Use Permit Conceptual Plan Design Standards Checklist

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

Use Permit
Conceptual Plan Design Standards Checklist

Date Received: ___________________________  TRC Date: 8/21/2019

Project Name: PINE ISLAND PUD, PHASE 5B

Applicant/Property Owner: TURNPIKE PROPERTIES, LLC

<table>
<thead>
<tr>
<th>Use Permit Conceptual Plan Design Standards Checklist</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Property owner name, address, phone number, and e-mail address.</td>
</tr>
<tr>
<td>2 Site address and parcel identification number.</td>
</tr>
<tr>
<td>3 North arrow and scale to be 1&quot; = 100' or larger.</td>
</tr>
<tr>
<td>4 Vicinity map showing property's general location in relation to streets, railroads, and waterways.</td>
</tr>
<tr>
<td>5 Existing zoning classification and zoning setback lines of the property.</td>
</tr>
<tr>
<td>6 A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.</td>
</tr>
<tr>
<td>7 Approximate location of the following existing site features and infrastructure within the property and within 50' of the existing property lines: Pedestrian circulation, vehicular use areas, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.</td>
</tr>
<tr>
<td>8 Approximate location of the following proposed site features and infrastructure: Structures and usages, parking and circulation plan (including streets, drives, loading and service areas parking layout and pedestrian circulation features), fences and walls, exterior lighting, drainage patterns and facilities intended to serve the development, landscape buffers and screening, and riparian buffers.</td>
</tr>
<tr>
<td>9 Approximate Flood Zone line and Base Flood Elevation as delineated on the “Flood Insurance Rate Maps/Study Currituck County.”</td>
</tr>
<tr>
<td>10 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.</td>
</tr>
<tr>
<td>11 Sight distance triangles.</td>
</tr>
<tr>
<td>12 Proposed common areas, open space set-asides, and required buffers.</td>
</tr>
<tr>
<td>13 Architectural drawings and/or sketches illustrating the design and character of the proposed uses.</td>
</tr>
</tbody>
</table>
Use Permit 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.

Use Permit
Submittal Checklist

Date Received: _________________          TRC Date: 9/21/2019

Project Name: PINE ISLAND PUD, PHASE 5B

Applicant/Property Owner: TURNPIKE PROPERTIES, LLC

<table>
<thead>
<tr>
<th>Use Permit Submittal Checklist</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Complete Use Permit application</td>
<td>✔</td>
</tr>
<tr>
<td>2. Application fee ($300)</td>
<td>✔</td>
</tr>
<tr>
<td>3. Community meeting written summary</td>
<td>✔</td>
</tr>
<tr>
<td>4. Conceptual plan, if applicable</td>
<td>✔</td>
</tr>
<tr>
<td>5. Architectural elevations, if applicable</td>
<td>WA</td>
</tr>
<tr>
<td>6. 2 copies of plans</td>
<td>✔</td>
</tr>
<tr>
<td>7. 2 hard copies of ALL documents</td>
<td>✔</td>
</tr>
<tr>
<td>8. 1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)</td>
<td>✔</td>
</tr>
</tbody>
</table>

For Staff Only

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

____________________________________________________

____________________________________________________

____________________________________________________

Comments

____________________________________________________

____________________________________________________

____________________________________________________
July 19, 2019

Ms. Jonnie Turner
Currituck County Planning and Community Development
P.O. Box 73
Currituck, NC 27927

Re: Use Permit Application and Amended Sketch Plan for Pine Island PUD
Parcel Identification Nos. 0128000002H0000 and 0128000002L0000
Corolla, Currituck County, North Carolina

Dear Ms. Turner:

On behalf of Turnpike Properties, LLC, Quible & Associates, P.C. hereby submit for your review the enclosed application package for the Pine Island PUD Use Permit Application and Amended Sketch Plan. Enclosed in this package, please find the following:

- Two (2) copies of each:
  - Signed Major Subdivision Application form;
  - Use Permit Submittal Checklist;
  - Community Meeting Report, includes written summary, adjacent property owner notifications, and exhibits;
  - 24"x36" Full Size Amended Sketch Plan Set;
  - 24"x36" Phase 5B SFD Lots Sketch.

- One (1) copy of each:
  - Use Permit Application Fee in the amount of $300 made payable to “Currituck County”;
  - CD containing pdf copy of the Use Permit Application and Amended Sketch Plan Package.

Please review the enclosed application and do not hesitate to contact me at 252.491.8147 or mstrader@quible.com if you have any questions, comments or requests for additional information.

Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

encl.: as stated
cc: Rolf Blizzard, Turnpike Properties, LLC
July 19, 2019

Ms. Jennie Turner  
Curruck County Planning and Community Development  
P.O. Box 73  
Currtuck, NC 27927

RE: Community Meeting Report  
Use Permit Application and Amended Sketch Plan for Pine Island PUD  
Parcel ID Nos. 0128000002H0000 and 0128000002L0000  
Corolla, Currtuck County, NC

Ms. Turner,

A community meeting for the proposed Use Permit Application and Amended Sketch Plan of the above referenced parcels within Pine Island PUD was held on Wednesday, July 10, 2019 at 10:00 a.m. in the Pine Island Racquet Club in Corolla. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Turnpike Properties, LLC, with representatives from Turnpike Properties, LLC, Currtuck County, and Pine Island POA in attendance.

