

Prepared by: William Brumsey, IV  
PO Box 100  
Currituck, NC 27929

Amendment Subjecting Additional Land to the Restrictive Covenants of Waterleigh

NORTH CAROLINA  
CURRITUCK COUNTY

This Amendment Subjecting Additional Land to the Restrictive Covenants of Waterleigh (the "Amendment") is made this the \_\_\_ day of \_\_\_\_\_, 2019 by Allied Properties, LLC, a North Carolina limited liability company (the "Developer").

WITNESSETH:

WHEREAS, Developer caused the Restrictive Covenants of Windswept Pines, Phase 1 to be recorded on December 20, 2018 in Deed Book 1467, Page 1 of the Currituck County Registry and any amendments thereto (the "Covenants"); and

WHEREAS, Developer is the owner of additional property to be generally known as Waterleigh, Phase 3; and

WHEREAS, the Developer desires by this instrument to annex and subject the real property hereinafter described, generally known as Waterleigh, Phase 3, being located in Currituck County, North Carolina, to all the terms and provisions of the Covenants; and

NOW, THEREFORE, in consideration of the premises, Developer declares that all the real property hereinafter described shall be held, owned, sold and conveyed subject to all of the terms and provisions of the Covenants as follows:

1. Developer, pursuant to the authority granted under North Carolina law, hereby annexes and subjects the following described real property to all the terms and provisions of the Covenants:

***Insert description here once plat is recorded for Phase 3.***

2. Except as herein expressly amended, all of the terms and provisions of the Covenants are hereby ratified, confirmed and approved.
3. This Amendment shall be governed and construed under the laws of the State of North Carolina; provided, however, that no conflict of laws rule of the State of North Carolina shall operate so as to deprive the courts of North Carolina jurisdiction over the subject matter or jurisdiction over the person or to preclude venue in the North Carolina courts.

IN TESTIMONY WHEREFORE, Developer has hereunto set their hand and seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Developer: Allied Properties, LLC

By: \_\_\_\_\_ (SEAL)  
Justin Old, Manager

STATE OF NORTH CAROLINA  
COUNTY/CITY OF CURRITUCK

I, \_\_\_\_\_, a Notary Public do hereby certify that Justin Old, Manager of Allied Properties, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Allied Properties, LLC and that by authority duly given and as an act of the entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed for the purposes therein expressed.

Witness my hand and official stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

AFFIX NOTARY SEAL

\_\_\_\_\_  
Notary Public (Seal)

My commission expires:

\_\_\_\_\_

## ATTACHMENT "A"

### Waterleigh

#### Phase #3 Reserve Fund Calculations

A. Temporary Reserve Fund Calculation:

1.	Phase 3: Roadway Base Course Construction Cost:	\$ 90,300.00
	: Roadway Surface Course Construction Cost:	<u>\$ 91,080.00</u>
	Phase 3 Subtotal:	\$181,380.00

2.	Phase 1: Roadway Base Course Construction Cost:	\$160,300.00
	: Roadway Surface Course Construction Cost:	<u>280,140.00</u>
	Phase 1 Subtotal:	\$440,440.00

Total Roadway Cost Phases 1 & 3: \$621,820.00

Temporary Fund Amount: 10% of \$749,240.00 = \$ 62,182.00

B. Permanent Reserve Fund Calculation:

1.	Annual Cost of Common Area & Stormwater Maintenance:	\$ 2,246.00
2.	Annual Cost of Common Area Insurance:	<u>3,645.00</u>
		\$ 5,891.00

Permanent Reserve Fund Amount: 2 x \$2,613.00 = \$ 11,782.00

**WATERLEIGH PHASES 1 & 3 BOND COMPUTATIONS**

Revision to Phase 1 Amounts:

Sidewalk Bond:  $\$89,625.00 \times 115\% =$  \$103,099.80

Trees:  $\$51,235.00 \times 115\% =$  \$ 58,920.25

2" Asphalt Surface Overlay ( & Pavement Markings):  $\$127,420.00 \times 115\% =$  \$146,533.00

Campus Drive Extension:  $\$10,780.00 \times 115\% =$  \$ 12,397.00

Phase 1 Total = \$262,029.80

Phase 3 Amounts:

Sidewalk Bond:  $\$82,608.75 \times 115\% =$  \$ 95,000.06

Pavement Markings:  $\$5,000.00 \times 115\% =$  \$ 5,750.00

Street Trees:  $\$16,345.00 \times 115\% =$  \$ 18,796.75

Phase 3 Total = \$119,546.81



NC Unclassified/Unlimited # 57634  
VA Heavy Highway Class A #2705153086

December 16, 2019

**Proposal To: Mr. Justin Old**  
**Job Name: Waterleigh Subdivision – Phase 1 – Updated**  
**Quantities based upon work remaining this date**  
**Location: Moyock, NC**

This proposal is for the completion of the 4" thick concrete sidewalk, 2" asphalt overlay and extension of Campus Drive from the end of Lot 73 to the property line for Phase 1 of the subdivision.

4" Concrete Sidewalk:

23,900 SF @ \$ 3.75/SF \$ 89,625.00

2" Asphalt Surface Overlay & Associated Pavement Markings

1385 Tons @ \$ 92/Ton \$127,420.00

Campus Drive Extension (196 LF)

196 LF @ \$55/LF \$ 10,780.00

**Total \$ 227,825.00**

Respectfully Submitted,

*Sean C. Robey*

Eastern Carolina Construction, Inc.

