acres, and is proposing to re-establish the lot as part of the proposed subdivision; similar to the proposal in 2004, the preliminary plat requires waivers from the subdivision regulations, discussed further below. This further revised preliminary plat with waivers was similarly determined to require reconsideration by the Planning Board, held at the meeting on June 16, 2020. The Planning Board recommended approval of the Preliminary Plat with conditions, and recommended approval of the requested waivers.

With regard to Fourth Street, Staff is aware that representatives of the Fourth Street properties have contacted NCDOT to discuss improvement of the street, and specifically any restrictions that may be imposed on any intersection with US 158/S. Croatan Highway; Staff has also made the owner of these properties aware of the likely process for requesting and making improvements to this right-of-way. Staff has been made aware that NCDOT, at least preliminarily, is inclined to allow the connection to US 158/S. Croatan Highway, likely requiring this to be restricted to right-in/right-out only. It is important to note, that the development of the Fourth Street lots or improvements to the Fourth Street right-of-way beyond the subject property are not subject to review under this Preliminary Plat. No commitments have been made with respect to the improvements of this portion of the right-of-way that would affect the consideration of the subject Preliminary Plat.

OVERVIEW

The subject application is a Preliminary Plat for a Major Subdivision[1] of an approximately 11.17-acre property located on the west side of US 158, approximately 300 feet south of the intersection of W. Soundside Road and US 158 ("the Proposed

[1] A Subdivision is defined in the UDO as "all divisions of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets," with certain exemptions; a Major Subdivision is defined as "any subdivision not classified as a minor subdivision [(i.e. not more than four lots fronting on an existing street)] including, but not limited to, subdivisions of five or more lots, or any size subdivision requiring any new street or extension of municipal facilities."

Subdivision"). The Proposed Subdivision would create seventeen (17) building lots, located along a new street connecting directly to US 158/ S. Croatan Highway; additionally, the preliminary plat includes two open space areas, as well as the creation of Lot A-2, a 1.03 acre lot owned by Dare County with notes indicating the "lot shall be limited to a well production site for the Dare County reverse osmosis plant." The new street, identified as Coastal Breeze Way, would terminate at the southern property line, allowing future connectively to an existing paper right-of-way identified as Fourth Street. The proposed Preliminary Plat provides for a cul-de-sac to be developed where the proposed new street terminates, with allowances for the cul-de-sac to be removed if the existing Fourth Street right-of-way to the south is improved. As noted, the property is zoned R-2, Medium Density Residential; all proposed building lots (numbered 1 thru 17) are conforming, meeting the minimum required lot size of 20,000 square feet and demonstrating compliance with required minimum yard depths (i.e. setbacks; Front: 30 feet, Side: 10 feet, Rear: 20% of lot depth, not to exceed 30).

The proposed preliminary plat, and specifically the configuration of lot A-2 due to its lack of frontage, lack of direct access to a right-of-way, and proposed direct access through easement to US 158, requires waivers from the following provisions of the Subdivision Regulations:

- Section 10.46 Access to Public Street or Highway Required. There shall be no subdivision of any tract of land which does not have access to a public street or highway which is improved to the standards of the Town or the NCDOT, whichever is applicable, which access is of a right-of-way width and is improved in accordance with Section 10.66, Streets.

- Section 10.47 Limiting Access to US 158, US 64/264, NC 12, and SR 1243. Access to US 158, US 64/264, NC 12 or SR 1243 from any lot in a new residential subdivision of land or any recombination of existing residential lots is prohibited unless and except a variance or waiver is granted pursuant to this UDO. Access to any of the above major streets shall be provided by another existing, improved public street accepted for maintenance by the Town or a local access street, collector street or environmental street in the subdivision or an access easement shown on a subdivision plat approved by the Board of Commissioners; provided, however, that maintenance and replacement of accessways is approved by the Town Attorney and is in accordance with Section 10.51.4.

- Section 10.68.1. Frontage; Area. All lots in a subdivision must front a street, and no lot shall be laid out which shall have an area less than that required by Article 8, District Development Standards of this UDO

- Section 10.68.3. Minimum Amount of Frontage. All lots shall be designed so that they shall front on a public street for a distance of not less than fifty (50) feet which shall be measured along the right-of-way of such street; provided, further, that in the case of lots fronting on a cul-de-sac or street curve, the frontage may be reduced to not less than thirty (30) feet upon approval of the Planning Board.

It is also important to note that the revised version of the preliminary plat provides for the multi-use path extension through the Mariners Way paper right-of-way to meander away from the southern property line. This was a change from previous versions, responsive to considerations previously requested by a property owner along Sea Bass Court, while also considering potential impacts to Live Oak trees proposed to be retained within this area.

PROCEDURAL REQUIREMENTS/CONSIDERATIONS

The procedural requirements applicable to subdivisions are provided in Article 4, *Development Review Process*, Part IV, *Subdivision Procedures*, of the UDO; requirements or considerations of note are as follows:

- Pursuant to Section 4.22, *Initial Conference; Preliminary Sketch*, the applicant was first required to submit a preliminary sketch of the proposed subdivision and confer with the UDO Administrator. These requirements were completed, with authorization granted to the subdivider on October 3, 2019 to prepare a preliminary plat to be submitted to the Planning Board. Please note, the preliminary sketch plan for the subdivision provided for a street connection to US 158, with no connection through to Sea Bass Court; while the original plan proposed a connection to Sea Bass Court and no access from US 158, the now redesigned plan is more consistent with the preliminary sketch plan in this respect.

- The following subsections, or parts thereof, to Section 4.24, *Review Procedure for Major Subdivisions*, 4.24.1, *Preliminary Plat*, are applicable to the Proposed Subdivision:

    - 4.24.1.2., in part, "…the UDO Administrator who shall evaluate the plan to determine whether or not it meets the requirements of this Ordinance. The UDO Administrator will solicit and receive comments from other persons or agencies before making final recommendations. If the application is complete, the UDO Administrator will submit it to the Planning Board…"

      With the exception of the waivers noted above, it was determined by the UDO Administrator that the plan for the Proposed Development meets the requirements of the UDO, to be discussed further below under REGULATORY & DESIGN REQUIREMENTS/ CONSIDERATIONS. Additionally, comments were solicited and received from Town Staff on both the original and now each of the redesigned plans; the attached letter from Cathleen Saunders, P.E., Quible & Associates, P.C., dated April 14, 2020, is an accurate representation of Staff comments pertaining to the revised Plan reviewed at the Planning Board's April 21 meeting, with responses from Ms. Saunders.

      The version of the proposed preliminary plat that is now before the Board was distributed for review by Town Staff. Returned comments noted that eventual construction drawings should include the planned location of water taps, further reference to the applicant's commitment to relocate the

water line at the south of the subdivision to within the easement, the need to coordinate with Town Public Works on the installation of a waterline extension toward Sea Bass Court, and further requested that the applicant continue attempts to coordinate with NCDOT. On this last point, as previously indicated, the applicant's engineer did communicate that they received "preliminary verbal confirmation from NCDOT…that they will allow access off of S. Croatan Hwy," and were expecting to receive written confirmation with any applicable restriction or requirements. Staff can confirm that NCDOT's communications regarding Fourth Street noted this preliminary approval.

- 4.24.1.3., in part, "The Planning Board shall forward its recommendation to the Board of Commissioners within thirty (30) days after first consideration by the Planning Board. If the Planning Board fails to act within the 30-day period, the subdivision will be placed on the next available Board of Commissioners agenda. The Board of Commissioners shall consider the preliminary plat and approve, approve with conditions acceptable to the applicant, or disapprove the plan."

- 4.24.1.4., in part, "The Planning Board shall determine whether the preliminary plat meets the policy, purposes, and standards established by this Part and shall study its practicability, taking into consideration the requirements of the community and the best use of the land being subdivided. Particular attention shall be given to the arrangement, location and width of streets, their relation to the topography of the land, water supply, sewage disposal, drainage, lot sizes and arrangement, the future development of adjoining lands, construction plans, erosion control plans, and the requirements of the master plan and the official map, if such exist, the zoning requirements and this UDO. The Planning Board shall submit its findings and recommendations to the Board of Commissioners at their next regularly scheduled meeting. The Board of Commissioners may approve, reject or grant conditional approval of the preliminary plat. The Planning Board or the Board of Commissioners, in its discretion, if it deems that health and sanitary conditions in the area, the subdivision plans and planned population density warrant, may require percolation tests of the soil by the subdivider and the installation of appropriate sanitary and waste disposal facilities as a condition of approval."

- 4.24.1.5., Conditional Approval, "When recommending conditional approval of a preliminary plat, the Planning Board shall state in writing the conditions of such approval, if any, with respect to:

    4.24.1.5.1. The specific changes which it will require in the preliminary plat;

    4.24.1.5.2. The character and extent of these required changes; and

    4.24.1.5.3. The amount of all bonds which will be required as a prerequisite to the approval of the preliminary plat.

Conditional approval of a preliminary plat shall not constitute approval of the final subdivision plat, but rather it shall be deemed an expression of approval of the design submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval by the UDO Administrator, and for recording upon fulfillment of the requirements of this Part and the conditions of the conditional approval, if any. The Planning Board or the Board of Commissioners may require additional changes as a result of further study of the subdivision plans or as a result of new information obtained subsequent to the time of conditional approval. The fulfillment of these conditions and the incorporation of these conditions into the preliminary plat shall be determined by the UDO Administrator in accordance with the instructions of the Board of Commissioners. At such time, the Board of Commissioners' approval shall become final, as to the preliminary plat, and the UDO Administrator shall so signify on the plat."

- With the necessary waivers, the provisions of Section 4.28, Subdivision Waivers, as follows, are applicable to consideration of the preliminary plat by the Planning Board and Board of Commissioners:

  - Section 4.28 Subdivision Waivers.

    4.28.1. Waivers Generally. Where the Planning Board finds that, due to the special circumstances of a particular plat, the provision of certain required improvements is not requisite in the interest of public health, safety and general welfare or is inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may recommend and the Board of Commissioners may waive such requirements subject to appropriate conditions. Any decision of the Board of Commissioners must be rendered by a simple majority of those members present and constituting three-fourths of the total membership of the Board. Waiver requests shall be handled in accordance with the procedures established in Section 3.13, Procedures for Quasi-Judicial Hearings.

    4.28.2. Conditions. In granting such waivers, the Planning Board may recommend and the Board of Commissioners may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

REGULATORY & DESIGN REQUIREMENTS/CONSIDERATIONS

The regulatory and design requirements applicable to subdivisions are provided in Article 10, *Performance Standards*, Part V., *Subdivision Regulations*, Division II., *Approval and Platting Requirements*, and Division III., *Improvements*, of the UDO; requirements or considerations of note are as follows:

- As noted above, the proposed preliminary plat requires waivers from Section 10.46, Access to Public Street or Highway Required, and Section 10.47, Limiting Access to US 158, US 64/264, NC 12, and SR 1243.

- Section 10.51.4., *Covenants and Deed Restrictions*, requires the submission of "proposed covenants, deed restrictions and a hold harmless agreement, in duplicate, which are intended to cover all or part of the tract…For any proposed subdivision amenities including, but not limited to, tennis courts, swimming pools, streets, and vehicular and pedestrian accessways for the benefit of the property owners, the developer shall establish a property owners association having the responsibility and authority for the upkeep, maintenance, repair, and reconstruction of such amenities and the authority to assess and collect dues and fees from the property owners within the subdivision for this purpose." The applicant has submitted a draft Declaration of Restrictive Covenants for review, with a final version required to be approved in conjunction with approval of the Final Plat.

- Section 10.62, *Required Improvements Enumerated*, indicates the improvements required to be provided by the subdivider, as follows:

    - Street rights-of-way and paved streets;
    - Water lines, mains, fire hydrants and services;
    - Electric and telephone lines and conduit;
    - Streetlights and supports and related electric wires and conduit;
    - Easements of right-of-way for utilities, where such are not within the street right-of-way;

- Section 10.63, *Dedications*, indicates the improvements and easements required to be offered to the Town or utility authorities for dedication:

    - Streets and street rights-of-way;
    - Water lines, mains, fire hydrants and services;
    - Easements of right-of-way for construction, operation and maintenance of utilities and cable television lines;
    - Streetlights and supports and related electric wiring and conduit;

- Section 10.66, *Streets*, establishes the standards for required streets, and specifically *local access streets*, as the proposed street is classified. Design standards for streets are contained in Chapter 36, *Streets, Sidewalks and Other Public Places*, of the Town Code.

  A resident did inquire with Staff as to whether the proposed street name of Coastal Breeze Way was too close to the name of an existing street, W. Breeze Way. Pursuant to Section 10.66.10., Street Names and Signs, "All streets must be named so as not to duplicate the names of any existing streets in the Town. Such names shall be approved by the UDO Administrator and incorporated on the preliminary and final plats." Staff contacted the Postmaster for the Nags Head Post Office, who responded that they did not anticipate a problem. Staff suggested that the applicant provide some alternatives to alleviate any perceived concerns that the proposed name may lead to confusion; at least informally the applicant inquired whether Coastal Way would be an acceptable name, which the UDO Administrator deemed acceptable.

- Section 10.68, *Lots*, reiterates zoning requirements for frontage and lot area, but also provides that for "lots fronting on a cul-de-sac or street curve, the frontage may be reduced to not less than thirty (30) feet upon approval of the Planning Board." The Preliminary Plat does not necessitate the reduction of required lot frontage for lots fronting on a cul-de-sac (the original plan did); however, as noted above, waivers from Section 10.68.1., Frontage, and Section 10.68.3., Minimum Amount of Frontage, are necessary to account for lot A-2's lack of frontage.

- Section 10.72, *Stormwater Runoff, Storm Drains, and Sewer Lines and Mains*, indicates that "stormwater runoff from lots shall be managed in accordance with Article 11 of this UDO pertaining to Stormwater Management (Part I) and Soil Erosion and Sedimentation Control (Part II)." However, development of the Proposed Subdivision will trigger and require North Carolina Department of Environmental Quality stormwater permitting.

POLICY CONSIDERATIONS

Policy specific to subdivisions is established in Article 10, *Performance Standards*, Part V., *Subdivision Regulations*, Division I., In General, Section 10.41, Jurisdiction; Policy, Section 10.41.2., of the UDO, as follows:

> ***10.41.2.*** It is declared to be the policy of the Board of Commissioners and the Planning Board of the Town to consider land subdivision plats as part of a plan for the orderly, efficient and economical development of the Town. This means, among other things, that land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health, or peril from fire, flood erosion or other menace; that proper provisions shall be made for drainage, water supply, sewerage and other needed improvements; that all proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties; that the proposed streets shall compose a convenient system conforming to the official map, if such exists and shall be properly related to the proposals shown on the master plan, if such exists and shall be of such width, grade and location as to accommodate the prospective traffic, to facilitate fire protection and to provide access of firefighting equipment to buildings, and to conform with existing or planned streets and with other public facilities; that a dedication of streets and rights-of-way or easements for pedestrian and utility purposes shall be made; that proper provisions shall be made for the distribution of population and traffic which shall avoid congestion and overcrowding and which shall create conditions essential to public health, safety and general welfare; and that proper provisions shall be made for open spaces for parks, playgrounds and public beaches.

With regard to the area of the Proposed Subdivision and applicable policies of the *Comprehensive Plan*, this is considered to be within the *Neighborhoods Character Area*, described as "areas of primarily low-density single-family development that have limited to no commercial influence," and further, "The majority of the development in these areas is single-family residential. Lot sizes range from 6,000 square feet to greater than

25,000 square feet. Most newer subdivisions (post 1982) include lots that are 15,000 square feet or greater. It is the town's desire to keep these areas intact and protect them from incompatible land uses."

Additionally, given the location of the Proposed Subdivision and the extension of the multi-use path along US 158, policies and recommendations contained in the Town's *Pedestrian Plan* are applicable; consistent with those policies and recommendations, the applicant has proposed to provide an extension of the multi-use path through the Proposed Subdivision, to connect to the recently constructed path along US 158.

PLANNING BOARD RECOMMENDATION

At their meeting on December 17, 2019, the Planning Board voted 5-0 to recommend approval of the original Preliminary Plat to the Board of Commissioners, with conditions, as follows; in their recommendation, the Planning Board acknowledged that the Preliminary Plat satisfied the determinations contained in Section 4.24.1.4. of the UDO concerning applicable policies, purposes, and standards:

1. Prior to the commencement of land disturbance activities and/or construction of improvements, the applicant/developer shall submit construction drawings/plans for all improvements within the subdivision for approval by the UDO Administrator, who may seek input and comments from Town Staff in the review and approval of the construction drawings. In addition to providing details for all improvements, these drawings/plans shall also provide, and not be limited to, information on erosion and sedimentation control, culvert designs, and take into account any intended or required phasing/sequence of construction for the subdivision.

2. The clearing and grading of any lot or portions thereof shall be prohibited prior to the issuance of a building permit for any such lot, except as determined by the UDO Administrator to be necessary for the installation of stormwater measures. The developer/applicant is encouraged to address any necessary phasing and limits of disturbance on submitted construction drawings/plans.

3. Prior to or in conjunction with approval of the Final Plat for the subdivision, drainage easements, to be the responsibility of the applicant/developer and/or their successors (i.e. Property Owners Association), shall be properly conveyed by recordation with the Dare County Register of Deeds; such easements shall be reviewed and approved by the UDO Administrator prior to recordation, and the UDO Administrator may refer the easements to the Town Attorney for review and comment.

As previously noted, a revised preliminary plat was reviewed by the Planning Board at a meeting on April 21, 2020. The Board unanimously recommended approval of the Preliminary Plat as recommended by Staff, which included a changed Condition #2, as follows:

2. The clearing and grading of any lot or portions thereof shall be prohibited prior to the issuance of a building permit for any such lot, except as determined by the UDO Administrator (a) to be necessary for the installation of stormwater

measures or (b) to accommodate the stockpiling of soil from lots within the subdivision which are subject to an issued building permit. The developer/applicant is encouraged to address any necessary phasing and limits of disturbance on submitted construction drawings/plans.

As part of their motion to recommend approval, the Board did note concerns with respect to safety due to the possibility of two additional curb cuts on 158, and a preference for the preliminary plat that had been presented to and recommended

Based upon their review of the further and final revised version of the Preliminary Plat on June 16, 2020, now before the Board of Commissioners, the Planning Board voted 7-0 to recommend approval of the Preliminary Plat to the Board of Commissions, with the conditions recommended by Staff, and recommended approval of the requested waivers based upon the required findings.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat as revised and proposed, with the conditions noted below. With the exception of the requested waivers, Staff is of the opinion that the Preliminary Plat complies with all applicable requirements and that the applicant has addressed all issued comments; additionally, Staff is of the opinion that the Proposed Subdivision is consistent with applicable policy considerations. With respect to the requested waivers, Staff is of the opinion that the intended use of lot A-2 is a special circumstance, that, when taken into consideration with the existing easement, does not necessitate frontage in the interest of public health, safety and general welfare or preclude direct access to US 158 as inappropriate; given notes on the preliminary plat restricting the use of the lot and the existing easement, Staff does not recommend conditions specific to the requested waivers.

1. Prior to the commencement of land disturbance activities and/or construction of improvements, the applicant/developer shall submit construction drawings/plans for all improvements within the subdivision for approval by the UDO Administrator, who may seek input and comments from Town Staff in the review and approval of the construction drawings. In addition to providing details for all improvements, these drawings/plans shall also provide, and not be limited to, information on erosion and sedimentation control, culvert designs, and take into account any intended or required phasing/sequence of construction for the subdivision.

2. The clearing and grading of any lot or portions thereof shall be prohibited prior to the issuance of a building permit for any such lot, except as determined by the UDO Administrator (a) to be necessary for the installation of stormwater measures or (b) to accommodate the stockpiling of soil from lots within the subdivision which are subject to an issued building permit. The developer/applicant is encouraged to address any necessary phasing and limits of disturbance on submitted construction drawings/plans.

3. Prior to or in conjunction with approval of the Final Plat for the subdivision, drainage easements, to be the responsibility of the applicant/developer and/or their successors (i.e. Property Owners Association), as well as easements to be

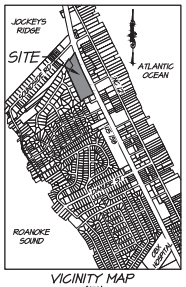
conveyed to the Town and Dare County, shall be properly conveyed by recordation with the Dare County Register of Deeds; such easements shall be reviewed and approved by the UDO Administrator prior to recordation, and the UDO Administrator may refer the easements to the Town Attorney for review and comment.

Attachments:

1. Draft Preliminary Plat, Sheets 1 thru 3, with an Issue Date of June 4, 2020, prepared by Quible & Associates, P.C.;

2. Preliminary Plat Application Package under cover/transmittal letter from Cathleen Saunders, P.E., dated June 4, 2020

3. Cover/transmittal letter from Cathleen Saunders, P.E., dated April 14, 2020



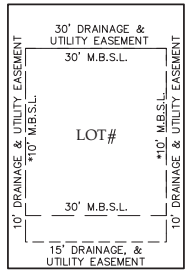
VICINITY MAP
(NTS)

NOTES:

1. CURRENT OWNER: NAGS HEAD CONSTRUCTION AND DEVELOPMENT, INC
   PO BOX 2190
   VIRGINIA BEACH, VA 23450

   DARE COUNTY
   PO BOX 1000
   MANTEO, NC 27954
2. PIN / PID: 9841-0888-6481 / 006144004 (COASTAL VILLAS)
   9841-0884-3348 / 006144034 (DARE COUNTY WELL LOT)
3. PROPERTY ADDRESS: S CROATAN HWY
4. ZONING: R2
5. TOTAL SUBDIVISION AREA = 486,344 sqft / 11.17 acres
6. SUBJECT REFERENCES: DB 1266, PG 271; PC E, SL 360;
7. ADDITIONAL REFERENCES: DB 1539, PG 103; DB, PG 1834, PG 446; PC E, SL 707; PC E, SL 787; PC F, SL 67; PC G, SL 368; PC I, SL 343.
8. FIELD SURVEY DATE: OCTOBER 2019
9. PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES. BASED ON COMMUNITY C.I.D NO. 375336; PANEL 4841; SUFFIX J. (MAP NUMBER 37200841002J) EFFECTIVE DATE: 04/20/2006
10. THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
11. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
12. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE SEPTIC APPROVAL ON ANY INDIVIDUAL LOT.
13. MINIMUM BUILDING SETBACKS MAY BE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH A ZONING OFFICIAL.
14. SETBACKS:
    FRONT = 30'
    SIDE = 10'
    REAR = 30'
15. A STATE HIGH DENSITY STORMWATER PERMIT AND EROSION & SEDIMENT CONTROL PERMIT MUST BE OBTAINED PRIOR TO DISTURBANCE ON SITE. ALL IMPERVIOUS COVERAGE MUST BE DIRECTED TO INFILTRATION BASINS VIA SHEET FLOW OR ROOF DRAINS.
16. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FROM NCDOT PRIOR TO ANY DISTURBANCE WITHIN THE STATE RIGHT-OF-WAY.
17. BUILDING CONSTRUCTION SHALL COMPLY WITH ALL ASPECTS OF THE NORTH CAROLINA BUILDING AND FIRE CODE.
18. DEVELOPER RESERVES A TEMPORARY ACCESS EASEMENT AS SHOWN ON LOTS 7 & 8 UNTIL SUCH TIME AS A TOWN APPROVED PERMANENT IMPROVED CONNECTION TO 4TH STREET IS DEVELOPED AND DEDICATED TO THE TOWN. MAINTENANCE OF THE TEMPORARY ACCESS EASEMENT IS THE RESPONSIBILITY OF THE DEVELOPER AND ASSOCIATION. REMOVAL OF ANY IMPROVEMENTS WITHIN THE TEMPORARY ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR ASSOCIATION.
19. LOT A-2 REQUIRES WAIVER REQUESTS FROM SECTIONS 10.68 OF THE TOWN UNIFORM DEVELOPMENT ORDINANCE PERTAINING TO LOT FRONTAGE REQUIREMENTS. THE LOT SHALL BE LIMITED TO A WELL PRODUCTION SITE FOR THE DARE COUNTY REVERSE OSMOSIS PLANT.

LEGEND:
- EXISTING CONCRETE MONUMENT, ECM
- EXISTING IRON PIPE, EIP
- EXISTING IRON ROD, EIR
- SET IRON ROD, SIR
- CALCULATED POINT
- WATER METER
- TELEPHONE PED
- MONITORING WELL
- SIGN
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- TOTAL DISTANCE
- AG - ABOVE GRADE
- BG - BELOW GRADE



TYPICAL LOT SETBACKS & EASEMENTS

FLOOD HAZARD AREA CERTIFICATE

THIS PROPERTY, OR PORTIONS OF THIS PROPERTY, ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FLOOD INSURANCE RATE MAPS FOR DARE COUNTY. LOCATION IN A SPECIAL FLOOD HAZARD AREA REPRESENTS A ONE PERCENT (1%) OR GREATER CHANCE OF BEING FLOODED IN ANY GIVEN YEAR. FLOOD INSURANCE MAY BE REQUIRED BY LENDING INSTITUTIONS FOR STRUCTURES CONSTRUCTED ON PROPERTY LOCATED IN SPECIAL FLOOD HAZARD AREAS

CERTIFICATE OF TOWN CLERK, TOWN OF NAGS HEAD

I, _____, THE TOWN CLERK OF NAGS HEAD, NORTH CAROLINA DO CERTIFY THAT ON THE _____ DAY OF _____, 20____ THE TOWN OF NAGS HEAD APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS AND ACCEPTED THE DEDICATION OF IMPROVEMENTS LISTED BY RESOLUTION OF THE BOARD OF COMMISSIONERS BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE BOARD OF COMMISSIONERS OF NAGS HEAD, IT IS IN THE PUBLIC INTEREST TO DO SO.

_____
TOWN CLERK, TOWN OF NAGS HEAD DATE

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF NAGS HEAD AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF NAGS HEAD PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF DARE COUNTY.

_____
TOWN OF NAGS HEAD UDO ADMINISTRATOR DATE

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF DARE

I, _____, REVIEW OFFICER OF DARE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____
REVIEW OFFICER DATE

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF NAGS HEAD AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL ROADWAY STORM SEWER AND WATER LINES TO THE TOWN OF NAGS HEAD.

_____
DARE COUNTY (ROBERT L. OUTTEN) DATE

*NOTARY CERTIFICATE

STATE OF NORTH CAROLINA,
COUNTY OF _____

I, _____, A NOTARY PUBLIC OF THE ABOVE REFERENCED COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES : _____

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF NAGS HEAD AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL ROADWAY STORM SEWER AND WATER LINES TO THE TOWN OF NAGS HEAD.

_____
NAGS HEAD CONSTRUCTION, LLC (ALFRED L. NORMAN) DATE

*NOTARY CERTIFICATE

STATE OF NORTH CAROLINA,
COUNTY OF _____

I, _____, A NOTARY PUBLIC OF THE ABOVE REFERENCED COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES : _____

SURVEYOR'S CERTIFICATE

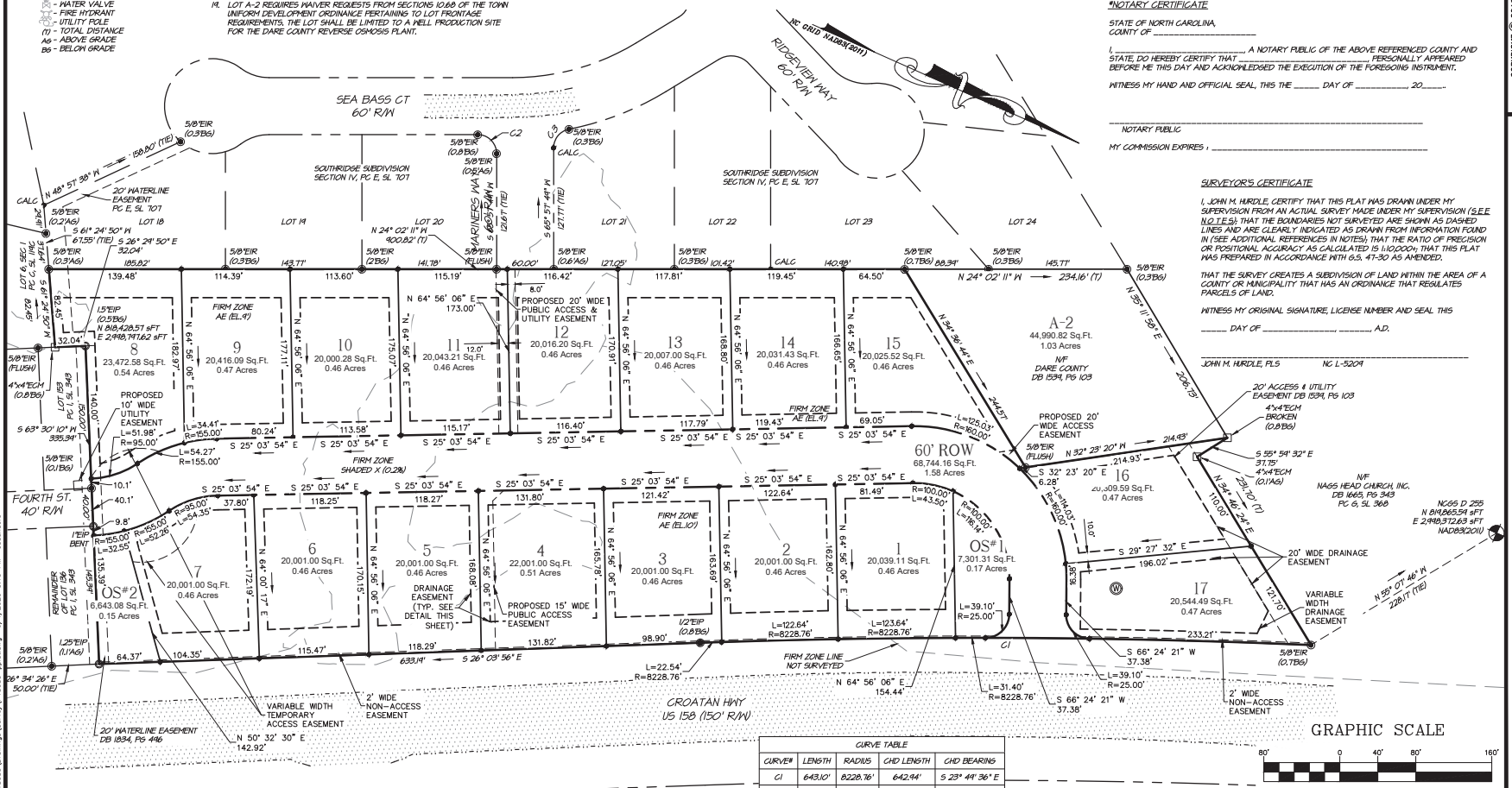
I, JOHN M. HURDLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE NOTES); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

_____ DAY OF _____, _____, A.D.

_____
JOHN M. HURDLE, PLS NC L-5204



CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	643.10'	8228.76'	642.94'	S 23° 44' 36" E
C2	31.42'	20.00'	28.28'	S 20° 57' 49" W
C3	27.57'	20.00'	25.44'	N 74° 33' 05" W

NC License#: C-0208
SINCE 1959
Quible & Associates, P.C.
ENGINEERING** * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING**
ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE
BANK CARATOKE HWY
P.O. BOX 1529, NAGS HEAD, NC 27959
Phone: (252) 441-8147
Fax: (252) 491-8146
admin@quible-quible.com
80 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 793-0398
Fax: (252) 491-8146
admin@quible-quible.com

PRELIMINARY PLAT - NOT FOR RECORDATION CONVEYANCES OR SALES

CERTIFICATION

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DRAFT PRELIMINARY PLAT 1 OF 3