Purpose

The purpose of the meeting was to inform the community in the vicinity of the subject parcels of the intent to amend the sketch plan and use permit to allow for changing the Lot 4R within Phase 5B of the PUD from the previously approved 60 Villas and Retail Commercial Development to accommodate twenty-three (23) single-family dwelling lots. The proposed change would be a decrease in the density from 340 units, or 1.02 units/acre, down to 303 units, or 0.87 units/acre. In addition, the meeting was to inform the community that the Commercial Development Area and Open Space within the Airstrip parcel would be updated to reflect current conditions. It was clarified that no further changes or physical improvements are proposed at the Airstrip. In doing so, the Commercial Development Area would increase from 4.5 acres to 4.8 acres, and the Open Space reduced within the Airstrip accordingly (while overall Open Space increase due to the additional Open Space proposed within Phase 5B).

Meeting synopsis

The Pine Island Racquet Club was opened to the public at approximately 9:45 a.m. and attendees began arriving shortly thereafter. Prior to beginning the community meeting, an “Open House” viewing of the Amended Sketch Plan and Lot 4R Sketch, along with the Use Permit Application, surrounding property owner notification letters, County Use Permit Review Procedures, and County Application Submittal Schedule were available to the public. The exhibits were mounted on poster boards and placed on an easel for ease of viewing.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check-in table and were advised to please utilize the provided comment sheets to remit
comments. Attendees were also advised that comments could be received by Quible & Associates, P.C. either by email or telephone, and Rolf Blizzard, with Turnpike Properties, LLC, offered his contact information to address questions or concerns.

At 10:00 am a presentation of the proposed amendment to the uses and site development was provided by Quible & Associates. A copy of the agenda was distributed to everyone in attendance and the sign-in sheet was routed throughout the room. The presentation setting was as casual as possible and loosely followed the Agenda (Exhibit 1), to allow for a comfortable atmosphere letting the community to ask questions throughout the meeting.

Quible & Associates (Michael W. Strader, Jr., P.E.) introduced the Owner Representative (Rclf Blizzard with Turnpike Properties, LLC), the County Representative (Jenny Turner), and Pine Island POA Representatives (Jeff Shields and Roger Crafe) and began with a brief discussion about the County procedures for reviewing and approving the proposed project and purpose for the community meeting and the proposed development.

The parcels proposed for use permit amendments, subdivision, open space and commercial area reallocation were described and identified on the exhibits. The proposed amended sketch plan, sketches and use permit application were described as being in compliance with the current Currituck County UDO PUD requirements and in keeping with the surrounding neighborhoods and County Land Use Plan.

Throughout the presentation, the floor was open for questions and comments from the audience. Comments and questions received during the meeting were as follows:

1. A question was raised about the size of the proposed homes within Phase 5B. The requester clarified by asking if the proposed homes would be like the homes along Longfellow Cove to the south or have a size restriction like the POA. Mr. Blizzard explained that Phase 5B is not within the POA, that the proposed houses have not yet been designed, and that he wished to be as transparent as possible with everyone without being held, or locked into, the concepts being discussed. Mr. Blizzard briefly described the history of the Pine Island PUD and the members involved and went on to state that he does represent the developer whom is developing the land for profit, but to also create a new section of homes that they'll be proud of. Mr. Blizzard stated that although they are not a part of the Pine Island POA, they still intend to prepare Covenants and Restrictions to maintain a high level of quality of the developed lots.

Mr. Strader explained that the dimensional standards, including but not limited to areas of environmental concern, minimum building setbacks, lot coverage, parking, wastewater capacity, and needed fire flow relative to the available fire flow and other NC Fire Code requirements would limit the size houses on the proposed lots. Mr. Blizzard explained that although he does not want to be locked into any particular size house or number of bedrooms, 16-bedrooms is currently the top end of the market and that the current market seems to be saturated of houses larger than 16-bedroom. He does not feel that the current market lends itself to houses quite that size, but wanted all to recognize that specifying the number of bedrooms is not something he wants to do, but rather the remaining wastewater capacity will limit the number of bedrooms.

P.O. Drawer 870 • Kitty Hawk, NC 27949
Telephone (252) 291-8147 • Fax (252) 491-8147

2
2. A question was raised about how tall the houses may be. Mr. Strader explained that proposed structures must not exceed the County's maximum allowable height of 35 feet, height measurement as defined by the County's UDO. Ms. Newburn explained how the County defines height, measured from the finished average grade to the mean elevation of the roof.