**Waterleigh – PHASES 1 & 3**

**ENGINEER'S ESTIMATE FOR INCOMPLETE PUBLIC INFRASTRUCTURE**

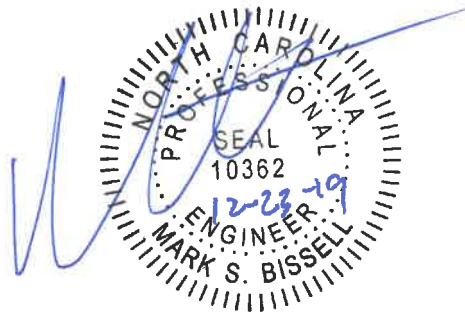
**December 23, 2019**

Final Course of Asphalt: 1385 TN S9.5A @ \$92.00/TN = \$127,420

Campus Drive Extension:

Stone Base:	158 TN @ \$30.00/TN =	\$ 4,740
Asphalt Surface:	56 TN @ \$92.00/TN =	\$ 5,152
Fine Grading for Stone Placement:		<u>\$ 888</u>
		\$ 10,780

Subtotal:	\$138,200
	<u>X 1.15</u>
	\$158,930



**Currituck Lawn Care, LLC**  
261 Maple Road  
Maple, NC 27956 US  
252-619-7240  
Curritucklawncare@gmail.com



## Estimate

### ADDRESS

Justin Old  
Quality Homes of Currituck  
417 Caratoke Highway  
Moyock, NC 27958

**ESTIMATE #** 2475  
**DATE** 12/10/2019

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/10/2019	<b>Sales</b> WATERLEIGH SUBDIVISION PHASE 1 & 2 PROPOSED PLANTING OF TREE'S - Installation of remaining tree's in phases above. planting according to plot spec.			16,345.00
12/10/2019	<b>Utility Marking</b> Currituck lawn Care, LLC will notify 811 dig and all utilities will be marked, any private lines hit by the contractor are not our responsibility, should additional problems arise due to unmarked lines the homeowner may be charge repair cost.	1	0.00	0.00
12/10/2019	<b>Liability</b> Currituck Lawn Care, LLC is a North Carolina Licensed Landscape Contractor. We are fully insured and carry policies for both Workman's Comp and General Liability.	1	0.00	0.00
			<b>TOTAL</b>	<b>\$16,345.00</b>

Accepted By

Accepted Date

# Sparks Tractor Service

Estimate

**HOG, HAUL, GRADE AND GRIND**

141 Snows Lane  
BOX 331 POWELLS POINT NC 27966  
Phone 252.4915252 Fax 866.331.0933

**DATE:**  
**INVOICE #**  
**FOR:**

**Bill To:**  
Waterleigh (Phases 1 & 2)

Description	AMOUNT
Waterleigh	
Annual storm water and landscape maintenance:	2,246
Stormwater: Monthly inspection of ponds, collector ditches and outlet structures; repair eroded areas on banks & clear pipes of sediment & debris as necessary	
Lawn areas: Biweekly mowing of common areas April through October	
<b>TOTAL</b>	<b>2,246</b>

Make all checks payable to **SPARKS TRACTOR SERVICE**  
If you have any questions concerning this invoice, contact BROOK, 252.619.1177



Commercial Package Policy - New Business Premium Summary  
The Cincinnati Insurance Company

Named Insured: Waterleigh Community Owners Association  
Address: 417 CARATOKE HWY  
MOYOCK, NC 27958-8608  
Agency: Towne Insurance Agency, LLC 32-132

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**Premium Summary**

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## General Liability

Total General Liability Premium	3,618
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Terrorism Coverage - Tier 3 / Low Hazard	27
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Total Annual Premium	<u>3,645</u>
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## Payments

		First Installment	Remaining Installments
Semi Annual + 10	All Other	1,827	1,827
Quarterly + 20	All Other	916	916

\* An Installment charge is included in remaining installments

DISCLAIMER: This quote is based on rating information supplied by you and is valid for 30 days from the date quoted, subject to any pending rules and rate filings. It is also subject to normal underwriting consideration including but not limited to acceptable loss experience, favorable inspection and acceptable motor vehicle reports. This is not a policy. For a complete statement of the coverages and exclusions, please see the policy contract. Acceptability of this risk and use of scheduled credits or debits is subject to approval by the company.

This information is proprietary to The Cincinnati Insurance Companies, its subsidiaries and affiliates.



## Premises Premium

Modified Base Rate	Exposure	Premium
80.460	x 3	= 241

## Products Premium

Modified Base Rate	Exposure	Premium
	x	= Included

Coverage Premium  
241

Class Code: 47051 Class Code Description: REAL ESTATE DEVELOPMENT PROPERTY Territory Code: 002

Territory Description: ENTIRE STATE Premium Basis: Each

Premises/Operations Exposure: 189 Products/Completed Operations Exposure: Included

## Premises Premium

	Modified Base Rate	Exposure	Premium
1st 2	90.860	x 2	= 182
Next 8	45.430	x 8	= 363
Next 15	24.227	x 15	= 363
Next 25	15.138	x 25	= 378
Over 50	11.920	x 139	= 1,657

## Products Premium

Modified Base Rate	Exposure	Premium
	x	= Included

Coverage Premium  
2,943



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

December 18, 2019

Mr. Sean Robey  
Eastern Carolina Construction  
154 US Highway 158 East  
Camden, NC 27921

Subject: Pavement Certification – Waterleigh Subdivision – Phase III  
Currituck County

Dear Mr. Robey:

We have received the attached test report for Waterleigh Subdivision – Phase III from GET Solutions, Inc., dated December 17, 2019. Based upon our review, the asphalt surface and aggregate base courses are in general conformance with the minimum design and construction criteria for subdivision roads.

The pavement section consisted of 6" of aggregate base course overlain by 2" of SF-9.5A surface course.

The roads contained in this phase of the subdivision will be eligible for petitioning the addition to the State System of Maintained Roads upon satisfying all other applicable minimum NCDOT criteria.

