

August 25, 2016

Tammy Glave, Senior Planner
County of Currituck
Planning & Community Development
153 Courthouse Rd.
Currituck, NC 27929

Re: OBX Waterpark Adventure
Major Site Plan
Parcel Identification No. 124000137J0000
8528 Caratoke Highway, Powells Point, Currituck County, NC

Dear Ms. Glave:

On behalf of the Aquatic Development Group, Quible & Associates, P.C. hereby submit for your review the enclosed application package for OBX Waterpark Adventure Major Site Plan Application. Enclosed in this package, please find the following:

Five (5) copies of each:

- Signed Major Site Plan Submission Application;
- Major Site Plan Submittal Checklist;
- 24"x36" Full Size Site Plan Set.

One (1) copy of each:

- Major Site Plan Application Fee in the amount of \$505.20 made payable to "Currituck County" (.02/sf of Combined Building Square Footage);
- Building Summary Table;
- CD containing pdf copy of the Minor Site Plan Application package.

Please review the attached site plans and do not hesitate to contact Michael W. Strader, Jr., PE, or myself at 252.491.8147 if you have any questions, comments or requests for additional information.

Sincerely,

Quible & Associates, P.C.



Cathleen Saunders
Project Manager

Encl: as stated

Cc: Chris Hewison, Aquatic Development Group



Major Site Plan Application

| | |
|--------------------|-------|
| OFFICIAL USE ONLY: | |
| Case Number: | _____ |
| Date Filed: | _____ |
| Gate Keeper: | _____ |
| Amount Paid: | _____ |

Contact Information

| | |
|---|--------------------------------|
| APPLICANT: | PROPERTY OWNER: |
| Name: <u>Aquatic Development Group</u> | Name: <u>See Attached list</u> |
| Address: <u>13 Green Mountain Drive</u> | Address: _____ |
| <u>Cohoos, NY 12047</u> | _____ |
| Telephone: <u>518-783-0038</u> | Telephone: _____ |
| E-Mail Address: <u>chris.hewison@aquaticgroup.com</u> | E-Mail Address: _____ |

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Purchaser

Property Information

Physical Street Address: 8528 Caratoke Highway

Location: Powells Point, Currituck County, North Carolina

Parcel Identification Number(s): 0124000137L0000; 9837-54-8094

Total Parcel(s) Acreage: 80 acres

Existing Land Use of Property: vacant/construction staging

Request

Project Name: OBX Waterpark Adventure - Phase 2 (Waterpark)

Proposed Use of the Property: Recreational Facility

Deed Book/Page Number and/or Plat Cabinet/Slide Number: See Attached

Total square footage of land disturbance activity: Phase 2- 23 ac (Future Phases 14 ac)

Total lot coverage: Phase 2 - 11.94 acres Total vehicular use area: 10.78 acres (Phase 1)

Existing gross floor area: .14 acres Proposed gross floor area: Phase 2 - 25,260 sq ft