3. A question was raised about side yard setbacks. Mr. Strader stated that side yard setbacks are currently 10 feet, with Ms. Turner confirming. Mr. Blizzard explained the idea behind having the oceanfront houses fairly centered within their lots allowing for the non-oceanfront lots to have an opportunity for ocean views between the oceanfront houses. In doing so, Mr. Blizzard did not foresee proposed houses being proposed within close proximity to side property lines. Mr. Strader went on to explain that NC Fire Code will also dictate how close the structures may be.

4. Someone stated that there was not much buffer along the southern property line. Mr. Blizzard pointed out the proposed pedestrian access easement located within open space along the southern border of Phase 5B. A follow-up question was posed about whether a walkway may remove the existing buffer and vegetation within the northern open space of Phase 6 (development located south of Phase 5B). Mr. Strader and Mr. Blizzard responded that no land associated with Phase 6 open space would be disturbed, as that is off the subject property, and clarified that the proposed pedestrian access easement and the associated open space was completely within Lot 4R.

5. A question was posed asking how many lots were being proposed. Mr. Strader responded that 23 single family dwelling (SFD) lots are proposed within Phase 5B.

6. A question was posed asking how wide the proposed lots would be. Mr. Strader responded that the proposed lots are 95' width. This width was compared with lots developed as part of Pine Island Reserve (75'-80') and Pine Island Phase 9, as well as existing Pine Island POA neighborhoods and found to be consistently wider.

7. A question was asked inquiring where access to the beach was located and whether it was open to the public. Mr. Blizzard explained that the Phase 5B development is proposed to be gated, limited entry, with a beach access amenity located along the north end of the development and a buffered pedestrian trail along the south end. A follow-up question was posed asking the likelihood of the County requiring a public beach access. Ms. Turner responded that it was not likely that the County would require such a public beach access.

8. A question was posed about how stormwater is going to be handled. Mr. Blizzard explained that there is an existing permitted wet retention basin that currently serves as stormwater management for the hotel and Lot 4R, and stated that improvements may be made to expand upon the permitted basin to account for increased runoff. Mr. Strader explained that the idea is to provide on-site stormwater management via a permitted stormwater control measure in order to account for an up to 15% increase in the maximum allowable lot coverage of the SFD lots.
9. Someone mentioned previous break-ins into the Lot 170 house within Phase 6 (southern adjoining). Mr. Blizzard stated that there would be no connection from the proposed southern pedestrian beach access to the southern property, nor would there be a connection from the existing walkway along NC 12 directly to the proposed southern pedestrian beach access. Someone in the audience mentioned that the existing vacant parcel has the potential to harbor a thief and that developing the parcel may actually have a positive impact to security.

10. Someone requested that the developer please respect a buffer along the southern border of Phase 5B and someone else asked if the vegetated buffer along NC 12 would be removed. Mr. Blizzard stated that existing vegetation along the southern property line will be preserved where feasible and he stated that the idea of maintaining Russian Olives along the walkway would be desirable, and that although they require maintenance, they offer a nice buffer. Mr. Blizzard stated that it was not anticipated to remove any existing vegetation between the existing walkway along NC 12 and the highway.

11. A question was raised asking if a Builder had been selected. Mr. Blizzard explained that Turnpike also owns a property management company and that the current idea is not to develop lots to be sold to Builders, but rather hold onto the lots and develop them over time utilizing their own, selected Builder. He stated that Renaissance Construction had developed a couple of previous houses for Turnpike and offered their locations to observe the quality of home being constructed. Mr. Blizzard went on to describe how he could potentially foresee the development being constructed, with two oceanfront lots being constructed concurrently during the initial year, and upon completion, follow-up with one oceanfront and one non-oceanfront home being constructed concurrently, potentially allowing for a 10 year build-out plan (while reminding all that he was being transparent and market could dictate changes).

12. A question was posed about whether the development would be built out at once or phased. Mr. Blizzard stated that they did want to keep open the possibility of phasing the construction but would work closely with the County on any potential phasing. Someone mentioned that they'd rather see all the construction occur at once so that the disturbance is minimized to a single occurrence rather than a repeated event.

13. Someone mentioned that dump trucks can't navigate cul-de-sacs. Mr. Blizzard stated that the proposed cul-de-sac would be constructed in accordance with NCDOT and Currituck County requirements and that the County Fire Trucks will be able to navigate the cul-de-sac. He also mentioned that any gates installed would meet the fire clearance and opening requirements.

14. Jeff Shields, Pine Island POA, jumped in and stated that this same information has been discussed at Board meetings over two years and that it has been known that a development was coming and discussions have been occurring with Turnpike. Mr. Shields stated that the current proposed plan was a better plan that the currently approved sketch plan.
15. Mr. Blizzard described how much thought he has put into how best to develop the subject property, while having numerous sketch plans prepared that offered more lots and denser configurations. He showed an old sketch plan that consisted of more SFD lots and condominium buildings that had been submitted to the County and halted before being presented to a Board. He described how he cut a portion of the existing Phase 6 neighborhood and pasted into the vacant subject parcel and found that it yielded 24 lots, while reminding of the proposed 23 lots. Essentially, the goal has been to come up with a development plan that fit in best with the surrounding neighborhoods and overall PUD while also allowing for the lots to be developed for profit.