Sincerely,

A handwritten signature in black ink, appearing to read "David B. Otts".

David B. Otts, PE  
District Engineer

Attachments

Cc: J.D. Jennings, PE  
S.D. Baker, PE  
C.W. Bridgers, PE  
R.W. Midgett, PE  
C.A. Spear  
G. Cooke  
File



December 17, 2019

TO: **Eastern Carolina Construction**  
154 US Hwy 158 East  
Camden, NC 27921

Attn: Mr. Sean Robey

RE: Construction Materials Testing Services  
**Waterleigh Subdivision – Phase III**  
Currituck County, North Carolina  
GET Solutions Project No: EC18-216T  
Report No. 2

Dear Mr. Robey:

As requested, a representative of **GET Solutions Inc.** visited the project site on the dates of December 2 and December 16, 2019. The purpose of our visits was to observe and evaluate the roadway construction activities within the Phase III portion of the proposed subdivision with respect to Aggregate Base Course (ABC) and Asphalt placement. More specifically, the roadway alignments constructed at this time included portions of Waterleigh Way (STA 0+75 to STA 19+35), Moorland Way (STA 22+75 to STA 26+50), and Campus Drive (STA 0+00 to STA 11+40), as well as the Acceleration and Deceleration lanes along Tulls Creek Road.

The roadway pavement section is understood to require a minimum of 6 inches of ABC materials overlain by 2 inches of surface mix asphalt (Type SF-9.5a). As an exception, the Acceleration and Deceleration lanes along Tulls Creek Road are required to include 6 inches of ABC overlain by 4 inches of surface mix asphalt (Type SF-9.5a).

The project specifications required that testing of the ABC and asphalt materials be performed for quality assurance, in accordance with the NCDOT requirements. As such, this report includes the evaluation of the ABC and asphalt materials placed prior to each of our respective testing events as they relate to thickness, density, aggregate gradation, and/or asphalt content. The requested scope of services did not include the evaluation of the existing subgrade soils and/or structural fill materials placed to establish the design grade elevations, if required.

## SCOPE OF SERVICES

For this project, **G E T Solutions, Inc.** has performed the following tasks:

- § Performed bulk soil sampling of the imported Crushed Concrete materials used as Aggregate Base Course (ABC) and placed within the observed roadway alignments. The sample was returned to our Elizabeth City, NC laboratory for natural moisture, full sieve, and Proctor testing in general accordance with NCDOT requirements. The laboratory test results indicated the imported ABC materials were in general accordance with NCDOT requirements with respect to gradation and were classified to consist of GRAVEL (GW-GM). The results of these testing procedures are provided on the “Moisture Density Relationship Proctor Curve” and “Particle Size Distribution” test report sheets attached to this report.
- § Performed compaction and thickness testing as well as re-testing on the ABC materials placed prior to our site visit within the observed roadway alignments. The compaction testing procedures performed on the date of December 2, 2019 indicated insufficient compaction and moisture contents exceeding the materials optimum moisture. As such, scarification, air drying, additional compaction effort, and/or replacement with an ABC material having an appropriate moisture content was completed by the contractor following this site visit. Based on the compaction and thickness re-testing procedures performed on the date of December 3, 2019 as well as the testing procedures performed on the date of December 6, 2019, the in place ABC materials (Crushed Concrete or conventional Crushed GRAVEL: GW-GM) were compacted to at least 100% of the Standard Proctor and contained a thickness ranging from 6.25 to 6.75 inches at the tested locations. The results of these testing procedures and their associated test locations are provided on the “Compaction Test Report” sheets attached to this report.
- § Performed coring operations at twelve (12) locations with the use of a 6-inch diameter core barrel within the requested roadway alignments. The core locations were randomly established in the field by a **G E T Solutions, Inc.** representative prior to initiating the coring operations.
- § Performed laboratory testing procedures at **G E T Solutions, Inc.’s** laboratory located in Elizabeth City, NC. The laboratory testing procedures consisted of average core specimen thickness and bulk specific gravity as well as asphalt content and asphalt aggregate gradation analysis. The laboratory test procedures were executed in general accordance with NCDOT testing procedures. The specific gravity (density) and thickness test results are provided in the following table (Table I – Asphalt Laboratory Test Results). The asphalt content test results are provided in “Table II – Asphalt Content Test Results” and the asphalt aggregate gradation analysis test results are provided on the attached “Particle Size Distribution” sheets.