PARCEL A COASTAL VILLAS

TOWN OF NAGS HEAD DARE COUNTY NORTH CAROLINA

COMMISSION NO.	P18085
DESIGNED BY	JMH/CMS
DRAWN BY	JMH/CMS
CHECKED BY	MWS/JMH
ISSUE DATE	06/04/20

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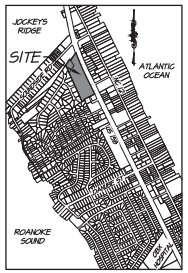
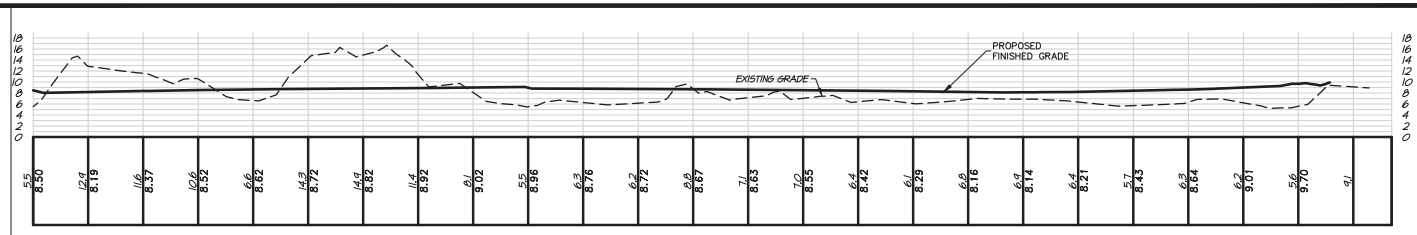


VICINITY MAP
(NTS)



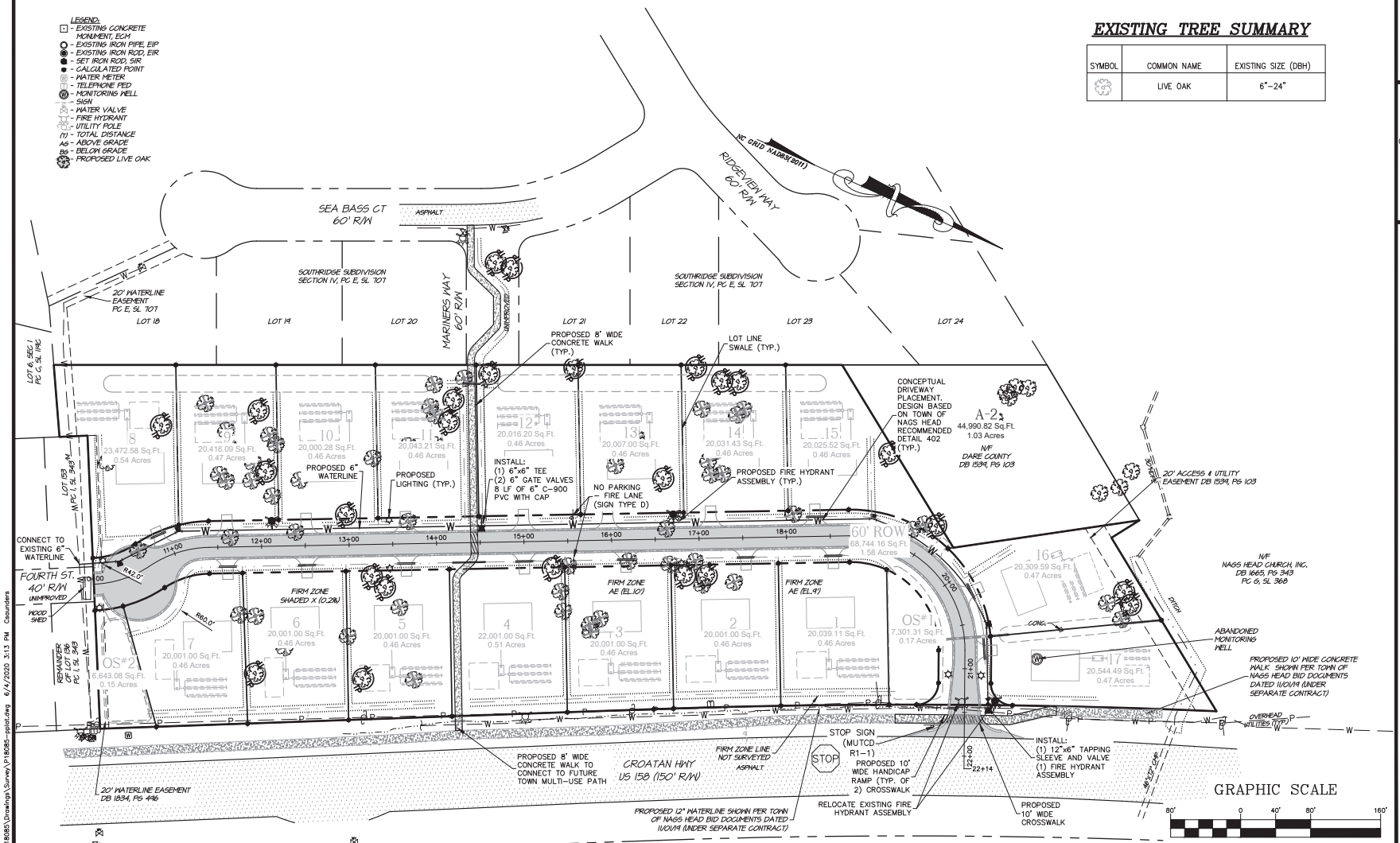
COASTAL BREEZE WAY

HORIZONTAL: 1"=80'
VERTICAL: 1"=16'
(EXAGGERATED 5 TIMES)

LEGEND:
- EXISTING CONCRETE MONUMENT, ECM
- EXISTING IRON PIPE, EIP
- EXISTING IRON ROD, EIR
- SET IRON ROD, SIR
- CALCULATED POINT
- WATER METER
- TELEPHONE PED
- MONITORING WELL
- SIGN
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- (T) - TOTAL DISTANCE
- AG - ABOVE GRADE
- BG - BELOW GRADE
- PROPOSED LIVE OAK

EXISTING TREE SUMMARY

SYMBOL	COMMON NAME	EXISTING SIZE (DBH)
	LIVE OAK	6"-24"



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ENVIRONMENTAL SCIENCES * SURVEYING**
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quible@outerbanks.com
80 CHURCH STREET - SUITE B
P.O. Box 1777, Black Mtn., NC 28711
Phone: (828) 793-0398
Fax: (252) 491-8146
quibleblackmtn@quible.com

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCE, OR SALES

CERTIFICATION

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DRAFT PRELIMINARY PLAT 2 OF 3

PARCEL A COASTAL VILLAS

TOWN OF NAGS HEAD — DARE COUNTY — NORTH CAROLINA

COMMISSION NO.	P18085
DESIGNED BY	JMH/CMS
DRAWN BY	JMH/CMS
CHECKED BY	MWS/JMH
ISSUE DATE	06/04/20

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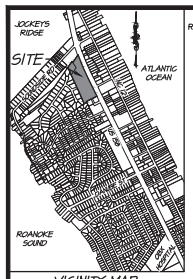
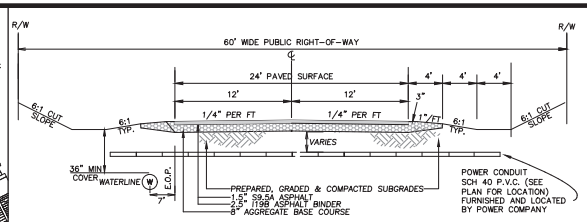


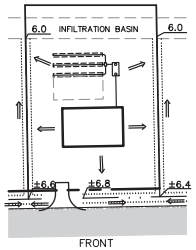
VICINITY MAP
(NTS)



COASTAL BREEZE WAY CROSS SECTION (60' R/W)

N.T.S.

1. CONTRACTOR TO INSURE THAT WATERMAIN IS INSTALLED SO AS TO MAINTAIN LEAST 36" COVER FROM FINISH GRADE OF SIDE SLOPES & SWALES.
2. PAVEMENT DESIGN, INCLUDING THICKNESS, TO BE DETERMINED BY GEOTECHNICAL ENGINEERING.



FRONT

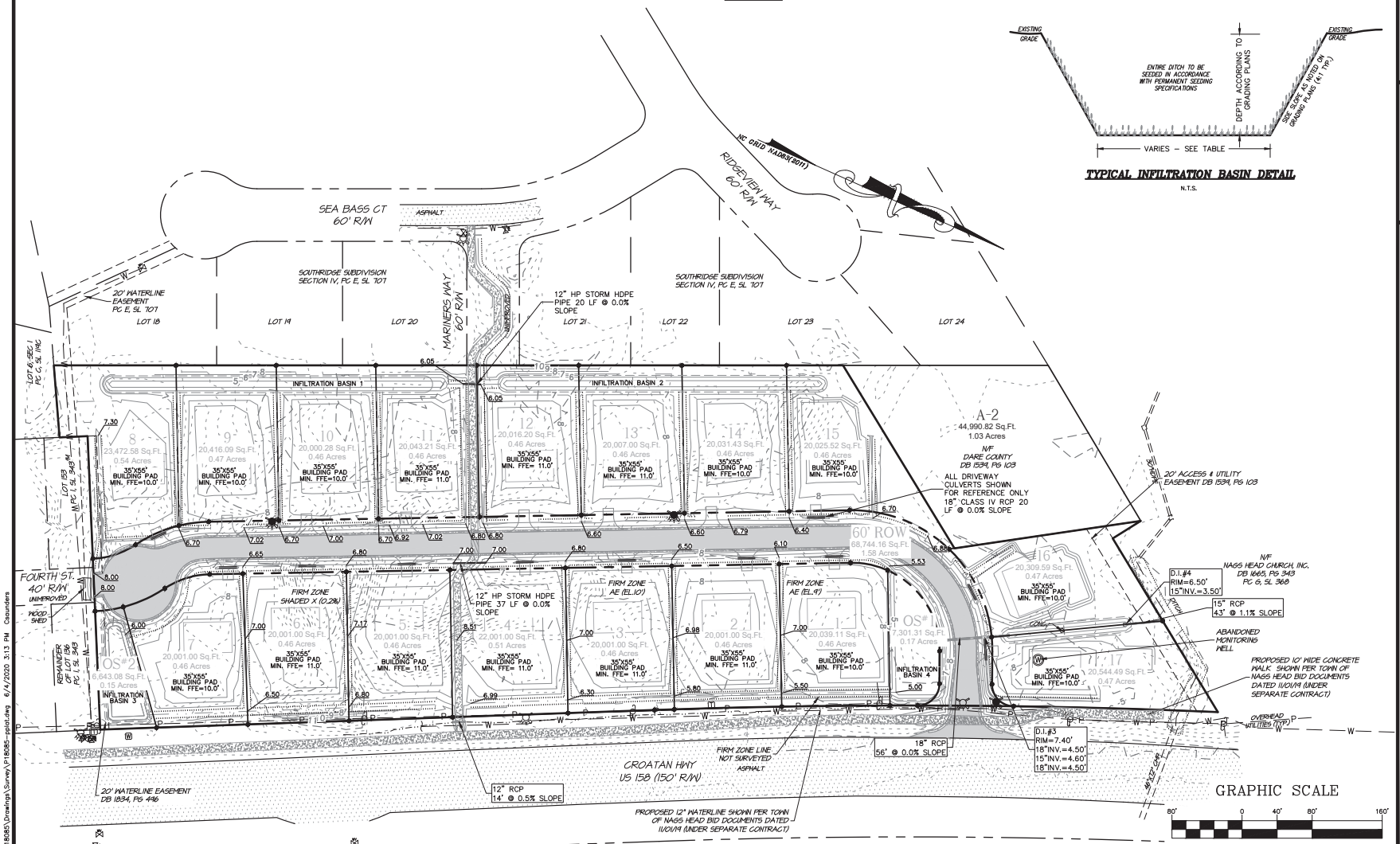
EXAMPLE LOT GRADING

LEGEND:

- EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE (TOP OF ASPHALT/FLOW LINE UNLESS OTHERWISE NOTED)

TYPICAL INFILTRATION BASIN DETAIL

N.T.S.



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quibleandassociates@yahoo.com

PRELIMINARY
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PROFESSIONAL SURVEYOR
SEAL
L-4150
CARTER
CERTIFICATION

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DRAFT PRELIMINARY PLAT 3 OF 3

PARCEL A
COASTAL VILLAS

TOWN OF NAGS HEAD — DARE COUNTY — NORTH CAROLINA

COMMISSION NO.	P18085
DESIGNED BY	JMH/CMS
DRAWN BY	JMH/CMS
CHECKED BY	MWS/JMH
ISSUE DATE	06/04/20

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Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING

SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

June 4, 2020

Mr. Michael Zehner
Town of Nags Head
P.O. Box 99
Nags Head, NC 27959

Re: Preliminary Plat Subdivision
Coastal Villas
S. Croatan Highway
Nags Head, Dare County, NC

Dear Mr. Zehner;
On behalf of Nags Head Construction, LLC., Quible & Associates, P.C. hereby submit the following documentation for the proposed Single-Family Subdivision located on S. Croatan Highway in Nags Head, Dare County, NC (300' south of Soundside Road and Croatan Highway). Please note the Dare County well parcel has been included with this preliminary plat. Requested waivers for the Dare County well parcel are consistent with those approved during the original preliminary plat review in February of 2004. The meeting minutes from this Board Meeting have been included for reference.

Please find enclosed the following items for the referenced project:

- Two (2) copies of the revised preliminary plat;
- Two (2) copies of the Dare County letter of support; and
- Two (2) copies of the February 2004 Board of Commissioners Meeting Minutes;

The following items were previously provided and remain unchanged. We have included one (1) copy of each for reference with this resubmittal:

- 11"x17" AutoTURN exhibits (Fire and Refuse);
- cut sheet of the proposed full cut-off fixture;
- Site Narrative;
- DRAFT Covenants.

It is understood that the applicant shall obtain State NCDEQ permits (including Stormwater, SESC, and Water) prior to disturbance onsite. These permits will be provided to the Town of Nags Head planning department once obtained as a condition of approval. In addition, NCDOT access and right-of-way encroachment agreements must be obtained and provided to Town staff. Quible reached out to NCDOT on 6/2/2020 again in an attempt to obtain NCDOT input on the proposed connection.

Please review the enclosed documentation and place us on the next available planning board agenda, if appropriate. Please do not hesitate to contact me at 252.491.8147 if you have any questions, comments or requests for additional information.

Sincerely;
Quible & Associates, P.C.

Cathleen M. Saunders, P.E.
Project Manager

encl: As stated
cc: Alfred Norman, Nags Head Construction

COUNTY OF DARE
P.O. Box 1000, Manteo, North Carolina 27954

Robert L. Outten
County Manager
County Attorney

(252) 475-5803
fax (252) 473-1817
outten@darenc.com

June 4, 2020

Michael Zehner
Planning and Development Director
Town of Nags Head
P.O. Box 99
Nags Head, NC 27959

RE: Coastal Villas Subdivision Application

Dear Michael:

Dare County is in receipt of the proposed Draft Preliminary Plat of Parcel A Coastal Villas dated March 27, 2020 for the proposed Coastal Villas Subdivision, a copy of which is attached as Exhibit A. As you are aware, Dare County received preliminary plat approval from the Nags Head Board of Commissioners for subdivision of the parcel currently labeled as Parcel A-2 on or about February 4, 2004; however, I understand Town records indicate no final plat was submitted to nor approved by the Town. I believe the current proposed Coastal Villas plat not only comports with the conditions set by the Town's prior Board of Commissioners but also adds an additional access point to the County's well parcel by way of the proposed street and proposed access easement while preserving the access easement delineated in the County's vesting deed. We have been assured by the applicant that it will exempt Parcel A-2 from any covenants meant to apply to the proposed 17 lot subdivision and common area and do not consent to any covenants or restrictions being imposed upon the County parcel. Thus, we consent to the application as proposed and request you approve the same as the current proposed preliminary plat accomplishes the conditions approved by the Town in 2004. Dare County's consent is conditioned upon there being no change in the County's use or access to its parcel, consistent with the February 4, 2004 approval by the Town.

Sincerely

Robert L. Outten
Dare County Manager/Attorney

RLO/cca

TOWN OF NAGS HEAD
BOARD OF COMMISSIONERS
REGULAR SESSION
February 4, 2004

The Town of Nags Head Board of Commissioners met in the Board Room at the Nags Head Municipal Complex at 9:00 a.m. on Wednesday, February 4, 2004.

COMRS PRESENT: Mayor Robert Muller; Mayor Pro Tem Brant Murray; Comr. Wayne Gray; and Comr. Bob Oakes

COMRS ABSENT: Comr. Anna Sadler

OTHERS PRESENT: Town Manager Webb Fuller; Town Attorney Ike McRee; Deputy Town Manager Rhonda Sommer; Charlie Cameron; Jim Northrup; Tim Wilson; Bruce Bortz; Courtney Gallop; Andy Garman; Butch Osborne; Dave Clark; Roberta Thuman; Kris Merithew; Chris Montgomery; Brad Eilert; John Ryan; Al Ward; Reggie White; Harris Burton; Brian Kennedy; Kevin Schwartz; Jeanne Acree; Chuck Blazek; Rev. Charles Gill; Dorie Fuller; Bob Walker; Kadra Bradford; Paul Royston; Harry Thompson; Neal Connolly; Ray White; Norma Mills; Jay Overton; Camille Lawrence; Pat Preston; Fran Crutchfield; Bobbie Murray; Al Hibbs; Matt Artz; Julia LeDeux; and Town Clerk Carolyn Morris

Mayor Muller called the meeting to order followed by a moment of silent medication and the pledge of allegiance.

Mayor Muller noted that Comr. Sadler was not in attendance as she was out of town on vacation; she is expected back for the March 3, 2004, Board meeting.

AUDIENCE RESPONSE – KADRA BRADFORD

Kadra Bradford, Co-president of the Dare County League of Women Voters; thanked the Board for the financial support provided for the annual Citizens Guide; the Guide is funded via generous donations from local municipalities as well as from local businesses; the Guide is free and can be picked up at various locations including post offices and libraries. Mayor Muller thanked Ms. Bradford for all the good work the League does for the community.

AUDIENCE RESPONSE – HARRY THOMPSON

Harry Thompson, Nags Head resident; commended the Planning Department for fast-tracking the modeling project on the hotels; he understands the designs will be available for viewing prior to the March 3, 2004, Board meeting; he feels staff has done an excellent job on the project.

REPORTS AND RECOMMENDATIONS FROM THE PLANNING BOARD AND THE PLANNING AND DEVELOPMENT DIRECTOR

Review of preliminary subdivision plat of parcels A-1 and A-2 (South Ridge vicinity) in conjunction with Dare County waiver requests from Sections 18-9, 18-12, and 18-113 of the Town Code of Ordinances pertaining to lot access and frontage requirements

Planning Director Tim Wilson summarized the Planning Board and Planning and Development staff memo dated January 26, 2004, which read in part as follows:

"Dare County, represented by Albemarle engineering, is seeking preliminary plat approval to create a 1.035 acre parcel of land referred to as proposed Parcel A-2 on the attached preliminary plat of subdivision. The County intends to construct a public utility facility on this property, namely an underground well production site. This well site location will be one of a series of strategically located well sites representing a comprehensive system to increase the water supply capacity being delivered to the North Reverse Osmosis Treatment Plan to meet increasing public water supply demands. The well site facility would be very similar to the well site conditional use permits the Planning Board and Board of Commissioners have recently reviewed. The proposed lots shown on the attached plat are located in the R-2 Medium Density Residential zoning district where public utility facilities are a conditional use.

'The preliminary plat as presented does not satisfy all of the subdivision requirements of Chapter 18 (Subdivision Ordinance). For those sections the plat is not in conformance with, the applicant has submitted a waiver request for consideration. In memorandum dated January 12, 2004 County Attorney Norma Mills sets forth the waivers and variances requested by the County, the reasons behind the requests, and why approval of such request would be proper under the Town Code.

'The sections of Chapter 18 from which the applicant is seeking waivers are identified and highlighted below:

'Section 18-9 prohibits the subdivision of lots without access to a public street or highway improved to Town standards. Proposed parcel A-2 would be approximately 259 feet west of the US 158 right-of-way and would not have direct contact with the highway except for a 20- foot wide access easement and utility dedicated to the county. Should the requested waiver of this section be granted, staff recommends that prior to recordation of the lots; the Town attorney shall review a written easement agreement between Dare County and Nags Head Construction and Development establishing each party's maintenance and usage rights and obligations.

'Section 18-12 prohibits new residential lots from having direct access (such as individual driveways) to any of the State highways unless a waiver is obtained. The applicant intends to construct a single driveway from US 158 to the future well site on proposed parcel A-2.

'Section 18-113 of the Town Code requires all lots within a subdivision to have a minimum of 50 feet of frontage on a public street. The proposed lot lacks any frontage on a public street and will be in essence "landlocked" and accessible from an easement only, if the waiver is granted.

'The applicant, under the provisions of Section 18-10 (attached), is hereby requesting that the Board of Commissioners grant the appropriate waivers and variances related to lot access and frontage requirements.

'Staff Analysis and Recommendation:
Planning staff, the Fire Department, Public Works Department, the Public Safety Department, and the Town Engineer have no objections to the granting of the requested waivers. Planning staff has considered this request and determined that granting it would not nullify the spirit or intent of the subdivision ordinance. In staff's opinion this proposal would have no adverse effect on the intent of the subdivision ordinance which is to provide for the "orderly, efficient and economical development of the Town", primarily because Lot A-2 would not be used for typical residential or commercial building or development purposes should the waivers be granted with the recommended conditions concerning lot access and use of property. Similarly, staff has determined that the spirit and intent of the zoning ordinance, and master land use plan would be preserved if the requested waivers were granted, as long as the lot is used in the manner intended by the applicant.

'In staff's opinion, the requested waivers should be approved in that the provision of improvements and requirements for which the waivers are being sought are not requisite to serve the public interest due to the proposed specific use of the property in question, and that the establishment of such proposed use would in fact further and serve the interests of public health and welfare by promoting improved water supply and distribution county wide. Staff has determined that due to the critical nature of the public need for more water, and the fact that suitable well sites are scarce due to the strategic nature of their locating, and evaluating such sites can be a lengthy process as well as extremely expensive for county residents and taxpayers, unnecessary hardship would result from strict compliance with Chapter 18.

'Staff therefore recommends that the waivers be granted as requested subject to the following conditions:
1. Prior to recordation of the final plat, staff shall review the language of the access easement agreement to confirm that obligations for maintenance and usage of the access road are specified for each party to the easement.
2. Prior to Board of Commissioners review, the plat shall bear a note stating that development of Lot A-2 shall be limited to a well production site for the Dare County reverse osmosis plant.
Condition #2 above has already been discussed and agreed to by the applicant and appears as Note 13 on the submitted plat. Staff's recommendation to approve the requested waivers is strongly based and dependant upon this condition.

'Accordingly, conditioned upon the approval of the waiver request is stipulated above, staff furthermore recommends approval of the preliminary plat.

'Please be advised that an action denying the waiver request would result in a denial of the preliminary plat in the plat as presented does not meet all applicable requirements of the Code. Board action on the waiver request is therefore required first in that the decision on the preliminary plat is subject to and contingent upon the decision made on the waiver.

'Planning Board Recommendation:
At their regular meeting of January 20, 2004 the Planning Board members voted unanimously to recommend approval of the requested waivers based on their concurrence with all findings and conditions as presented in staff's analysis and recommendation. The Planning Board determined that an unnecessary hardship would result from strict adherence to all requirements of Chapter 18 and it would be in the general public interest to grant the waivers as requested. The Planning Board members also voted to recommend approval of the preliminary subdivision plat with staff's

recommended conditions. As the Planning Board's discussion of this item concluded, Albemarle Engineering, on behalf of the applicant, expressed agreement with and acceptance of the recommended conditions."

MOTION: Mayor Pro Tem Murray made a motion that the Board finds that extraordinary conditions exist to justify the granting of the existing waivers on the following condition – to be applied to the subdivision plat:

- Prior to recordation of the final plat, staff shall review the language of the access easement agreement to confirm that obligations for maintenance and usage of the access road are specified for each party to the easement.

The motion was seconded by Comr. Oakes which passed 4 – 0 (Comr. Sadler was absent.).

Mayor Muller reported that this Board action completes the process. He recognized and introduced Doug Langford in the audience who he stated has been the lead agent in obtaining well sites for Dare County and has worked long and hard on this and other well site procurements. In addition, Mayor Muller thanked Dare County attorney Norma Mills for her assistance.

NEW BUSINESS

Consideration of grant request from Jennette's Pier for environmental educational programs

Mayor Muller welcomed Neal Conolly, Executive Director of the NC Aquarium Society and Ray White, NC Aquarium Society Board member to the meeting.

Ray White, NC Aquarium Society Board member; he thanked the Board for last year's grant which enabled the Aquarium to procure educational programs, hold special events, upgrade classrooms, install exhibits, hire part-time exhibitors and publicize those events; he requested this year's grant and explained that the arcades have been removed in order to install more on-hand types of educational operations in that room.

Neal Conolly, Executive Director of the NC Aquarium Society; the Aquarium Society Board voted to proceed in concept with the rebuilding of the pier and they are looking at constructing it to its original length of 740 feet; the pier house will open the first of May with educational exhibits and programs in conjunction with the Aquarium; they are in the process of developing partnerships with other agencies across North Carolina such as the Girl and Boy Scouts; they are also continuing to work on preparation of a Memorandum of Understanding (MOU) with all agencies involved.

Town Manager Fuller reported that some repair structural work will be done in the next two (2) weeks on the pier house; in addition, the contract has recently been renegotiated for the use of the buildings for the seasonal lifeguards.

SITE NARRATIVE

Coastal Villas
(formerly Southridge Subdivision – Phase VI)
Town of Nags Head, Dare County, North Carolina

Prepared for:
Nags Head Construction
and Development, Inc.
P.O. Box 16472
Chesapeake, VA 23328

Prepared by:
Quible & Associates, P.C.
PO Drawer 870
Kitty Hawk, NC 27949

Revised: April 14, 2020
P18085

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Appendix A – On-site Soils Evaluation and NRCS Web Soil Survey Data

Appendix B – On-site Wastewater Evaluation and Well Documentation

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Overview

Nags Head Construction and Development, Inc. (Owner) is proposing to subdivide an existing parcel located on S. Croatan Highway (PIN 9891-0888-6987). The proposed subdivision parent parcel is approximately 9.86 acres. The location is approximately 300 feet south of the intersection of W. Soundside Road and US 158. The existing land is vacant and consists of vegetation throughout. There is an existing drainage ditch that currently runs along the northern boundary and runoff from this site is believed to make its way offsite through this existing drainage ditch or through infiltration in low lying areas.

The developer is proposing a 17-lot subdivision with associated improvements such as streets, sidewalks, stormwater management control measures, domestic water supply, and other associated utilities. The runoff from impervious surfaces in this subdivision will be conveyed via overland flow and lot line swales to proposed infiltration basins.

The following narrative sections will detail the parameters of the proposed Subdivision and its compliance with Town requirements.

Existing Site

As stated above, the subject parcel is vacant and consists of vegetated open space. There is an existing drainage ditch that runs along the northern property line. Runoff from the existing site currently infiltrates within existing low spots or discharges offsite onto adjacent properties. The site appears to fall within the SoundsideW Drainage Basin as defined within the Town of Nags Head Comprehensive Plan. The parcel currently has no existing impervious surfaces or improvements.

Within the Town of Nags Head Comprehensive Plan, the parcel is zoned as R2 and does not appear to fall within a Historic Character Area or scenic area. Within the Future Land Use Map the subject parcel is within a residential designation, which is consistent with the proposed subdivision.

Proposed Development

Access

The proposed subdivision will access Croatan Highway approximately 600’ from the existing Soundside Road intersection. This connection will meet Town requirements of a 90-degree connection at 34’ wide, with a transition down to 24’ wide roadway capable of withstanding 75,000 lbs, which allows for fire access to the site. A temporary heavy-duty gravel cul-de-sac with associated temporary access easements will be recorded with a 40’ radius for fire department and emergency vehicle turn around.

The roadway is designed as a local access street and does not collect traffic from more than 100 dwelling units as required by The Town of Nags Head Municipal Code. The proposed development is anticipated to have an average access of 10 trips per day per unit at a total of 170 average daily trips (ITE Trip Generation Manual, 10th Edition). NCDOT does not require a traffic impact analysis to be performed when a development has a trip generation of less than 3,000 ADT. This development is well below this requirement.

A Town sidewalk plan is proposed along Croatan Highway between Deering and Soundside Road based on the Town of Nags Head Comprehensive Plan. This sidewalk and associated waterline have recently been installed and is shown on the provided preliminary plat based on construction drawing information provided by the Town. Pedestrian access is proposed through the subdivision to connect residents with this multiuse path.

Stormwater Management Plan

Stormwater to serve the proposed subdivision will include infiltration basins. The proposed stormwater management facilities have been designed to provide the following storage:

Infiltration Basin	***TONH Required Storage***	***Provided Storage***
Basin 1	5,304 cf	7,538 cf
Basin 2	5,408 cf	7,176 cf
Basin 3	4,515 cf	5,092 cf
Basin 4	8,275 cf	16,007 cf

Required storage has been calculated based on 33% coverage throughout all proposed lots at a rate of 15 cf per 100 sf of built upon area.

Infiltration Basin	***Bottom Elevation***	***Top Elevation***	***Side Slopes***
Basin 1	5.0'	6.5'	4:1
Basin 2	5.0'	6.5'	4:1
Basin 3	5.0'	6.5'	4:1
Basin 4	4.5'	6.5'	4:1

Soils

The USDA NRCS Soil Survey lists the soil in the vicinity of the stormwater infiltration basin as described below.

- DtA – Duckston fine sand
  This soil typically has 0 to 2 percent slopes. Duckston fine sand typically has a very high runoff rate and is typically well drained. This soil is categorized in Hydrologic Soil Group: A/D

- DuE – Dune Land
  This soil typically has 2 to 40 percent slopes. Dune Land is typically made up of fine sand and sand.

- DwE – Dune Land Newhan Complex
  This soil typically has 2 to 40 percent slopes. Dune Land-Newhan complex typically has a very low runoff rate and is typically excessively drained. This soil is categorized in Hydrologic Soil Group: A

- NhC – Newhan-Corolla complex
  This soil typically has 0 to 10 percent slopes. Newhan-Corolla complex typically has a very low runoff rate and is typically excessively drained. This soil is categorized in Hydrologic Soil Group: A

- NuC—Newhan-Urban land complex
  This soil typically has 0 to 10 percent slope. Newhan-Urban land complex typically has a very low runoff class and is excessively drained. This soil is categorized in Hydrologic Soil Group: A.

Soils infiltration testing has been performed at the site which confirms the anticipated soils based on the NRCS Websoil survey data. An infiltration rate of 6.58 in/hr was calculated and a seasonal high-water table of 3.28'-3.81' was observed depending on the boring location within the site. See attached soil memorandum in **Appendix A** for additional information. These stormwater management facilities will provide an adequate system to meet State and local requirements for stormwater storage. A high-density stormwater permit is required by NC DEQ along with deed restrictions for each individual lot. Stormwater calculations have been included within **Appendix C**.

Downstream Analysis

The pre to post development 10-yr storm has been analyzed to determine adequacy of the downstream channel that will be used as an overflow for the site. The pre-development runoff rate during the 10-yr storm within drainage area #4 is approximately 2.42 cfs. The post-development runoff rate within drainage area #4 (prior to routing or infiltration) is approximately 10.81 cfs. Routing the post-development runoff through the proposed infiltration basin will provide for a discharge of 0.06 cfs of stormwater offsite. This runoff of stormwater is less than the pre-development amount. See stormwater calculations for Hydroflow Hydrographs SCS calculations.

Utilities

The Town has an existing 6" water line that runs along the southern property line and connects into Sea Bass Court via easements. In addition, the Town has recently installed a 12" waterline along Croatan Highway. The proposed waterline extension will tap into the existing 6" waterline, run down the center of the proposed right-of-way, and loop to connect into the 12" waterline at Croatan Highway with a tapping sleeve and valve. A permit to construct from NC DEQ Public Water Supply is required prior to construction. A willingness to serve from the Town of Nags Head Public Works Department has been requested.

The proposed wastewater effluent from the proposed single-family homes will be treated onsite. Preliminary onsite evaluations have been conducted to determine suitability and the health department's LTAR rating. An LTAR rating for a conventional system is anticipated at 1.2 gpd/sf, however, the health department will re-evaluate this rating per site once the subdivision project area has been regraded due to the varying topography throughout. See supporting documentation within **Appendix B.** Onsite wastewater setbacks will be required on each individual single-family home and will need to be handled with individual site plans. The monitoring well on Lot 17 has been abandoned and documentation provided within **Appendix B**. Lots 15 and 16 will be able to maintain a 100' minimum setback from the anticipated well placement. A preliminary sketch plan of well placement has been obtained and available within **Appendix B** for reference.