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

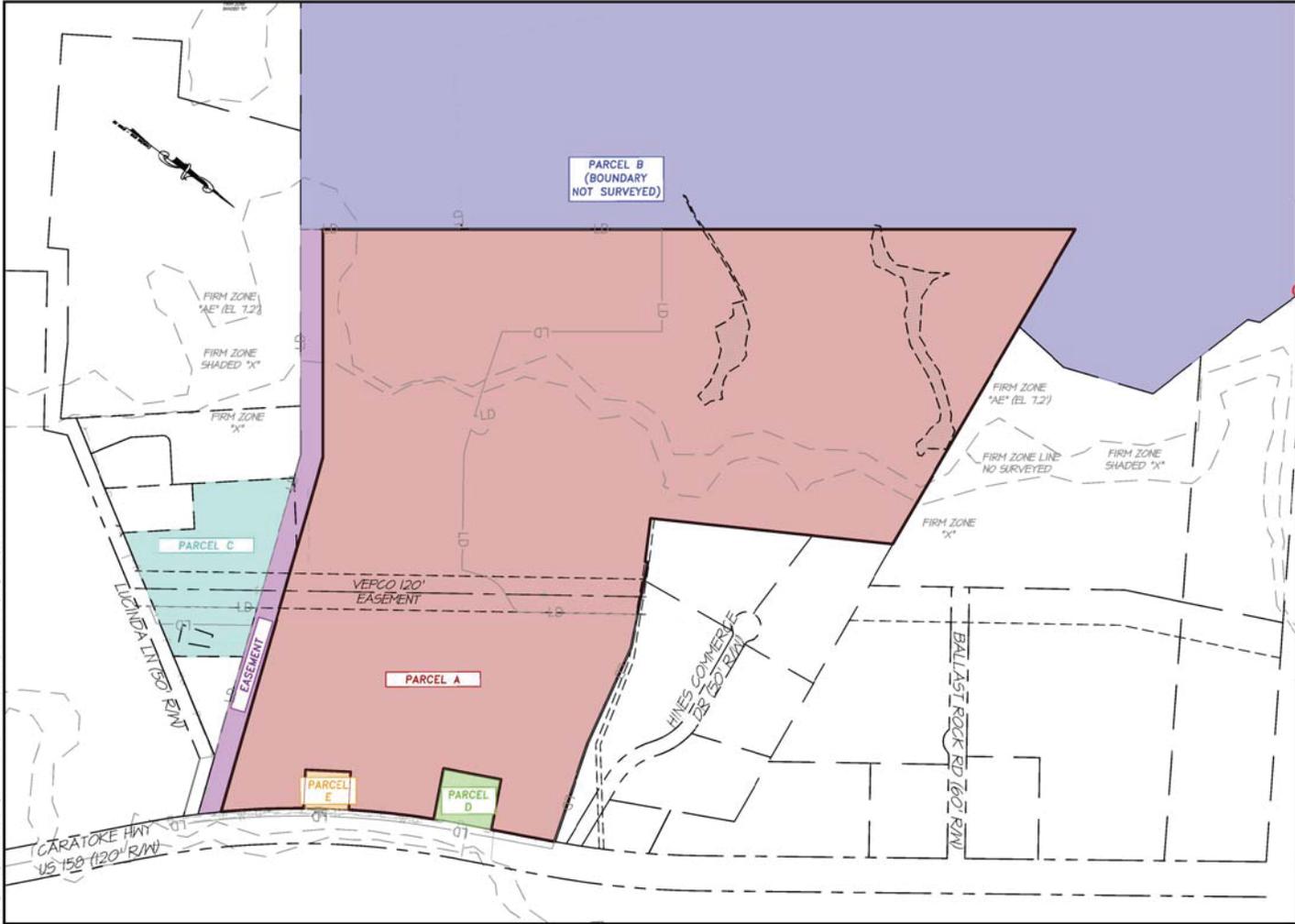
[Signature]

 Property Owner(s)/Applicant*

25 Aug 14

 Date

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.



| | |
|---|------------------------|
| <p>Quible & Associates, P.C. SINCE 1959 ENGINEERING • CONSULTING • PLANNING ENVIRONMENTAL SCIENCES • SURVEYING NC License# C-0208 27949 PO Drawer (252) 491-8147 Phone (252) 491-8147 E-Mail: admin@quibleandassociates.com</p> | |
| <p>PRELIMINARY NOT FOR CONSTRUCTION</p> | |
| <p>OWNER EXHIBIT</p> | |
| <p>OBX WATERPARK ADVENTURE OBX WATERPARK ADVENTURE, LLC</p> | |
| <p>POPULAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA</p> | |
| <p>0 300 600 GRAPHIC SCALE IN FEET 1"=300'</p> | |
| <p><small>COPYRIGHT © 2016 THIS DOCUMENT IS THE PROPERTY OF QUIBLE & ASSOCIATES, P.C. ANY REPRODUCTION OR TRANSMISSION OF ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF QUIBLE & ASSOCIATES, P.C. IS STRICTLY PROHIBITED. A LICENSED PROFESSIONAL ENGINEER HAS REVIEWED THIS DOCUMENT AND CERTIFIED THAT IT ACCURATELY REPRESENTS THE INFORMATION PROVIDED TO HIM OR HER FOR THE PURPOSES OF THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT OR CONVEYANCE, UNLESS OTHERWISE NOTED.</small></p> | |
| <p>PROJECT: P15004</p> | <p>DATE: 8/9/2016</p> |
| <p>DRAWN BY: JMM/CBS</p> | <p>CHECKED BY: MWS</p> |

Summary of Lands Impacted by proposed Limits of Disturbance

Parcel A

| | |
|-------------------------|---|
| Owner Name: | GB Investment Group, LLC |
| Mailing Address: | 345 Jarvisburg Road Jarvisburg, NC 27947 |
| Current Street Address: | 8526 Caratoke Highway Powells Point, NC 27966 |
| Acreage: | 80 |
| Deed Book/Page: | 1372/517 |
| Permission Provided: | <i>Deed and Permission Statement Included</i> |

Parcel B

| | |
|-------------------------|---|
| Owner Name: | GB Investment Group, LLC |
| Mailing Address: | 345 Jarvisburg Road Jarvisburg, NC 27947 |
| Current Street Address: | Caratoke Highway Powells Point, NC 27966 |
| Acreage: | 248.24 |
| Deed Book/Page: | 1372/517 |
| Permission Provided: | <i>Deed and Permission Statement Included</i> |