16. A question was raised whether the development could be centered and maintain the same number of lots. Mr. Blizzard showed that no, the development cannot be centered because of the existing pond to the north and that a lot would be lost. The requester agreed that no relocation of the pond should be considered.

17. Someone mentioned an existing community path for soundside residents to access the beach, referred to as “Beach Access #11”, and requested that the developer consider trying to do something similar. Mr. Blizzard agreed to try to provide a low-key, vegetated pathway for the new southern beach access within Phase 5B.

18. Someone asked if there may be a community pool amenity. Mr. Blizzard stated that a community swimming pool was not in the plan, as each individual lot is likely capable of having its own swimming pool.

19. A question was posed about what changes were being proposed at the Airstrip. Mr. Blizzard provided some background on the Airstrip and how it had been run in the past and currently. He added that some pavement had been installed at the north end of the airstrip and for some parking spaces and drive connection to NC 12, and that the amended sketch plan had not been updated, reviewed and approved by the County. He clarified that there were no physical improvements being proposed in this application but rather a “clean-up” of the amended sketch plan and use permit to correct the commercial area and open space allocations properly to reflect that the paved areas are part of the airstrip commercial area and not counted towards open space. A follow-up question was posed inquiring whether lights were being proposed at the airstrip. Mr. Blizzard responded that no lights were being proposed.

20. Someone asked if all of the permits were in place for the proposed Phase 5B improvements. Mr. Blizzard responded that no, permits were not in place, and that Mr. Strader could explain the process later.

21. Someone asked about the airstrip runway being blocked off. Mr. Blizzard replied that the airstrip was not blocked off, that it is a private runway and may be utilized with prior permission or in the event of an emergency.

22. A question was posed about whether there would be design considerations for the houses, such as building materials. Mr. Blizzard stated that there would be restrictive covenants prepared and recorded. He further explained that the idea would be to have
white cedar unpainted, old Nags Head style, with white trim, but that is still being
decided.

23. Someone asked if the houses would only be 10’ from the side property lines. Mr.
Blizzard stated that no, the 10’ setback is the County’s minimum side yard setback from
property lines, but that Needed Fire Flow (NFF) would likely increase the required
separation between structures, and furthermore the developer’s desire to provide
greater separation between oceanfront lots to allow non-oceanfront lots the potential for
ocean views would increase the separation between the houses.

24. A question was asked whether the new homes would become a part of the Pine Island
POA. Mr. Blizzard stated that no, the intent is to maintain a separate Association to
provide a unique experience.

25. A question was posed about whether there is a report available from the WWTP. Mr.
Blizzard stated that yes, an annual report is available.

26. Someone asked, “what are the next steps?” Mr. Strader explained the County review
and approval process and the necessary steps for the project to be designed, permitted,
and constructed. It was explained that a pre-application meeting occurred with County
Staff, the purpose of the community meeting was reiterated, and it was explained that
the intent is to submit the Use Permit and Amended Sketch Plan application package by
the July 25th submittal deadline in order to facilitate an August 21st TRC meeting and
September 16th Board review. It was explained that once the Use Permit and ASP
amendments are approved, that further design and permitting will occur, including
obtaining State Permits, submitting preliminary plat to the County for review, and
ultimately Construction Drawings to the County for review and approval prior to any
construction commencing. The review by regulatory agencies of the ASP/Use Permit
application as well as the preliminary plat and construction drawings was reiterated by
Ms. Turner.

27. A comment was made by someone that the project alone is not bothersome, but the
addition to what’s now existing (existing homes/neighborhoods) is new to all, thus the
questions.

28. Someone reiterated their desire requesting that the developer keep existing vegetation
along the front and south of the development to maintain existing aesthetics and to help
provide a sound buffer.

29. Someone asked if the oceanfront lots would have individual beach accesses. Mr.
Blizzard confirmed that yes, the oceanfront lots will have the ability to have individual
beach accesses as allowed by CAMA and that a note has been included on the ASP
accordingly.

Upon the conclusion of the discussions, attendees were again reminded that any further
questions or comments not addressed at the meeting can be forwarded to Quible & Associates
and the meeting was adjourned.
Copies of all handouts, exhibits, and other documents available at the meeting are provided in attachments to this document.

Please do not hesitate to contact me at (252) 491-8147 or mstrader@quible.ccm should you have any questions and/or concerns.

Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Rolf Blizzard, Turnpike Properties, LLC
COMMUNITY MEETING EXHIBITS

EXHIBIT 1: Meeting Agenda

EXHIBIT 2: Presentation Posters – Amended Sketch Plan (Phase 5B) dated June 25, 2019, previously approved Amended Sketch Plan (Phase 5A & 5B – Three (3) Lot Subdivision) dated May 30, 2006, Lot 4R Sketch – (23) SFD Lots dated April 11, 2019

EXHIBIT 3: Attendance Sign-In Sheet

EXHIBIT 4: Attendee Comment Sheet

EXHIBIT 5: Letters to Property Owners
EXHIBIT 1 : Meeting Agenda
AGENDA

1. General Introduction
   a. Quible & Associates, P.C.
   b. Turnpike Properties, LLC
   c. Currituck County

2. Proposed Parcels Subject to Use Permit and Sketch Plan Amendment
   a. 24.77 acre Lot 4R, a parcel of land located south of the Hampton Inn & Suites (located at 333 Audubon Drive) and identified by County Parcel Identification Number 01280000002H0000. This parcel is identified as Lot 4R on the recorded Amended Final Plat, Pine Island PUD – Phase 5, Tax Map 128, Parcels 2J & 2H. This parcel is currently vacant, includes an existing storm basin, pedestrian walkway, and public water line. The subject parcel is also currently designated to include 60 Villas and Retail Development as shown on the most recent approved Amended Sketch Plan. 16.9 acres of the subject parcel has been allocated toward commercial development in addition to 60 units allocated towards the density of the PUD.
   b. 53.31 acre parcel of land located on the west side of NC12 adjacent to the Racquet Club, and containing the Pine Island Airstrip identified by County Parcel Identification Number 01280000002L0000. The Airstrip currently resides on this parcel located south of the intersection of Audubon Drive, Racquet Club Drive, and on the west side of NC12 immediately across from the Hampton Inn hotel. Currently, 4.5 acres of the subject parcel have been allocated as Commercial Development Area, while the remainder is designated as Open space, on the most current approved Amended Sketch Plan.

3. Proposed Use Amendment
   a. Lot 4R, which will now be referred to as Pine Island South or Phase 5B, is proposed to be changed from 60 Villas and Retail Commercial Development Area to accommodate twenty-three (23) single-family lots.
      i. The proposed density would decrease from 340 units, or 1.02 units/acre, down to 303 units, or 0.87 units/acre.
   b. The Commercial Development Area and Open Space within the Airstrip parcel will be updated to reflect current conditions. No further changes or physical improvements are proposed. The Commercial Development Area will increase from the previously approved 4.5 acres to 4.8 acres, and Open Space reduced accordingly. This “housekeeping” measure will update the PUD Development Summary Data Table to include existing paved areas within the Commercial Development Area allocation.
4. **Land Usage**
   a. Phase 5B existing land use includes 16.9 acres of Commercial Development Area and 60 Residential Units within the vacant parcel area. The proposed use will include twenty-three (23) residential, single-family lots within an approximate 13.2 acre area. The Open Space Area will increase from the previously approved amended sketch plan.
   b. The land usage within the Airstrip Parcel will not change, but the Use Permit and Sketch Plan will be updated to allocate an additional 0.3 acres of existing paved area as Commercial Development Area, and the Open Space Area reduced respectively.

5. **PUD Summary Table**
   a. The PUD will remain in conformance with the County’s Unified Development Ordinance Bulk and Dimensional Standards as specified in the Transitional Provisions in Chapter 1, Section 1.8.6, Paragraph B.(1).
      i. Density will reduce from 1.02 units/acre to 0.87 units/acre;
      ii. Open Space will increase from 37.57% to 38.52%;
      iii. Commercial Development Area will reduce from 35.37 acres to 18.47 acres.
   b. The PUD will remain in general conformance with the County’s Future Land Use Plan.

6. **Development Objectives**
   a. Maintain the character of the Pine Island PUD
   b. Provide additional SFD lots to compliment the recently constructed Pine Island Phase 9 (PI Club) and Pine Island Reserve.
   c. “Clean-Up” the existing Commercial Development and Open Space Areas within the Airstrip.
   d. Promote recreational open space by maintaining and preserving additional Open Space within Phase 5B amenity area that serves the Pine Island PUD community.

7. **Questions & Comments**
   a. Quible & Associates, Owner and County are available to answer questions and comments.
   b. Comments can be provided in writing on Comment Forms provided or they can be sent to Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. email at mstrader@quible.com or by phone at 252-491-8147.
EXHIBIT 2: Presentation Posters
Amended Sketch Plan (Phase 5B) dated June 25, 2019, previously approved Amended Sketch Plan (Phase 5A & 5B – Three (3) Lot Subdivision) dated May 30, 2006, and Lot 4R Sketch – (23) SFD Lots dated April 11, 2019
AMENDED SKETCH PLAN

(PHASE 5A & 5B - THREE (3) LOT SUBDIVISION)