Proposed Zoning Conditions/Dimensional Standards

Proposed lot dimensions are designed to meet Development Standards within Section 8.2 of the Town of Nags Head UDO effective October 7th, 2019 (DRAFT 12/18/17). Lots are designed to R-2 Medium Density residential standards:

	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Depth	Minimum Side Yard Depth	Minimum Rear Yard Depth	Lot Coverage
Single Family	20,000 sf	70’	30’	10’	30’	33%

Landscape buffers are not anticipated as the proposed development design is for Single Family and not large residential. The provided HOA covenants will require the square footage to remain below 5,000 square feet per the Town’s large residential definition (UDO Section 7.4.4.1).

Appendix A – On-site Soils Evaluation and NRCS Web Soil Survey Data

MEMORANDUM

Quible & Associates, P.C. SINCE 1959
ENGINEERING * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING
Phone: (252) 261-3300
Fax: (252) 261-1260
Web: www.quible.com

To: **Cathleen Saunders, P.E.**

From: Brian D. Rubino, P.G.

Date: July 24, 2019

Re: **P18085 Soils Evaluation and Testing**
Dare County PIN: 9891-0888-6987

Cathleen,

On July 22, 2019, we visited the approximately 9.86 acre Site of the proposed residential subdivision in Nags Head, NC (Dare County PIN: 9891-0888-6987). We performed soil borings in several locations around the Site for the purpose of a soils and hydrologic analysis for a future stormwater collection system design (SB-1 through SB-4). The property is undeveloped and consists of undulating topographic conditions, dominantly covered with native vegetation and bare sand areas. Refer to the attached boring logs. Each of the boring locations includes sand substrata that is devoid of any restrictive horizons to the bottom of the borings. The depth to the season high water table (SHWT) and associated actual water table (on 7/22/2019) was observed to be closely related to elevation in this area.

A summary of boring data collected or observed is as follows:

Soil Boring	Ground Elevation (ft)	Groundwater Elevation (ft)	Approx. Elevation of SHWT (ft)	Mapped USDA Soil Type
SB-1	5.61	3.11	3.28	Newhan-Corolla complex (NhC)
SB-2	4.65	3.40	3.65	Newhan-Corolla complex (NhC)
SB-3	7.98	3.43	3.81	Newhan-Corolla complex (NhC)
SB-4	6.16	3.16	3.49	Newhan-Corolla complex (NhC)

At the location of SB-1 and SB-3, we installed piezometers and conducted falling head slug tests to determine the approximate saturated hydraulic conductivity of the proposed infiltration areas. An Onset HOBO transducer was inserted down into the bottom of the piezometer and a volume of water (approximately 1.5 gallons) was added through the top of the piezometer. Return rates of the water were measured in preset intervals (1 second). A second transducer was used to measure atmospheric pressure which allows the raw data to be converted to feet of water above the transducer during the test. The Onset pressure transducer data was used in the AQTESOLV Software Program to solve for Hydraulic Conductivity (K) using the Bouwer-Rice Solution for unconfined aquifers. Based on the input data and using the Bouwer-Rice Method for unconfined

aquifers, the saturated K value of the infiltration zone for SB-1 was 0.009148 ft/min (6.58 in/hr) and SB-3 was 0.009155 ft/min (6.59 in/hr). Slug test tare sheets are attached.

Based on our findings, the areas evaluated would provide adequate infiltration above the SHWT to support a stormwater collection and treatment system for the proposed development.

Quible & Associates, P.C.
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SOIL BORING LOG

1. PURPOSE OF BORING STORMWATER BORINGS P18085
2. BORING NUMBER/LOCATION SB-1
3. OWNER/ADDRESS Nags Head Construction and Development, Inc
4. DATE BORED 7/22/2019
5. TOTAL DEPTH 72"
6. STATIC WATER LEVEL 2.53' bgs (3.11' NAVD 88)
7. TOPOGRAPHIC LAND SETTING undulating vegetated dune area
8. LATITUDE/LONGITUDE
9. COMMENTS
   close to DC production well site;
   boring location in lower are between small dunes;
   no confining unit, clays or loamy soils

LOCATION SKETCH

STRATIGRAPHY

DEPTH	FORMATION DESCRIPTION
0-28"	tan fine gr. snd; 10YR 5/4 dry
28-40"	fine-med gr. snd; 10YR 5/3
	SHWT 28" bgs (3.28' NAVD88)
	WT 4.04' bgs (3.11' NAVD 88)
40-72"	same as above, 10YR 5/1

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SOIL BORING LOG

1. PURPOSE OF BORING STORMWATER BORINGS P18085
2. BORING NUMBER/LOCATION SB-2
3. OWNER/ADDRESS Nags Head Construction and Development, Inc.
4. DATE BORED 7/22/2019
5. TOTAL DEPTH 40"
6. STATIC WATER LEVEL 1.25' bgs (3.40' NAVD 88)
7. TOPOGRAPHIC LAND SETTING undulating vegetated dune area
8. LATITUDE/LONGITUDE
9. COMMENTS
Close to US 158 R-O-W - receives some runoff

LOCATION SKETCH

STRATIGRAPHY

DEPTH	FORMATION DESCRIPTION
0-12"	fine gr. snd; 10YR 5/3
12-24"	fine gr snd; 10YR 5/2 SHWT 12" bgs (3.65' NAVD 88) WT 15" bgs (3.40' NAVD 88)
24-40"	fine gr snd; matrix = 10YR 4/1 w/ streaks of 10YR 3/1

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SOIL BORING LOG

1. PURPOSE OF BORING STORMWATER BORINGS P18085
2. BORING NUMBER/LOCATION SB-3
3. OWNER/ADDRESS Nags Head Construction and Development, Inc.
4. DATE BORED 7/22/2019
5. TOTAL DEPTH 80"
6. STATIC WATER LEVEL 4.55' bgs (3.43' NAVD 88)
7. TOPOGRAPHIC LAND SETTING undulating vegetated dune area
8. LATITUDE/LONGITUDE
9. COMMENTS W-side of parcel near property pin

LOCATION SKETCH

STRATIGRAPHY

DEPTH	FORMATION DESCRIPTION
0-36"	10YR 6/4 fine-gr. snd.
36-48"	10YR 6/3 fine-gr. snd SHWT 48" bgs (3.81' NAVD 88)
48-60"	fine-gr snd; 10YR 6/2 WT 4.55' bgs (3.43' NAVD 88
60-80"	fine-gr snd; 10YR 4/2

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Web: www.quible.com

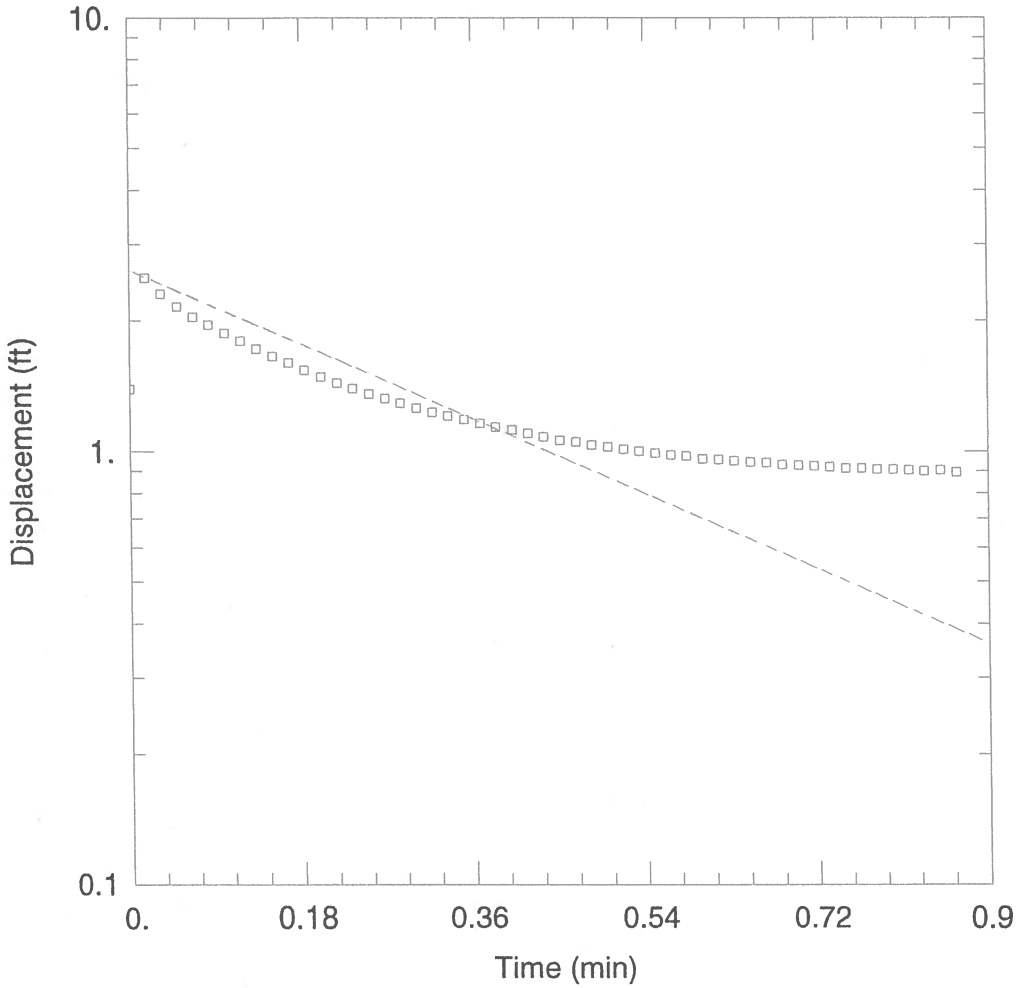
SOIL BORING LOG

1. PURPOSE OF BORING STORMWATER BORINGS P18085
2. BORING NUMBER/LOCATION SB-4
3. OWNER/ADDRESS Nags Head Construction and Development, Inc
4. DATE BORED 7/22/2019
5. TOTAL DEPTH 72" bgs
6. STATIC WATER LEVEL 2.67' bgs (3.16' NAVD 88)
7. TOPOGRAPHIC LAND SETTING undulating vegetated dune area
8. LATITUDE/LONGITUDE
9. COMMENTS
Central portion of parcel

LOCATION SKETCH

STRATIGRAPHY

DEPTH	FORMATION DESCRIPTION
0-34	tan fine-med gr snd.; 10YR5/4
	SHWT 32-34" bgs
34-72	fine-med gr snd; 10YR 5/2
	WT 3.0' bgs (3.16' NAVD88)



WELL TEST ANALYSIS

Data Set: Q:\2018\P18085\Documents\Stormwater\SB-1.aqt
Date: 07/24/19 Time: 13:36:45

PROJECT INFORMATION

Company: Quible & Associates, P.C.
Client: Parcel A Sec VI Southridge
Project: P18085
Location: Nags Head
Test Well: SB-1
Test Date: 7/22/19

AQUIFER DATA

Saturated Thickness: 60. ft
Anisotropy Ratio (Kz/Kr): 1.

WELL DATA (New Well)

Initial Displacement: 1.39 ft
Total Well Penetration Depth: 4. ft
Casing Radius: 0.167 ft
Static Water Column Height: 0.895 ft
Screen Length: 4. ft
Well Radius: 0.333 ft
Gravel Pack Porosity: 0.

SOLUTION

Aquifer Model: Unconfined
Solution Method: Bouwer-Rice
K = 0.009148 ft/min 6.58 in/hr.
y0 = 2.624 ft

AQTESOLV for Windows

Data Set: Q:\2018\P18085\Documents\Stormwater\SB-1.aqt
Date: 07/24/19
Time: 13:37:01

PROJECT INFORMATION

Company: Quible & Associates, P.C.
Client: Parcel A Sec VI Southridge
Project: P18085
Location: Nags Head
Test Date: 7/22/19
Test Well: SB-1

AQUIFER DATA

Saturated Thickness: 60. ft
Anisotropy Ratio (Kz/Kr): 1.

SLUG TEST WELL DATA

Test Well: New Well

X Location: 0. ft
Y Location: 0. ft

Initial Displacement: 1.39 ft
Static Water Column Height: 0.895 ft
Casing Radius: 0.167 ft
Well Radius: 0.333 ft
Well Skin Radius: 0.333 ft
Screen Length: 4. ft
Total Well Penetration Depth: 4. ft
Corrected Casing Radius (Bouwer-Rice Method): 0.1549 ft
Gravel Pack Porosity: 0.

No. of Observations: 52

Observation Data

Time (min)	Displacement (ft)	Time (min)	Displacement (ft)
0.01667	2.512	0.45	1.061
0.03333	2.309	0.4667	1.051
0.05	2.155	0.4833	1.034
0.06667	2.039	0.5	1.024
0.08333	1.956	0.5167	1.011
0.1	1.872	0.5333	1.001
0.1167	1.796	0.55	0.991
0.1333	1.722	0.5667	0.981
0.15	1.656	0.5833	0.975
0.1667	1.599	0.6	0.961
0.1833	1.539	0.6167	0.958
0.2	1.483	0.6333	0.951
0.2167	1.436	0.65	0.945
0.2333	1.396	0.6667	0.941
0.25	1.356	0.6833	0.931
0.2667	1.323	0.7	0.928
0.2833	1.29	0.7167	0.925
0.3	1.257	0.7333	0.921
0.3167	1.23	0.75	0.915
0.3333	1.207	0.7667	0.915
0.35	1.184	0.7833	0.908
0.3667	1.161	0.8	0.908
0.3833	1.137	0.8167	0.905
0.4	1.121	0.8333	0.901
0.4167	1.101	0.85	0.905
0.4333	1.081	0.8667	0.895

SOLUTION

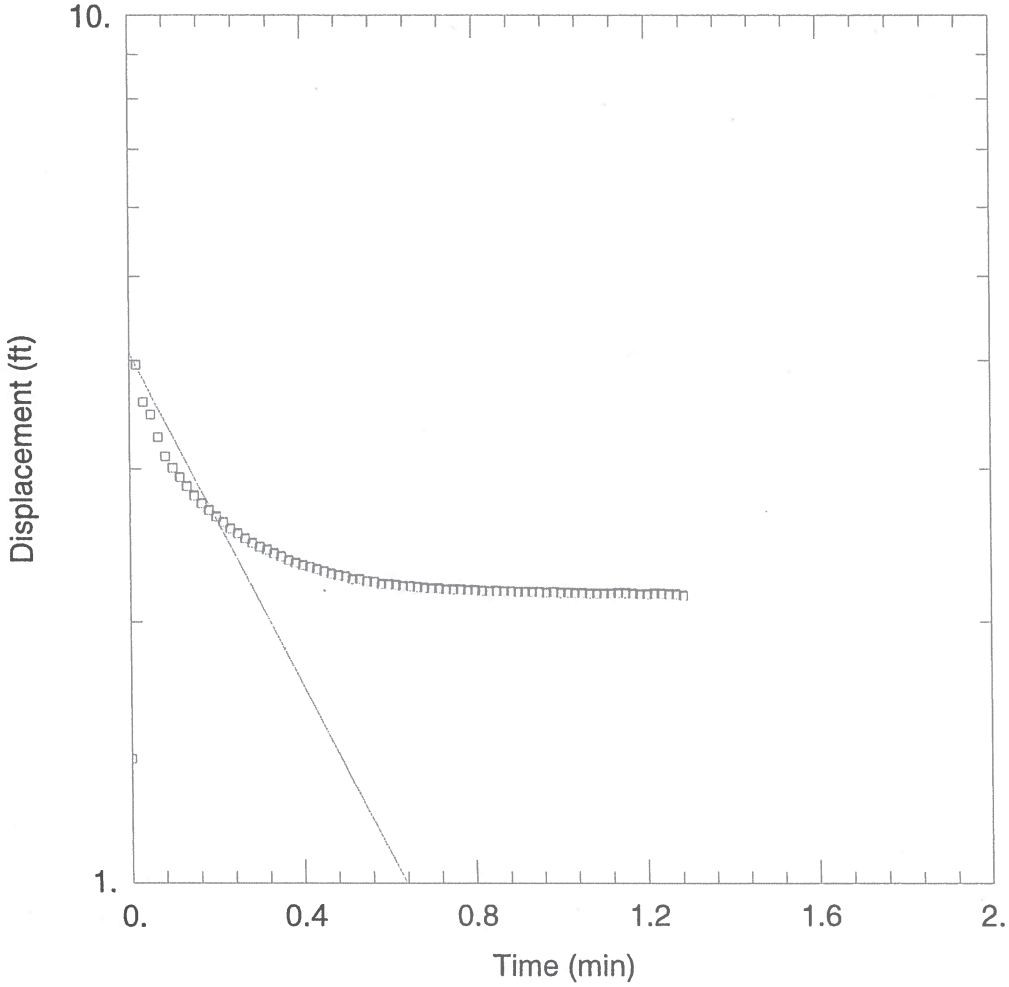
Slug Test
Aquifer Model: Unconfined
Solution Method: Bouwer-Rice
ln(Re/rw): 1.383

VISUAL ESTIMATION RESULTS

Estimated Parameters

Parameter	Estimate	
K	0.009148	ft/min
y0	2.624	ft

K = 0.004647 cm/sec
T = K*b = 0.5489 ft^2/min (8.499 sq. cm/sec)



WELL TEST ANALYSIS

Data Set: Q:\2018\P18085\Documents\Stormwater\SB-3.Test 1.aqt
Date: 07/24/19 Time: 13:52:38

PROJECT INFORMATION

Company: Quible & Associates, P.C.
Client: Parcel A Sec VI Southridge
Project: P18085
Location: Nags Head
Test Well: SB-3
Test Date: 7/22/19

AQUIFER DATA

Saturated Thickness: 60. ft
Anisotropy Ratio (Kz/Kr): 1.

WELL DATA (New Well)

Initial Displacement: 1.39 ft
Total Well Penetration Depth: 4. ft
Casing Radius: 0.167 ft
Static Water Column Height: 0.895 ft
Screen Length: 4. ft
Well Radius: 0.333 ft
Gravel Pack Porosity: 0.

SOLUTION

Aquifer Model: Unconfined
Solution Method: Bouwer-Rice
K = 0.009155 ft/min 6.59 in/hr.
y0 = 4.078 ft

AQTESOLV for Windows

Data Set: Q:\2018\P18085\Documents\Stormwater\SB-3.Test 1.aqt
Date: 07/24/19
Time: 13:52:59

PROJECT INFORMATION

Company: Quible & Associates, P.C.
Client: Parcel A Sec VI Southridge
Project: P18085
Location: Nags Head
Test Date: 7/22/19
Test Well: SB-3

AQUIFER DATA

Saturated Thickness: 60. ft
Anisotropy Ratio (Kz/Kr): 1.

SLUG TEST WELL DATA

Test Well: New Well

X Location: 0. ft
Y Location: 0. ft

Initial Displacement: 1.39 ft
Static Water Column Height: 0.895 ft
Casing Radius: 0.167 ft
Well Radius: 0.333 ft
Well Skin Radius: 0.333 ft
Screen Length: 4. ft
Total Well Penetration Depth: 4. ft
Corrected Casing Radius (Bouwer-Rice Method): 0.1549 ft
Gravel Pack Porosity: 0.

No. of Observations: 77

Observation Data

Time (min)	Displacement (ft)	Time (min)	Displacement (ft)
0.01667	3.954	0.6667	2.189
0.03333	3.584	0.6833	2.185
0.05	3.467	0.7	2.182
0.06667	3.264	0.7167	2.182
0.08333	3.101	0.7333	2.175
0.1	3.004	0.75	2.175
0.1167	2.931	0.7667	2.175
0.1333	2.861	0.7833	2.172
0.15	2.791	0.8	2.172
0.1667	2.735	0.8167	2.168
0.1833	2.685	0.8333	2.165
0.2	2.641	0.85	2.168
0.2167	2.602	0.8667	2.165
0.2333	2.558	0.8833	2.165
0.25	2.525	0.9	2.161
0.2667	2.492	0.9167	2.161
0.2833	2.462	0.9333	2.161
0.3	2.438	0.95	2.161
0.3167	2.418	0.9667	2.158
0.3333	2.395	0.9833	2.161
0.35	2.375	1.	2.158
0.3667	2.352	1.017	2.158
0.3833	2.335	1.033	2.155
0.4	2.322	1.05	2.155
0.4167	2.309	1.067	2.151
0.4333	2.295	1.083	2.151
0.45	2.282	1.1	2.151
0.4667	2.269	1.117	2.151
0.4833	2.259	1.133	2.155

Time (min)	Displacement (ft)	Time (min)	Displacement (ft)
0.5	2.252	1.15	2.155
0.5167	2.235	1.167	2.151
0.5333	2.235	1.183	2.148
0.55	2.222	1.2	2.148
0.5667	2.218	1.217	2.151
0.5833	2.208	1.233	2.151
0.6	2.205	1.25	2.148
0.6167	2.202	1.267	2.148
0.6333	2.195	1.283	2.141
0.65	2.195		

SOLUTION

Slug Test
Aquifer Model: Unconfined
Solution Method: Bouwer-Rice
ln(Re/rw): 1.383

VISUAL ESTIMATION RESULTS

Estimated Parameters

Parameter	Estimate	
K	0.009155	ft/min
y0	4.078	ft

K = 0.004651 cm/sec
T = K*b = 0.5493 ft^2/min (8.505 sq. cm/sec)

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Dare County, North Carolina

Coastal Villas formerly

Southridge Subdivision, Section VI

July 11, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,910 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dare County, North Carolina
Survey Area Data: Version 18, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 19, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DtA	Duckston fine sand, 0 to 2 percent slopes, occasionally flooded	1.6	9.4%
DuE	Dune land, 2 to 40 percent slopes	1.4	8.0%
DwE	Dune land-Newhan complex, 2 to 40 percent slopes	2.2	12.9%
NhC	Newhan-Corolla complex, 0 to 10 percent slopes	12.1	69.6%
NuC	Newhan-Urban land complex, 0 to 10 percent slopes	0.0	0.0%
Totals for Area of Interest		**17.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dare County, North Carolina

DtA—Duckston fine sand, 0 to 2 percent slopes, occasionally flooded

Map Unit Setting

National map unit symbol: 3qgw
Elevation: 0 to 10 feet
Mean annual precipitation: 42 to 58 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 190 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Duckston and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Duckston

Setting

Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Eolian sands and/or beach sand

Typical profile

A - 0 to 8 inches: fine sand
Cg - 8 to 13 inches: sand
Ab - 13 to 17 inches: sand
C'g - 17 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Salinity, maximum in profile: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 20.0
Available water storage in profile: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

DuE—Dune land, 2 to 40 percent slopes

Map Unit Composition

Dune land: 95 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dune Land

Setting

Landform: Dunes
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian sands

Typical profile

A - 0 to 6 inches: fine sand
C - 6 to 80 inches: sand

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

DwE—Dune land-Newhan complex, 2 to 40 percent slopes

Map Unit Setting

National map unit symbol: 3qgy
Elevation: 0 to 20 feet
Mean annual precipitation: 42 to 58 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 190 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Dune land: 45 percent
Newhan and similar soils: 45 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dune Land

Setting

Landform: Dunes
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex

Across-slope shape: Convex
Parent material: Eolian sands

Typical profile

A - 0 to 6 inches: fine sand
C - 6 to 80 inches: sand

Properties and qualities

Slope: 2 to 40 percent
Natural drainage class: Excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Frequency of flooding: Very rare
Salinity, maximum in profile: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 20.0
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Newhan

Setting

Landform: Dunes
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian sands and/or beach sand

Typical profile

A - 0 to 2 inches: fine sand
C1 - 2 to 50 inches: fine sand
C2 - 50 to 80 inches: sand

Properties and qualities

Slope: 0 to 30 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Very rare
Frequency of ponding: None
Salinity, maximum in profile: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 20.0
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: A

Hydric soil rating: No

Minor Components

Duckston

Percent of map unit: 5 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

NhC—Newhan-Corolla complex, 0 to 10 percent slopes

Map Unit Setting

National map unit symbol: 3qh6
Elevation: 0 to 20 feet
Mean annual precipitation: 42 to 58 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 190 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Newhan and similar soils: 50 percent
Corolla and similar soils: 40 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newhan

Setting

Landform: Dunes
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian sands and/or beach sand

Typical profile

A - 0 to 2 inches: fine sand
C1 - 2 to 50 inches: fine sand
C2 - 50 to 80 inches: sand

Properties and qualities

Slope: 0 to 10 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches

Frequency of flooding: Rare
Frequency of ponding: None
Salinity, maximum in profile: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 20.0
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: A
Hydric soil rating: No

Description of Corolla

Setting

Landform: Troughs on barrier islands
Landform position (two-dimensional): Backslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Eolian sands and/or beach sand

Typical profile

A - 0 to 3 inches: fine sand
C - 3 to 26 inches: fine sand
Ab - 26 to 32 inches: sand
Cg - 32 to 60 inches: sand

Properties and qualities

Slope: 0 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: Rare
Frequency of ponding: None
Salinity, maximum in profile: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 20.0
Available water storage in profile: Very low (about 1.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Duckston

Percent of map unit: 5 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

NuC—Newhan-Urban land complex, 0 to 10 percent slopes

Map Unit Setting

National map unit symbol: 3qh7
Elevation: 0 to 20 feet
Mean annual precipitation: 42 to 58 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 190 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Newhan and similar soils: 50 percent
Urban land: 40 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newhan

Setting

Landform: Dunes
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian sands and/or beach sand

Typical profile

A - 0 to 2 inches: fine sand
C1 - 2 to 50 inches: fine sand
C2 - 50 to 72 inches: sand

Properties and qualities

Slope: 0 to 10 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Very rare
Frequency of ponding: None
Salinity, maximum in profile: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 20.0
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s

Hydrologic Soil Group: A
Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 2 percent
Frequency of flooding: Very rare

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Minor Components

Duckston

Percent of map unit: 5 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

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Appendix B – On-site Wastewater Evaluation and Well Documentation

County of Dare
Department of Health & Human Services
P.O. Box 669 | Manteo, North Carolina 27954
Health 252.475.5003 | Social Services 252.475.5500

MEMO
AUGUST 13, 2019

TO; QUIBLE & ASSOCIATES
% CATHLEEN SAUNDERS
PO BOX 870
KITTY HAWK NC

FROM: M.F.PARKER RHS MFParker
DARE COUNTY HEALTH

REF; 18 LOT SUBDIVISIONS
NAGS HEAD NC

THERE IS A 20' EASEMENT ON THE SOUTH WEST CORNER OF LOT (I) THAT THE SEPTIC SYSTEM WILL NEED TO STAY OUT OF.
LOT (P) AND (Q) WE FEEL CANNOT BE USED DUE TO THE PROPERTY OWN BY DARE COUNTY TO BE USED AS A WELL SITE, REQUIRES 100' SEPERATION.
LOT (R) HAS AN EXISTING WELL ON IT ALSO THERE IS A DRAINAGE DITCH TIED INTO A CULVET ON THE NORTH EAST PART OF THE PROPERTY THAT REQUIBES SET BACKS.
ALL THE OTHER LOTS WILL NEED TO BE LOOK AT ONCE THE ROAD IS IN AND THE PROPERTY CORNERS ARE LOCATED. THERE IS SEVERAL HIGH RIDGES AND THERE ARE SOME LOW SPOTS, DON'T KNOW WHERE THE DIVIDING LINE BETWEENS LOTS WOULD BE, OR IF THE PROPERTY IS TO BE LEVEL FOR PUTTING IN THE ROAD?
THE DARE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT RECOMMENDS THAT THE SEPTIC SYSTEM FOR LOTS A THROUGH H BE INSTALL ON THE EAST SIDE OF THE PROPERTY, LOTS I THROUGH O BE INSTALL ON THE WEST PART OF THE PROPERTY. BOTH ACTIVE AND A 100% REPAIR AREA WOULD BE REQUIRED. THE LONG TERM ACCEPTANCE RATE WOULD BE 1.2, COULD CHANGE AFTER REVISTING PROPERTY WHEN PROPERTY LINES ARE ESTABLISHED.

- Per phone call w/ DCHD 8/27/19 the 100' well setback proposed by DCW is acceptable and lots P & Q can provide onsite septic.
- The well on lot R has been abandoned. The appropriate paperwork has been filed by DCW.

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PRELIMINARY PLAT NOT FOR RECORDATION CONVEYANCE OR SALE
CERTIFICATION

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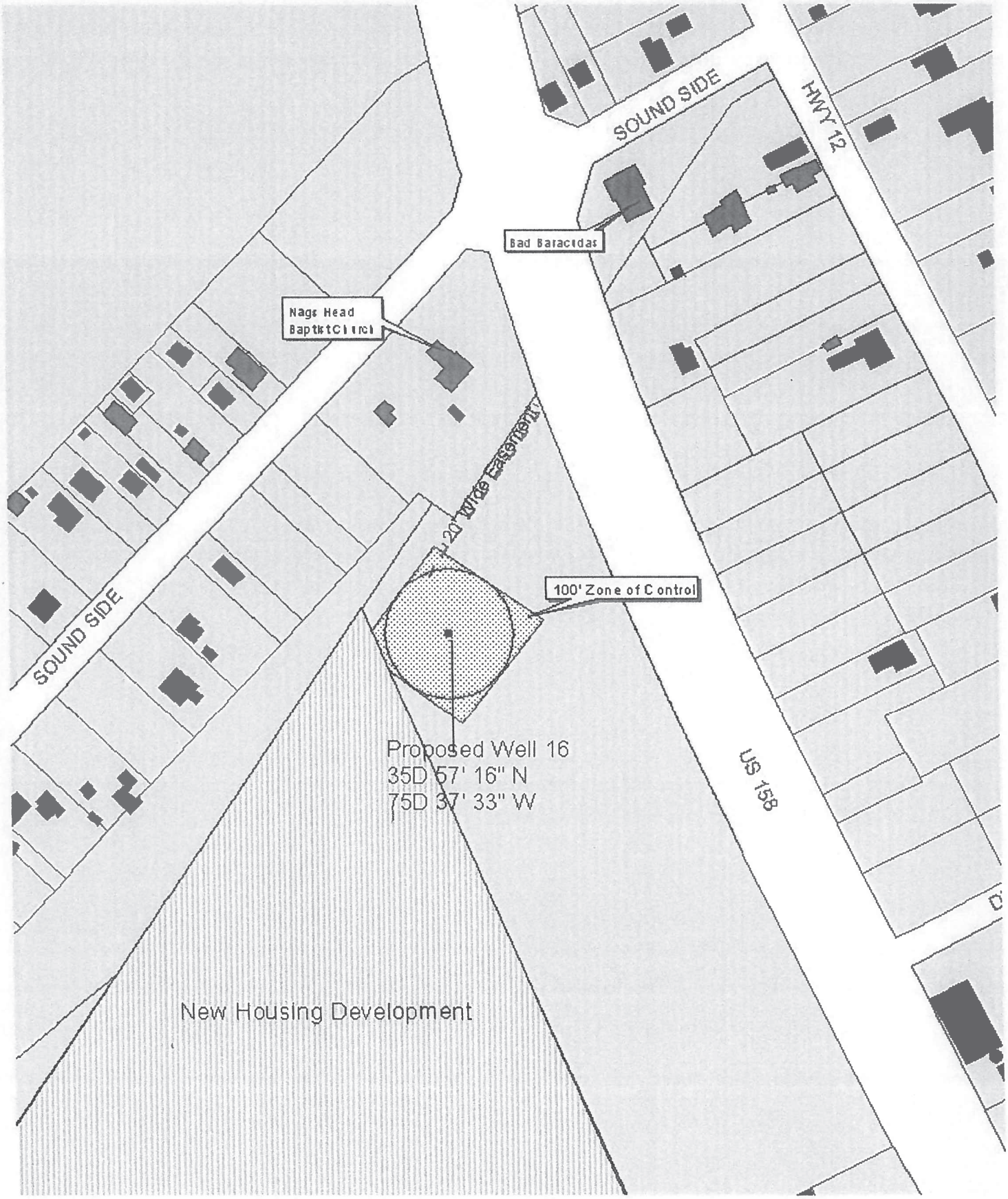
SUBDIVISION SKETCH

PARCEL A
SOUTHRIDGE SUBDIVISION, SECTION VI

TOWN OF NAGS HEAD — DARE COUNTY — NORTH CAROLINA

COMMISSION NO	P18085
DESIGNED BY	JMH
DRAWN BY	JMH
CHECKED BY	MWS/JMH
ISSUE DATE	04/08/19



DARE COUNTY WATER
GIS
MATTHEW HIBLER
APRIL 16, 2003

Proposed Well 16
Nags Head, NC

60 0 60 120 180 Feet

N W E S

LEGEND

- Proposed Well 16

WELL ABANDONMENT RECORD

1. Well Contractor Information:

Jimmy Morris

Well Contractor Name (or well owner personally abandoning well on his/her property)

4193-A

NC Well Contractor Certification Number

Magette Well & Pump Co., Inc

Company Name

2. Well Construction Permit #: _____

List all applicable well construction permits (i.e. UIC, County, State, Variance, etc.) if known

3. Well use (check well use):

Water Supply Well:	
☐Agricultural	☐Municipal/Public
☐Geothermal (Heating/Cooling Supply)	☐Residential Water Supply (single)
☐Industrial/Commercial	☐Residential Water Supply (shared)
☐Irrigation	
Non-Water Supply Well:	
■Monitoring	☐Recovery
Injection Well:	
☐Aquifer Recharge	☐Groundwater Remediation
☐Aquifer Storage and Recovery	☐Salinity Barrier
☐Aquifer Test	☐Stormwater Drainage
☐Experimental Technology	☐Subsidence Control
☐Geothermal (Closed Loop)	☐Tracer
☐Geothermal (Heating/Cooling Return)	☐Other (explain under 7g)

4. Date well(s) abandoned: 08/21/2019

5a. Well location:

Dare County

Facility/Owner Name

Facility ID# (if applicable)

600 Mustian St, Kill Devil Hills, NC 27948

Physical Address, City, and Zip

Dare

County

Parcel Identification No. (PIN)

5b. Latitude and longitude in degrees/minutes/seconds or decimal degrees:
(if well field, one lat/long is sufficient)

35.955079 N -75.625303 W

CONSTRUCTION DETAILS OF WELL(S) BEING ABANDONED

Attach well construction record(s) if available. For multiple injection or non-water supply wells ONLY with the same construction/abandonment, you can submit one form.