**Table I – Asphalt Laboratory Test Results**

Sample #	Sample Location <sup>(1)</sup>	Asphalt Type	Average Sample Thickness (in.)	Specific Gravity	Percent Compaction (Min. 90%) <sup>(2,3)</sup>
<b>Waterleigh Way, Moorland Way, Campus Drive (Phase III)</b>					
W-1	Waterleigh Way; Approx. STA 1+65; 4' offset of West Edge of Asphalt	RSF-9.5A	2.48	2.229	92.7
W-2	Waterleigh Way; Approx. STA 6+70; 3' offset of East Edge of Asphalt	SF-9.5A	2.52	2.284	90.1
W-3	Waterleigh Way; Approx. STA 11+65; 5' offset of West Edge of Asphalt	RSF-9.5A	2.24	2.218	92.2
W-4	Waterleigh Way; Approx. STA 16+70; 7' offset of East Edge of Asphalt	SF-9.5A	2.05	2.315	91.4
M-1	Moorland Way; Approx. STA 26+40; 4' offset of North Edge of Asphalt	SF-9.5A	2.08	2.493	98.4
M-2	Moorland Way; Approx. STA 23+15; 4.5' offset of South Edge of Asphalt	RSF-9.5A	2.12	2.243	93.3
C-1	Campus Drive; Approx. STA 2+15; 4' Offset of South Edge of Asphalt	RSF-9.5A	2.23	2.277	94.7
C-2	Campus Drive; Approx. STA 4+75; 6' offset of North Edge of Asphalt	RSF-9.5A	2.17	2.140	89.0
C-3	Campus Drive; Approx. STA 9+75; 4' offset of South Edge of Asphalt	RSF-9.5A	2.14	2.218	92.2
<b>Average</b>		RSF-9.5A	2.23	2.221	92.3
		SF-9.5A		2.364	93.3
<b>Deceleration and Acceleration Lanes</b>					
D-1	Deceleration Lane: Approx. 145' North of Waterleigh Way Inbound lane, 4' Offset of West Edge of Asphalt	RSF-9.5A	1.84	2.192	91.1
		SF-9.5A	1.97	2.323	91.7
A-1	Acceleration Lane: Approx. 85' South of Waterleigh Way Outbound lane, 4.5' Offset of West Edge of Asphalt	RSF-9.5A	1.92	2.335	97.1
		SF-9.5A	2.27	2.290	90.4
A-2	Acceleration Lane: Approx. 315' South of Waterleigh Way Outbound lane, 8' Offset of West Edge of Asphalt	RSF-9.5A	1.83	2.318	96.4
		SF-9.5A	2.11	2.286	90.2
<b>Average</b>		RSF-9.5A	4.0	2.281	94.9
		SF-9.5A		2.300	90.8

Note (1) = Locations provided in the table above are considered to be approximate.

Note (2) = Percent compaction based on the Rice specific gravity values of 2.405 for Type RSF-9.5A (JMF: 17-0203-152) and 2.534 for Type SF-9.5A (JMF: 13-0258-154), furnished by RPC Contracting, Inc.

Note (3) = Minimum percent compaction requirement: 90% for Types RSF-9.5A and SF-9.5A.

Note (4) = The average thickness noted above represents that average composite thickness encountered at the core locations within the deceleration and acceleration lanes.

**Table II – Asphalt Content Test Results**

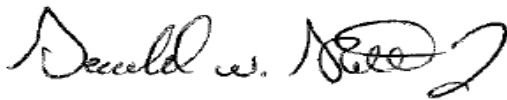
Sample # and Asphalt Type	Sample Location	Asphalt Content (%) <sup>(1)</sup>
W-2 SF-9.5A	Waterleigh Way; Approx. STA 6+70; 3' offset of East Edge of Asphalt	5.4%
C-2 RSF-9.5A	Campus Drive; Approx. STA 4+75; 6' offset of North Edge of Asphalt	6.8%
D-1 (Top Lift) RSF-9.5A	Deceleration Lane: Approx. 145' North of Waterleigh Way Inbound lane, 4' Offset of West Edge of Asphalt	6.2%

Note (1) = Percent asphalt requirement for Type RSF-9.5A is 6.2% +/- 0.7% per the JMF: 17-0203-152 and for Type SF-9.5A is 5.6% +/- 0.7% per JMF 13-0258-154 as provided by the RPC Contracting, Inc. and the NCDOT allowable tolerance.

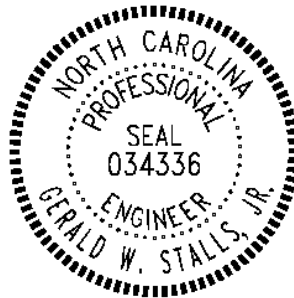
Subsequent testing of the final 2 inches of asphalt surface mix should be performed once placed to determine conformance with NCDOT specifications.

We appreciate the opportunity to offer our services to you, and trust that you will call our Elizabeth City office with any questions that you may have.

Respectfully Submitted,  
**GET Solutions, Inc.**



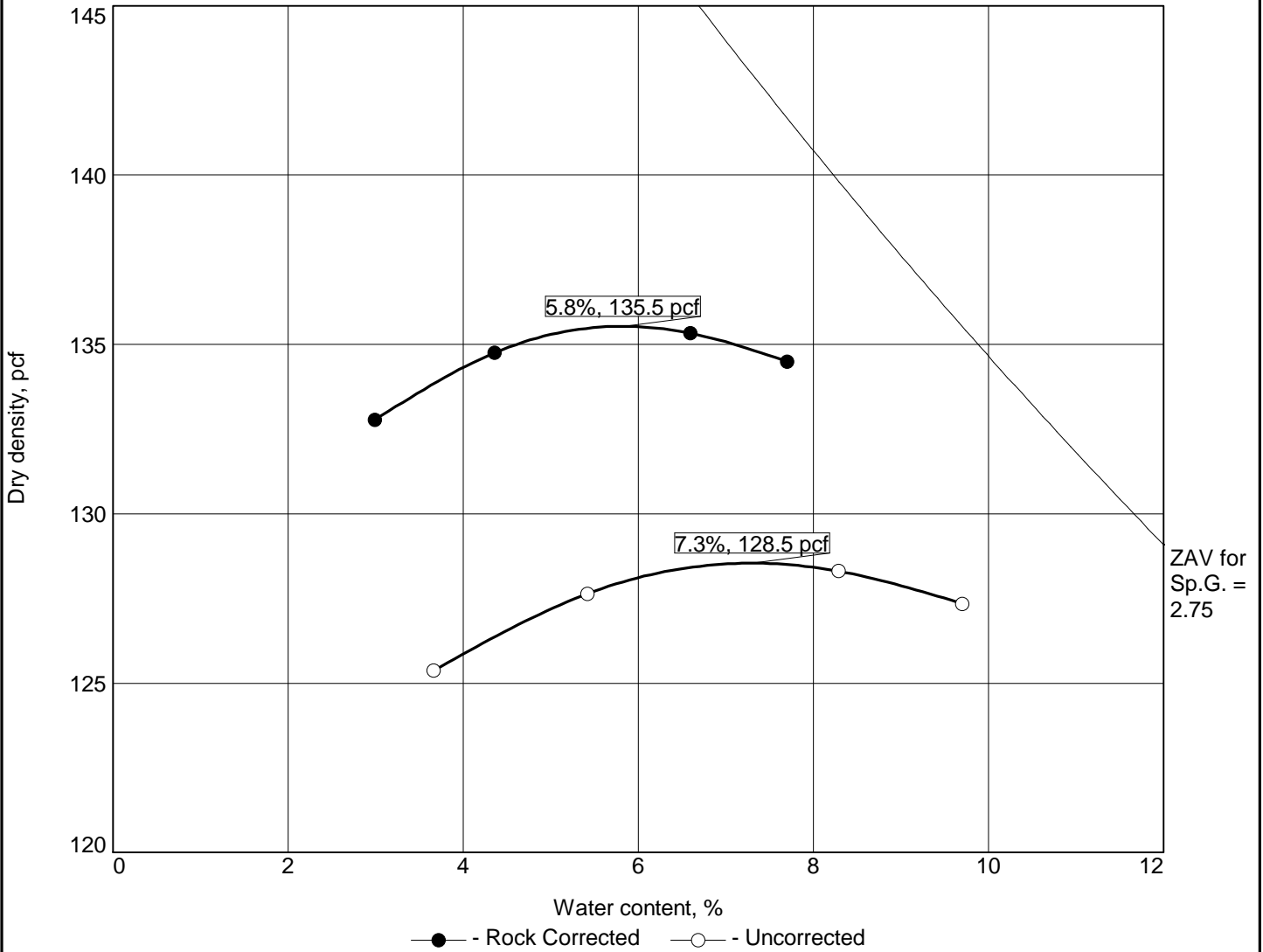
Gerald W. Stalls Jr., P.E.  
Senior Project Engineer  
NC Lic. #034336



