# CONSTRUCTION PROPOSAL

**JT Jarvis Construction LLC**

jtjarvisconstruction@gmail.com
www.jtjarvisconstruction.com

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
</tr>
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<tr>
<td>The Landing - Boardwalk to Shingle Landing Creek</td>
<td></td>
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<tr>
<td>5' Wide x 50' Boardwalk</td>
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<tr>
<td>Treated Decking and Timbers</td>
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<tr>
<td>Concrete Footing where Applicable</td>
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<tr>
<td>Sand Fill and Landscape Fabric where Applicable</td>
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**TOTAL** $11,000.00
October 28, 2021

Mrs. Donna Voliva, Assistant Planning Director
Currituck County Department of Planning & Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

Reference: *The Landing, Phase 2 - Final Plat Approval – TRC Response*

Dear Donna,

On behalf of The James Jarvis and Catherine Thrasher (Landing) Revocable Living Trust, Bissell Professional Group is submitting the following response to address TRC comments received regarding an Application for Final Plat Approval for The Landing Phase 2 project located in Moyock. The responses below are provided in the order in which comments were received and Plan Sheet references are made to the enclosed revised plans.

**Planning**

1. Enclosed is a final set of sealed construct record drawings.
2. Property lines swales have been corrected at the site and shown on the enclosed construction record drawings.
3. Lot boundaries have been corrected to not encroach into wetlands and be consistent with the approved preliminary plat.
4. A 10' sidewalk and pedestrian easement has been added to Lot 16 to accommodate the sidewalk.
5. The following final plat revisions have been made
   a. Lots 28 & 29 have been relabeled to reference the Phase 1 recorded plat.
   b. Note #7 and the plat sheets have been revised to include “25' DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED ALONG THE REAR OF LOTS 19-21 AND 23-25, AS SHOWN, FOR OPERATION AND MAINTENANCE OF THE DRAINAGE SWALES WITHIN THE ADJOINING OPEN SPACE AREAS.”
   c. Wetland labels have been updated to clarify 34.28 acres of Primary Conservation Area Open Space. Wetlands are no longer included on lots. Upland Open Space areas have been individually labeled C - M with respective areas.
   d. A Conservation Area Summary has been added to Sheet 2 to help identify the Primary and Secondary Conservation Areas. Note that the table of Development Notes provide on the Cover Sheet reflect only Phase 2. The Summary on Sheet 2 includes Phase 1.
   e. The major drainage ways of Baxter Lane Ditch and Baxter Estates Outlets have been identified on Sheet 2.
   f. A label specifying a sidewalk across the front of lots 17 and 18 only has been added to the Typical Roadway Section on Sheet 2. A 25' sidewalk and pedestrian access easement has been added across the front of Lots 17 & 18 on Sheets 3 & 4. Note #6 on the Cover Sheet has been revised to remove the 25' sidewalk easement across the front and corner of all lots. The 25’ street tree easement remains.
   g. SR 1536 has been added to the label of the existing Little Acorn Trail R/W.
   h. The adjoining property owner label has been updated
   i. Sight triangles have been added for the Phase 2 streets.
   j. Street Addresses have been added.
   k. 5' non access easements have been added to corner lots.
   l. The community water access has been identified with a label and hatch.
m. Note #13 on the Cover Sheet has been revised to explain the minimum building pad and first floor elevations.

n. The kayak launch has been added to the Required Improvements Certificate

6. Construction cost of the kayak launch has been added to the enclosed Performance Guarantee and Reserve Fund calculations. Enclosed to support the construction cost of the kayak launch is a copy of the quote provided by a contractor. Please confirm the revised amounts of $154,618.51 and $38,615.60, respectively, and the guarantee and funds will be obtained and provided.

7. Sheets 3 and 4 of the construction record drawings have been corrected to show the pedestrian trail as installed near Lot 18. There is sufficient space between the water meters and fire hydrant for the future sidewalks along the front of lots 17 & 18.

Building Inspections and Fire
1. Comments 1-18 are acknowledged. Thank you.

GIS
1. Address labels have been added as provided. Thank you.

Soil and Stormwater
1. Thank you for the review and comments.
2. Sediment buildup in the culverts has been removed.
3. The owner has confirmed that the grass will be mowed periodically
4. Problem spots in the swales, including the one identified near lot 18, have been corrected.
5. A performance bond for the kayak launch is provided in lieu of its installation at a later date

Public Utilities
1. The water system has received final approval from the State PWS section and we understand that all documents, including as-builts, have been provided.

ARHS
1. Comment is acknowledged.