6a. Well ID#: _____

6b. Total well depth: 390 (ft.)

6c. Borehole diameter: _____ (in.)

6d. Water level below ground surface: 35 (ft.)

6e. Outer casing length (if known): _____ (ft.)

6f. Inner casing/tubing length (if known): 290 (ft.)

6g. Screen length (if known): 100 (ft.)

For Internal Use ONLY:

WELL ABANDONMENT DETAILS

7a. For Geoprobe/DPT or Closed-Loop Geothermal Wells having the same well construction/depth, only 1 GW-30 is needed. Indicate TOTAL NUMBER of wells abandoned: _____

7b. Approximate volume of water remaining in well(s): 230 (gal.)

FOR WATER SUPPLY WELLS ONLY:

7c. Type of disinfectant used: Sodium Hypochlorite 10%

7d. Amount of disinfectant used: 2 Gallons

7e. Sealing materials used (check all that apply):

■ Neat Cement Grout	☐ Bentonite Chips or Pellets
■ Sand Cement Grout	☐ Dry Clay
☐ Concrete Grout	☐ Drill Cuttings
☐ Specialty Grout	☐ Gravel
☐ Bentonite Slurry	☐ Other (explain under 7g)

7f. For each material selected above, provide amount of materials used:

180 Gallons Sand Cement Grout

140 Gallons Neat Cement Grout

7g. Provide a brief description of the abandonment procedure:

Disenfected Well with sodium hypochlorite solution, pumped sand cement grout to fill screen interval through tremie pipe. pumped neat cement through tremie pipe to fill remaning casing.

8. Certification:

Jimmy Morris — Signature of Certified Well Contractor or Well Owner

8/23/19 — Date

By signing this form, I hereby certify that the well(s) was (were) abandoned in accordance with 15A NCAC 02C .0100 or 2C .0200 Well Construction Standards and that a copy of this record has been provided to the well owner.

9. Site diagram or additional well details:
You may use the back of this page to provide additional well site details or well abandonment details. You may also attach additional pages if necessary.

SUBMITTAL INSTRUCTIONS

10a. For All Wells: Submit this form within 30 days of completion of well abandonment to the following:

Division of Water Resources, Information Processing Unit,
1617 Mail Service Center, Raleigh, NC 27699-1617

10b. For Injection Wells: In addition to sending the form to the address in 10a above, also submit one copy of this form within 30 days of completion of well abandonment to the following:

Division of Water Resources, Underground Injection Control Program,
1636 Mail Service Center, Raleigh, NC 27699-1636

10c. For Water Supply & Injection Wells: In addition to sending the form to the address(es) above, also submit one copy of this form within 30 days of completion of well abandonment to the county health department of the county where abandoned.

Appendix C – Stormwater Calculations

NOAA Atlas 14, Volume 2, Version 3
Location name: Nags Head, North Carolina, USA*
Latitude: 35.9533°, Longitude: -75.625°
Elevation: 6.05 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

AMS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Annual exceedance probability (1/years)								
	1/2	1/5	1/10	1/25	1/50	1/100	1/200	1/500	1/1000
5-min	0.491 (0.449-0.538)	0.600 (0.549-0.656)	0.689 (0.627-0.752)	0.781 (0.709-0.851)	0.856 (0.771-0.932)	0.927 (0.833-1.01)	0.996 (0.890-1.08)	1.08 (0.960-1.18)	1.16 (1.02-1.27)
10-min	0.786 (0.718-0.860)	0.960 (0.879-1.05)	1.10 (1.00-1.20)	1.25 (1.13-1.36)	1.36 (1.23-1.49)	1.47 (1.33-1.60)	1.58 (1.41-1.72)	1.71 (1.52-1.87)	1.83 (1.61-2.00)
15-min	0.988 (0.903-1.08)	1.22 (1.11-1.33)	1.39 (1.27-1.52)	1.58 (1.43-1.72)	1.73 (1.56-1.88)	1.86 (1.68-2.03)	1.99 (1.78-2.17)	2.16 (1.91-2.35)	2.30 (2.02-2.51)
30-min	1.37 (1.25-1.49)	1.73 (1.58-1.89)	2.02 (1.84-2.20)	2.34 (2.12-2.55)	2.60 (2.35-2.83)	2.85 (2.57-3.11)	3.10 (2.77-3.37)	3.43 (3.04-3.74)	3.72 (3.27-4.06)
60-min	1.71 (1.57-1.88)	2.22 (2.03-2.42)	2.63 (2.39-2.87)	3.11 (2.82-3.39)	3.52 (3.18-3.84)	3.93 (3.53-4.28)	4.35 (3.89-4.73)	4.93 (4.37-5.37)	5.43 (4.78-5.93)
2-hr	1.96 (1.78-2.15)	2.58 (2.35-2.84)	3.13 (2.83-3.42)	3.79 (3.41-4.14)	4.36 (3.92-4.76)	4.95 (4.42-5.39)	5.57 (4.95-6.07)	6.43 (5.66-7.02)	7.19 (6.28-7.85)
3-hr	2.15 (1.96-2.37)	2.86 (2.59-3.14)	3.48 (3.15-3.82)	4.27 (3.83-4.67)	4.97 (4.44-5.42)	5.69 (5.07-6.21)	6.49 (5.72-7.07)	7.61 (6.64-8.29)	8.63 (7.46-9.39)
6-hr	2.63 (2.39-2.91)	3.51 (3.18-3.87)	4.27 (3.86-4.70)	5.25 (4.72-5.77)	6.14 (5.48-6.71)	7.06 (6.26-7.71)	8.07 (7.10-8.81)	9.52 (8.27-10.4)	10.8 (9.32-11.8)
12-hr	3.14 (2.83-3.50)	4.18 (3.77-4.66)	5.12 (4.60-5.69)	6.35 (5.67-7.03)	7.46 (6.62-8.23)	8.64 (7.59-9.53)	9.95 (8.66-11.0)	11.8 (10.1-13.0)	13.6 (11.5-15.0)
24-hr	3.78 (3.50-4.10)	5.19 (4.79-5.61)	6.25 (5.76-6.75)	7.78 (7.10-8.37)	9.05 (8.19-9.76)	10.5 (9.38-11.3)	12.0 (10.7-13.0)	14.3 (12.5-15.5)	16.3 (14.0-17.8)
2-day	4.39 (4.03-4.80)	5.98 (5.49-6.53)	7.21 (6.60-7.86)	8.99 (8.17-9.78)	10.5 (9.45-11.4)	12.2 (10.9-13.3)	14.1 (12.4-15.4)	16.9 (14.6-18.6)	19.4 (16.4-21.4)
3-day	4.65 (4.28-5.09)	6.31 (5.80-6.90)	7.57 (6.93-8.25)	9.36 (8.50-10.2)	10.8 (9.77-11.8)	12.5 (11.1-13.6)	14.3 (12.6-15.6)	17.1 (14.8-18.7)	19.5 (16.7-21.5)
4-day	4.92 (4.53-5.39)	6.65 (6.11-7.26)	7.93 (7.26-8.64)	9.72 (8.82-10.6)	11.2 (10.1-12.2)	12.8 (11.4-13.9)	14.5 (12.8-15.8)	17.3 (15.0-18.9)	19.7 (16.9-21.7)
7-day	5.64 (5.18-6.17)	7.51 (6.89-8.22)	8.88 (8.12-9.70)	10.8 (9.80-11.8)	12.3 (11.1-13.4)	14.0 (12.5-15.2)	15.8 (13.9-17.2)	18.3 (16.0-20.1)	20.5 (17.6-22.5)
10-day	6.34 (5.87-6.87)	8.33 (7.71-9.02)	9.78 (9.02-10.6)	11.8 (10.8-12.7)	13.4 (12.2-14.4)	15.1 (13.6-16.3)	16.9 (15.1-18.3)	19.5 (17.3-21.3)	21.7 (18.9-23.8)
20-day	8.38 (7.84-9.00)	10.8 (10.1-11.6)	12.6 (11.7-13.5)	14.9 (13.8-16.0)	16.8 (15.5-18.0)	18.7 (17.2-20.1)	20.8 (18.9-22.3)	23.7 (21.2-25.6)	26.0 (23.0-28.2)
30-day	10.3 (9.67-11.0)	13.2 (12.3-14.0)	15.1 (14.2-16.1)	17.7 (16.5-18.9)	19.7 (18.3-21.0)	21.7 (20.0-23.2)	23.8 (21.8-25.5)	26.7 (24.2-28.8)	28.9 (26.0-31.3)
45-day	12.6 (11.9-13.4)	16.0 (15.0-17.1)	18.4 (17.2-19.6)	21.6 (20.1-23.0)	24.1 (22.3-25.7)	26.7 (24.6-28.5)	29.4 (26.9-31.5)	33.2 (30.1-35.7)	36.3 (32.5-39.1)
60-day	15.1 (14.2-16.0)	18.9 (17.8-20.0)	21.5 (20.3-22.7)	24.9 (23.3-26.3)	27.4 (25.6-29.0)	30.0 (27.9-31.8)	32.6 (30.1-34.7)	36.2 (33.1-38.7)	39.0 (35.3-41.8)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of annual maxima series (AMS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and annual exceedance probability) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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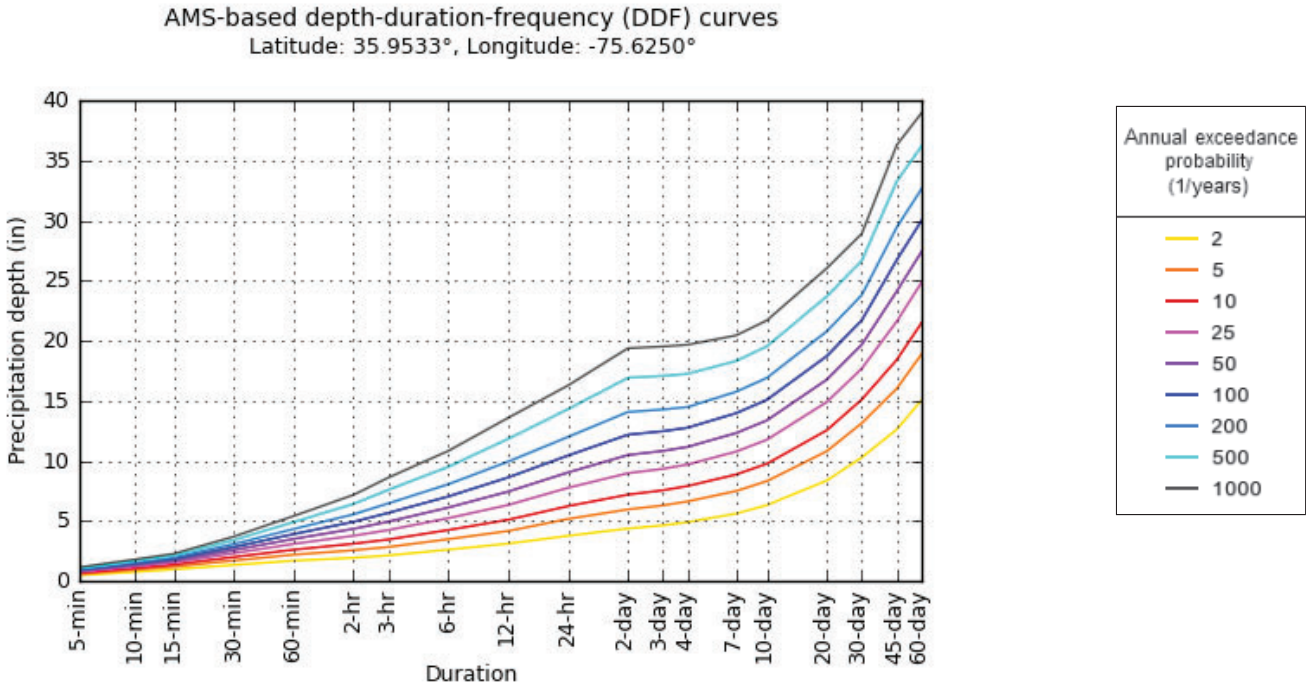
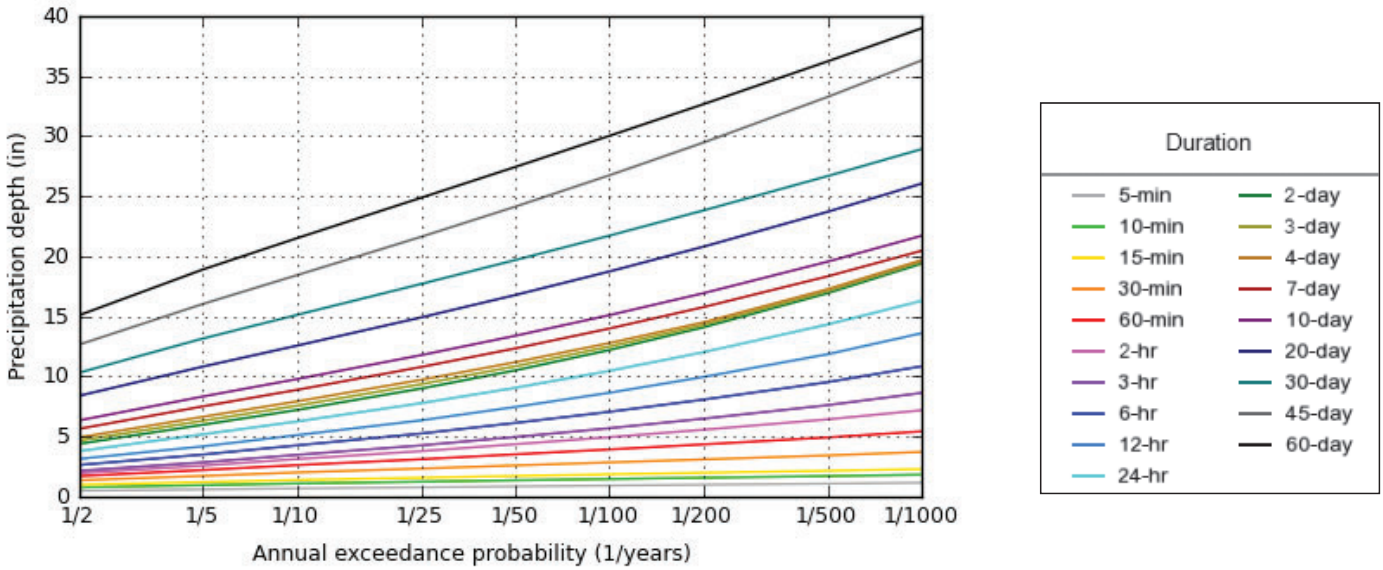
PF graphical





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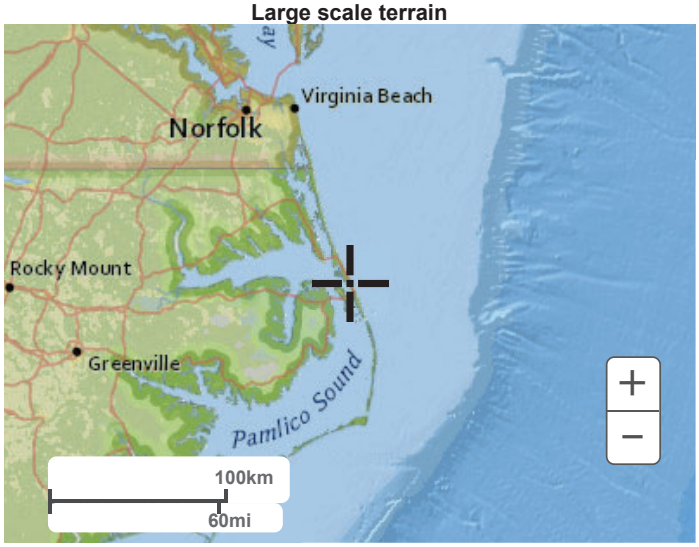
Maps & aerials

Small scale terrain

Large scale terrain



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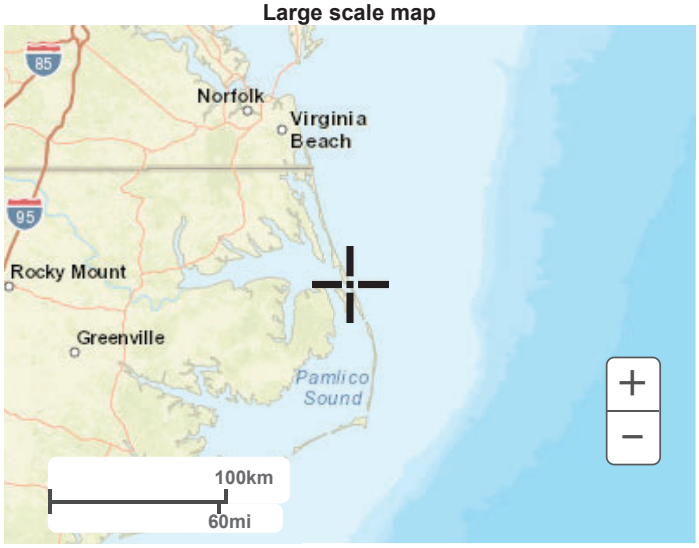

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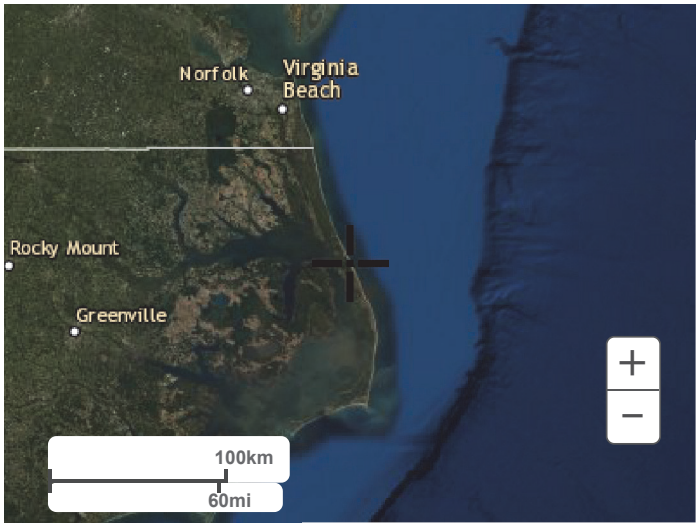

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National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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NOAA Atlas 14, Volume 2, Version 3
Location name: Nags Head, North Carolina, USA*
Latitude: 35.9533°, Longitude: -75.625°
Elevation: 6.05 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

AMS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Annual exceedance probability (1/years)								
	1/2	1/5	1/10	1/25	1/50	1/100	1/200	1/500	1/1000
5-min	**5.89** (5.39-6.46)	**7.20** (6.59-7.87)	**8.27** (7.52-9.02)	**9.37** (8.51-10.2)	**10.3** (9.25-11.2)	**11.1** (10.00-12.1)	**12.0** (10.7-13.0)	**13.0** (11.5-14.2)	**13.9** (12.3-15.2)
10-min	**4.72** (4.31-5.16)	**5.76** (5.27-6.31)	**6.60** (6.01-7.21)	**7.47** (6.77-8.14)	**8.18** (7.38-8.91)	**8.84** (7.95-9.62)	**9.47** (8.47-10.3)	**10.3** (9.11-11.2)	**11.0** (9.66-12.0)
15-min	**3.95** (3.61-4.32)	**4.86** (4.45-5.32)	**5.57** (5.08-6.08)	**6.31** (5.72-6.88)	**6.91** (6.23-7.52)	**7.44** (6.70-8.11)	**7.97** (7.12-8.67)	**8.63** (7.65-9.41)	**9.18** (8.08-10.0)
30-min	**2.73** (2.49-2.99)	**3.45** (3.16-3.78)	**4.04** (3.68-4.41)	**4.68** (4.24-5.09)	**5.20** (4.69-5.66)	**5.70** (5.13-6.21)	**6.20** (5.54-6.75)	**6.87** (6.09-7.48)	**7.44** (6.55-8.12)
60-min	**1.71** (1.57-1.88)	**2.22** (2.03-2.42)	**2.63** (2.39-2.87)	**3.11** (2.82-3.39)	**3.52** (3.18-3.84)	**3.93** (3.53-4.28)	**4.35** (3.89-4.73)	**4.93** (4.37-5.37)	**5.43** (4.78-5.93)
2-hr	**0.978** (0.888-1.08)	**1.29** (1.17-1.42)	**1.56** (1.42-1.71)	**1.89** (1.71-2.07)	**2.18** (1.96-2.38)	**2.47** (2.21-2.70)	**2.78** (2.48-3.04)	**3.22** (2.83-3.51)	**3.59** (3.14-3.92)
3-hr	**0.717** (0.652-0.790)	**0.951** (0.863-1.05)	**1.16** (1.05-1.27)	**1.42** (1.28-1.56)	**1.65** (1.48-1.80)	**1.90** (1.69-2.07)	**2.16** (1.91-2.35)	**2.53** (2.21-2.76)	**2.87** (2.48-3.13)
6-hr	**0.440** (0.400-0.485)	**0.585** (0.531-0.646)	**0.713** (0.644-0.786)	**0.877** (0.788-0.963)	**1.02** (0.916-1.12)	**1.18** (1.05-1.29)	**1.35** (1.19-1.47)	**1.59** (1.38-1.73)	**1.81** (1.56-1.98)
12-hr	**0.260** (0.235-0.291)	**0.347** (0.313-0.387)	**0.425** (0.382-0.473)	**0.527** (0.471-0.583)	**0.619** (0.550-0.683)	**0.717** (0.630-0.791)	**0.826** (0.718-0.910)	**0.983** (0.842-1.08)	**1.13** (0.954-1.24)
24-hr	**0.158** (0.146-0.171)	**0.216** (0.200-0.234)	**0.261** (0.240-0.281)	**0.324** (0.296-0.349)	**0.377** (0.341-0.406)	**0.436** (0.391-0.469)	**0.500** (0.444-0.540)	**0.597** (0.520-0.647)	**0.679** (0.582-0.740)
2-day	**0.091** (0.084-0.100)	**0.125** (0.114-0.136)	**0.150** (0.138-0.164)	**0.187** (0.170-0.204)	**0.219** (0.197-0.238)	**0.254** (0.226-0.277)	**0.293** (0.258-0.320)	**0.352** (0.304-0.387)	**0.404** (0.342-0.445)
3-day	**0.065** (0.059-0.071)	**0.088** (0.081-0.096)	**0.105** (0.096-0.115)	**0.130** (0.118-0.141)	**0.151** (0.136-0.164)	**0.173** (0.155-0.189)	**0.198** (0.175-0.217)	**0.237** (0.206-0.260)	**0.271** (0.231-0.299)
4-day	**0.051** (0.047-0.056)	**0.069** (0.064-0.076)	**0.083** (0.076-0.090)	**0.101** (0.092-0.110)	**0.117** (0.105-0.127)	**0.133** (0.119-0.145)	**0.151** (0.133-0.165)	**0.180** (0.156-0.197)	**0.205** (0.176-0.226)
7-day	**0.034** (0.031-0.037)	**0.045** (0.041-0.049)	**0.053** (0.048-0.058)	**0.064** (0.058-0.070)	**0.073** (0.066-0.080)	**0.083** (0.074-0.091)	**0.094** (0.083-0.102)	**0.109** (0.095-0.120)	**0.122** (0.105-0.134)
10-day	**0.026** (0.024-0.029)	**0.035** (0.032-0.038)	**0.041** (0.038-0.044)	**0.049** (0.045-0.053)	**0.056** (0.051-0.060)	**0.063** (0.057-0.068)	**0.070** (0.063-0.076)	**0.081** (0.072-0.089)	**0.090** (0.079-0.099)
20-day	**0.017** (0.016-0.019)	**0.023** (0.021-0.024)	**0.026** (0.024-0.028)	**0.031** (0.029-0.033)	**0.035** (0.032-0.037)	**0.039** (0.036-0.042)	**0.043** (0.039-0.047)	**0.049** (0.044-0.053)	**0.054** (0.048-0.059)
30-day	**0.014** (0.013-0.015)	**0.018** (0.017-0.019)	**0.021** (0.020-0.022)	**0.025** (0.023-0.026)	**0.027** (0.025-0.029)	**0.030** (0.028-0.032)	**0.033** (0.030-0.035)	**0.037** (0.034-0.040)	**0.040** (0.036-0.043)
45-day	**0.012** (0.011-0.012)	**0.015** (0.014-0.016)	**0.017** (0.016-0.018)	**0.020** (0.019-0.021)	**0.022** (0.021-0.024)	**0.025** (0.023-0.026)	**0.027** (0.025-0.029)	**0.031** (0.028-0.033)	**0.034** (0.030-0.036)
60-day	**0.010** (0.010-0.011)	**0.013** (0.012-0.014)	**0.015** (0.014-0.016)	**0.017** (0.016-0.018)	**0.019** (0.018-0.020)	**0.021** (0.019-0.022)	**0.023** (0.021-0.024)	**0.025** (0.023-0.027)	**0.027** (0.025-0.029)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of annual maxima series (AMS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and annual exceedance probability) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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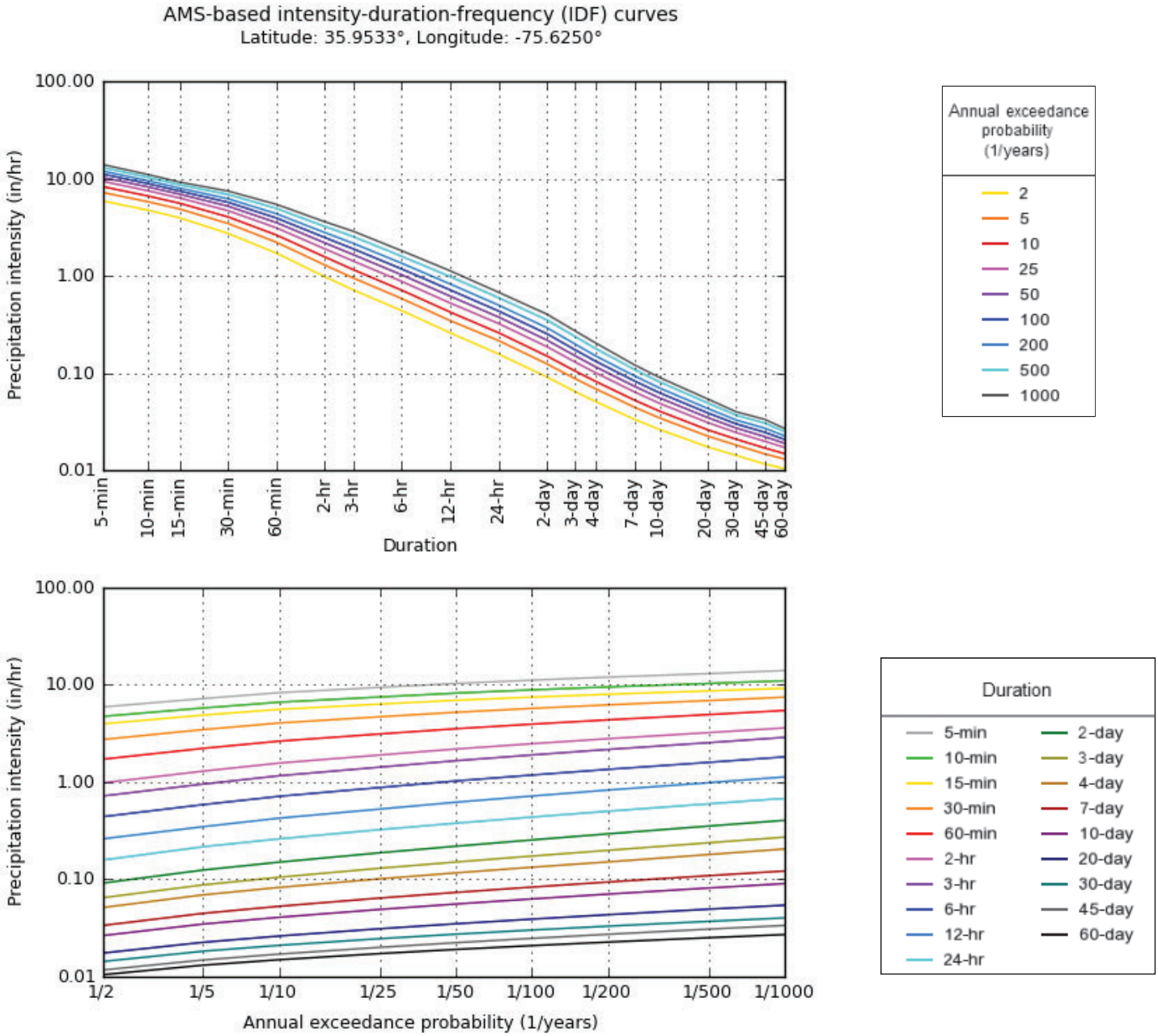
PF graphical



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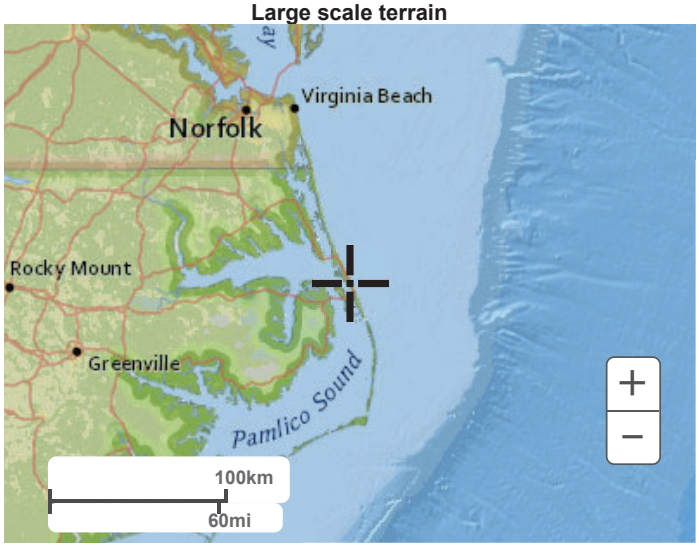
Maps & aerials