Attachments: Moisture Density Relationship (Proctor Curve)  
Particle Size Distribution Test Report (ABC Materials)  
Compaction Test Report(s)  
Particle Size Distribution Test Report(s): Asphalt Cores W-2, C-2, D-1 (Top Lift)



# MOISTURE DENSITY RELATIONSHIP (PROCTOR CURVE)



Test specification: ASTM D 698-12 Method C Standard  
 ASTM D 4718-87 Oversize Corr. Applied to Each Test Point

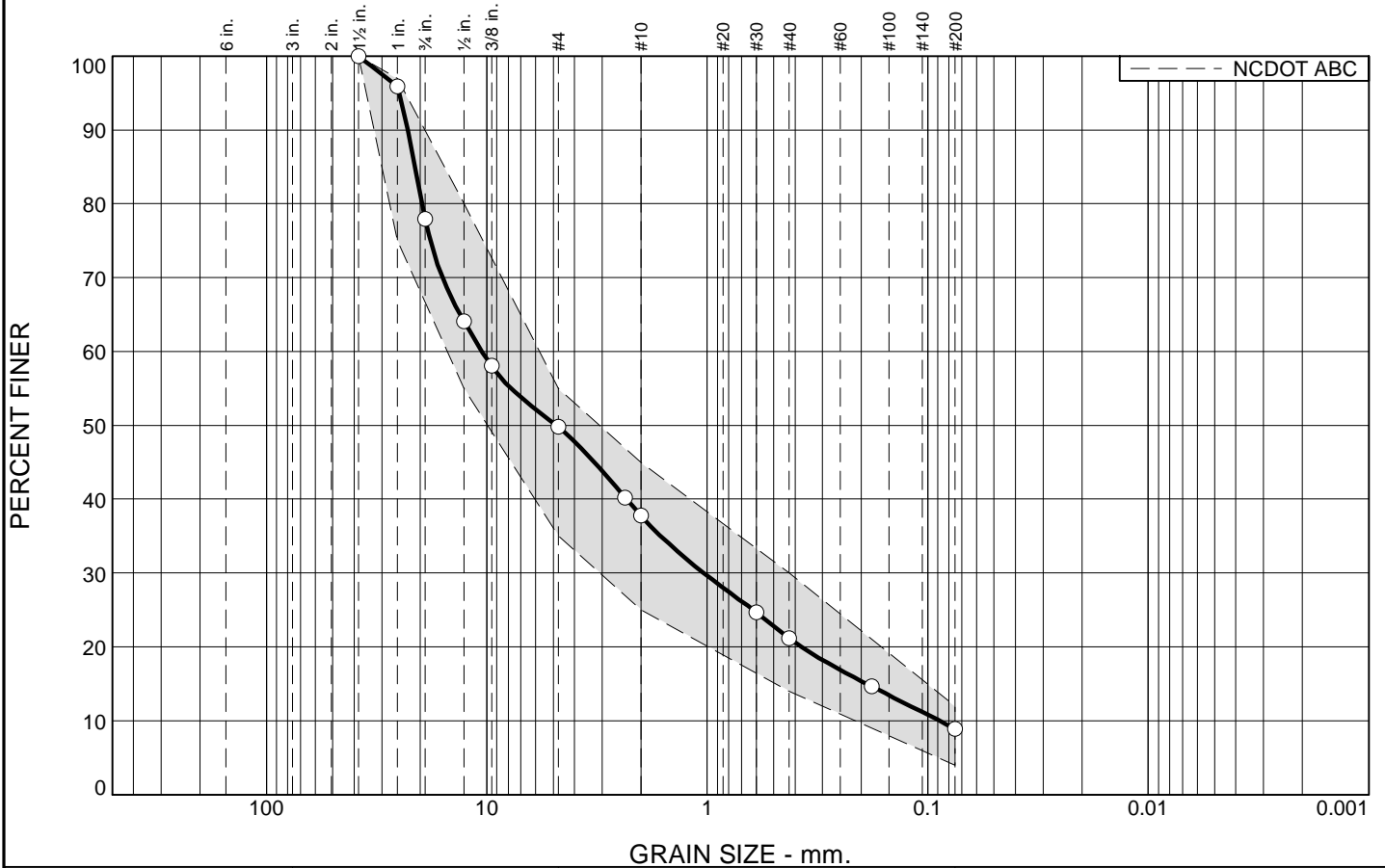
Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > 3/4 in.	% < No.200
	USCS	AASHTO						
	GW-GM	A-1-a	2.7		NV	NP	22.0	8.9