DEVELOPER:
TURNPIKE PROPERTIES, INC.
1100-C S. STRATFORD ROAD, SUITE 102
WINSTON SALEM, N.C. 27103
EXHIBIT 3 : Attendance Sign-In Sheet
<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Company / Organization / Address</th>
<th>Telephone No.</th>
<th>Fax No.</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Michael Strader, P.E.</td>
<td>Quible &amp; Associates, P.C.</td>
<td>(252) 491-8147</td>
<td>(252) 491-8146</td>
<td><a href="mailto:mstrader@quible.com">mstrader@quible.com</a></td>
</tr>
<tr>
<td>2</td>
<td>Rolf Blizzard</td>
<td>Turnpike Properties, LLC</td>
<td>(919) 389-3655</td>
<td>-</td>
<td><a href="mailto:rblizzard1@me.com">rblizzard1@me.com</a></td>
</tr>
<tr>
<td>3</td>
<td>Dan Plaeha</td>
<td>295 Longfellow Cove</td>
<td>412 600 0072</td>
<td></td>
<td><a href="mailto:dplaeha@att.net">dplaeha@att.net</a></td>
</tr>
<tr>
<td>4</td>
<td>Kathleen Page</td>
<td>296 Longfellow Cove</td>
<td>703 622 7116</td>
<td></td>
<td><a href="mailto:kathleenjp@gmail.com">kathleenjp@gmail.com</a></td>
</tr>
<tr>
<td>5</td>
<td>Linda Shannon</td>
<td>289 Longfellow Cove</td>
<td>771 421 2931</td>
<td></td>
<td><a href="mailto:lindac.shannon@att.net">lindac.shannon@att.net</a></td>
</tr>
<tr>
<td>6</td>
<td>Barbara Norvetti</td>
<td>CCA P.O. Box 444 Corolla 252 453 6590</td>
<td></td>
<td></td>
<td><a href="mailto:uife@cca.com">uife@cca.com</a></td>
</tr>
<tr>
<td>7</td>
<td>Roger Crane</td>
<td>PIPOA</td>
<td>212 389 6030</td>
<td></td>
<td>rdrofe@emra</td>
</tr>
<tr>
<td>8</td>
<td>Jeff Shields</td>
<td>PIPOA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Jacki Heisse</td>
<td>231 Hicks Bay Lane</td>
<td>717 329 6214</td>
<td></td>
<td>jacqueline.heisse@</td>
</tr>
<tr>
<td>10</td>
<td>Paul Shannon</td>
<td>289 Longfellow Cove</td>
<td>717 599 2166</td>
<td></td>
<td><a href="mailto:peteshannon@eel.com">peteshannon@eel.com</a></td>
</tr>
<tr>
<td>11</td>
<td>Alexine Kurgan</td>
<td>295 Longfellow Cove</td>
<td>614 582 8296</td>
<td></td>
<td><a href="mailto:alexiaiolet@o1.com">alexiaiolet@o1.com</a></td>
</tr>
<tr>
<td>12</td>
<td>John Kurgan</td>
<td></td>
<td>(414) 541 3890</td>
<td></td>
<td><a href="mailto:tkurgan@eol.com">tkurgan@eol.com</a></td>
</tr>
<tr>
<td>13</td>
<td>Chuck House</td>
<td>364 Deep Neck Rd.</td>
<td>732 742 6714</td>
<td></td>
<td><a href="mailto:chuckhouse@eol.com">chuckhouse@eol.com</a></td>
</tr>
<tr>
<td>14</td>
<td>Cathy House</td>
<td></td>
<td>908 217 7620</td>
<td></td>
<td><a href="mailto:cathys.house@pro1.com">cathys.house@pro1.com</a></td>
</tr>
<tr>
<td>15</td>
<td>Jennie Turner</td>
<td>Currinco C.</td>
<td>252 232 6031</td>
<td></td>
<td>jennie.turner@currinco</td>
</tr>
<tr>
<td>16</td>
<td>Adrienne Kirby</td>
<td>221 HickSBay</td>
<td>216 254 4416</td>
<td></td>
<td><a href="mailto:dolphinwatch@eol.com">dolphinwatch@eol.com</a></td>
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</table>
EXHIBIT 4 : Attendee Comment Sheet
Community Meeting for the Use Permit Application – Amended Sketch Plan for Pine Island PUD
Parcel Identification Numbers 012800002H0000 and 012800002L0000
Corolla, Currituck County, NC

Comments: _________________________________________ _______________________________
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_________________________________________________________________________________
Contact Information: _______________________________ __________________________________
EXHIBIT 5 : Letters to Property Owners
June 27, 2019

Jennie Turner  
Currituck County Planning and Community Development  
P.O. Box 73  
Currituck, NC 27927

Re: Notice of Community Meeting  
Use Permit Application - Amended Sketch Plan for Pine Island PUD  
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

The purpose of the meeting is to inform the public of Turnpike Properties, LLC's intent to amend the commercial and residential land use and open space allocations within the Pine Island PUD via an Amended Sketch Plan/Use Permit Application to Currituck County.

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Sincerely,

Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Berry, Christopher O
Berry, Michelle G
9984 Timberknoll Ln
Ellicott City, MD 21042

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Bous, Joseph  
2346 Davenport St NW  
Washington, DC 20008  

Re: Notice of Community Meeting  
Use Permit Application - Amended Sketch Plan for Pine Island PUD  
Corolla, Currituck County, NC  

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Sincerely,

Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Chateau Des Sirenes LLC
300 Arboretum Pl, Suite 530
Richmond, VA 23236

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Craig, John
Craig, Christine
612 Blick Dr
Silver Spring, MD 20904

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Dolphin Watch LLC
17901 Shaker Blvd
Shaker Heights, OH 44120

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Garrett, Andrew S
PO Box 2648
Stafford, VA 22555

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Gray, Todd D.
Gray, Sherry
6306 Stoneham Lane
McLean, VA 22101

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,

Michael W. Strader, Jr., P.E.