Small scale terrain

Large scale terrain



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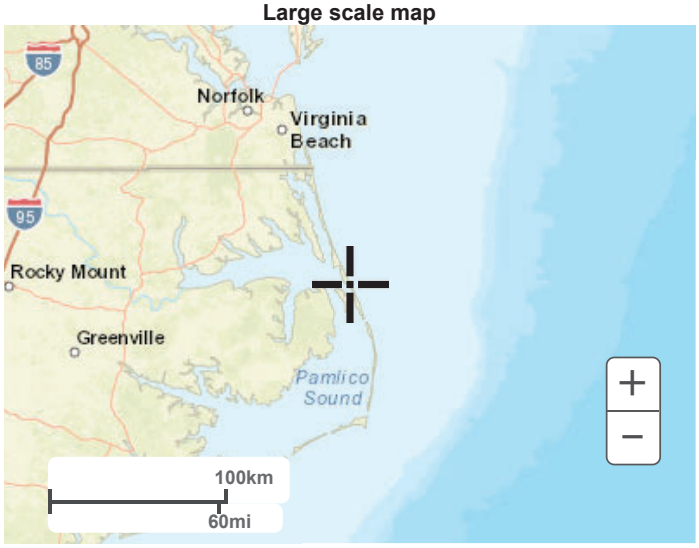
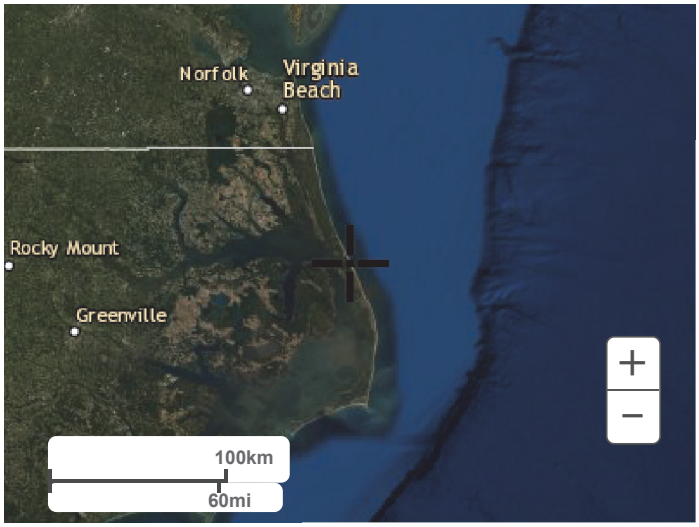


Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

	Total Sq. Ft	33%	*30% plus 300 sf*	**Onsite Storm Coverage**	
Roadway				36,270 SF	0.83 ACRE
Concrete Sidewalks				2,945 SF	0.07 ACRE
Lot 1	20,039.00	6,613 SF	*6,312 SF*	6,613 SF	0.15 ACRE
Lot 2	20,001.00	6,600 SF	*6,300 SF*	6,600 SF	0.15 ACRE
Lot 3	20,001.00	6,600 SF	*6,300 SF*	6,600 SF	0.15 ACRE
Lot 4	22,001.00	7,260 SF	*6,900 SF*	7,260 SF	0.17 ACRE
Lot 5	20,001.00	6,600 SF	*6,300 SF*	6,600 SF	0.15 ACRE
Lot 6	20,001.00	6,600 SF	*6,300 SF*	6,600 SF	0.15 ACRE
Lot 7	20,001.00	6,600 SF	*6,300 SF*	6,600 SF	0.15 ACRE
Lot 8	23,472.00	7,746 SF	*7,342 SF*	7,746 SF	0.18 ACRE
Lot 9	20,416.00	6,737 SF	*6,425 SF*	6,737 SF	0.15 ACRE
Lot 10	20,000.28	6,600 SF	*6,300 SF*	6,600 SF	0.15 ACRE
Lot 11	20,043.21	6,614 SF	*6,313 SF*	6,614 SF	0.15 ACRE
Lot 12	20,016.20	6,605 SF	*6,305 SF*	6,605 SF	0.15 ACRE
Lot 13	20,007.00	6,602 SF	*6,302 SF*	6,602 SF	0.15 ACRE
Lot 14	20,031.43	6,610 SF	*6,309 SF*	6,610 SF	0.15 ACRE
Lot 15	20,025.52	6,608 SF	*6,308 SF*	6,608 SF	0.15 ACRE
Lot 16	20,309.59	6,702 SF	*6,393 SF*	6,702 SF	0.15 ACRE
Lot 17	20,544.49	6,780 SF	*6,463 SF*	6,780 SF	0.16 ACRE
Total	346,910.72			153,695 SF	3.53 ACRE

Basin #1 Storage Calculations

	A (FRONT) (sq.ft.)	(acre)
Drainage Area =	95,924	2.20
Open Space	60,567	1.39
Pond =	0	0.00
Onsite Impervious =	35,357	0.81
Total Impervious =	35,357	0.81

Runoff generated by Rainfall Event (NCDEQ Simplified Method)

Ia = Impervious Percentage = Impervious Area/Drainage Area
Rv= Runoff Coefficient, 0.05+0.9Ia
Rd= Rain fall depth
V= Runoff Volume, 3630*Rd*Rv*A

	A (1.5")
Ia =	36.9%
Rv=	0.38
Rd (in.)=	1.5
A (ac.) =	2.20
V (cf.)=	**4580**

Total Storage Required by NCDEQ = 4,580.37 cf
Total Storage Required by TONH = 5,303.61 cf (15 cf per 100 sf of BUA)

**SHWT +/- 3.8 (SB-3 per soils memo dated July 24, 2019)*

Elev	Area (sf)	Avg area (sf)	Volume (cf)	Cum Vol. (cf)
5	2664			0
		4234	4234	
6	5804			4234
		6608	3304	
6.5	7412			7538

Basin #2 Storage Calculations

	A (FRONT) (sq.ft.)	(acre)
Drainage Area =	103,387	2.37
Open Space	67,336	1.55
Pond =	0	0.00
Onsite Impervious =	36,051	0.83
Total Impervious =	36,051	0.83

Runoff generated by Rainfall Event (NCDEQ Simplified Method)

Ia = Impervious Percentage = Impervious Area/Drainage Area
Rv= Runoff Coefficient, 0.05+0.9Ia
Rd= Rain fall depth
V= Runoff Volume, 3630*Rd*Rv*A

	A (1.5")
Ia =	34.9%
Rv=	0.36
Rd (in.)=	1.5
A (ac.) =	2.37
V (cf.)=	**4704**

Total Storage Required by NCDEQ = 4,704.11 cf
Total Storage Required by TONH = 5,407.72 cf (15 cf per 100 sf of BUA)

**SHWT +/- 3.5 (SB-4 per soils memo dated July 24, 2019)*

Elev	Area (sf)	Avg area (sf)	Volume (cf)	Cum Vol. (cf)
5	2534			0
		4029.5	4030	
6	5525			4030
		6291.5	3146	
6.5	7058			7176

Basin #3 Storage Calculations

	A (FRONT)	
	(sq.ft.)	(acre)
Drainage Area =	81,168	1.86
Open Space	51,067	1.17
Pond =	0	0.00
Onsite Impervious =	30,101	0.69
Total Impervious =	30,101	0.69

Runoff generated by Rainfall Event (NCDEQ Simplified Method)

Ia = Impervious Percentage = Impervious Area/Drainage Area
Rv= Runoff Coefficient, 0.05+0.9Ia
Rd= Rain fall depth
V= Runoff Volume, 3630*Rd*Rv*A

	A (1.5")
Ia =	37.1%
Rv=	0.38
Rd (in.)=	1.5
A (ac.) =	1.86
V (cf.)=	**3896**

Total Storage Required by NCDEQ = 3,896.06 cf
Total Storage Required by TONH = 4,515.15 cf (15 cf per 100 sf of BUA)

**SHWT +/- 3.5 (SB-4 per soils memo dated July 24, 2019)*

Elev	Area (sf)	Avg area (sf)	Volume (cf)	Cum Vol. (cf)
5	2577.5			0
		3118	3118	
6	3658.5			3118
		3947.25	1974	
6.5	4236			5092

Basin #4 Storage Calculations

	A (FRONT) (sq.ft.)	(acre)
Drainage Area =	151,262	3.47
Open Space	96,096	2.21
Pond =	0	0.00
Onsite Impervious =	55,166	1.27
Total Impervious =	55,166	1.27

Runoff generated by Rainfall Event (NCDEQ Simplified Method)

Ia = Impervious Percentage = Impervious Area/Drainage Area
Rv= Runoff Coefficient, 0.05+0.9Ia
Rd= Rain fall depth
V= Runoff Volume, 3630*Rd*Rv*A

	A (1.5")
Ia =	36.5%
Rv=	0.38
Rd (in.)=	1.5
A (ac.) =	3.47
V (cf.)=	**7147**

Total Storage Required by NCDEQ = 7,147.11 cf
Total Storage Required by TONH = 8,274.86 cf (15 cf per 100 sf of BUA)

**SHWT +/- 3.3 (SB-4 per soils memo dated July 24, 2019)*

Elev	Area (sf)	Avg area (sf)	Volume (cf)	Cum Vol. (cf)
4.5	5433.7			0
		6052.65	3026	
5	6671.6			3026
		7984.65	7985	
6	9297.7			11011
		9991.85	4996	
6.5	10686			16007

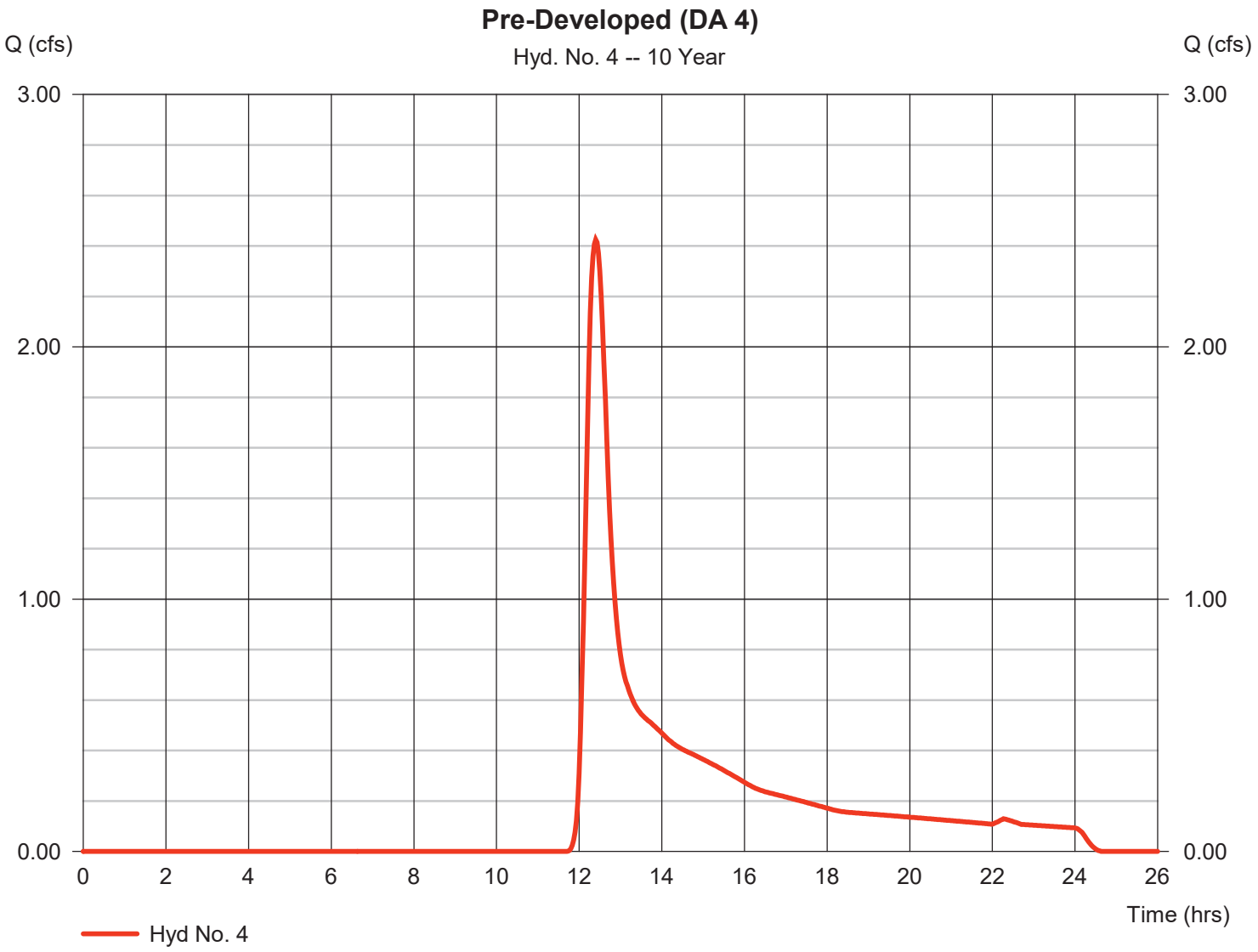
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 Thursday, 03 / 26 / 2020

Hyd. No. 4

Pre-Developed (DA 4)

Hydrograph type	= SCS Runoff	Peak discharge	= 2.425 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.40 hrs
Time interval	= 2 min	Hyd. volume	= 14,780 cuft
Drainage area	= 3.470 ac	Curve number	= 49
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 26.00 min
Total precip.	= 6.25 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



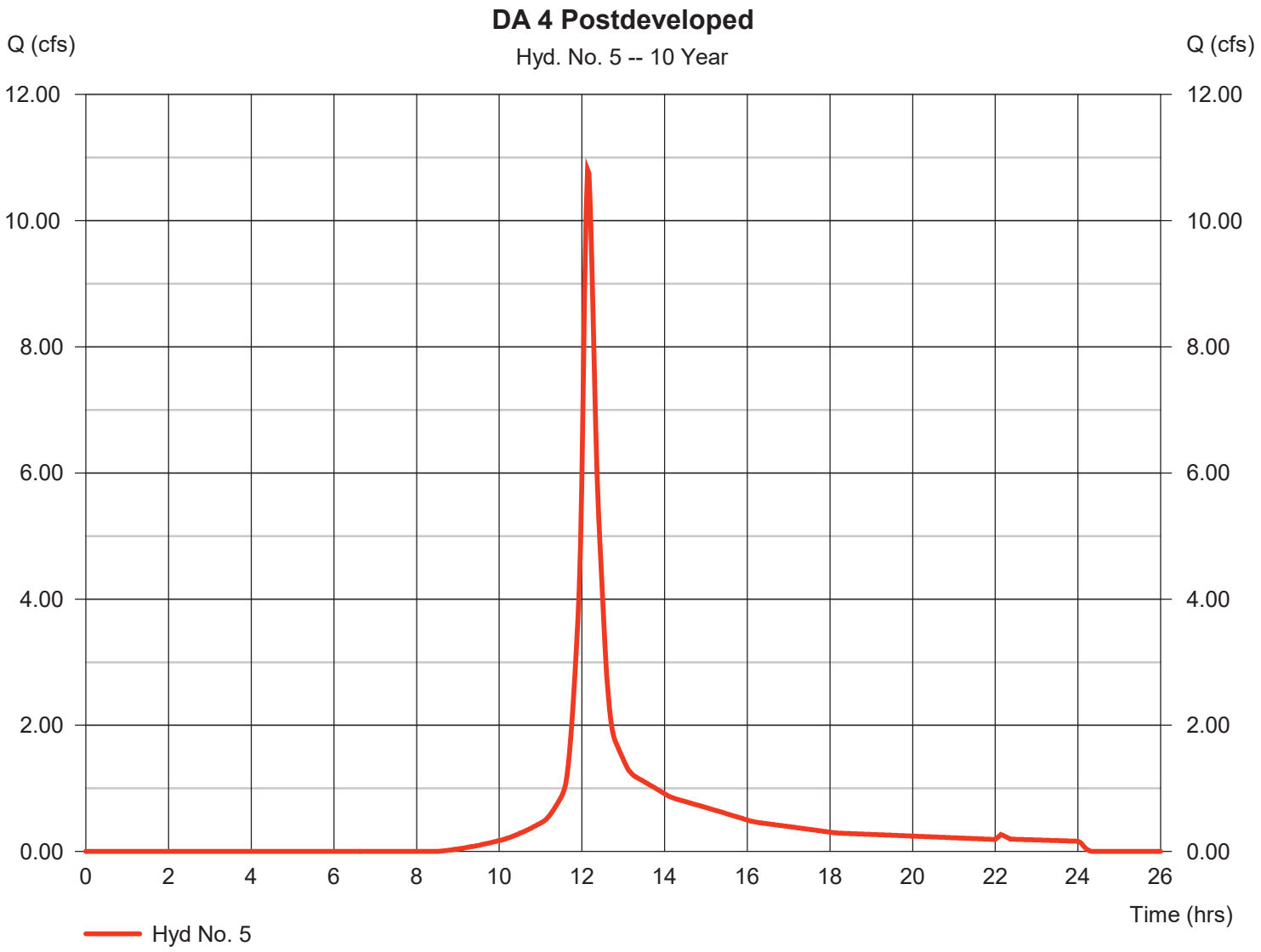
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 Thursday, 03 / 26 / 2020

Hyd. No. 5

DA 4 Postdeveloped

Hydrograph type	= SCS Runoff	Peak discharge	= 10.81 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.13 hrs
Time interval	= 2 min	Hyd. volume	= 41,553 cuft
Drainage area	= 3.470 ac	Curve number	= 72
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.50 min
Total precip.	= 6.25 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

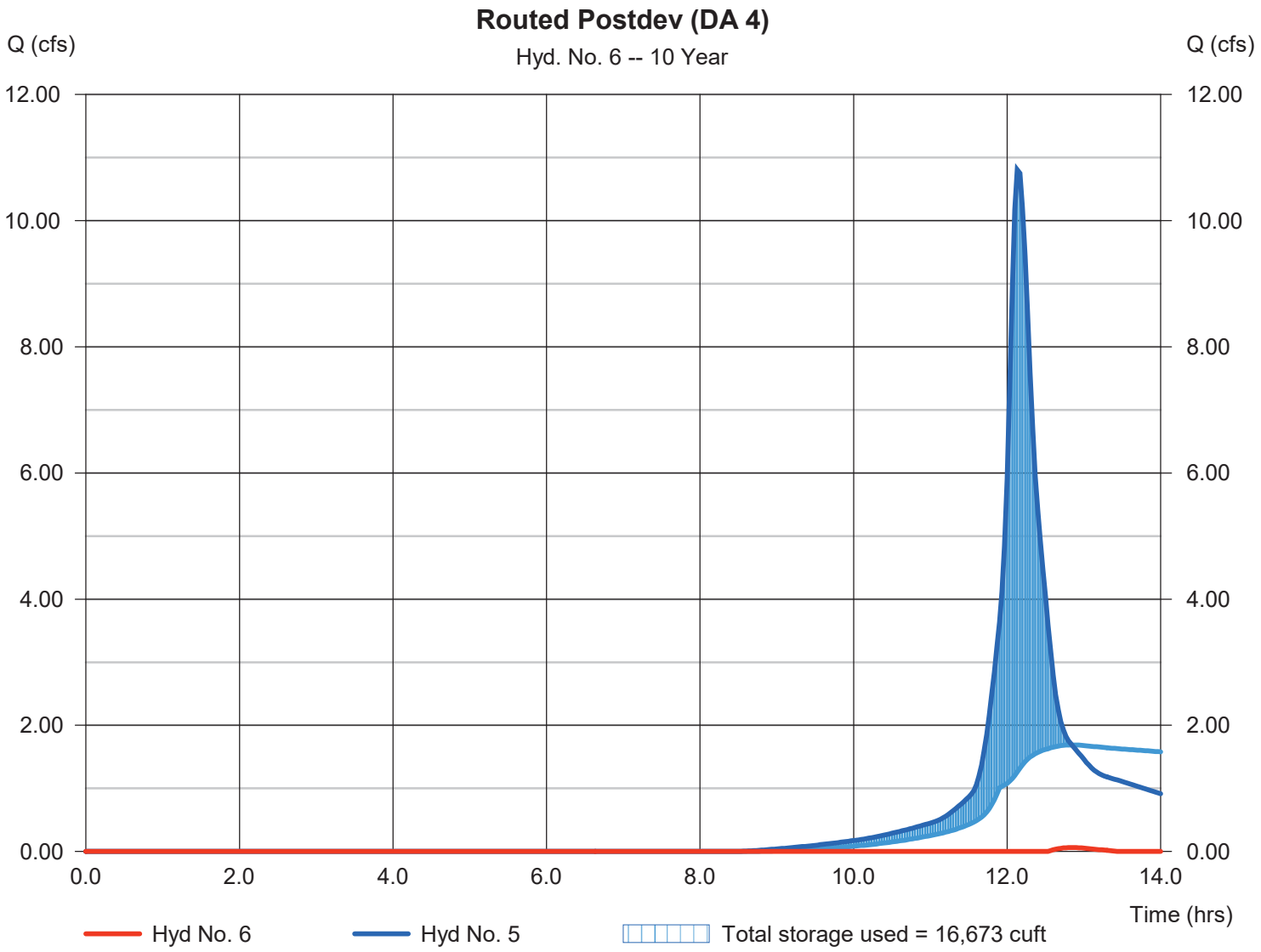
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 Thursday, 03 / 26 / 2020

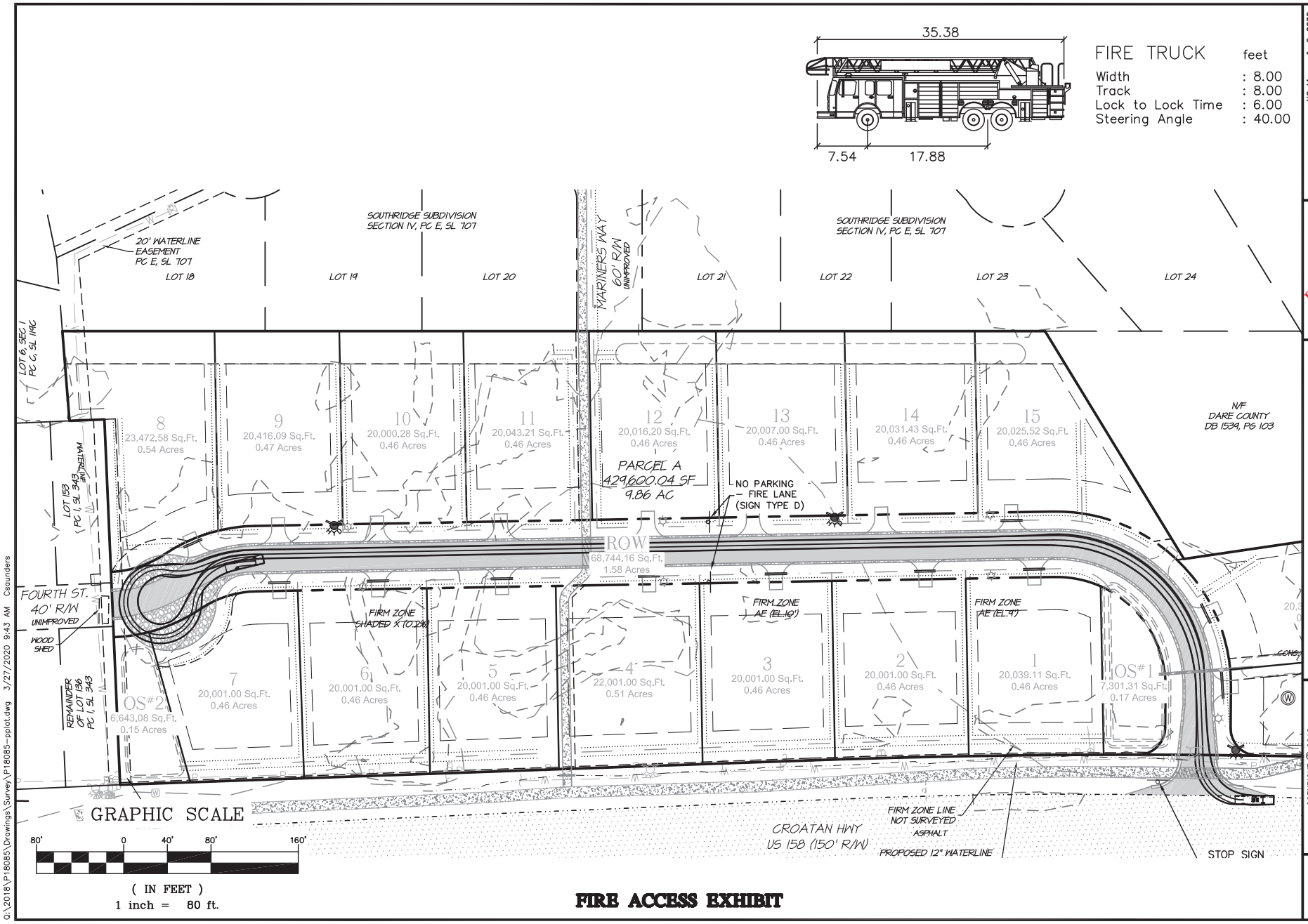
Hyd. No. 6

Routed Postdev (DA 4)

Hydrograph type	= Reservoir	Peak discharge	= 0.060 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.83 hrs
Time interval	= 2 min	Hyd. volume	= 121 cuft
Inflow hyd. No.	= 5 - DA 4 Postdeveloped	Max. Elevation	= 6.57 ft
Reservoir name	= DA 4 - actual	Max. Storage	= 16,673 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





FIRE ACCESS EXHIBIT

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admintracor@quible.com

PRELIMINARY NOT FOR CONSTRUCTION

FIRE ROUTING EXHIBIT

PARCEL A
SOUTHRIDGE SUBDIVISION VI

TOWN OF NAGS HEAD — NORTH CAROLINA — DARE COUNTY

GRAPHIC SCALE IN FEET 1"=SCALE 1X

0 SCALE 1X SCALE 2X

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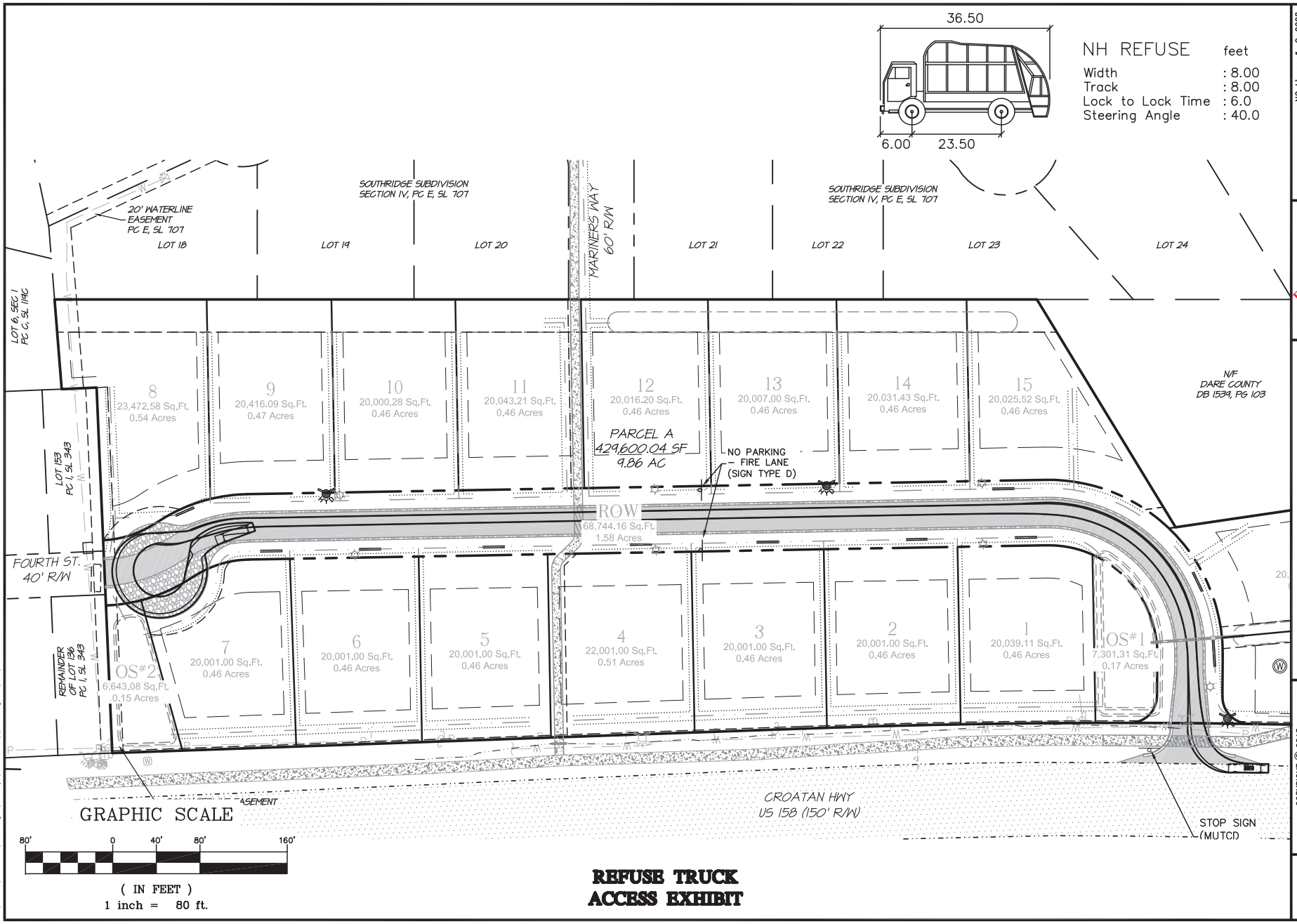
PROJECT	DRAWN BY	CHECKED BY	DATE
P18085	CMS	CMS	03/27/20



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PARCEL A
SOUTHRIDGE SUBDIVISION VI

TOWN OF NAGS HEAD — NORTH CAROLINA — DARE COUNTY

0 SCALE 1X SCALE 2X
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PROJECT	P18085
DRAWN BY	CMS
CHECKED BY	CMS
DATE	03/27/20

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Cobra

The Cobra style fixture is an Enclosed Flat Lens luminaire that provides a full cut-off distribution for lighting residential roadways and smaller parking areas.