ROCK CORRECTED TEST RESULTS	UNCORRECTED	MATERIAL DESCRIPTION
Maximum dry density = 135.5 pcf	128.5 pcf	ABC Stone
Optimum moisture = 5.8 %	7.3 %	
<b>Project No.</b> EC18-216T <b>Client:</b> Eastern Carolina Construction <b>Project:</b> Waterleigh Subdivision ○ <b>Sample Number:</b> 1		<b>Remarks:</b> Proctor No.1
<b>GET SOLUTIONS, INC.</b>  Elizabeth City, North Carolina		

Figure

Tested By: D. Forehand

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	22.0	28.2	12.0	16.6	12.3	8.9	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1.5	100.0	100.0	
1.0	95.9	75.0 - 97.0	
.75	78.0		
.5	64.1	55.0 - 80.0	
.375	58.1		
#4	49.8	35.0 - 55.0	
#8	40.2		
#10	37.8	25.0 - 45.0	
#30	24.6		
#40	21.2	14.0 - 30.0	
#80	14.6		
#200	8.9	4.0 - 12.0	

**Material Description**

ABC Stone

**Atterberg Limits**

PL= NP      LL= NV      PI= NP

**Coefficients**

D<sub>90</sub>= 22.8747      D<sub>85</sub>= 21.2362      D<sub>60</sub>= 10.5098  
 D<sub>50</sub>= 4.8494      D<sub>30</sub>= 1.0375      D<sub>15</sub>= 0.1898  
 D<sub>10</sub>= 0.0887      C<sub>u</sub>= 118.55      C<sub>c</sub>= 1.16

**Classification**

USCS= GW-GM      AASHTO= A-1-a

**Remarks**

F.M.=4.86

\* NCDOT ABC

Sample Number: 1

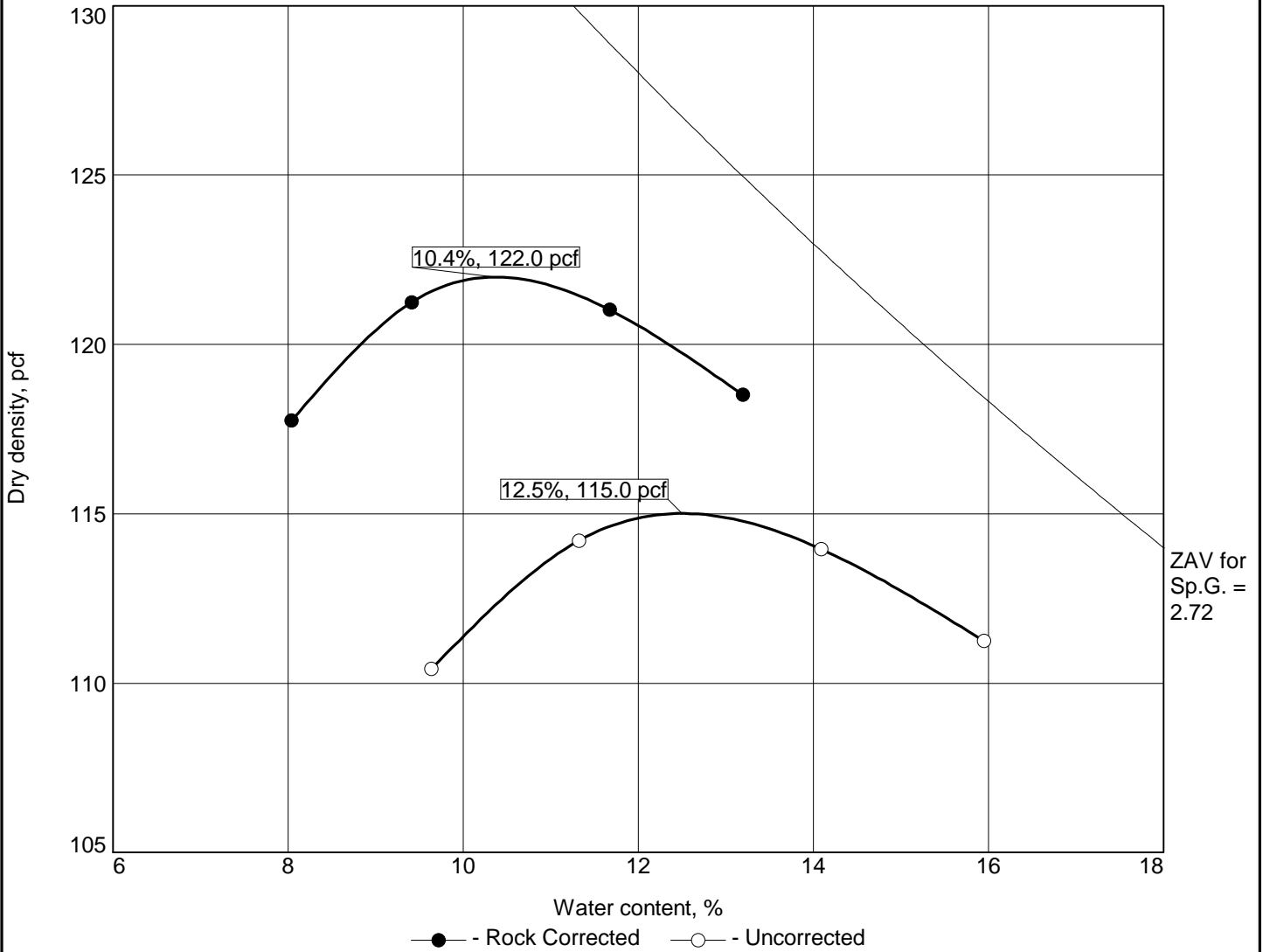
Date:

**GET SOLUTIONS, INC.**  
Elizabeth City, North Carolina

**Client:** Eastern Carolina Construction  
**Project:** Waterleight Subdivision  
**Project No:** EC18-216T

**Figure**

# MOISTURE DENSITY RELATIONSHIP (PROCTOR CURVE)



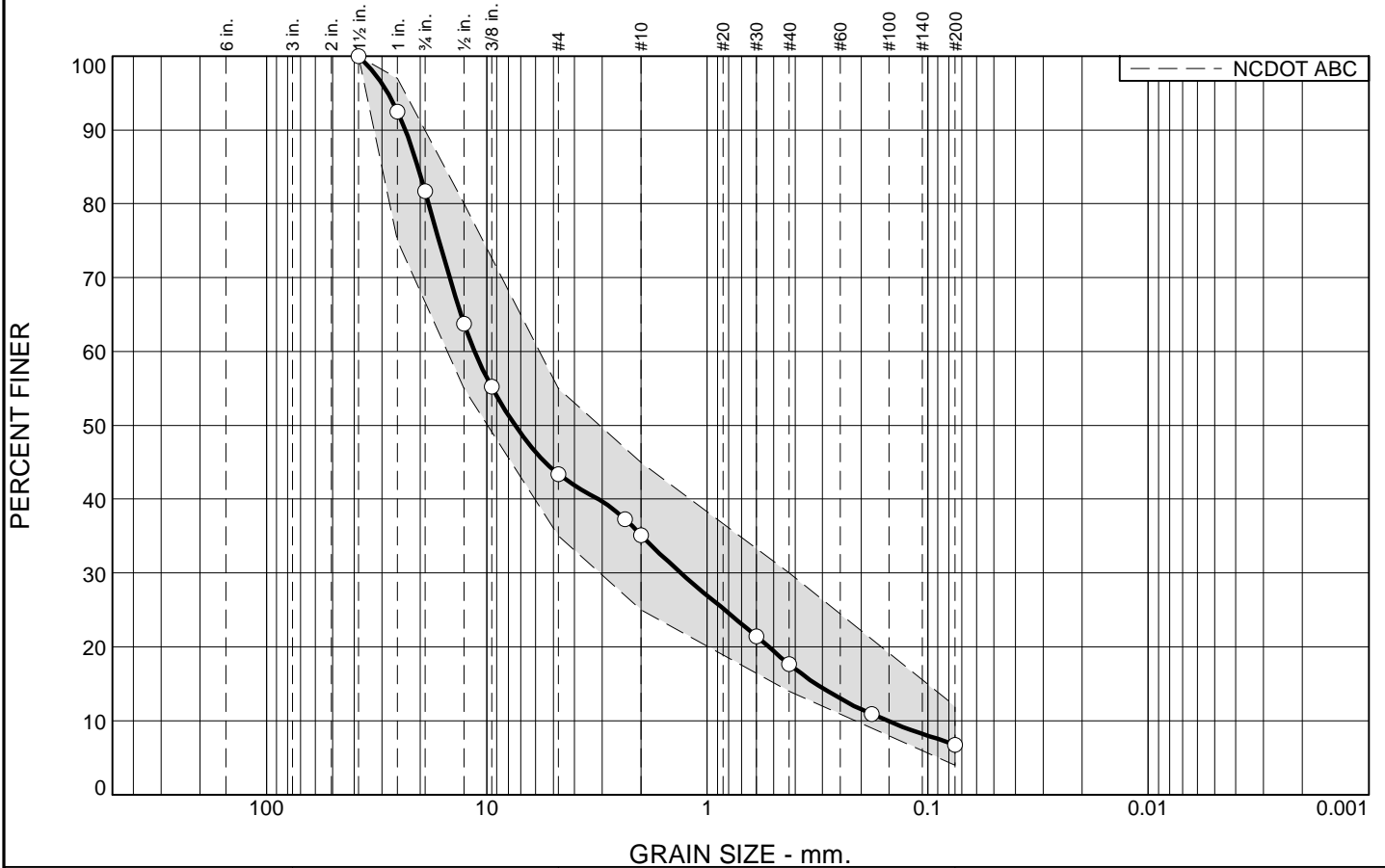
Test specification: ASTM D 698-12 Method C Standard  
 ASTM D4718-15 Oversize Corr. Applied to Each Test Point

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > 3/4 in.	% < No.200
	USCS	AASHTO						
	GW-GM	A-1-a	5.3		NV	NP	18.3	6.8

ROCK CORRECTED TEST RESULTS	UNCORRECTED	MATERIAL DESCRIPTION
Maximum dry density = 122.0 pcf	115.0 pcf	Crushed Concrete
Optimum moisture = 10.4 %	12.5 %	
<b>Project No.</b> EC18-216T <b>Client:</b> Eastern Carolina Construction <b>Project:</b> Waterleigh Subdivision  ○ <b>Location:</b> Stockpile <b>Sample Number:</b> 5 <b>GET SOLUTIONS, INC.</b>  <b>Elizabeth City, North Carolina</b>		<b>Remarks:</b> Proctor No. 2  <b>Figure</b>