Quible & Associates, P.C.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Harrison Inn Corolla LLC
Attn: Steve Luckenbaugh
PO Box 160
Ocean City, MD 21843

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Heisse, Steven J  
Heisse, Jacqueline  
3207 6th Avenue  
Bradenton Beach, FL 34217

Re: Notice of Community Meeting  
Use Permit Application - Amended Sketch Plan for Pine Island PUD  
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Humphreys, Noel D  
Humphreys, Sharon E A  
36 Tompkins Place  
Brooklyn, NY 11231

Re: Notice of Community Meeting  
Usage Permit Application - Amended Sketch Plan for Pine Island PUD  
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

CC: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Johnson, David A
Johnson, Christine K
7464 North Shore Rd
Norfolk, VA 23505

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Jt Anderson Family LLC
12150 Tac Ct
Manassas, VA 20109

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Kathleen J Page Trust
7406 Windy Hill Ct
Mclean, VA 22102

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Kies, Kenneth J  
Kies, Kathleen C  
6109 Franklin Park Rd  
McLean, VA 22101

Re: Notice of Community Meeting  
Use Permit Application - Amended Sketch Plan for Pine Island PUD  
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Kuehnle, William H
Bridgeman, Linda B
529 S Lee St
Alexandria, VA 22314

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Longfellow Cove LLC
10767 Riverscape Run
Great Falls, VA 22068

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a public meeting on Wednesday, July 10th, 2019 at 10:00 a.m. at the Pine Island Racquet Club upstairs room located at 290 Audubon Drive, Corolla, NC 27927.

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Sincerely,

Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

McIntyre, Scot:
McIntyre, Stephanie
6719 Wamberly Way
McLean, VA 22101

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

National Audubon Society
225 Varick St Fl 7
New York, NY 10014

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Obxcape LLC Attn: L R Byers
660 Hunters Place Ste 101
Charlottesville, VA 22911

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Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Pine Island Club LLC
4400 Silas Creek Pkwy, Suite 302
Winston Salem, NC 27104

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Pine Island Properties LLC
4400 Silas Creek Pkwy, Suite 302
Winston Salem, NC 27104

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Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Pine Island POA INC
C/O Seaside Management
PO Box 1465
Kitty Hawk, NC 27949

Re: Notice of Community Meeting
Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Pine Island Reserve POA INC
PO Box 1465
Kitty Hawk, NC 27949

Re: Notice of Community Meeting
   Use Permit Application - Amended Sketch Plan for Pine Island PUD
   Corolla, Currituck County, NC

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Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Placha, Daniel S
Placha, Laura C
103 Cedarbrook Ct
Oakdale, PA 15071

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Use Permit Application - Amended Sketch Plan for Pine Island PUD
Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Reisig, Barry L
Reisig, Beth L
1026 Broad Branch Ct
Mclean, VA 22101

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Corolla, Currituck County, NC

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Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Richardson, Robert H
Richardson, Laura R
10029 Inkpen Pl
Ellicott City, MD 21042

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Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Rohan, Kevin S
Rohan, Debra
7113 Sylvan Glen Ln
Fairfax Station, VA 22039

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   Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

S & K Properties Of NC LLC
2419 California St NW
Washington, DC 20008

Re: Notice of Community Meeting
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   Corolla, Currituck County, NC

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Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Sennett Outer Banks LLC
C/O Cindy Sennett
9 Ellington Drive
Asheville, NC 28804

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  Corolla, Currituck County, NC

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Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Scler Group Ltd
430 Tanglewood Dr
Springboro, OH 45066

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Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Solomons, Mark E  
Kent, Jill E  
2419 California St, NW  
Washington, DC 20008

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Corolla, Currituck County, NC

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Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Swain, Robert L
178 The Maine
Williamsburg, VA 23185

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Corolla, Currituck County, NC

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Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Tarkenton, James M  
Tarkenton, Kelly Y  
411 Los Cerros Dr  
Greenbrae, CA 94904

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Corolla, Currituck County, NC

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The application proposes to change the previously approved sixty (60) villas within Phase 5B and reduce the number of residential dwelling units to allow for twenty-three (23) single family lots/dwellings. In doing so, the applicant has also been requested to perform housekeeping by updating the use permit and amended sketch plan to reflect current conditions along the north end of the Pine Island airstrip by incorporating the paved areas within the airstrip commercial area. The proposed density, commercial allocation, open space and other development standards remain in compliance with County requirements. The subject properties are identified by Parcel Identification Number 0128000002H0000 and 0128000002L0000.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amended sketch plan and use permit may be obtained by contacting Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,

Quible & Associates, P.C.