Comparable HID Wattage	Finish Color	Initial Lamp Lumens	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Billing Tier	Basic / Premium	Recommended Mounting Height (ft.)	BUG Rating	Luminaire Stock #	WMIS CU Code
70	Black	3300	Type II	3000K	28	1	Basic	25	1-0-1	42323677	LEDCOXX0323BXXX
70	Black	3300	Type III	3000K	28	1	Basic	25	1-0-1	42323678	LEDCOXX0333BXXX
70	Gray	3300	Type II	3000K	28	1	Basic	25	1-0-1	42323675	LEDCOXX0323GXXX
70	Gray	3300	Type III	3000K	28	1	Basic	25	1-0-1	42323676	LEDCOXX0333GXXX
70	Black	3300	Type II	4000K	26	1	Basic	25	1-0-1	42315803	LEDCOXX0324BXXX
70	Black	3300	Type III	4000K	26	1	Basic	25	1-0-1	42315806	LEDCOXX0334BXXX
70	Gray	3300	Type II	4000K	26	1	Basic	25	1-0-1	42315902	LEDCOXX0324GXXX
70	Gray	3300	Type III	4000K	26	1	Basic	25	1-0-1	42315903	LEDCOXX0334GXXX
100	Black	5000	Type II	3000K	45	2	Basic	25 - 30	1-0-2	42323681	LEDCOXX0523BXXX
100	Black	5000	Type III	3000K	45	2	Basic	25 - 30	1-0-2	42323682	LEDCOXX0533BXXX
100	Gray	5000	Type II	3000K	45	2	Basic	25 - 30	1-0-2	42323679	LEDCOXX0523GXXX
100	Gray	5000	Type III	3000K	45	2	Basic	25 - 30	1-0-2	42323680	LEDCOXX0533GXXX
100	Black	5000	Type II	4000K	41	2	Basic	25 - 30	1-0-2	42315804	LEDCOXX0524BXXX
100	Black	5000	Type III	4000K	41	2	Basic	25 - 30	1-0-2	42315807	LEDCOXX0534BXXX
100	Gray	5000	Type II	4000K	41	2	Basic	25 - 30	1-0-2	42315896	LEDCOXX0524GXXX
100	Gray	5000	Type III	4000K	41	2	Basic	25 - 30	1-0-2	42315897	LEDCOXX0534GXXX
150	Black	9125	Type II	3000K	83	3	Basic	25 - 30	2-0-2	42323685	LEDCOXX0823BXXX
150	Black	9125	Type III	3000K	83	3	Basic	25 - 30	2-0-2	42323686	LEDCOXX0833BXXX
150	Gray	9125	Type II	3000K	83	3	Basic	25 - 30	2-0-2	42323683	LEDCOXX0823GXXX
150	Gray	9125	Type III	3000K	83	3	Basic	25 - 30	2-0-2	42323684	LEDCOXX0833GXXX
150	Black	9125	Type II	4000K	76	3	Basic	25 - 30	2-0-2	42315805	LEDCOXX0824BXXX
150	Black	9125	Type III	4000K	76	3	Basic	25 - 30	2-0-2	42315808	LEDCOXX0834BXXX
150	Gray	9125	Type II	4000K	76	3	Basic	25 - 30	2-0-2	42315898	LEDCOXX0824GXXX
150	Gray	9125	Type III	4000K	76	3	Basic	25 - 30	2-0-2	42315899	LEDCOXX0834GXXX
250	Gray	14575	Type III	3000K	136	5	Basic	30 - 35	3-0-3	42329814	LEDCOXX1533GXXX
250	Gray	14575	Type III	4000K	125	5	Basic	30 - 35	3-0-3	42315900	LEDCOXX1534GXXX
400	Gray	23800	Type III	3000K	223	8	Basic	30 - 40	3-0-5	42329816	LEDCOXX2233GXXX
400	Gray	23800	Type III	4000K	201	7	Basic	30 - 40	3-0-5	42315901	LEDCOXX2234GXXX
1000	Gray	28800	Type III	3000K	244	9	Basic	35 - 40	3-0-5	42330027	LEDCOXX3033GXXX
1000	Gray	31100	Type III	4000K	244	9	Basic	35 - 40	3-0-5	42315895	LEDCOXX3034GXXX
250 (480V)	Gray	14575	Type III	4000K	136	5	Basic	30 - 35	3-0-3	42330028	LEDCOXX1534G4XX
400 (480V)	Gray	23800	Type III	4000K	223	8	Basic	30 - 40	3-0-5	42330029	LEDCOXX2234G4XX

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

COASTAL VILLAS

THIS DECLARATION is made this ___ day of _____, 2020, by Nags Head Realty and Construction and Development, Inc, a North Carolina Corporation (the "Developer"), having an office at _____.

WITNESSETH:

WHEREAS, the Developer is the owner of the real property described in Article II of this Declaration which the Developer desires to develop into a ("the "Community") known or to be known as "COASTAL VILLAS " with open spaces and other common facilities for the benefit of the Community; and

WHEREAS, the Developer desires to provide for the preservation of the values and amenities in the community and for the maintenance of said open spaces and other common facilities; and, to this end, desires to subject the real property described in Article II (the "Property") to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of the Property and each Owner thereof; and

WHEREAS, the Developer desires that the Property be subdivided into lots upon which are or will be constructed residential Structures, which lots and structures will be individually owned, and the Developer desires that such open spaces and other common facilities shall remain available for the benefit of all Members of the Community; and

WHEREAS, the Developer has deemed it desirable, for the efficient preservation of the values and amenities in the Community to create an agency or association to which should be delegated and assigned the powers of maintaining and administering the Community property and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, the Developer has incorporated the Association for the purpose of exercising the aforesaid functions.

NOW THEREFORE, the Developer, for itself, its successors and assigns, declares that the real property described in Section 2.01 and such additional property described in Section 2.02 as may be brought under the scope of this Declaration from time to time, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth (the "Restrictions").

ARTICLE I

DEFINITIONS

Section 1.01 Definitions. The following words, phrases or terms when used in this Declaration or in any instrument supplemental to this Declaration shall, unless the context otherwise prohibits, have the following meanings:

1.01.1. "Act" shall mean the North Carolina Planned Community Act as codified at N.C.G.S. 47-F-1-101 *et. seq*.

1.01.2. “Assessment” shall have the same meaning as “Common Expense Liability as defined in the Act Section 47-1-103

1.01.3. "Association" shall mean and refer to the COASTAL VILLAS ASSOCIATION, a North Carolina, non-profit corporation.

1.01.4. "Association Property" shall mean all land, improvements and other properties heretofore or hereafter owned by or in possession of the Association.

1.01.5. "Board of Directors" shall mean the Board of Directors of the Association.

1.01.6. "Builder" shall mean a builder, contractor, investor, or other Person who purchases a Lot for the purpose of constructing a Structure thereon for sale to a third Person.

1.01.7. "By-laws" shall mean the By-laws of the Association in effect from time to time.

1.01.8. "Common Areas" shall mean those portions of the Association Property designated or established for the common use and benefit of all Owners.

1.01.9. "County" shall mean Dare County, North Carolina.

1.01.10. "Declaration" shall mean this Declaration of Protective Covenants, Conditions, Restrictions and Easements as it may from time to time be supplemented, extended, or amended in the manner provided for herein.

1.01.11. "Developer" shall mean Nags Head Realty and Construction, Inc., its successors and assigns, and in the event of a foreclosure or deed-in-lieu of foreclosure related to any deed of trust securing Developer's acquisition, construction and/or development financing for the Property, shall include the purchaser at such foreclosure or the grantee of such deed-in- lieu of foreclosure.

1.01.12. "Dwelling" shall mean and refer to any improved Property intended for use and occupancy as one (1) single family Dwelling, irrespective of the number of owners thereof (or the form of ownership) located within the Property or any Additional Property and, unless otherwise specified, shall include within its meaning (by way of illustration, and not limitation) single family detached homes, single family attached homes such as townhouses and condominium units, and patio or zero lot line homes.

1.01.13. "Lot" shall mean any portion of the Property (with the exception of Association Property) under the scope of this Declaration and (i) identified as a separate parcel on the tax records of the County, or (ii) shown as a separate Lot upon any recorded or filed subdivision map of the Property.

1.01.14. "Member" shall mean each holder of a membership interest in the Association, as such interests are set forth in Article III of this Declaration.

1.01.15. "Owner" shall mean the record Owner, whether one or more persons or entities, of equitable or beneficial title (or legal title if same has merged) of any Lot or Dwelling, including the Developer and all Builders. The foregoing does not include persons or entities that hold an interest in any Lot merely as security for the performance of an obligation. Except as stated otherwise herein, "Owner" shall not include one who has merely contracted to purchase any Lot or a lessee or tenant of any apartment, association, single family residence or other improvement located upon any Lot. For the purpose of the enforcement of the provisions of this Declaration and the By-laws, including but not limited to, the rules and regulations of the Association, "Owner" shall also include the family members, invitees,

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licensees, and lessees of any Owner, together with any other Person or parties holding any possessory interest granted by such Owner in any Lot or the improvements thereon.

1.01.16. "Period of Developer Control" shall mean the period of time prior to conversion of the Class B membership to Class A membership as set forth in Section 3.02.

1.01.17. "Person" shall mean individual, trust, estate, partnership, corporation, limited liability company, business trust or other entity.

1.01.18. "Property" shall mean all Lots and other properties subject to this Declaration.

1.01.19. "Rules" shall mean any and all regualations of the Association promulgated by any Executive Board pursuant to its power under the Declaration or any other Land Use Document

1.01.20. "Structure" shall mean each completed Dwelling (as evidenced by issuance of a Certificate of Occupancy issued by the Town) including garage, situated upon the Property or any Dwelling structure on the Property that has been occupied as a residence.

1.01.21. "Town" shall mean the Town of Nags Head.

1.01.22. "UDO" shall mean the Town of Nags Head Unified Development Ordinance and its provisions that were in effect as of the date of this Declaration.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION; ADDITIONS THERETO

Section 2.01. Property. Initially, the real property which is, and shall be, held, transferred, sold, conveyed and occupied subject to this Declaration is described in **Schedule A** attached hereto.

Section 2.02. Additional Property. Other lands ("Additional Property") in addition to the lands described in Exhibit A, if any, may become subject to this Declaration in the following manner:

2.02.1. During the Period of Developer Control, the Developer may add Additional Property to this Declaration without the consent of any other Owner by an amendment to this Declaration. After the Period of Developer Control, the owner of any lands who desires to add such lands to the scope of this Declaration and to subject them to the jurisdiction of the Association may do so upon (i) approval in writing of the Association pursuant to a vote of its Members as provided in the By-laws and (ii) an amendment to this Declaration in accordance with Section 2.02.2.

2.02.2. The Additional Property shall be added to this Declaration by the recording of an amendment to this Declaration which shall extend the scope of the covenants and restrictions of this Declaration to the Additional Property and thereby subject the Additional Property and the owners of the Additional Property to assessments for their fair share of the expenses of the Association. The amendment to this Declaration may also contain such complementary additions and modifications of the covenants and restrictions contained in this Declaration as maybe necessary to reflect the different character, if any, of the Additional Property.

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2.02.3. Any buildings or other improvements on the Additional Property or to be constructed on the Additional Property must be harmonious in style to those improvements on the Property initially covered by this Declaration.

Section 2.03. Mergers. Upon a merger or consolidation of the Association with another association as provided in the Articles of Incorporation of the Association or the By-laws, its properties, rights and obligations may be transferred to another surviving or consolidated association by operation of law or, alternatively, the properties, rights and obligations of another association may be added to the properties, rights and obligations of the Association as a surviving corporation by operation of law pursuant to a merger. The surviving or consolidated association may administer the Restrictions established by this Declaration within the Property together with the covenants, conditions and restrictions established upon any other properties. No such merger or consolidation, however, shall affect any revocation, change or addition to the Restrictions established by this Declaration within the Property except as hereinafter provided.

ARTICLE III

THE ASSOCIATION STRUCTURE, MEMBERSHIP, VOTING RIGHTS AND DIRECTORS

Section 3.01. Formation of the Association. Pursuant to the laws of the State of North Carolina, the Developer has formed the Association to own, operate, and maintain the Association Property, enforce the Restrictions set forth in this Declaration and to have such other specific rights, obligations, duties and functions as are set forth in this Declaration and in the Articles of Incorporation of the Association and the By-laws, as the same may be amended from time to time. Subject to the additional limitations provided in this Declaration and the Articles of Incorporation of the Association, the Association shall have all the powers and be subject to the limitations of a nonprofit corporation as contained in the applicable laws of the State of North Carolina, as the same may be amended from time to time.

Section 3.02. Membership. The Association shall have as Members only Owners and the Developer. Upon becoming such, all Owners shall be deemed to have become Members automatically, and there shall be no other qualification for membership. Membership shall be appurtenant to, and shall not be separated from, the ownership of a Lot.

3.02.1. The Association shall have two (2) classes of voting membership:

Class A. The Class A Members shall be all Owners (other than the Class B Member) who shall be entitled to one (1) vote for each Lot owned. When more than one Person holds an interest in any Lot, all such persons shall be Members, but the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Developer, its successors and assigns. The Class B Member shall be entitled to fifteen (15) votes for each Lot owned by the Class B Member. The Class B membership shall cease and be converted to Class A membership on the happening of the first of the following events: (a) when the Developer no longer owns five percent (5%) of the total Lots in the Property including the Lots upon any Additional Property which is added and subject to this Declaration; or (b) at the expiration of twenty (20) years after the date of filing of this Declaration at the Register of Deeds of Dare County, North Carolina, provided, that if an amendment to this Declaration is filed adding Additional Property pursuant to this Declaration at any time or times prior to the expiration of said twenty (20) years

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(as the same may have been extended by the filing of any such amendment), such period shall be extended each time until the expiration of twenty (20) years from the date of filing of the last such amendment; or (c) upon written certification by the Developer to the Association that the Developer is converting their Class B membership to Class A membership. Notwithstanding the foregoing, the Class B membership shall permanently terminate after thirty (30) years from the date of the recording of this Declaration. Notwithstanding the conversion of the Class B membership to Class A membership, no action may be taken by the Association which would serve to impede the installation of Common Area facilities substantially represented in plans of public record particularly as they may have been required and/or approved by public agencies except with the assent of such principal parties including the Developer, and if applicable, the Town of Nags Head, the Federal Housing Administration, or the Veterans Administration.

Section 3.03. Voting and Mortgagee's Control of Votes. Each Owner, including the Developer, shall be entitled to vote(s) for each Lot owned in any portion of the Property covered by this Declaration in accordance with Section 3.02. Initially, there are 17 Lots on the Property covered by this Declaration. Accordingly, there shall initially be 255 votes in the Association. Owners of each Lot on any Additional Property added by amendment to this Declaration pursuant to Section 2.02 shall be entitled to one (1) vote for each Lot owned. Notwithstanding anything to the contrary which may be contained in this Declaration, if a mortgage lender whose name appears on the records of the Association (i) holds a mortgage on a Lot which prohibits the mortgagor from voting contrary to the interest of the mortgagee, and (ii) notifies the Association in writing at least ten (10) days prior to the date of the vote to be taken of its position on the matter being voted upon, a vote of the subject Lot Owner contrary to the position of such mortgage lender shall not be counted in such vote tabulation.

Section 3.04. Interest in More than One Lot. If any Person owns or holds more than one Lot, such Owner shall be entitled to the appropriate number of votes for each Lot owned.

Section 3.05. Lots Owned or Held by More than One Person or by an Entity. If only one of the multiple Owners of a Lot is present at a meeting of the Association, the Owner who is present is entitled to cast all the votes allocated to that Lot. If more than one of the multiple Owners are present, the votes allocated to that Lot may be cast only in accordance with the agreement of a majority of interests of the multiple Owners. Majority agreement shall be conclusively presumed if any one of the multiple Owners casts the votes allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot.

In the case of an Owner that is a trust, estate, partnership, corporation, limited liability company, business trust or other entity, any duly authorized representative of such trust, estate, partnership, corporation, limited liability company, business trust or other entity may cast the vote for such Owner.

Section 3.06. Holder of Security Interest not a Member. Any Person holding an interest in a Lot merely as security for the performance of an obligation shall not be a Member.

Section 3.07. Assigning Right to Vote. Subject to the filing of an amendment to any offering plan pursuant to which the Developer has offered interests in the Association, the Developer may assign its membership in the Association to any Person, and the assignee of such membership may make successive like assignments. Any other Owner shall be entitled to assign his right to vote, by power of Attorney, by proxy or otherwise, provided that such assignment is made pursuant to the By-laws. The By-laws may require that the assignment specify the meeting or issue to which the assignment applies.

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Section 3.08. Meeting and Voting Regulations. The Board of Directors of the Association may make such regulations, consistent with the terms of this Declaration and the Articles of Incorporation of the Association and the By-laws and the applicable laws of the State of North Carolina, as it may deem advisable for any meeting of its Members, in regard to proof of membership in the Association, evidence of right to vote, the appointment and duties of inspectors of votes, registration of Members for voting purposes, the establishment of representative voting procedures, the establishment of extended canvass periods for voting and such other matters concerning the conduct of meetings and voting as it shall deem appropriate.

Section 3.09. Selection of Directors. The By-laws shall govern the nomination and election of Directors and the filling of vacancies on the Board of Directors. Notwithstanding the preceding sentence, during the Period of Developer Control, the Developer may appoint and remove the officers and members of the Board of Directors.

Section 3.10. Powers and Duties of Directors. The powers and duties of the Board of Directors shall be as set forth in the By-laws and the laws of the State of North Carolina including those contained in the Act.

Section 3.11. Indemnification of Officers and Directors. Every director and officer of the Association shall be, and is hereby, indemnified by the Association against all expenses and liabilities, including fees of counsel, reasonably incurred by or imposed upon such director of officer in connection with any proceeding to which such officer or director may be a party, or in which such officer or director may become involved, by reason of being or having been a director or officer of the Association, or, any settlement thereof, whether or not such Person is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of duties; provided, that in the event of a settlement, the indemnification herein shall apply only when the board approves such settlement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to, and shall not be exclusive of, all rights to which each such director or each such officer may otherwise be entitled.

Section 3.12. Developer's Written Consent Necessary for Certain Actions Taken by Board of Directors. Notwithstanding anything to the contrary contained in this Declaration, even if the Developer has terminated the Period of Developer Control, so long as the Developer owns Lots equal to five percent (5%)or more of the number of Lots that are subject to this Declaration, including Lots contained upon any Additional Property that has been added to and subjected to this Declaration and any amendments thereto, but in no event more than thirty (30) years from the date of recording of this Declaration, without the Developer's prior written consent, the Board of Directors may not (i) except for necessary repairs or any repairs required by law, make any addition, alteration, or improvement to any Association Property, (ii) assess any amount for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund in excess of an amount equal to the proportion of the then existing budget which the amount of reserves in the initial budget of estimated expenses for the relevant phase or phases of the development; (iii) hire any employee in addition to the employees, if any, provided for in the initial budget of the Association, except as may be necessary to maintain the quantity or quality of services or maintenance, (iv) enter into any service or maintenance contract for work not provided for in the initial budget of the Association, except for service or maintenance to facilities not in existence or not owned by the Association at the time of the first conveyance of a Lot; (v) borrow money on behalf of the Association; or (vi) reduce the quantity or quality of services or maintenance of the Property. Until thirty (30) years from the date of recording of this Declaration, if the Developer owns Lots equal in number to five percent (5%) or more of the number of Lots this Section shall not be amended without the prior written consent of the Developer.

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ARTICLE IV

PROPERTY RIGHTS AND EASEMENTS

Section 4.01. Dedication of Association Property. The Developer intends to convey to the Association, subsequent to the recordation of this Declaration, and subject to the provisions of this Declaration, certain tracts of land and Common Area within the Property for the continued use and enjoyment of the Members. The Association must accept any such conveyance made by the Developer provided such conveyance is made without consideration. Developer shall convey said title free and clear of any liens and encumbrances except all easements of record and any Declarations and amendments.

Section 4.02. Right and Easement of Enjoyment in Association Property. Every Member (and such Member's guests, licensees, tenants and invitees) shall have a right and non-exclusive easement of enjoyment, in common with all other Members, in and to all Association Property, subject to the rights of the Association as set forth in Section 4.03 and the rights of the Developer as set forth in Sections 4.04 and 4.05. Such easements shall be appurtenant to and shall pass with the interests of each Owner.

Every Member shall also have a non-exclusive easement for ingress and egress, in common with all other Members, as described in Section 4.06 hereof and the common utility and conduit easements described in Section 4.05. These easements will be subject to the rights of the Association as set forth in Section 4.03; provided, however, that any conveyance or encumbrance referred to in Section 4.03(c) shall be subject to said easements of each Member for ingress and egress and for utility lines, if applicable.

Section 4.03. Rights of Association. With respect to the Association Property, the Association shall have the right to:

4.03.1. Promulgate rules and regulations relating to (i) the use, operation and maintenance of the Association Property, (ii) the safety and convenience of the users thereof, (iii) the enhancement or preservation of the Association Property and (iv) the promotion of the best interests of the Members in the discretion of the Association.

4.03.2. Grant easements, licenses and rights of way to any public or private utility corporation, governmental agency or political subdivision with or without consideration.

4.03.3. Dedicate, sell, transfer, abandon, partition, or encumber (except for any transfer or encumbrance to a public utility or for other public purposes consistent with the intended use of such land by or for the benefit of all of the Members) all or any part of the land which it owns for such purposes and subject to such conditions as may be agreed to by the Association and the transferee. Such a conveyance shall require the affirmative vote or written consent of at least eighty percent (80%) of the total votes of all Members voting after notice which shall be sent to all Members whose names appear on the records of the Association not less than ten (10) days nor more than sixty (60) days in advance of the date set for voting thereon.

4.03.4. Enter into agreements, reciprocal or otherwise, with other homeowners' and residents' associations, associations and cooperatives for the use of or sharing of facilities. Such agreements shall require the affirmative vote or

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written consent of at least two-thirds (2/3) of the total votes of all Members voting after notice which shall be sent to every Member not less than ten (10) days nor more than sixty (60) days in advance of the date or initial date set for voting thereon.

4.03.5. Plant and maintain such vegetation and landscaping as the Association shall deem appropriate within any landscaping easement as shown on any plat of the subdivision.

4.03.6. Exercise all other rights of the Association set forth in this Declaration or permitted under the laws of the State of North Carolina including those powers set forth in Section 47F-3-102 of the Act.

Section 4.04. Rights of Developer. With respect to the Property, including the Association Property, and in addition to the rights reserved in Section 4.05 below, the Developer shall have the right until the completion of the construction, marketing and initial sale of all Structures to be constructed on the Lots to:

4.04.1. Grant and reserve easements and rights of way for the installation, maintenance, repair, replacement and inspection of utility lines, wires, pipes, storm water maintenance systems and conduits, including, but not necessarily limited to, water, gas, electric, telephone, cable TV and sewer to service any Additional Property as referred to in Section 2.02 of this Declaration.

4.04.2. Connect with and make use of utility lines, wires, pipes, conduits and related facilities located on the Association Property for the benefit of any Additional Property.

4.04.3. Use the Association Property for ingress and egress to the Property and any Additional Property.

4.04.4. Operate a sales center and have prospective purchasers and others visit such sales center and use certain portions of Association Property, including, but not necessarily limited to, parking spaces.

4.04.5. Grant to itself or to others such easements and rights of way as may be reasonably needed for the orderly development of the Property or any portions thereof and/or any Additional Property.

4.04.6 Plant and maintain such vegetation and landscaping as the Developer shall deem appropriate within any landscaping easement as shown on any plat of the subdivision.

4.04.7. Remove or reconfigure Lots or portions of the Property owned by the Developer by filing a Supplemental or Amended Declaration pursuant to Section 10.07 below.

With respect to its exercise of the above rights, the Developer agrees (i) to repair any damages resulting within a reasonable time after the completion of development or when such rights are no longer needed, whichever first occurs, and (ii) until development has been completed, to hold the Association harmless from all liabilities which are a direct result of the Developer's exercise of its rights hereunder. This Section shall not be amended without the written consent of the Developer.

Section 4.05. Common Utility and Conduit Easement. Every Owner shall have a non-exclusive easement, in common with all other Owners, to maintain and use all pipes, wires, conduits, drainage areas and public utility lines servicing such Owner's Lot and

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located on other Lots or on Association Property. Each Lot shall be subject to an easement in favor of the Owners of other Lots to maintain and use the pipes, wires, conduits, drainage areas and public utility lines servicing, but not located on, such other Lots. The Association shall have the right of access to each Lot for maintenance, repair or replacement of any pipes, wires, conduits, storm water maintenance systems, drainage areas or public utility lines located on any Lot and servicing the Association Property, Additional Property or any other Lot. The cost of such repair, maintenance or replacement shall be a common expense funded from the Maintenance Assessment, except that, if occasioned by a negligent or willful act or omission of a specific Owner or Owners, such cost shall be considered a special expense allocable to the specific Owner or Owners responsible and such cost shall be added to the Maintenance Assessment of such Owner or Owners and, as part of that Maintenance Assessment, shall constitute a lien on the Lot or Lots of such Owner or Owners to secure the payment thereof as set forth in Article V.

Section 4.06. Common Access Easement. The Developer and all Owners and their guests, mortgagees, licensees and invitees shall have a non-exclusive easement for vehicular and pedestrian (as appropriate) ingress and egress, in common with one another, over all walkways, driveways, and roadways located on the Association Property, and the Association shall have an easement of access over each Lot for the maintenance, repair and replacement of walkways, driveways and roadways or any property or facilities located on such Lot which are owned by the Association or which exist for the common benefit of all Owners.

Section 4.07. Maintenance of Association Facilities. In order to preserve and enhance the property values and amenities of the Property, the Association shall at all times maintain the facilities of the Association in good repair and condition and shall operate such facilities in accordance with high standards.

Section 4.08. Right of Association to Contract Duties and Functions. The Association may contract with any Person for the performance of its various duties and functions. Without limiting the foregoing, this right shall entitle the Association to enter into common management agreements with other associations and cooperatives.

Any decision to discontinue independent professional management of certain Association duties and functions and establish self-management therefor shall require the affirmative vote or written consent of at least two-thirds (2/3) of the total votes of all Members voting after notice which shall be sent to all Members whose names appear on the records of the Association not less than ten (10) days nor more than sixty (60) days in advance of the date set for voting thereon.

Section 4.09. Environmental Considerations. In carrying out its responsibilities **in** enforcing the provisions of this Declaration, and in particular the provisions of Articles VII and X, the Association and the Architectural Standards Committee shall consider the environmental impact of any existing or proposed activities on the Property or any portion thereof and may, in its discretion, establish standards or guidelines aimed at reducing or eliminating any adverse environmental impact of its activities or take affirmative action to improve the quality of the environment. Developer reserves for its benefit and the Association and any respective agents and employees an easement on over and across any and all unimproved areas in the Community for the purpose of taking any action necessary to effectuate compliance with environmental rules, regulations, procedures or permits promulgated or instituted by the Association or any governmental entity.

Section 4.10. Rights and Easements Reserved to Developer for Benefit of Additional Property. The following rights and non-exclusive easements are reserved herein by the Developer over applicable portions of the Property for the benefit of Additional Property for the following purposes:

4.10.1. Ingress and egress over roadways.

4.10.2. Use and connection with utility lines and related facilities including, but not necessarily limited to: telephone, water, gas, electric, telephone, cable TV, sewer and storm water maintenance systems. This easement shall not include the right to consume any water, gas, or electricity for which any Owner is billed directly without the consent of the Owner affected.

4.10.3. Ingress, egress and access to Additional Property across any Lots or portions of the Property owned by the Developer.

Upon the connection of lines and/or facilities servicing such lands comprising the Additional Property, should such lands not be added to the scope of this Declaration, such lands shall be responsible for the payment to the Association of a fair share of the cost of operation, maintenance, repair and replacement of those lines and facilities servicing such lands.

Section 4.11. Distribution of Condemnation Awards. In the event all or part of the Association Property is taken in condemnation or eminent domain proceedings, the award from such proceedings shall be paid to the Association. The Board of Directors shall arrange for the repair and restoration of such Association Property and shall disburse the proceeds of such award in the same manner as insurance proceeds, in accordance with Article VIII.

Section 4.12. Easements and Rights Binding. The easements, rights-of-way and other rights reserved in this Article IV shall be permanent, shall run with the land and shall be binding upon and for the benefit of the Association, the Developer, the Owners and their respective successors and assigns.

ARTICLE V

ASSESSMENTS AND RIGHT OF ASSOCIATION TO BORROW

Section 5.01. Imposition, Personal Obligation, Lien. Each Owner, by becoming an Owner by the acceptance of a deed or otherwise, whether or not such deed or any other instrument pursuant to which title was obtained so provides, shall be deemed to covenant and agree to pay to the Association:

5.01.1. Annual assessments or charges for the maintenance and operation of Association Property ("Maintenance Assessments").

5.01.2. Special assessments for capital improvements to Association Property ("Special Assessments"). Maintenance Assessments and Special Assessments together are hereinafter referred to as "Assessments".

The Assessments shall be fixed, established and collected from time to time as hereinafter provided. Each Assessment (or installment payment thereof) together with such late charges, interest thereon and costs of collection as hereinafter provided, shall be a charge and continuing lien upon the Lot against which the Assessment is made and shall also be the personal obligation of the Owner of such Lot at the time the Assessment falls due.

Section 5.02. Purpose of Maintenance Assessment. The purpose of the Maintenance Assessment shall be to fund the maintenance, preservation, operation and improvement of the Association Property and the promotion of the recreation, safety and welfare of the Members, including but not limited to, the payment of taxes on Association Property, any utility services to the Property which are commonly metered or billed, all casualty, liability and other insurance covering the Association Property, any Property or Lots which the Association has the responsibility to maintain and the Association's officers,

directors, Members and employees obtained pursuant to Article VIII of this Declaration, for the maintenance, repair and replacement of all facilities commonly servicing the Members, such as roadways and landscaped areas, stormwater facilities as required by the DEQ or the Town, the cost of labor, equipment, materials, management and supervision thereof, and for all other similar needs as may arise. The amount of any reserves shall be not less than the reasonable requirements of existing or proposed lenders, holders and insurers of first mortgages of the Lots or, if less, the requirements under the laws of the State of North Carolina.

Section 5.03. Date of Commencement and Notice of Assessments and Changes in Annual Assessments. The Assessments provided for herein shall commence on the day as may be determined by the Developer. The first Assessments shall be adjusted according to the number of months remaining in the fiscal year as established by the Board of Directors and such Assessments shall thereafter be on a full fiscal year basis. The amount of the Assessment against each Lot shall be fixed at least thirty (30) days in advance of the beginning of each fiscal year. The Assessments shall be due and payable monthly unless the Board of Directors establishes other periods for payment. Separate due dates may be established by the Board for partial annual Assessments as long as said Assessments are established at least thirty (30) days before the due dates thereof. The procedure for adoption of each annual budget, including the Assessments, shall comply with the requirements of the Act.

It is anticipated, but not guaranteed, that the first annual assessment shall be the equivalent of $____00.00 per year to be paid upon such dates as determined by the Association.

Notwithstanding anything else contained herein, the first Owner who acquires any Lot from the Developer shall be obligated at the time of closing to pay a Special Assessment to the Association, in the amount of $500.00 as an initial funding fee for the Association. This Special Assessment shall be in addition to and not in lieu of any other Assessments provided for herein.

Section 5.04. Assessments for Specific Lots. Once Assessments have commenced pursuant to Section 5.03 above, the Owner of each Lot subject to this Declaration shall be liable for the payment of full Maintenance Assessments, and Special Assessments, if any. Notwithstanding anything else as contained within this Article V, prior to the commencement of Assessments on the day as may be determined by the Developer, pursuant to Section 5.03, the Developer shall be responsible to pay all fees, costs and expenses as may be needed by or for the Association. Once Assessments are commenced, the Developer shall have no obligation to pay either Maintenance Assessments or Special Assessments on any Lots owned by the Developer, but the Developer shall pay the difference between the amount collected from Lot Owners other than the Developer for Assessments and, the actual funds needed by the Association to pay its then current debts and obligations. Developer shall have no obligation in paying any balance difference of the Association's then current debts and obligations to pay any sums toward any reserve funds established pursuant to Section 5.02.

Section 5.05. Basis for Maintenance Assessment. Subject to Section 5.04 above, the annual Maintenance Assessment shall be the same for all Lots subject to this Declaration so that the number of assessed Lots divided into the total amount which the Board of Directors shall deem to be necessary to fully fund the current budget of estimated expenses and reserves (and any operating deficits previously sustained) shall determine the annual Maintenance Assessment for each Lot.

Section 5.06. Change in Basis of Assessments. The Association may change the basis of determining the Maintenance Assessment by obtaining the affirmative vote or written consent of at least two-thirds (2/3) of the total votes of all Members voting after notice which shall be sent to all Members whose names appear on the records of the Association

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not less than ten (10) days nor more than sixty (60) days in advance of the date set for voting thereon, except that: (i) during the Period of Developer Control, any change in the basis of assessment which adversely affects a substantial interest or right of the Developer with respect to unsold Lots shall require the specific consent of the Developer in writing, which consent shall not be unreasonably withheld. A written certification of any such change shall be by an amendment to this Declaration executed by the appropriate officers of the Association and recorded in the Register of Deeds for the County.

Section 5.07. Special Assessments for Capital Improvements. In addition to the annual Maintenance Assessment, the Association may levy in any assessment year a Special Assessment, payable in that year and/or the following year only, for the purpose of defraying in whole or in part, the cost of any capital improvements, including without limitation, the construction, reconstruction or replacement of, or repair of a capital nature to, the Association Property or to any Property or Lots which the Association has the responsibility to maintain, including the necessary fixtures and personal property related thereto, provided that for any Special Assessment for the construction (rather than the reconstruction or replacement of any capital improvement, and for any Special Assessment amounting to more than 20% of the then current amount of annual Maintenance Assessments, the affirmative vote or written consent is obtained of at least two-thirds (2/3) of the total votes of all Members voting after notice which shall be sent to all Members whose names appear on the records of the Association not less than ten (10) days nor more than sixty (60) days in advance of the date set for voting thereon. The Association shall establish one or more due dates for each payment or partial payment of each Special Assessment and shall notify each Owner in writing at least thirty (30) days prior to the first such due date.

