



Major Site Plan Application

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

Contact Information

APPLICANT:		PROPERTY OWNER:	
Name:	<u>DAVID MASO</u>	Name:	<u>FLORIDA OBX #10 LLC</u>
Address:	<u>1 POINT COMFORT LN</u> <u>KITTY HAWK, NC 27949</u>	Address:	<u>6730 22ND AVE N - SUITE G</u> <u>ST. PETERSBURG, FL 33706</u>
Telephone:	<u>727 480 3523</u>	Telephone:	<u>727 386 3747</u>
E-Mail Address:	<u>david.floridaobx@gmail.com</u>	E-Mail Address:	_____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: managing member

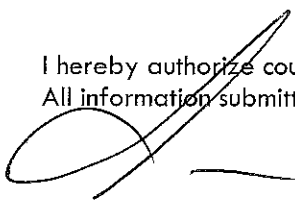
Property Information

Physical Street Address: 1102 COROLLA VILLAGE ROAD, COROLLA, NC 27927
Location: SOUTH EAST OF INTERSECTION OF OCEAN TRAIL AND COROLLA VILLAGE ROAD
Parcel Identification Number(s): 115B000P10A0000
Total Parcel(s) Acreage: 6.722
Existing Land Use of Property: COROLLA LIGHT WWTP ZONED COMMERCIAL

Request

Project Name: BEACH CLUB at WHALEHEAD (COROLLA LIGHT PUD - PHASE 10)
Proposed Use of the Property: MIXED USE DEVELOPMENT, (MULTI FAMILY - COMMERCIAL)
Deed Book/Page Number and/or Plat Cabinet/Slide Number: PC N, SL 1
Total square footage of land disturbance activity: 315,009
Total lot coverage: 177,281 SF (60.54%) Total vehicular use area: 48,902
Existing gross floor area: 12,000 SF Proposed gross floor area: 59,894 SF

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.



Property Owner(s)/Applicant*

5-27-21

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.**

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: BEACH CLUB at WHALEHEAD

Applicant/Property Owner: DAVID MASO c/o FLORIDA OBX #10 LLC

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.	✓
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	✓

Architectural Elevations		
17	Architectural drawings and/or sketches illustrating the design, character, height, and materials of the proposed buildings.	✓
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.	
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.	✓
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.	
25	Fill – plans for non-structural fill (if being utilized in VE zone).	✓

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: BEACH CLUB at WHALEHEAD

Applicant/Property Owner: DAVID MASO c/o FLORIDA OBX #10 LLC

Major Site Plan Submittal Checklist		
1	Complete Major Site Plan application	✓
2	Application fee (\$.10 per square foot of gross floor area or \$400 minimum)	
3	Site plan	✓
4	Landscape plan	✓
5	Exterior Lighting plan	✓
6	Major Stormwater Management plan and Form SW-002	✓
7	Architectural elevations, if applicable	✓
8	ARHS Construction Improvements Permit or letter of commitment from centralized sewer provider.	✓
9	NCDEQ stormwater permit application (if 10,000sf or more of built upon area).	✓
10	NCDEQ Erosion and Sedimentation Control permit application (if one acre or more of land disturbance).	✓
11	NCDOT Street and Driveway Access Permit Application and Encroachment Agreement	✓
12	2 copies of plans	✓
13	2 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



Major Stormwater Plan Form SW-002

OFFICIAL USE ONLY:

Permit Number: _____

Date Filed: _____

Date Approved: _____

Contact Information

APPLICANT:

Name: DAVID MASO

Address: 1 POINT COMFORT LANE
KITTY HAWK, NC 27949

Telephone: 727 480 3523

E-Mail Address: david4closurefl@gmail.com

PROPERTY OWNER:

Name: FLORIDA OBX #10 LLC

Address: 6730 22ND AVE N -SUITE G
ST PETERSBURG, FL 33710

Telephone: 727 386 3747

E-Mail Address: _____

Property Information

Physical Street Address: 1102 COROLLA VILLAGE ROAD, COROLLA, NC 27927

Parcel Identification Number(s): 115B000P10A0000

FEMA Flood Zone Designation: SHADED X

Request

Project Description: MIX USE DEVELOPMENT (MULTI-FAMILY - COMMERCIAL)

Total land disturbance activity: 315,009 sf Calculated volume of BMPs: 15,786 sf

Maximum lot coverage: 190,327 sf Proposed lot coverage: 177,281 sf

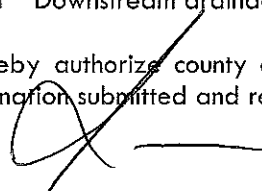
TYPE OF REQUEST

- Major subdivision (10-year, 24-hour rate)
- Major site plan (5-year, 24-hour rate)

METHOD USED TO CALCULATE PEAK DISCHARGE

- Rational Method
- NRCS Method (TR-55 and TR-20)
- Simple volume calculation for small sites (less than 10 acres)
- Alternative stormwater runoff storage analysis
- Downstream drainage capacity analysis

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



Property Owner(s)/Applicant

5-27-21

Date

Major Stormwater Plan Design Standards Checklist

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

Major Stormwater Plan Design Standards Checklist

Date Received: _____

Project Name: BEACH CLUB AT WHALEHEAD

Applicant/Property Owner: DAVID MASO C/O FLORIDA OBX #10, LLC

Minor Stormwater Plan Design Standards Checklist		
General		
1	Property owner name and address.	X
2	Site address and parcel identification number.	X
3	North arrow and scale to be 1" = 100' or larger.	X
Site Features		
4	Scaled drawing showing existing and proposed site features: Property lines with dimensions, acreage, streets, easements, structures (dimensions and square footage), fences, bulkheads, septic area (active and repair), utilities, vehicular use areas, driveways, and sidewalks.	X
5	Approximate location of all designated Areas of Environmental Concern (AEC) 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.	X
6	Existing and proposed ground elevations shown in one foot intervals. All elevation changes within the past six months shall be shown on the plan.	X
8	Limits of all proposed fill, including the toe of fill slope and purpose of fill.	X
9	Square footage of all existing and proposed impervious areas (structures, sidewalks, walkways, vehicular use areas regardless of surface material), including a description of surface materials.	X
10	Existing and proposed drainage patterns, including direction of flow.	X
11	Location, capacity, design plans (detention, retention, infiltration), and design discharge of existing and proposed stormwater management features.	X
12	Elevation of the seasonal high water level as determined by a licensed soil scientist.	X
13	Plant selection.	X
Permits and Other Documentation		
14	NCDENR stormwater permit application (if 10,000sf or more of built upon area).	X
15	NCDENR erosion and sedimentation control permit application (if one acre or more of land disturbance).	X
16	NCDENR coastal area management act permit application, if applicable.	N/A
17	Stormwater management narrative with supporting calculations.	X
18	Rational Method Form SW-003 or NRCS Method Form SW-004	X
19	Alternative stormwater runoff storage analysis and/or downstream drainage capacity analysis, if applicable	N/A
20	Design spreadsheets for all BMPs (<i>Appendix F – Currituck County Stormwater Manual</i>).	X
21	Detailed maintenance plan for all proposed BMPs.	X

Certificate	
22	<p>The major stormwater plan shall contain the following certificate:</p> <p style="padding-left: 40px;">I, _____, owner/agent hereby certify the information included on this and attached pages is true and correct to the best of my knowledge.</p> <p style="padding-left: 40px;">On the plan entitled _____, stormwater drainage improvements shall be installed according to these plans and specifications and approved by Currituck County. Yearly inspections are required as part of the stormwater plan. The owner is responsible for all maintenance required. Currituck County assumes no responsibility for the design, maintenance, or performance of the stormwater improvements.</p> <p style="padding-left: 40px;">Date: _____ Owner/Agent: _____</p>
	X