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Tekavec, Sherry R Trustee  
5938 Grand Legacy Dr  
Maineville, OH 45039

Re: Notice of Community Meeting  
Use Permit Application - Amended Sketch Plan for Pine Island PUD  
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,

Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
June 27, 2019

Watkinson, Troy S
Watkinson, Diane R
10701 Milkweed Dr
Great Falls, VA 22066

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Sincerely,
Quible & Associates, P.C.

[Signature]

Michael W. Strader, Jr., P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC
<table>
<thead>
<tr>
<th>Address</th>
</tr>
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</table>
| Berry, Christopher O  
Berry, Michelle G  
9984 Timberknoll Ln  
Ellicott City, MD 21042 |
| Bous, Joseph  
2846 Davenport St NW  
Washington, DC 20008 |
| Chateau Des Sirenes LLC  
300 Arboretum Pl, Suite 530  
Richmond, VA 23236 |
| Craig, John  
Craig, Christine  
612 Blick Dr  
Silver Spring, MD 20904 |
| Dolphin Watch LLC  
17901 Shaker Blvd  
Shaker Heights, OH 44120 |
| Garrett, Andrew S  
PO Box 2648  
Stafford, VA 22555 |
| Gray, Todd D.  
Gray, Sherry  
6306 Stoneham Lane  
McLean, VA 22101 |
| Harrison Inn Corolla LLC  
Attn: Steve Luckenbaugh  
PO Box 160  
Ocean City, MD 21843 |
| Heisse, Steven J  
Heisse, Jacqueline  
3207 6th Avenue  
Bradenton Beach, FL 34217 |
| Humphreys, Noel D  
Humphreys, Sharon E A  
36 Tompkins Place  
Brooklyn, NY 11231 |
| Johnson, David A  
Johnson, Christine K  
7464 North Shore Rd  
Norfolk, VA 23505 |
| Jt Anderson Family LLC  
12150 Tac Ct  
Manassas, VA 20109 |
| Kathleen J Page Trust  
7406 Windy Hill Ct  
McLean, VA 22102 |
| Kies, Kenneth J  
Kies, Kathleen C  
6109 Franklin Park Rd  
McLean, VA 22101 |
| Kuehnle, William H  
Bridgeman, Linda B  
529 S Lee St  
Alexandria, VA 22314 |
| Longfellow Cove LLC  
10767 Riverscape Run  
Great Falls, VA 22068 |
| McIntyre, Scott  
McIntyre, Stephanie  
6719 Wemberly Way  
McLean, VA 22101 |
| National Audubon Society  
225 Varick St Fl 7  
New York, NY 10014 |
<table>
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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Obxcape LLC Attn: L R Byers</td>
<td>660 Hunters Place Ste 101, Charlottesville, VA 22911</td>
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<tr>
<td>Pine Island Club LLC</td>
<td>4400 Silas Creek Pkwy, Suite 302, Winston Salem, NC 27104</td>
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<td>Pine Island POA INC</td>
<td>C/O Seaside Management, PO Box 1465, Kitty Hawk, NC 27949</td>
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<td>Pine Island Properties LLC</td>
<td>4400 Silas Creek Pkwy, Suite 302, Winston Salem, NC 27104</td>
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<td>Pine Island Reserve POA INC</td>
<td>PO Box 1465, Kitty Hawk, NC 27949</td>
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<tr>
<td>Placha, Daniel S</td>
<td>103 Cedarbrook Ct, Oakdale, PA 15071</td>
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<tr>
<td>Placha, Laura C</td>
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<tr>
<td>Reisig, Barry L</td>
<td>1026 Broad Branch Ct, Mclean, VA 22101</td>
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<td>Reisig, Beth L</td>
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<tr>
<td>Richardson, Robert H</td>
<td>10029 Inkpen Pl, Ellicott City, MD 21042</td>
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<td>Richardson, Laura R</td>
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<tr>
<td>Rohan, Kevin S</td>
<td>7113 Sylvan Glen Ln, Fairfax Station, VA 22039</td>
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<tr>
<td>Rohan, Debra</td>
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<tr>
<td>S &amp; K Properties Of NC LLC</td>
<td>2419 California St NW, Washington, DC 20008</td>
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<tr>
<td>Sennett Outer Banks LLC</td>
<td>C/O Cindy Sennett, 9 Ellington Drive, Asheville, NC 28804</td>
</tr>
<tr>
<td>Soler Group Ltd</td>
<td>430 Tanglewood Dr, Springboro, OH 45066</td>
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<tr>
<td>Solomons, Mark E</td>
<td>2419 California St, NW, Washington, DC 20008</td>
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<tr>
<td>Kent, Jill E</td>
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<tr>
<td>Swain, Robert L</td>
<td>178 The Maine, Williamsburg, VA 23185</td>
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<tr>
<td>Tarkenton, James M</td>
<td>411 Los Cerros Dr, Greenbrae, CA 94904</td>
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<tr>
<td>Tarkenton, Kelly Y</td>
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<tr>
<td>Jennie Turner</td>
<td>Currituck County Planning and Community Development, P.O. Box 73, Currituck, NC 27927</td>
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