We believe these responses and related plat revisions address the comments received. Enclosed are (2) full size copies of the revised plats and construction record drawings, (1) 8.5 x 11 reduction of the revised plats and drawings, (2) copies of all other referenced documents and (1) .pdf digital copy of all enclosed documents. We thank you for the review and consideration and look forward to finalizing the final plat approval for this project. If you have any questions or need any additional information please do not hesitate to call.

Sincerely yours,
Bissell Professional Group

David M. Klebitz, P.E
The Landing Phases 1 & 2

Performance Guarantees

Date: 10-28-2021

The calculated bond amounts for The Landing are:

- Boardwalk: $95,500.00 x 115% = $109,825.00
- Kayak Launch: $11,000.00 x 115% = $12,650.00
- Sidewalk: $5,300.00 x 115% = $6,095.00
- Planting: $22,650.88 x 115% = $26,048.51

**Total:** $154,618.51
The Landing Phases 1 & 2

Subdivider Maintenance Responsibility & Reserve Fund Amount

Date: 10-28-2021

Temporary Reserve Account

- Road Asphalt and Base Course \[\$165,500 \times 10\% \Rightarrow \$16,550.00\]

Total Temporary Account = \$16,550.00

Permanent Reserve 2 year total

- Liability Policy (Evanston Insurance) - \$2,460.56 Annually = \$4,921.12
- Stormwater Pond Maintenance - \$3,600.00 Annually = \$7,200.00
- Open Space Landscaping Maint. - \$7,775.00 Annually = \$15,550.00
- Taxes on Common Areas \$0.48/yr. = \$0.96
- CBU \$2,935.24 x 10\% = \$293.52
- Boardwalk \$95,500.00 x 10\% = \$9,550.00
- Kayak Launch \$11,000.00 x 10\% = \$1,100.00

Total Permanent Account = \$38,615.60
CONSTRUCTION RECORD DRAWINGS FOR

THE LANDING - PHASE 2

A 27 LOT RESIDENTIAL CONSERVATION SUBDIVISION

MOYOCK TOWNSHIP  CURRITUCK COUNTY  NORTH CAROLINA

Sheet Number  Sheet Title
1        COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2        ROADWAY AND DRAINAGE
3        ROADWAY AND DRAINAGE
4        WATERMAIN EXTENSION & WATER SERVICES

REVISIONS:
1. Project Name: THE LANDING - PHASE 2
2. Owner/Developer: NORTH CURRITUCK COUNTY DEVELOPMENT CORPORATION
3. Purpose: Site Planning & Design
4. Sheet Title: CONSTRUCTION RECORD DRAWINGS
5. Sheet Notes: DRAWN TO SCALE
6. Scale: 1" = 100'
7. Construction Data Base: BASE PLANS
8. Sheet Size: 8.5" x 11"
THE LANDING
PHASE 2
RESIDENTIAL CONSERVATION SUBDIVISION
MOYOCK TOWNSHIP  CURRITUCK COUNTY  NORTH CAROLINA

GENERAL NOTES:

1.  OWNER/APPRAISER:
   THE JAMES JAYES AND CATHERINE THRESHER (LANDING) REVERSIBLE LIVING TRUST
   P.O. BOX 450, MOYOCK, NC 27958

2.  PROPERTY DATA:
   PROPERTY ADDRESS: MOYOCK, NC
   RECORDED IN DEEDS OF CURRITUCK COUNTY, N.C., DEED BOOK #: 67, PAGE #: 58, R.
   REAL ESTATE TAX ID #: 144-68-002, AGRICULTURAL

3.  F.U.R. DATA:
   ZONE R, SHADES X & A (C12, C12-A, F.U.R.) F.U.R. AND PANEL 37,911,301,000, NC, 37,000,078
   EFFECTIVE DATE: DEC. 20, 2010. USE OF WATER WITHIN A FLOODWAY OR FLOOD PLAIN IS
   SPECIFICALLY RESTRICTED BY CHAPTER 17 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT
   ORDINANCE.

4.  THE PROPERTY CONTAINS ACREAGE, "LANDING," AS SHOWN AND CONFORMED TO U.S.
    OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.

5.  LOT EASEMENTS FOR UTILITIES AND EASEMENTS ALONG FRONT AND SIDE PROPERTY LINES ARE
    HEREBY ESTABLISHED ALONG STREET EASEMENTS ALONG FRONT AND CORNER PROPERTY LINES
    ARE HEREBY ESTABLISHED.

6.  A NON-EXCLUSIVE EASEMENT FOR DRAINAGE ACROSS ALL APARTMENT BUILDINGS, ALL
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