Parcel C

| | |
|-------------------------|---|
| Owner Name: | GB Investment Group, LLC |
| Mailing Address: | 345 Jarvisburg Road Jarvisburg, NC 27947 |
| Current Street Address: | Caratoke Highway Powells Point, NC 27966 |
| Acreage: | 6.89 |
| Deed Book/Page: | 960/668-670 |
| Permission Provided: | <i>Deed and Permission Statement Included</i> |

Easement

| | |
|-------------------------|---|
| Owner Name: | GB Investment Group, LLC |
| Mailing Address: | 345 Jarvisburg Road Jarvisburg, NC 27947 |
| Current Street Address: | Caratoke Highway Powells Point, NC 27966 |
| Deed Book/Page: | 1372/517 |
| Permission Provided: | <i>Easement - Permission Statement Included</i> |

Parcel D

| | |
|-------------------------|---|
| Owner Name: | Barnhill Contracting Company |
| Mailing Address: | PO Box 1529 Tarboro, NC 27886 |
| Current Street Address: | 8504 Caratoke Highway Harbinger, NC 27941 |
| Acreage: | 0.96 |
| Deed Book/Page: | 1298/262-264 |
| Permission Provided: | <i>Deed and Permission Statement Included</i> |

Parcel E

| | |
|-------------------------|--|
| Owner Name: | George Michael Farrow |
| Mailing Address: | PO Box 1137 Kill Devil Hills, NC 27948 |
| Current Street Address: | 8524 Caratoke Highway Powells Point, NC 27966 |
| Acreage: | 0.56 |
| Deed Book/Page: | 1140/218-219 |
| Permission Provided: | <i>Deed, Purchase Agreement, and Permission Statement Included</i> |

Major Site Plan Design Standards Checklist

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

Major Site Plan Design Standards Checklist

Date Received: _____ TRC Date: _____

Project Name: ADG Waterpark - Phase 2 (Waterpark)

Applicant/Property Owner: Aquatic Development Group

| Site Plan Design Standards Checklist | | |
|--------------------------------------|--|----------------------|
| General | | |
| 1 | Property owner name, address, phone number, and e-mail address. | ✓ |
| 2 | Site address and parcel identification number. | ✓ |
| 3 | North arrow and scale to be 1" = 100' or larger. | ✓ |
| 4 | Vicinity map showing property's general location in relation to streets, railroads, and waterways. | ✓ |
| 5 | Existing zoning classification and zoning setback lines of the property. | ✓ |
| 6 | Scaled drawing showing existing and proposed site features : Property lines, acreage, adjacent use types, streets (right-of-ways), easements, buildings and accessory structures (including square feet and use), parking layout, vehicular use areas, driveways (including opposing driveways), loading spaces, refuse collection facilities (dumpsters), outdoor storage areas, ground based utility equipment, fences and walls, and sidewalks and pedestrian circulation. And location and size of existing and proposed infrastructure : Water mains (including and water taps), water meter details, backflow prevention details, wells, sewer mains or on-site septic systems (including repair area), electrical service, fire hydrants, detail of fire apparatus access to buildings, and any other public utility within all adjacent public right-of-ways and easements. | ✓ |
| 7 | Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency. | ✓ |
| 8 | Sight distance triangles. | N/A |
| 9 | Proposed common areas, open space set-asides, and required buffers. | ✓ |
| Landscape Plan | | |
| 10 | All existing and proposed planting areas and vegetation that will be used to comply with the landscaping requirements, including the species, caliper, and spacing of all vegetation. | |
| 11 | Existing and proposed physical barriers to be used to comply with the bufferyard and screening requirements. | |
| 12 | Heritage tree inventory and proposed tree protection zones. | |
| 13 | Adjoining property lines, zoning, and names and address of adjoining property owners. | ✓ |
| Exterior Lighting Plan | | |
| 14 | Location, height, and type of all proposed exterior lighting including but not limited to site, street, building, and security lighting. | |
| 15 | Footcandle measurements of the entire site including lot lines, or light fixture documentation when minimal lighting is proposed. | |
| Major Stormwater Management Plan | | |
| 16 | Major Stormwater Plan and From SW-002 | Previously Submitted |

| Architectural Elevations | | |
|---|---|----------------------|
| 17 | Architectural drawings and/or sketches illustrating the design, character, height, and materials of the proposed buildings. | N/A |
| Flood Damage Prevention, if Applicable | | |
| 18 | Proposed elevation of all structures and utilities. | ✓ |
| 19 | Location, dimensions, and use of: Development and disturbance, existing and proposed structures and utility systems grading and pavement areas, fill materials, storage areas, drainage facilities, and other development. | ✓ |
| 20 | Boundary of Special Flood Hazard Area (SFHA), floodway, Coastal Barrier Resource System (CBRS) Area, water course relocation, or a statement that the entire lot is within a specific SFHA. | N/A |
| 21 | Flood zone designation as determined on the County's Flood Insurance Rate Maps (FIRM). | ✓ |
| 22 | Design Flood Elevation (Base Flood Elevation plus one foot freeboard). | ✓ |
| 23 | Plans and/or details for the protection of public facilities and utilities (sewer, gas, electrical, and water systems) from inundation of flood waters up to Design Flood Elevation. | N/A |
| 24 | Water course alteration or relocation: Description of alteration or relocation, report on effects of proposed project on the flood carrying capacity of the water course, and effects to properties located up and downstream. | Previously Submitted |
| 25 | Fill – plans for non-structural fill (if being utilized in VE zone). | N/A |