Section 5.08. Non-Payment of Assessment. If an annual Assessment, or installment thereof, is not paid by any Owner on the due date established pursuant to Section 5.03 hereof, then the balance of the annual Assessment shall be deemed delinquent. Any delinquent Assessment payment, together with such interest thereon, accelerated future installments, if any, and cost of collection thereof as herein provided, shall thereupon become a continuing lien on such Owner's Lot which shall bind such Lot and the then Owner of such Lot and such Owner's heirs, devisees, personal representatives, successors and assigns. In addition to the lien rights provided herein, the personal obligation of the then Owner to pay such assessment shall remain such Owner's personal obligation and shall not become the personal obligation of such Owner's successors in title unless expressly assumed by them.

If the Assessment or any installment thereof is not paid within ten (10) days after the due date, the Association may impose a late charge or charges in such amount or amounts as the Board of Directors deems reasonable, not to exceed the limit imposed by the laws of the State of North Carolina, provided such late charges are equitably and uniformly applied.

If the Assessment or any installment thereof is not paid within thirty (30) days after the due date:

(i) the Assessment shall bear interest from the due date at such rate as may be fixed by the Board of Directors from time to time, such rate not to exceed the maximum rate of interest then permitted by law; (ii) the Association may accelerate the remaining installments, if any, of such annual Assessment upon notice thereof to the Owner, (iii) the Association may suspend privileges of, or services provided by the Association to, any delinquent Member during any period that such Member's account remains delinquent and (iv) the Association may bring legal action against the Owner personally obligated to pay the same or foreclose the lien against the Lot, or do both , and the cost of such proceedings, including reasonable attorneys' fees,

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shall be added to the amount of such Assessments, accelerated installments, if any, late charges and interest.

Once an Assessment is deemed delinquent as described above, any payments received from the Owner shall be applied in the following order: attorney's fees, other costs of collection, late charges, interest, and then the delinquent Assessment or installments thereof beginning with the amounts past due for the longest period.

Under no circumstances shall dissatisfaction with the quantity or quality of maintenance services furnished by the Association entitle any Owner to withhold or fail to pay the Assessments due to the Association for the Lot or Lots owned by such Owner.

There is hereby created a lien, with power of sale, on each and every Lot to secure payment to the Association of any and all Assessments levied against any and all Lots under this Declaration, together with attorney's fees, other costs of collection, late charges and interest. If any Assessment remains delinquent for thirty (30) days, the Association may elect to file a claim of lien in the Office of the Clerk of Superior Court of the County on behalf of the Association against the Lot of the delinquent Owner in accordance with Section 47-F-116 of the Act.

Upon recordation of a duly executed original or copy of such a claim of lien, and mailing a copy thereof to said Owner at the address of the Lot or such other address as may appear on the records of the Association, the lien claimed therein shall immediately attach and become effective in favor of the Association as a lien upon the Lot against which such Assessment was levied. Such a lien shall have priority over all liens, encumbrances and claims except (i) liens and encumbrances recorded prior to the recordation of the claim of lien thereof, and (ii) tax liens for real property taxes on any Lot, assessments on any Lot in favor of any municipal, county or other governmental body assessing the Lot, and the liens, which are specifically described hereinafter. Any such lien may be foreclosed by appropriate court action or in a like manner as a mortgage on real estate under power of sale as permitted under 47F-3-116 and Article 2(A) of Chapter 45 of the North Carolina General Statutes, as amended, or in any manner provided by the laws of the State of North Carolina, as the same may be changed or amended. The lien provided for herein shall be in favor of the Association and shall be for the benefit of all other Owners. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage, and convey such Lot. In the event of foreclosure or in any other action to enforce provisions of the articles of incorporation, this declaration, bylaws or duly adopted rules or regulations, reasonable attorney's fees, court costs, title search fees, interest, and all other costs and expenses shall be subject to recovery by the Association to the extent permitted by law. Each Owner, by becoming an Owner, hereby expressly waives any objection to the enforcement and foreclosure of this lien in the manner provided herein.

Section 5.09. Notice of Default. The Board of Directors, when giving notice to an Owner of a default in paying Assessments, may, at its option, or shall, at the written request of a mortgagee, send a copy of such notice to each holder of a mortgage covering such Lot whose name and address appears on the Board's records. The mortgagee shall have the right to cure the Owner's default with respect to the payment of said Assessments.

Section 5.10. Right to Maintain Surplus. The Association shall not be obligated in any calendar year to spend all the sums collected in such year by way of Maintenance Assessments or otherwise, and may carry forward as surplus any balances remaining, nor shall the Association be obligated to apply any such surpluses to the reduction of the

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amount of the Maintenance assessments in the succeeding year, but may carry forward from year to year such surplus as the Board of Directors in its absolute discretion may determine to be desirable for the greater financial security and the effectuation of the purposes of the Association.

Section 5.11. Assessment Certificates. Upon written demand of an Owner or lessee with respect to a Lot which he or she owns or leases, or any prospective purchaser, lessee, occupant, mortgagee or title insurer of such Lot, the Association shall, within the time required by law, or if no such requirement, within a reasonable period of time, issue and furnish a certificate in writing signed by an officer or designee of the Association setting forth with respect to each Lot as of the date of such certificate, (i) whether the Assessments, if any, have been paid; (ii) the amount of such Assessments, including interest and costs, if any, due and payable as of such date; and (iii) whether any other amounts or charges are owing to the Association, e.g. for the cost of extinguishing a violation of this Declaration. A reasonable charge, as determined by the Board of Directors, may be made for the issuance of such certificates. Any such certificate, when duly issued as herein provided, shall be conclusive and binding with regard to any matter therein stated as between the Association and any bona fide purchaser, lessee or title insurer of, or lender on the Lot or Lot on which such certificate has been furnished.

Section 5.12. Subordination of Assessment Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to the lien of any first mortgage of record now or hereafter placed upon any Lot (unless a claim of lien has been filed pursuant to Section 5.08 prior to the filing of such first mortgage), provided, however, that such subordination shall apply only to the Assessments which have become due and payable prior to a sale or transfer of such Lot or Lot pursuant to a decree or deed of foreclosure. Such sale or transfer shall not relieve such property from liability for any Assessments thereafter becoming due, nor from the lien of any such subsequent Assessment.

Section 5.13. Right to Borrow and Mortgage. In order to fulfill the purposes set forth herein, the Association may borrow funds from any recognized lending institution, and in conjunction therewith, and subject to the provisions of Section 4.03.3 of this Declaration, mortgage any Association Property. Subject to the provisions of Section 4.03.3 of this Declaration, the amount, terms, rate or rates of all borrowing and the provisions of all agreements with noteholders shall be subject solely to the discretion of the Board of Directors, except that after the Period of Developer Control, any consent of the Developer as required by Section 3.12 of this Declaration must be obtained.

Section 5.14. Repayment of Monies Borrowed. In order to secure the repayment of any and all sums borrowed from time to time, the Association is hereby granted the right and power to:

5.14.1. Assign and pledge all revenues received and to be received by it under any provision of this Declaration including, but not limited to, the proceeds of the maintenance assessments hereunder;

5.14.2. Enter into agreements with noteholders with respect to the collection and disbursements of funds, including, but not limited to, agreements wherein the Association covenants to:

(a) Assess the maintenance assessments on a given day in each year and, subject to the limitation on amount specified in Section 5.04, to assess the same at a particular rate or rates;

(b) Establish sinking funds and/or other security deposits;

(c) Apply all funds received by it first to the payment of all principal and interest on such when due, or to apply the same to such purpose

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after providing for costs of collection;

(d) Establish such collection, payment and lien enforcement procedures as may be required by the noteholders; and/or

(e) Provide for the custody and safeguarding of all funds received by it.

ARTICLE VI

MAINTENANCE BY THE ASSOCIATION

Section 6.01. Maintenance and Repair by the Association. Except as specifically otherwise provided in this Section 6.01, (i) all maintenance, repair and replacement of the improvements on Association Property, (ii) the maintenance, repair and replacement of all parking areas, driveways and walkways on the Association Property, ~~(iii) the maintenance of all landscaped areas on Association Property, including any landscaped areas located within the bounds of any public roadway~~, (iv) the maintenance, repair and replacement of any identification or directional signs installed by or at the direction of the Developer or the Association, and (v) all portions of the storm water maintenance system as called for pursuant to Article X (unless some other party has expressly agreed in writing to maintain a portion of the storm water system) shall be the responsibility of, and at the cost and expense of the Association.

The Association shall be responsible for the maintenance of all shrubbery and other plantings installed by or at the direction of the Developer or the Association on Association Property or within any landscaping easement area but not for shrubbery or other plantings installed by or at the direction of any Owner or Lot occupant.

With respect to the Lots, the Association shall not be responsible for any repairs or replacements to any portion of a Lot. However, this shall not restrict the right of the Association to repair or replace any portion of a Lot or Lots as provided for in Section 6.02.

Upon the affirmative vote of at least three-fourths (3/4) of the entire Board of Directors and the affirmative vote of at least two-thirds (2/3) of the Owners, the Board of Directors may provide for additional maintenance with respect to the Lots or other improvements to the Lots to be undertaken by the Association or discontinuing the performance of some or all of the maintenance responsibilities of the Association with respect to the Lots or other improvements to the Lots.

Subject to the provisions of Section 6.02, the cost of all maintenance performed by the Association shall be funded from Maintenance Assessments.

Section 6.02. Repairs and Maintenance not the Responsibility of the Association. Except as provided in Section 6.01, the Association shall not be responsible for (i) the maintenance, repair or replacement of any buildings or structures not owned by the Association; or (ii) the maintenance, repair or replacement of any sewer lines, water lines or other utility lines which are maintained, repaired and replaced by a municipality, public authority, special district or utility company.

Any maintenance, repair or replacement necessary to preserve the appearance and value of the Property made pursuant to Section 6.01 but which is occasioned by a negligent or willful act or omission of an Owner (including (i) any family member, tenant, guest or invitee of such Owner; (ii) any family member, guest or invitee of the tenant of such

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Owner; and (iii) any guest or invitee of (a) any member of such Owner's family, or (b) any family member of the tenant of such Owner) may be made at the cost and expense of such Owner. If such maintenance, repair or replacement is performed by the Association at the cost and expense of such Owner, it shall not be regarded as a common expense, but shall rather be considered a special expense allocable to the specific Lot or Lots and such cost shall be added to that Owner's Maintenance Assessment and, as part of that Assessment, shall constitute a lien on the Lot or Lots, as the case may be, to secure the payment thereof.

Section 6.03. Quality and Frequency of Maintenance and Repairs. All maintenance, repair and replacement, whether or not performed by the Association, shall be of a quality and appearance consistent with the enhancement and preservation of the appearance and value of the Property.

Section 6.04. Access for Repairs. Upon reasonable notice to the Owner(s), the Association (and its employees, contractors and agents) shall have the right to enter upon any portion of the Property and into and upon any Lot at any reasonable hour to carry out its functions as provided for in this Article, except that in an emergency, the Association shall have the right, without notice, to enter upon any portion of the Property and into and upon any Lot to make necessary repairs or to prevent damage to any Lot or any portion of the Property. The repair of any damage caused in gaining access in an emergency shall be an expense of the Association.

ARTICLE VII

ARCHITECTURAL CONTROLS

Section 7.01. Control by Association. After transfer of title by the Developer of any Lot or other completed portion of the Property, enforcement of those provisions of the Declaration pertaining to exterior appearance of the Property and control over any change in use or any additions, modifications or alterations to any exterior improvement on said Lot or other portion of the Property shall be the responsibility of the Association, acting through the Architectural Standards Committee as provided in Section 7.02.

Section 7.02. Composition and Function of Architectural Standards Committee.

7.02.1. Committee Composition. The Architectural Standards Committee shall consist of three (3) regular members. None of such committee members shall be required to be an architect or to meet any other particular qualifications for membership. A committee member may be, but need not be, a member of the Board of Directors or an officer of the Association.

7.02.2. Alternative Members. In the event of the absence or disability of one or two regular committee members, the remaining regular member or members, even though less than a quorum, may designate alternate members to act as substitutes for the absent or disabled regular member or members for the duration of such absence or disability.

7.02.3. Initial Members. The Developer shall name three persons who will be designated as the initial members of the Architectural Standards Committee.

7.02.4. Terms of Office. Unless the initial members of the Architectural Standards Committee have resigned or been removed, their initial terms of office shall be for three (3) years and until the appointment of their respective successors. Thereafter, the term of each Architectural Standards Committee member appointed shall be for the period of three (3) years and until the appointment of such member's successor. Any new member appointed to replace a member who has resigned or been removed shall serve such member's unexpired term. Members who have resigned, been

removed or whose terms have expired may be reappointed.

7.02.5. Appointment and Removal. Subject to Section 7.02.1 and Section 7.02.2, during the Period of Developer Control, the right to appoint and remove all members of the Architectural Standards Committee at any time, shall be and is hereby vested solely in the Developer. Subject to Section 7.02.1, after the Period of Developer Control, the right to appoint and remove all members of the Architectural Standards Committee at any time, shall be and is hereby vested solely in the Board of Directors, provided, however that no member may be removed from the Architectural Standards Committee by the Board of Directors except by the vote or written consent of two-thirds (2/3) of all the members of the Board of Directors. Exercise of the right of appointment and removal, as set forth herein, shall be evidenced by minutes of a meeting of the Board of Directors identifying each new member appointed to the Architectural Standards Committee and each member replaced or removed therefrom.

7.02.6. Resignations. Any regular or alternate member of the Architectural Standards Committee may at any time resign from the Committee by giving written notice thereof to Developer or to the Board of Directors, whichever then has the right to appoint Committee Members.

7.02.7. Vacancies. The Developer or the Board of Directors shall fill vacancies on the Architectural Standards Committee, however caused, whichever then has the power to appoint Committee Members. A vacancy or vacancies on the Architectural Standards Committee shall be deemed to exist in case of the death, resignation or removal of any regular or alternate member.

7.02.8. Duties. It shall be the duty of the Architectural Standards Committee to consider and act upon any and all proposals or plans submitted to it pursuant to the terms hereof, to adopt Architectural Standards Committee Rules, to perform other duties imposed upon it by the Restrictions. Developer shall not be subject to the Committee's decisions

7.02.9. Meetings and Compensation. The Architectural Standards Committee shall meet from time to time as necessary to perform its duties hereunder. The Architectural Standards Committee shall propose proposed Architectural Standards including any modifications or changes to any prior adopted Architectural Standards, to the Board of Directors. The Board of Directors shall be solely responsible to adopt Architectural Standards, which all Lot Owners shall be subject to. Subject to the provisions of the Section above, the vote or written consent of any two regular Members, at a meeting or otherwise, shall constitute the act of the Committee unless the unanimous decision of the Committee is required by any other provision of the Restrictions. The Architectural Standards Committee shall keep and maintain a written record of all actions taken by it at such meetings or otherwise. Members of the Architectural Standards Committee shall not be entitled to compensation for their services.

7.02.10. Waiver. The approval of the Architectural Standards Committee of any plans, drawings or specifications for any work done or proposed, or for any other matter requiring Architectural Standards Committee under the Restrictions, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval.

Section 7.03. Submission of Plans to Architectural Standards Committee. After transfer of title to any Lot or other portion of the Property by the Developer, no dwelling,

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fence, wall, driveway or other structure, no any exterior addition, modification or alteration, nor any clearing or site work including landscaping shall be made on or to such Lot or other portion of the Property or to the improvements located thereon, unless and until a plan or plans therefore, in such form and detail as the Architectural Standards Committee requires, has/have been submitted to, and reviewed and approved by, the Architectural Standards Committee. The Architectural Standards Committee may charge and collect a reasonable fee for the examination of plans submitted for approval.

Section 7.04. Basis for Disapproval of Plans by Architectural Standards Committee. The Architectural Standards Committee may disapprove any plans submitted pursuant to Section 7.03 above for any of the following reasons

7.04.1. Failure of such plans to comply with any of the Restrictions;

7.04.2. Failure to include information in such plans as requested;

7.04.3. Objection to the site plan, exterior design, appearance or materials of any proposed improvements, including without limitation, colors or color scheme, finish, proportion, style of architecture and proposed parking;

7.04.4. Incompatibility of proposed improvements or use of proposed improvements with existing improvements or uses in the vicinity;

7.04.5. Failure of proposed improvements to comply with any zoning, building, health or other governmental laws, codes, ordinances, rules and regulations;

7.04.6. Failure of such plans to comply with any design guidelines or construction requirements adopted from time to time by the Architectural Standards Committee, provided same are uniformly applied to all Lots subsequent to the date of adoption; or

7.04.7. Any other matter which in the judgment and sole discretion of the Architectural Standards Committee would render the proposed improvements, use or uses, inharmonious or incompatible with the general plan of improvement of the Property or portion thereof or with improvements or uses in the vicinity.

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Section 7.05. Approval of Architectural Standards Committee. Upon approval or qualified approval by the Architectural Standards Committee of any plans submitted pursuant to Section 7.03 above, the Architectural Standards Committee shall notify the applicant in writing of such approval or qualified approval, which notification shall set forth any qualifications or conditions of such approval, shall file a copy of such plans as approved for permanent record (together with such qualifications or conditions, if any), and, if requested by the applicant, shall provide the applicant with a copy of such plans bearing a notation of such approval or qualified approval. Approval of any such plans relating to any Lot or portion of the Property shall be final as to such Lot or portion of the Property, and such approval may not be revoked or rescinded thereafter, provided (i) the improvements or uses approved are not substantially changed or altered; (ii) that the improvements or uses shown or described on or in such plans do not violate any of the Restrictions; and (iii) that such plans and any qualifications or conditions attached to such approval of the plans do not violate any applicable zoning, building, health or other governmental laws, codes, ordinances, rules and regulations. Approval of any plans for use in connection with any Lot or portion of the Property shall not be deemed a waiver of the right of the Architectural Standards Committee to disapprove similar plans or any of the features or elements included therein if such plans, features or elements are subsequently submitted for use in connection with any other Lot or portion of the Property.

Section 7.06. Written Notification of Disapproval. In any case where the Architectural Standards Committee disapproves any plans submitted hereunder, the Architectural Standards Committee shall so notify the applicant in writing together with a statement of the grounds upon which such action was based as set forth in Section 7.04. In any such case, the Architectural Standards Committee shall, if requested and if possible, make reasonable efforts to assist and advise the applicant so that acceptable plans can be prepared and resubmitted for approval.

Section 7.07. Failure of Committee to Act. If any applicant has not received notice of the Architectural Standards Committee approving or disapproving any plans within 45 days after submission thereof, said applicant may notify the Architectural Standards Committee in writing of that fact. Such notice shall be sent by certified mail, return receipt requested. Unless the Architectural Standards Committee disapproves the plans, the plans shall be deemed approved by the Architectural Standards Committee on the date which is the later of:

7.07.1. 15 days after the date of receipt by the Architectural Standards Committee of such notice, if such notice is given; or

7.07.2. 70 days after the date the plans were originally submitted.

Section 7.08. Committee's Right to Promulgate Rules and Regulations. Subject to the provisions of Section 7.12, the Architectural Standards Committee may from time to time promulgate rules and regulations governing the form and content of plans to be submitted for approval or with respect to the approval or disapproval of certain types of alterations, additions or modifications to improvements, or uses; provided, however, that no such rule or regulation shall be deemed to bind the Architectural Standards Committee to approve or disapprove any plans submitted for approval, or to waive the exercise of the Architectural Standards Committee's discretion as to such plans, and provided further that no such rule or regulation shall be inconsistent with the provisions of this Declaration or any applicable governmental law, code, ordinance, rule or regulation.

Section 7.09. Delegation of Functions. The Architectural Standards Committee may authorize its staff, subcommittees, or individual members of the Architectural Standards Committee to perform any or all of the functions of the Architectural Standards

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Committee as long as the number and identity of such staff or members, the functions and scope of authority have been established by a resolution of the entire Architectural Standards Committee. The approval or disapproval of plans by the staff member, individual member or subcommittee will be subject, however, to the reasonable review of the Architectural Standards Committee, in accordance with procedures to be established by the Architectural Standards Committee.

Section 7.10. Liability of Architectural Standards Committee. No action taken by the Architectural Standards Committee or any member, subcommittee, employee or agent hereof, shall entitle any Person to rely thereon, with respect to conformity with laws, regulations, codes or ordinances, or with respect to the physical or other condition of any Lot or other portion of the Property. Neither the Association nor the Architectural Standards Committee, nor any member, subcommittee, employee or agent shall be liable to anyone submitting plans to them for approval or to any Owner, Member or any other Person, in connection with any submission of plans, or the approval or disapproval thereof, including without limitation, mistakes in judgment, negligence or nonfeasance. By submission of such plans, every Owner and other Person submitting plans on behalf of an Owner to the Architectural Standards Committee agrees that no action or suit will be brought against the Association, the Architectural Standards Committee or any member, subcommittee, employee or agent of the Architectural Standards Committee in connection with such submission.

Section 7.11. Architectural Standards Committee Certificate. Upon written request of any Owner, lessee or occupant (or any prospective Owner, lessee, mortgagee, or title insurer) of a Lot or other portion of the Property, title to which has been previously transferred from the Developer, within a reasonable period of time, the Architectural Standards Committee shall issue and furnish to the Owner or other Person making the request a certificate in writing ("Architectural Standards Committee Certificate") signed by a member of the Architectural Standards Committee confirming whether or not the improvements constructed on such Lot or other portion of the Property received the approval of the Architectural Standards Committee at the time such improvements were made. A reasonable charge, as determined by the Architectural Standards Committee, may be imposed for issuance of such Architectural Standards Committee Certificate. Any such Architectural Standards Committee Certificate, when duly issued as herein provided, shall be conclusive and binding with regard to any matter therein stated as between the Association and the party to whom such Certificate was issued.

Section 7.12. Restrictions on Change of Architectural Controls. The provisions set forth in this Article VII (excluding the actual Architectural Standards which are set by the Board of Directors pursuant to Section 7.02.9) shall not be changed, waived or abandoned, by act or omission, without the affirmative vote or **written consent of at least two-thirds (2/3) of the total votes of all Members voting after notice which shall be sent to all Members whose names appear on the records of the Association not less than forty (40) days nor more than sixty (60) days in advance of the date set for voting thereon.**

ARTICLE VIII INSURANCE AND RECONSTRUCTION

Section 8.01. Insurance to be Carried. To the extent obtainable at a reasonable cost (as determined by the Board of Directors in its reasonable commercial judgment), and in such amounts as the Board of Directors shall determine to be appropriate, unless otherwise required herein, the Board of Directors shall obtain and maintain (1) fire and casualty insurance, if required, (2) liability insurance, (3) directors' and officer's liability insurance, (4) fidelity bond, and (5) worker's compensation insurance, if required, with coverage's to be as follows:

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8.01.1. Fire and Casualty. The policy, if required, shall cover the interests of the Association, the Board of Directors and all Owners and mortgagees, as their interests may appear. Coverage shall be for the full replacement cost without deduction for depreciation of all improvements on the Property under the "single entity concept, i.e. covering any common facilities constituting Association Property.

The policy shall have the following provisions, endorsements and coverage's, if obtainable at a reasonable cost (as determined by the Board of Directors in its reasonable commercial judgment): (i) extended coverage, including sprinkler leakage (if applicable), debris removal, cost of demolition, vandalism, malicious mischief, windstorm and water damage,(ii) inflation guard; (iii) waiver of any right to claim by way of subrogation against individual Owners and the members of their households and families, the Association, the officers and directors of the Association and the managing agent, if any, for the Association; (iv) an exclusion from the "no other insurance" clause of individual Owners' policies; (v) a provision that the policy cannot be canceled, invalidated or suspended because of the act or neglect of someone over whom the insured has no control; (vi) a provision that the policy may not be canceled (including cancellation for non- payment of premium), substantially modified, invalidated or suspended, without at least thirty (30) days prior written notice to all of the insureds, including all mortgagees of Lots to whom certificates or memoranda of insurance have been issued by the insurance carrier or its agent at their respective last known addresses reported to the insurance carrier or its agent; (vii) a provision requiring periodic review at least every two years to assure the sufficiency of coverage; and (viii) a provision that adjustment of loss shall be made by the Board of Directors.

Prior to obtaining any new fire and casualty insurance policy, the Board of Directors shall obtain an appraisal from an insurance company or from such other source as the Board of Directors shall determine to be acceptable as to the full replacement cost (without deduction for depreciation) of the improvements on the Association Property (exclusive of land and foundations) for the purpose of determining the amount of fire and casualty insurance to be effected pursuant to this Section.

The proceeds of all policies of physical damage 'insurance, if $50,000.00 or less, shall be payable to the Association, and if $50,000.00 or more, to an insurance trustee (bank, trust company or law firm) selected by the Board of Directors to be applied for the purpose of repairing, restoring, or rebuilding. This $50,000.00 limitation shall increase automatically by 5% each calendar year after the year in which this Declaration is recorded and may be further raised or lowered from time to time upon approval of not less than two-thirds (2/3) of the entire Board of Directors. All fees and disbursements of the insurance trustee shall be paid by the Association and shall be a common expense of all Owners.

The policy shall contain the standard mortgagee clause in favor of mortgagees which shall provide that any loss shall be payable to a mortgagee as its interest shall appear, subject, however, to the loss payment provisions in favor of the Association. . The obligation to restore or reconstruct after damage due to fire or other casualty supersedes the customary right of a mortgagee to have the proceeds of insurance coverage applied to the mortgage indebtedness.

The Association and each Owner shall be a named insured on the policy, as their interests may appear. At the time of purchase, and thereafter if requested, at the time a new policy is obtained or an existing policy renewed, the Association shall provide a copy of a certificate evidencing proof of insurance coverage.

8.01.2. Flood Insurance. If any improvements on any portion of the Association

Property is located in an area identified by the federal Secretary of Housing and Urban Development as having special flood hazards, the Board of Directors shall obtain, if obtainable at a reasonable cost (as determined by the Board of Directors in its reasonable commercial judgment), a policy of flood insurance covering the insurable improvements on the Property or portion thereof located entirely or partially in the flood hazard area. Such coverage shall be the maximum coverage available under the National Flood Insurance Program or 100% of the current replacement cost of all such improvements and other insurable property, whichever is less.

8.01.3. Liability. The liability insurance shall cover the directors and officers of the Association, the managing agent, if any, and all Owners, but not the liability of Owners arising from occurrences within or on such Owner's Lot. The policy shall include the following endorsements, if obtainable at a reasonable cost (as determined by the Board of Directors in its reasonable commercial judgment): (i) comprehensive general liability (including libel, slander, false arrest and invasion of privacy), (ii) personal injury; (iii) medical payments, (iv) cross liability under which the rights of a named insurer under the policy shall not be prejudiced with respect to such insured's action against another named insured; (v) "severability of interest" precluding the insurer from denying coverage to an Owner because of negligent acts of the Association or any other Owner, (vi) contractual liability; (vii) water damage liability; (viii) hired and non-owned vehicle coverage; (ix) liability for the property of others; (x) host liquor liability coverage with respect to events sponsored by the Association; **(xi)** deletion of the normal products exclusion with respect to events sponsored by the Association; and **(xii)** if applicable, garage keeper's liability and watercraft liability.

Coverage may not be canceled or suspended (including cancellation for nonpayment of premium) or substantially modified without at least thirty (30) days written notice to the Association. Any deductible provision shall apply only to each occurrence rather than to each item of damage. The Board of Directors shall review such coverage at least once each year.

Until the first meeting of the Board of Directors elected by the Owner, this liability insurance shall be in a combined single limit of $1,000,000.00 covering all claims for bodily injury and property damage arising out of a single occurrence.

8.01.4. Directors' and Officers' Liability. The directors' and officers' liability insurance shall cover the "wrongful acts of a director or officer of the Association. The policy shall be on a "claims made" basis so as to cover all prior officers and members of the Board of Directors, and any deductible provision shall apply only to each occurrence and not to each item of damage. If obtainable at reasonable cost (as determined by the Board of Directors in its reasonable commercial judgment), the policy shall not provide for "participation" by the Association or by the officers or directors of the Association.

Until the first meeting of the Board of Directors elected by the Owners, the directors' and officers' liability coverage shall be in the amount of at least $250,000.00.

8.01.5. Fidelity Bond. The fidelity bond or its equivalent shall cover all directors, officers and employees of the Association and the Association's managing agent, if any, who handle Association funds. The bond shall name the Association as Obligee and be in an amount not less than the estimated maximum of funds, including

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reserves, in the custody of the Association or managing agent at any given time, but in no event less than a sum equal to three months' aggregate assessments on all Lots, plus the amount of reserves and other funds on hand. It shall contain waivers of any defense based on the exclusion of persons who serve without compensation from any definition of "employee" or similar expression, and shall provide that the bond may not be canceled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior written notice to the Association.

Until the first meeting of the Board of Directors elected by the Owners, the coverage shall be at least $10,000.00 for dishonest acts and $5,000.00 for forgery. Notwithstanding the above, the Board of Directors may, at the request of any Owner, Lot mortgagee, or prospective Owner or Lot mortgagee, increase the amount of such bond to meet the reasonable requirements of any existing or proposed holder or insured of any mortgage made or to be made on any Lot.

8.01.6. Worker's Compensation. To the extent deemed reasonable and necessary by the Board of Directors (as determined by the Board of Directors in its reasonable commercial judgment), worker's compensation insurance may be obtained. Such insurance shall cover any employees of the Association, as well as any other Person performing work on behalf of the Association, if required by law, and shall be in the amount required by law.

8.01.7. Other Insurance. The Board of Directors may also obtain such other insurance, as it shall deem necessary or desirable from time to time including "umbrella" catastrophe coverage.

8.01.8. No Liability for Failure to Obtain Above Coverages. The Board of Directors shall not be liable for failure to obtain any of the coverage's required by this Section or for any loss or damage resulting from such failure if such failure is due to the unavailability of such coverages from reputable insurance companies, or if such coverages are so available only at unreasonable cost (as determined by the Board of Directors in its reasonable commercial judgment).

8.01.9. Deductible. The deductible, if any, on insurance policy purchased by the Board of Directors shall be a common expense, provided, however that the Board of Directors of the Association may assess any deductible amount necessitated by the gross negligence or wantonly malicious act of an Owner against such Owner. The Association may pay the deductible portion for which such Owner is responsible, and the amount so paid, together with interest and costs of collection (including attorney's fees), shall be a charge and continuing lien upon such Owner's Lot, shall constitute a personal obligation of such Owner, and shall be collectible in the same manner as assessments under Article V of this Declaration.

Section 8.02. Restoration or Reconstruction after Fire or other Casualty. In the event of damage to or destruction of any improvements on any Association Property or facility of the Association insured through insurance obtained by the Board of Directors, as a result of fire or other casualty, the Board of Directors shall promptly send written notice to the insurance trustee, if required by Section 8.01.1, and the Board of Directors or the insurance trustee, as the case may be, shall (i) arrange for the prompt repair and restoration of the damaged property and (ii) disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments.

Any repair or restoration as hereinabove described shall be in substantial accordance with the plans and specifications of the damaged improvements as originally built unless otherwise required by applicable laws, codes or regulations. Any proposed

substantial deviation therefrom not otherwise required by applicable laws, codes or regulations shall require the affirmative vote or written consent of at least 51% of the total votes of all Members voting after notice which shall be sent to all Members whose names appear on the records of the Association not less than ten (10) days nor more than sixty (60) days in advance of the date set for voting thereon.

Section 8.03. Insurance Carried by Owners. Each Owner has the right, at such Owner's expense, to obtain insurance for such Owner's benefit.

Section 8.04. Right of Mortgagees to Pay and be Reimbursed for Insurance and Property Taxes on Association Property. In the event the Association falls to obtain or maintain fire, casualty and liability insurance for Association Property as required under this Article VIII, such insurance may be obtained by one or more mortgagees of Lots, singly or jointly. The Association shall reimburse such mortgagee or mortgagees for any amount expended for such insurance, real property taxes or any other charges with respect to Association Property which are in default and which may become or have become a charge against the Association Property.