Major Stormwater Plan Submittal Checklist

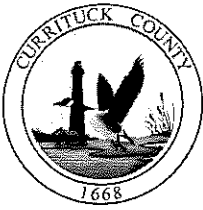
Staff will use the following checklist to determine the completeness of your application. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Major Stormwater Plan Form SW-002 Submittal Checklist

Date Received: _____
 Project Name: BEACH CLUB AT WHALEHEAD
 Applicant/Property Owner: DAVID MASO C/O FLORIDA OBX #10, LLC

Major Stormwater Plan Form SW-002 Submittal Checklist		
1	Completed Major Stormwater Plan Form SW-002	X
2	Completed Rational Method Form SW-003 or NRCS Method Form SW-004	X
3	Stormwater plan	X
4	NCDENR permit applications, if applicable	X
5	3 copies of plans	X
6	3 hard copies of ALL documents	X
7	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	X

Comments



Rational Method Peak Flow Form SW-003

Project Information

Project Location: SOUTHEAST OF INTERSECTION OF NC12 AND COROLLA VILLAGE ROAD

Parcel Identification Number(s): 115B000P10A0000

Drainage area: 6.722 ac

Average Slope: 3.38 %

Maximum Slope Length: 515 ft

Calculations

*The Rational Method may only be used where development will impact less than 10 acres

Time of Concentration (Tc) (Use additional sheets if necessary)			
	Pre-	Post-	
<u>Sheet Flow</u>			
Manning's roughness, n (Table 2-4)	0.4		
2-year, 24-hour Rainfall, P	4.0	6.0	in
Slope, S	0.0175		ft/ft
Length of Sheet Flow, L (<=300 feet)	200		ft
Total Time for Sheet Flow	36.2		min
<u>Shallow Concentrated Flow</u>			
Surface Paved (P) or Unpaved (U)	P/U		
Length of flow, L	84/200		ft
Slope, S	.0059/	.078	ft/ft
Average Velocity, V (Table 2-3)	0.34/	0.27	ft/min
Total Time for Shallow Concentrated Flow	1.8		min
<u>Channel Flow</u>			
Pipe (P) or Channel (C)	N/A		
If pipe: Diameter, D			in
If channel: Bottom Width, w			ft
If channel: side slope 1 (__:1)			
If channel: side slope 2 (__:1)			
Cross sectional flow area, A			sq ft
Wetted perimeter, Wp			ft
Hydraulic radius, R = A/Wp			ft

Time of Concentration (Tc) (Use additional sheets if necessary)			
	Pre-	Post-	
Channel slope, S			ft/ft
Manning's roughness, n (Table 2-4)			
Channel velocity			ft/sec
Length of Flow, L			ft/sec
Total Time for Channel Flow			min
Total Time of Concentration, Tc	38.0		min

Pre-development Conditions			
Land Use Description	C	Area (acres)	C*A
Woods	0.2	6.722	1.344
Total			

Intensity for 2-year, 24-hour storm (Table 2-5) 2.80 in/hr

Pre-development peak flow, Q = CIA 3.76 cfs

Post-development Conditions			
Land Use Description	C	Area (acres)	C*A
COMMERCIAL SITE (TABLE 2.6)	.89	6.72	5.98
Totals		6.72	5.89

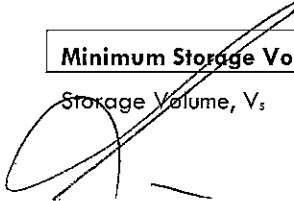
Area-weighted C: 0.876

Intensity for 10-year, 24-hour storm (Table 2-5) 6.26 in/hr

Post-development peak flow, Q = CiA 36.86 cfs

Minimum Storage Volume Required – Refer to Section 2.4.4 for Volume Calculations

Storage Volume, V_s 29,902 ft³


Applicant

5-27-21
Date