Major Site Plan Submittal Checklist

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

Major Site Plan Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: ADG Waterpark - Phase 2 (Waterpark)

Applicant/Property Owner: Aquatic Development Group

| Major Site Plan Submittal Checklist | | |
|-------------------------------------|---|----------------------|
| 1 | Complete Major Site Plan application | ✓ |
| 2 | Application fee (\$.02 per square foot of gross floor area or \$50 minimum) | ✓ |
| 3 | Site plan | ✓ |
| 4 | Landscape plan | |
| 5 | Exterior Lighting plan | |
| 6 | Major Stormwater Management plan and Form SW-002 | PREVIOUSLY SUBMITTED |
| 7 | Architectural elevations, if applicable | ✓ |
| 8 | ARHS Construction Improvements Permit or letter of commitment from centralized sewer provider. | N/A |
| 9 | NCDENR, DWQ stormwater permit application (if 10,000sf or more of built upon area). | PREV. SUBMITTED |
| 10 | NCDENR, Land Quality, Erosion and Sedimentation Control permit application (if one acre or more of land disturbance). | PREVIOUSLY SUBMITTED |
| 11 | NCDOT Street and Driveway Access Permit Application and Encroachment Agreement | |
| 12 | 5 copies of plans | ✓ |
| 13 | 5 hard copies of ALL documents | ✓ |
| 14 | 1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable) | ✓ |

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments

| <u>Name</u> | <u>Type of Structure</u> | <u>Size (SF)</u> |
|---|---|------------------|
| Building Matrix | | |
| <i>Updated 7/27/2017</i> | | |
| Pump House 1 | Concrete foundation, wood framed, wood siding, metal roof, uninsulated | 500 |
| Pump House 2 | Concrete foundation, wood framed, wood siding, metal roof, uninsulated | 500 |
| Pump House 3 | Concrete foundation, wood framed, wood siding, metal roof, uninsulated | 500 |
| Pump House 4 | Concrete foundation, wood framed, wood siding, metal roof, uninsulated | 220 |
| Pump House 5 | Concrete foundation, wood framed, wood siding, metal roof, uninsulated | 430 |
| Pump House 6 | Concrete foundation, wood framed, wood siding, metal roof, uninsulated | 750 |
| Filter Building/Pump House 1/Wave Pool Wave Generation Equipment Building | Concrete foundation, wood framed, wood siding, metal roof, uninsulated, filters are exposed outside, Wave Pool theming nautical based | 2900 |
| Filter Building/Pump House 3 | Concrete foundation, wood framed, wood siding, metal roof, uninsulated | 1200 |
| Retail | Wood pile, wood framed, wood siding, open air/tarp roof, uninsulated, POS and commons space, ventilation units | 900 |
| Entry/Ticketing/Turnstyles | Wood pile, wood framed, wood siding, metal roof, insulated, office space, turnstyles, thru-wall AC units | 1300 |
| Changing/Restroom | | 3000 |
| Maintenance | Concrete floor, wood framed, wood siding, metal roof, uninsulated, garage-type building | 1200 |
| Operations | | 1600 |
| Tiki Bar #2 | Wood pile, wood framed, no siding, metal or other roof, uninsulated, bar, POS and commons space, ventilation units, outdoor seating | 600 |
| Twin Tides | Concrete foundation, wood framed, wood siding, metal roof, uninsulated | 25 |
| Grab-and-Go | Cart | 200 |
| Desert Booth | Cart | 200 |
| MLPS Cabana Service | Cart | 200 |
| WP Grill | Themed Hut | 200 |
| Island Cabana Service | Cart | 200 |
| Cart Station | Cart | 200 |

| | | |
|-------------------------------|---|------|
| Retail Indoor Dessert Station | Cart | 900 |
| Main Food Building | Wood pile, wood framed, wood siding, metal roof, uninsulated, kitchen, POS and commons space, ventilation units, outdoor seating | 3700 |
| Food Storage | Concrete floor, wood framed, wood siding, metal roof, uninsulated, garage-type building | 1235 |
| Tiki Bar/Restroom | Wood pile, wood framed, wood siding, metal roof, uninsulated, kitchen, bar, POS and commons space, ventilation units, outdoor seating | 2600 |