ARTICLE IX

GENERAL COVENANTS AND RESTRICTIONS

Section 9.01. Advertising and Signs. Except for signs erected by or with the permission of the Developer in connection with the initial development, lease or sale of Lots, no additional sign or other advertising device of any nature shall be placed for display to the public view on any Lot or other portions of the Property (including temporary signs advertising property for sale or rent) except with the consent of the Architectural Standards Committee. In connection with the initial construction of Structures and sale of improved Lots, the Developer shall provide standardized signage for each Builder at such Builder's expense.

Section 9.02. Protective Screening and Fences. Any screen planting, fence enclosures or walls initially developed on a Lot or other portion of the Property shall not be removed or replaced with other than a similar type of planting, fence or wall except with the permission of the Architectural Standards Committee. Except for the foregoing, no fence, wall, or screen planting of any kind shall be planted, installed or erected upon said parcel or other portion of the Property unless approved by the Architectural Standards Committee. Notwithstanding the foregoing, no fence, wall or screen planting shall be maintained so as to obstruct sight lines for vehicular traffic.

Section 9.03. Garbage and Refuse Disposal. Except for building materials during the course of construction or repair of any approved improvements, no lumber, metals, bulk materials, rubbish, refuse, garbage, trash or other waste material (all of which are referred to hereinafter as "Trash") shall be kept, stored, or allowed to accumulate outdoors on any portion of the Property, except in sanitary containers and screened from adjacent and surrounding property. Such containers may be placed in the open within 24 hours of a scheduled pick-up, at such place on the Lot or other portion of the Property designated by the Architectural Standards Committee so as to provide access to persons making such pick-up. The Architectural Standards Committee may, in its discretion, adopt and promulgate reasonable rules and regulations relating to size, shape, color and type of containers permitted and the manner of storage of the same on any portion of the Property.

Section 9.04. No Above Surface Utilities without Approval. No facilities,

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including without limitation, poles and wires for the transmission of electricity, telephone, cable television, water, gas, sanitary and storm sewer drainage pipes and conduits shall be placed or maintained above the surface of the ground on any portion of the Property without the prior written approval of the Architectural Standards Committee.

Section 9.05. Noxious or Offensive Activities. No noxious or offensive activity shall be carried out upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance in the area to the residents or Owners thereof. The emission of smoke, soot, fly ash, dust, fumes, herbicides, insecticides, and other types of air pollution or radioactive emissions or electro-magnetic radiation disturbances, shall be controlled so as not to

(i) be detrimental to or endanger the public health, safety, comfort or welfare; (ii) be injurious to property, vegetation or animals; (iii) adversely affect property values or otherwise produce a public nuisance or hazard; or (iv) violate any applicable zoning regulation or other governmental law, ordinance or code.

Section 9.06. Oil and Mining Operations. No portion of the Property shall be used for the purpose of boring, drilling, refining, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth (except soil borings, **in** connection with the improvement of said portion of the Property) and no derrick or other structure designed for use **in** boring for oil or natural gas or any other mineral shall be erected, maintained or permitted on any portion of the Property, except with the consent of the Architectural Standards Committee

Section 9.07. Dwelling in other than Residential Lots. No temporary building, trailer, basement, tent, shack, barn outbuilding, shed, garage, or building in the course of construction or other temporary structure shall be used, temporarily or permanently, as a Dwelling, on any Lot or other portion of the Property except with the consent of the Architectural Standards Committee.

Section 9.08. Television and Radio Antennas. No outside television antenna shall be erected on any Lot or other portion of the Property except with the consent of the Architectural Standards Committee, except for antennas as permitted by FCC regulations and rules.

Section 9.09. Trees and other Natural Features. After the transfer of title by the Developer to a Lot or other portion of the Property, no trees shall be removed from any such transferred Lot or other portion of the Property except with the permission of the Architectural Standards Committee. The Architectural Standards Committee may require mitigation for the unauthorized removal of trees at a 2:1 ratio. The Architectural Standards Committee may adopt and promulgate rules and regulations regarding the preservation of trees and other natural resources and wildlife upon the Property. The Architectural Standards Committee may designate certain trees, regardless of size, as not removable without written authorization.

Section 9.10. Use and Maintenance of Slope Control Areas. Within any slope control or wetlands area shown on any filed map or plat, no improvements, planting or other materials shall be placed or permitted to remain, nor shall any activity be undertaken, which may damage or interfere with established slope ratios, create erosion or sliding problems, or change the direction of flow of drainage channels. The slope control areas of any Lot or other portion of the Property and all improvements thereon shall be maintained continuously by the Owner of said Lot or other portion of the Property, and all improvements thereon shall be maintained continuously by the Owner of said Lot or other portion of the Property, except in those cases where the Association or a governmental agency or other public entity or utility company is

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responsible for such maintenance.

Section 9.11. Motorcycles. No motorcycle, ATV or similar motor vehicle shall be operated on any portion of the Property except with the consent of the Board of Directors. This does not preclude the lawful use of said vehicles on driveways and public and private streets.

Section 9.12. Residential Use Only. Except as otherwise provided in this Article IX, and subject to Article IV of this Declaration, the Lots shall be used only for residential purposes and purposes incidental and accessory thereto except that, prior to transfer of title by the Developer to all of the Property, the Developer may use one or more Lots or other portions of the Property for model homes and/or a real estate office. Unless prior written approval is obtained from the Developer, no Lot shall be used for a model home and/or a real estate office.

Section 9.13. Commercial and Professional Activity on Property. No wholesale or retail business, including any salon, studio, laboratory, home industry or medical or dental office, shall be conducted in or on any Lot or other portion of the Property without the consent of the Architectural Standards Committee, except (i) by the Developer in conjunction with the initial construction, development, lease and sale of Lots; and (ii) the conducting of business by telephone or internet (except no portion of any lot shall be used as a storage, warehouse or other aggregation space for any wholesale or retail business). This restriction is not intended to preclude the operation of an in-home office for purposes other than those set forth above.

Section 9.14. Outside Storage. Outside storage or parking of commercial or recreational vehicles, camper bodies, boats and trailers shall be prohibited except as may be permitted by the Architectural Standards Committee (unless prohibited altogether by the applicable zoning requirements).

Section 9.15. Outdoor Repair Work. With respect to a Lot or other portion of the Property to which title has been transferred by the Developer, no extensive work on any motor vehicles, boats or machines of any kind shall be permitted outdoors on such Lot or portion thereof, except with the consent of the Architectural Standards Committee.

Section 9.16. Oversized, Commercial and Unlicensed Vehicles. Unless used in connection with the construction or sale of Lots by the Developer or maintenance of the Property, the following shall not be permitted to remain overnight on the Property.

9.16. 1. Any vehicle that cannot fit into a garage of the size constructed on the Lot.

9.16.2. Commercial vehicles of a weight of two (2) tons or more, unless garaged.

9.16.3. Unlicensed motor vehicles of any type, unless garaged.

9.16.4. Boats, jet ski(s) and trailers.

Section 9.17. Clotheslines. Outdoor clotheslines or other outdoor facilities for the drying or airing of any clothing or bedding are prohibited

Section 9.18. Construction Requirements.

9.18.1. Area Requirements: Minimum size of each Structure exclusive of garage, porches, decks and outbuildings shall be _____ square feet of heated area for a two-story or greater Structure and _____ square feet of heated area for a single-story Structure.

9.18.2. Duplication of Styles: To maintain diversity of architecture within the

development, essentially complete duplication of exterior design will not normally be permitted.

9.18.3. Public View: Exterior elevations should be designed to respect views from neighboring home sites.

9.18.4. Other Appurtenances: Exterior solar panels, radio antennas (short wave, citizen band, etc.) and satellite dishes, either roof mounted or otherwise, are prohibited with the exception of those permitted under FCC guidelines. Exceptions MUST be reviewed and approved by the Architectural Standards Committee. Television antennas including dishes not to exceed one meter in diameter shall be placed to minimize their view from the street.

9.18.5. Fences: Fences shall be of brick, stone or wood. All fences shall be restricted to no more than 6 feet (6') in height, shall be made of an open type construction, shall comply with all applicable laws, ordinances and regulations of the Town and shall be subject to approval by the Architectural Standards Committee as to style, materials and color. Any in-ground swimming pool shall be fenced with approved fencing, hedging or other landscaping material. Fences made of white materials or painted white are prohibited. Fences made from plywood sheets and chain link fences are prohibited. The finished side of the fence must be facing outside.

9.18.6. Outbuildings: No detached buildings will be approved. These include all structures designed to house or store vehicles and/or tools, or provide occupancy for persons, animals; e.g., garages arid carports. Structures designed to provide temporary shelter from the elements (e.g., gazebos) may be exempt from this requirement at the discretion of the ARC. All temporary shelter shall be compatible with the main Structure in materials, style and finish and shall be subject to review by the Architectural Standards Committee.

9.18.7. Landscaping Plan: A landscaping plan must be submitted to the Architectural Standards Committee with submission of the plans pursuant to Section 7.03 for approval.

9.18.8. Site Work: No earth moving, clearing, site work or construction may be commenced on any Lot without the prior approval of the Architectural Standards Committee. The outside perimeter of the Structure must be staked prior to the Owner's submission of the plans pursuant to Section 7.03 so that the Architectural Standards Committee can make a visit to the Lot to evaluate the placement of the Structure on the Lot and assess conservation impacts.

9.18.9. Bulkheads: The construction of any such facilities on any of the Lots fronting on any body of water shall be coordinated with and approved by the Architectural Standards Committee.

9.18.10. **Pilings**. All exterior pilings shall be covered with wing walls and siding to match the house unless otherwise approved by the ARC. The use of lattice or other materials used to cover pilings under decks and porches must be approved.

9.18.11. **Driveways**. Driveways shall not exceed twenty-two (22) feet in width at the connection to the street, and shall be paved with concrete. Colored driveways will not be approved (red, green, etc.) One full-size automobile parking space of not less than 8' x 16' must be provided as off-street parking for each bedroom and bedroom/den. Parking spaces under houses, in garages or carports or in driveways are acceptable.

Section 9.19. Swimming Pools. No above ground or temporary swimming pool is permitted. Above ground hot tubs or lap pool are permitted provided they do not exceed a footprint of

_____.

Section 9.20. Setbacks. All setbacks for lots shall be as indicated on the recorded plat.

Section 9.21. Manufactured Housing. Notwithstanding anything else contained herein, no mobile home, modular home, or any "Manufactured Home", whether single wide, double wide, triple wide, or of any other width, may be placed upon any of the Lots. "Manufactured Home" shall have the same definition as set forth in NCGS Section 143-145(7).

ARTICLEX

STORM WATER CONSIDERATIONS

Section 10.01 Obligations. Each person acquiring an interest in a Lot or other portion of the Property or otherwise occupy any portion of the Property (whether or not the deed, lease or other instrument incorporates or refers to this Declaration) covenants and agrees for himself, herself, or itself and for his, her or its heirs, successors and assigns, to observe, perform and be bound by the provisions of this Declaration including, but not limited to, these obligations set forth within this Article X.

Section 10.02 Compliance. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permits Numbers _____North Carolina Department of Environmental Quality, as issued by the Division of Energy, Mineral and Land Resources ("DEQ") under the Stormwater Management Regulations.

Section 10.03 Storm Water Covenants for Lots 1 through 17.

10.03.1 Beneficiary. The State of North Carolina are made beneficiaries of these covenants to the extent necessary to maintain compliance with the stormwater management permit number _____.

10.03.2 Runs with Land. These covenants are to run with the land and be binding on all persons and parties claiming under them.

10.03.3 No Altering. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the DEQ or the Town.

10.03.4 No Change of Drainage. Alteration of the drainage as shown on the approved plan may not take place without the concurrence of the DEQ or the Town.

10.03.5 Maximum Built Upon Area. The maximum built-upon area per lot, in square feet, is as listed below: (See Attached Table, being Exhibit "B")

This allotted amount includes any built-upon area constructed within the lot property boundaries. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

10.03.6 Vegetative Buffer. Each lot will maintain a ____-foot-wide vegetated buffer between all impervious areas and surface waters.

10.03.7 Runoff. All runoff from the built-upon areas on the lot must drain into the roadway drainage system. This may be accomplished through a variety of means

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including grading the lot to drain toward the street, or grading perimeter swales to collect the lot runoff and directing them into a component of the stormwater collection system. Lots that will naturally drain into the system are not required to provide these additional measures.

10.03.8 No Filling. Filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the development except for driveway crossings in accordance with the final plat is strictly prohibited by any persons.

Section 10.04 Infiltration System. The Association shall be obligated to maintain the infiltration system pursuant to all DEQ permit requirements.

Section 10.05. Maintenance of Stormwater Measures, Swales and Culverts. The Association shall assume responsibility to maintain all requirements of the DEQ Stormwater Permit _____, the provisions of which are incorporated herein by reference. Until the termination of any period of Developer control the Developer shall be responsible for maintenance of all roadway swales and culverts. After termination the Association shall assume this responsibility unless assumed by the Town.

ARTICLE XI

ENFORCEMENT, AMENDMENT AND DURATION OF DECLARATION

Section 11.01. Declaration Runs with the Land. Each Person acquiring an interest in a Lot or other portion of the Property or otherwise occupying any portion of the Property (whether or not the deed, lease or any other instrument incorporates or refers to this Declaration) covenants and agrees for himself, herself, or itself, and for his, her or its heirs, successors and assigns, to observe, perform and be bound by the provisions of this Declaration including personal responsibility for the payment of all charges that may become liens against his, her or its property and which become due while he, she or it is the Owner thereof.

Section 11.02. Enforceability.

11.02.1. Actions at Law or Suits in Equity. The provisions of this Declaration shall bind the Property, shall run with the land and shall inure to the benefit of and be enforceable by the Developer and the Association (being hereby deemed the agent for all Members), and by any Member or Owner, their respective legal representatives, heirs, successors and assigns, by actions at law or by suits in equity. As it may be impossible to measure monetarily the damages that may accrue to the beneficiaries hereof by reason of a violation of the Declaration, any beneficiary hereof shall be entitled to relief by way of injunction or specific performance, as well as any other relief available at law or in equity, to enforce the provisions hereof.

11.02.2. Penalties and Fines. The procedures for the imposition of fines or suspension of privileges or services shall be in accordance with and shall be subject to the provisions of Section 47F-3-107.1 of the Act. The Association may levy fines up to $100.00/day for any violation. Monetary fines or penalties imposed against an Owner or occupant shall be deemed a Special Assessment against the Lot of such Owner or against the Lot occupied by such occupant and, as such, shall be a charge and continuing lien upon such Lot, shall constitute a personal obligation of the Owner of such Lot, and shall be collectible in the same manner as Assessments

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under Article V.

Section 11.03. No Waiver by Failure to Enforce. The failure of any beneficiary hereof to enforce any provision of this Declaration shall in no event be construed as a waiver of the right by that beneficiary or any other to do so thereafter, as to the same or a similar violation, occurring prior or subsequent thereto. No liability shall attach to the Developer, the Association (or any officer, director, employee, Member, agent, committee or committee member) or to any other Person or organization for failure to enforce the provisions of this Declaration.

Section 11.04. Obligation and Lien for Cost of Enforcement by Association. If the Association or any other party successfully brings an action to extinguish a violation or otherwise enforce the provisions of this Declaration, or the rules and regulations promulgated pursuant hereto, the costs of such action, including legal fees, shall become a binding, personal obligation of the violator. If such violator is (1) an Owner, or (2) any family member, tenant, guest or invitee of an Owner, or (3) a family member or quest or invitee of the tenant of an Owner, or (4) a guest or invitee of (i) any member of such Owner's family; or (ii) any family member of the tenant of such Owner, such costs shall also be a lien upon the Lot, the Structure and other portion of the Property owned by such Owner, if any.

Section 11.05. Inspection and Entry Rights. Any agent of the Association (or the Architectural Standards Committee) may at any reasonable time or times, upon not less than 24 hours' notice to the Owner thereof, enter upon a Lot or other portion of the Property to inspect the improvements thereon for the purpose of ascertaining whether the maintenance, construction or alteration of structures or other improvements thereon comply with this Declaration, or with rules and regulations issued pursuant hereto. Neither the Association nor any such agent shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

In addition to the above, if the Architectural Standards Committee determines that it is necessary to trim, cut or prune any tree, hedge or other planting because its location or the height to which or the manner in which it has been permitted to grow is unsightly, detrimental or potentially detrimental to persons or property or obscures the view of street traffic or is otherwise in violation of this Declaration, the Association shall notify the Owner of the Lot or other portion of the Property who shall be obliged to remedy the violation. If the Owner fails to remedy the violation within thirty (30) days after such notice is given, then the Association may take such remedial action at the expense of the Owner.

Section 11.06. Amendment or Termination. During the time the Developer owns any Lots, the Developer may make amendments to this Declaration. Except as provided herein, all amendments of this Declaration, unless otherwise specifically provided for herein, may be made only by the affirmative vote or written agreement signed by the Owners of not less than sixty- seven percent (67%) of all Lots which are subject to this Declaration, including those Lots Owned by the Developer. In addition, and notwithstanding the above, during the Period of Developer Control, the written consent of the Developer will be required for any amendment which adversely affects a substantial interest or right of the Developer, which consent must not be withheld unreasonably.

Except in the case of a taking of all of the Lots by eminent domain, this Declaration may be terminated only by agreement of the Owners of at least eighty percent (80%) of all Lots which are subject to this Declaration including those Lots owned by the Developer. Termination shall take place in accordance with the laws of the State of North Carolina.

Notwithstanding anything else contained herein, Developer shall have the right, without the joinder of the Association or any Lot Owner (other than the Developer), at any time during the Period of Developer Control, to file an Amended or

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Supplemental Declaration, adding Additional Property, or exercising Developer's rights under Section 4.04.6. Any Supplemental Declaration or Amended Declaration may specify such specific use restrictions and other covenants, conditions and restrictions to be applicable to the property subject to the Supplemental or Amended Declaration and may contain complimentary additions and modifications of this Declaration as may be necessary or convenient, in the sole judgment of the Developer, to reflect and adopt any difference in character of any Additional Property. In no event, however, shall any such Supplemental or Amended Declaration modify or add to the covenants and restrictions established by this Declaration so as to negatively affect the Property; however, this proviso shall not be interpreted to prohibit or prevent any properly instituted change in the amount of the Assessments payable by a Member by means of any such additions.

Section 11.07. Owner Responsible for Tenants. Any lease of a Lot shall provide that the tenant shall comply in all respects with the terms of this Declaration, the By-laws and rules and regulations, if any, of the Association. If a tenant is in violation of this Declaration, the By-laws or rules and regulations, the Board of Directors shall so notify the Owner of the Lot which such tenant occupies in writing by certified mail, return receipt requested. If the violation is not cured within fourteen (14) days after the Owner has received notice of such violation, the Association may pursue any or all remedies which it may have under this Declaration.

Section 11.08. When Amendment or Termination Becomes Effective. Any amendment or termination of this Declaration shall not become effective until the instrument evidencing such change has been duly recorded in the office of the Register of Deeds for the County. Such instrument need not contain the written consent of the required number of Owners but shall contain a certification by the appropriate officers of the Association that the affirmative vote or written consents required for such amendment have been received and filed with the Board of Directors.

Section 11.9 Duration. The provisions of this Declaration, as amended or unless terminated as provided in Section 11.08, shall continue with full force and effect against both the Property and the Owners thereof for a period of twenty (20) years, and without further notice, as then in force or subsequently amended, shall be automatically extended for successive periods of 10 years each until terminated as provided above.

Section 11.10. Construction and Interpretation. The Association shall have the right to construe and interpret the provisions of this Declaration and, in the absence of an adjudication by a court of competent jurisdiction to the contrary, its construction or interpretation shall be final and binding as to all persons or property benefited by the provisions hereof

Any conflict in construction or interpretation between the Association and any other Person entitled to enforce the provisions hereof shall be resolved in favor of the construction or interpretation of the Association. The Association may adopt and promulgate reasonable rules and regulations regarding the administration, interpretation and enforcement of the provisions of this Declaration. In so adopting and promulgating such rules and regulations, and in making any finding, determination, ruling or order or in carrying out any directive contained herein relating to the issuance of permits, authorizations, approvals, rules or regulations, the Association shall take into consideration the best interests of the Owners and residents of the Property to the end that the Property shall be preserved and maintained as a high-quality community.

In granting any permit, authorization, or approval, as herein provided, the Association may impose any conditions or limitations thereon as it shall deem advisable under the circumstances in each case in light of the considerations set forth in the immediately preceding paragraph hereof.

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Section 11.11. Conflict with Laws. This Declaration shall not be taken as permitting any action or thing prohibited by applicable zoning laws, or the laws, ordinances, rules or regulations of any governmental authority, or by specific restrictions imposed by any deed or lease. In the event of any conflict between this Declaration and the By-laws, this Declaration shall prevail.

Section 11.12. Change of Conditions. No change of conditions or circumstances shall operate to amend any of the provisions of this Declaration, and the same may be amended only in the manner provided herein.

Section 11.13. Invalidity of Agreement or Declaration. The determination by any court that any provision hereof is unenforceable, invalid or void shall not affect the enforceability or validity of any other provision hereof.

Section 11.14. Governing Law. This Declaration shall be subject to, governed by and construed in accordance with the North Carolina Planned Community Act, Sections 47F-l-101, et seq, of the North Carolina General Statutes, as amended (the "Act"). To the extent any provision of this Declaration is determined to violate the Act, such provision shall be deemed to be modified to the extent necessary to comply with the Act. To the extent not expressly set forth herein, the Developer reserves all special declarant rights (as defined in the Act) and all other rights of a declarant provided in the Act. To the extent not expressly set forth herein, the Association shall have all other rights of an association under the Act and such duties as are required by the Act.

ARTICLE XII

GENERAL

Section 12.01. Headings and Captions. The headings and captions contained in this Declaration are for convenience only and shall not affect the meaning or interpretations of the content thereof.

Section 12.02. Right Reserved to Impose Additional or Amend Restrictions. The Developer reserves the right to record additional protective covenants and restrictions or to amend this Declaration prior to the conveyance of the first Lot.

Section 12.03. Notice. Any notice required to be sent to the Developer or to any Owner or mortgagee under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postage prepaid, to the last known address of the Person who appears as the Developer, Owner or mortgagee on the records of the Association at the time of such mailing.

Section 12.04. Right of Association to Transfer Interest. Notwithstanding any other provision herein to the contrary, the Association and its successors, shall at all times have the absolute right to fully transfer, convey and assign its right, title and interest under this Declaration to any successor not-for-profit corporation or trust and, upon such assignment, the successor corporation or trust shall have all the rights and be subject to all the duties of said Association as set forth in this Declaration and shall be deemed to have agreed to be bound by all provisions hereof, to the extent as if the successor corporation or trust had been an original party and all references herein to the Board of Directors shall refer to the Board of Directors (or Trustees) of such successor corporation or trust. Any such assignment shall be accepted by the successor corporation or trust under a written agreement pursuant to which the successor corporation or trust expressly assumes all the duties and obligations of the Association. If for any reason, the Association shall cease to exist without having first assigned its rights hereunder to a successor corporation or trust,

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the covenants, easements, charges and liens imposed hereunder shall nevertheless continue and any Owner may petition a court of competent jurisdiction to appoint a trustee for the purpose of organizing a not-for-profit corporation or trust to take over the duties and responsibilities of the entity to exist, subject to the conditions provided for herein with respect to an assignment and delegation to a successor corporation or trust.

Section 12.05. Right of Association to Transfer Functions. Unless otherwise specifically prohibited herein or within the Certificate of Incorporation or the By-laws, any and all functions of the Association shall be fully transferable in whole or in part to any other homeowners' or residents' association or similar entity.

Section 12.06. Rights of Mortgagees, etc. The holder, insurer, or guarantor of the mortgage of any Lot whose last known address appears on the records of the Association at the time of such mailing shall be entitled to timely written notice of:

12.06.1. Any condemnation or casualty loss that effects either a material portion of the Association Property; and

12.06.2. A lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; and

The Association shall have no duty to provide the foregoing unless such parties keep the Association advised in writing as to their mailing address(es) and the address(es) of the Lot(s) in which they have an interest.

Section 12.07. Management of the Association. The Association has the responsibility of establishing budgets, administering the collection of Assessments, enforcing rights and responsibilities, and maintaining the Association Property. The Developer may deem it prudent to employ one professional management organization administer the affairs of the Association.

[Signatures begin on the following page]

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IN WITNESS WHEREOF, Nags Head Construction & Development, Inc., a North Carolina corporation, Declarant, has executed this Declaration the day and year first above written.

Nags Head Construction & Development, Inc.

By: _____
William H. Norman, President

I, _____, a Notary Public of the County and State aforesaid, do hereby certify that **William H. Norman** personally came before me this day and acknowledged that he is President of **Nags Head Construction and Development, Inc.**, a North Carolina corporation, and acknowledged on behalf of Nags Head Construction and Development, Inc., the due execution of the foregoing instrument.

Witnessed by my hand and seal, this _____ day of _____, 2020.

_____
Notary Public

My Commission Expires: {Stamp/Seal}
_____

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Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING

SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

April 14, 2020

Mr. Michael Zehner
Town of Nags Head
P.O. Box 99
Nags Head, NC 27959

Re: Preliminary Plat Application package
Coastal Villas (formerly Southridge, Phase VI Subdivision)
Town of Nags Head, Dare County, NC

Mr. Zehner,

On behalf of Nags Head Construction and Development, Inc., Quible & Associates, P.C. hereby submits a revised Preliminary Plat Application for the subject referenced project located on Croatan Highway in Nags Head, Dare County. Per our TRC Meeting with the Town of Nags Head on 04/7/2020, Quible and Associates, P.C. has revised the preliminary plat to address comments raised.

Please find enclosed the following items for the above referenced project:

- Two (2) copies of the Revised Narrative;
- Two (2) copy of the Fire Routing Exhibit;
- Two (2) copies of the Refuse Routing Exhibit;
- Two (2) copies of the Revised Preliminary Plat;
- Two (2) copies of the DRAFT Covenants
- One (1) digital copy of the complete package.

Please acknowledge the following comment summary and response provided in reference to the comments received. We have provided our response in red for ease of review:

Planning & Zoning comments (Kelly/Michael):

- The lot number, street names, and surveyor's cert. appear on the three sheets as dots – this could be a rendering issue. *Acknowledged. The pdf has been "flattened" to help with the rendering issue.*
- Recommends seed money be included to the HOA for maintenance to alleviate board concerns about O&M of basins; *Per the draft covenants, annual assessments from HOA members are required by Section 5.01.1. Section 5.02 and article VI cover maintenance for the stormwater management facilities as required by NCDEQ. Section 3.02.1 specifies that the developer will have responsibility until 95% of the subdivision is under separate ownership, therefor, the developer will hold operation and maintenance responsibilities until the last lot is sold. This will allow for the HOA to build up funds prior to taking over responsibility. Per the covenants, The developer must fund any difference in the budget and any assessments levied (See 5.04). Section 5.02 allows assessments for maintenance of the Stormwater facilities on the Association.*

- Spell out that open space will convey to the HOA within the covenants; *The DRAFT covenants have been revised. See section 4.01 for conveyance*
- Include dimensions for temp cul-de-sac on applicable plan sheet. *Acknowledged. These are shown on Sheet 2.*
- Please consider if a street name other than Fourth Street is preferred; the name of the paper street may not preclude the use of a different street name. *Acknowledged. The Street is indicated as 4th Street.*
- For streetlights, consider suggestions of Section 10.71.1. of the UDO for separation. *Lights have been shifted to meet the minimum of 300' as shown on Sheet 2.*
- Zoning noted that it is the responsibility of the developer to coordinate electric, cable, and other utilities; *Acknowledged.*
- The conditions of approval will be expanded to include the temporary easement/turn around requirement; *Acknowledged*
- Staff may consider bonding the extended roadway and turn around on the 4th street right-of-way in lieu of the cul-de-sac based on the 4th Street development timing. *The developer has decided to pave the cul-de-sac as we are not aware of the 4th Street property development timeline.*
- Provide temporary access easement language (who is responsible for maintenance, time of transfer, when it is removed, who removes, etc.) *Acknowledged. See Note 19 on Sheet 1 of 3.*

Town Engineer (David Ryan):

- Narrative- an existing network of pipes and ditches connects S. Virginia Dare Trail with the Soundside Rd. sound outfall. A portion of this system borders the northern portion of the subject property, for conveyance to a closed pipe system on the western extents of the Nags Head Church property prior to connection into the Soundside Rd. drainage system. The outfall from the subject property will discharge into the existing open drainage ditch portion which is encompassed within an existing Town drainage easement. Town has provided additional information on the outfall to assist with describing this outfall; *Acknowledged and received.*
- As currently designed, there is limited interconnectivity between drainage areas. It is recommended that connections between drainage areas be considered for equalization and to manage rainfall runoff in exceedance of the design storm event. *12" HDPE HP STORM pipe is now proposed to interconnect the basins on either side of the roadway and is shown on Sheet 3 of 3.*
- Sheet 3 of 3- the point of discharge from the subject property drainage improvements into this existing system should be field verified for correctness of existing ground contours; *Acknowledged. The break line within the ditch has been updated.*
- Sheet 3 of 3- building pad elevations have been confirmed as being elevation 9.0'. Finished street grades should be equal to or lower than building pad elevations. *Acknowledged. The ground elevation at buildings is anticipated to be a minimum of 9.0' elevation. The elevation may go up to 9.5' (or higher) elevation in order to balance material at the site.*
- Request a typical detail of an overlot grading plan which depicts finished contours, property line swales and general stormwater flow direction; *An example grading detail it provided on Sheet 3 of 3. It should be noted grades provided would change for each individual lot.*
- Sheet 3 of 3- grading and refinement of the multi-use path comply with ADA guidelines. *Acknowledged. The new concrete shown on Sheet 2 of 3 is the extent necessary to maintain ADA compliant grades.*

- Protect live oaks within the proposed infiltration basin 2 if feasible; *Acknowledged. These live oaks are shown to be protected; however, it will depend on how deep the root system is if the trees can remain in this location due to required infiltration basin excavation.*
- Provide a revised sequence of construction; *The developer proposes the following with respect to the sequence of construction:*
    a. *Clear and grade roadway, associated roadway swales and infiltration basins;*
    b. *Clear and grade all associated lot line swales;*
    c. *Clear and grade 3-4 lots at a time allowing for soil stockpiling and/or balancing of lots throughout as clearing takes place.*

  A more detailed sequence of construction will be prepared and placed on the construction plans. It is understood that Town review and approval of the Subdivision construction plans will be a condition of approval.
- Recommend adding a brief description in the narrative about a vehicular traffic generation from the proposed subdivision and conformance with TNH and/or NCDOT guidelines. *Traffic generation is discussed on Page 2 of the Revised Site Narrative.*
- Recommends using geoweb or some other option to contain gravel; *Based on discussions, the temporary turnaround has been shown as paved asphalt.*
- NCDOT may require a cross street culvert as part of the right-of-way encroachment review. A culvert would maintain a flow path to the existing open drainage ditch during high flow periods. *Acknowledged.*
- Consideration of maintenance and responsibilities of the proposed temporary gravel cul-de-sac. Draft easement language may be necessary, and the easement should address any necessary conveyance to the HOA, and under what conditions the easement is dissolved. *Acknowledged. Language is shown on Sheet 1 of 3 (Note 19).*
- Sheet 1 of 3- suggest graphically depicting infiltration drainage easements on plat plan view. *At this time easements have been added back to the plan, but minimum building setback lines are still shown within the typical only as to alleviate clutter on the plan.*

Public Works (Ralph Barile):

- Provide a 6"x6" tee and stub out at the intersection with Mariner's Way. The Town will install this extension (Previous comment). *Acknowledged. A 6"x6" tee, valves, and an associated stub is proposed.*
- 15' (or wider) access and utility easement for waterline connection back to Seabass Court; *Acknowledged. A 20' access and utility easement have been provided.*
- Would prefer the turnaround be paved; *Acknowledged. The temporary turnaround has been shown paved.*

Please review the enclosed revised documentation and place us on the April 21st, Planning Board agenda, if appropriate. Please do not hesitate to contact me at 252.491.8147 if you have any questions, comments or requests for additional information.

Sincerely;
Quible & Associates, P.C.

Cathleen M. Saunders, P.E.
Project Manager
encl: As stated
cc: Alfred Norman, Nags Head Construction, LLC