Tested By: D. Forehand

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	18.3	38.3	8.3	17.5	10.8	6.8	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1.5	100.0	100.0	
1.0	92.5	75.0 - 97.0	
.75	81.7		
.5	63.8	55.0 - 80.0	
.375	55.3		
#4	43.4	35.0 - 55.0	
#8	37.3		
#10	35.1	25.0 - 45.0	
#30	21.4		
#40	17.6	14.0 - 30.0	
#80	10.9		
#200	6.8	4.0 - 12.0	

**Material Description**

Crushed Concrete

**Atterberg Limits**

PL= NP      LL= NV      PI= NP

**Coefficients**

D<sub>90</sub>= 23.4770      D<sub>85</sub>= 20.5865      D<sub>60</sub>= 11.3546  
D<sub>50</sub>= 7.4616      D<sub>30</sub>= 1.3189      D<sub>15</sub>= 0.3219  
D<sub>10</sub>= 0.1528      C<sub>u</sub>= 74.32      C<sub>c</sub>= 1.00

**Classification**

USCS= GW-GM      AASHTO= A-1-a

**Remarks**

Proctor No. 2  
F.M.=5.08

\* NCDOT ABC

Location: Stockpile  
Sample Number: 5

Date:

**GET SOLUTIONS, INC.**  
Elizabeth City, North Carolina

Client: Eastern Carolina Construction  
Project: Waterleight Subdivision  
Project No: EC18-216T

Figure



**GET Solutions, Inc.**  
 106 Capital Trace; Unit E  
 Elizabeth City, North Carolina 27909  
 Tel: (252) 335-9765  
 Fax: (252) 335-9766

# COMPACTION TEST REPORT

Project: Waterleigh Subdivision Phase III Date: 12/2/19  
 Project Location: Moyock, North Carolina Technician: T. Schuyler  
 Client: Eastern Carolina Construction Job Number: EC18-216T  
 General Contractor: Eastern Carolina Construction Weather: Sunny Temp. (°F) \_\_\_\_\_  
 Grading Contractor: Eastern Carolina Construction General Test Location: Waterleigh Way

Test Number	Moisture (%)	Dry Density (pcf)	Wet Density (pcf)	Proctor Number	% Proctor		Pass	Fail	Test Elevation*	Test Location (Grid, Coordinates, Roadway Station, etc.)
					Spec	Actual				
1	18.6	105.6	125.2	2	100	87%		X	2" BFG	STA 1+50
2	20.0	103.8	124.5	2	100	85%		X	2" BFG	STA 3+00
3	21.7	102.6	124.9	2	100	84%		X	2" BFG	STA 5+50
4	20.8	103.5	125.1	2	100	85%		X	2" BFG	STA 8+00
5	20.4	103.3	124.4	2	100	85%		X	2" BFG	STA 10+50
6	18.5	105.6	125.2	2	100	87%		X	2" BFG	STA 13+00
7	20.0	103.8	124.4	2	100	85%		X	2" BFG	STA 15+50
8	19.8	104.5	125.2	2	100	86%		X	2" BFG	STA 18+00

Compaction Equipment Used: Smooth Drum Roller Proctor Number: 2  
 Field Testing Procedure: ASTM D 6938 Proctor Type: ASTM D 698  
 Field Testing Method: x Method A Depth: 4 to 6 inches Material Description: Crushed Concrete - ABC  
Method B Depth: Backscatter Max. Dry Density (pcf): 122.0  
 Optimum Moisture (%): 10.4

Gauge Standardization Counts:		Gauge Identification:		
Moisture: <u>602</u>	Density: <u>2265</u>	Make: <u>Troxler</u>	Model: <u>3430</u>	Serial #: <u>31918</u>

Test locations and test elevations are approximate and are established in the field by the GET Solutions, Inc. technician.

\* Note: BFF = Below Finish Floor, BFG = Below Finish Grade, FG = Finished Grade

Remarks: \_\_\_\_\_  
 \_\_\_\_\_



**GET Solutions, Inc.**  
 106 Capital Trace; Unit E  
 Elizabeth City, North Carolina 27909  
 Tel: (252) 335-9765  
 Fax: (252) 335-9766

# COMPACTION TEST REPORT

Project: Waterleigh Subdivision Phase III Date: 12/2/19  
 Project Location: Moyock, North Carolina Technician: T. Schuyler  
 Client: Eastern Carolina Construction Job Number: EC18-216T  
 General Contractor: Eastern Carolina Construction Weather: Sunny Temp. (°F) \_\_\_\_\_  
 Grading Contractor: Eastern Carolina Construction General Test Location: Campus Drive

Test Number	Moisture (%)	Dry Density (pcf)	Wet Density (pcf)	Proctor Number	% Proctor		Pass	Fail	Test Elevation*	Test Location (Grid, Coordinates, Roadway Station, etc.)
					Spec	Actual				
1	19.7	103.6	124.0	2	100	85%		X	2" BFG	STA 11+00
2	20.2	104.0	125.0	2	100	85%		X	2" BFG	STA 8+50
3	21.5	101.4	123.2	2	100	83%		X	2" BFG	STA 5+90
4	19.3	103.6	123.6	2	100	85%		X	2" BFG	STA 3+50
5	20.2	103.6	124.5	2	100	85%		X	2" BFG	STA 1+00

Compaction Equipment Used: Smooth Drum Roller Proctor Number: 2  
 Field Testing Procedure: ASTM D 6938 Proctor Type: ASTM D 698  
 Field Testing Method: x Method A Depth: 4 to 6 inches Material Description: Crushed Concrete - ABC  
Method B Depth: Backscatter Max. Dry Density (pcf): 122.0  
 Optimum Moisture (%): 10.4

Gauge Standardization Counts:		Gauge Identification:		
Moisture: <u>602</u>	Density: <u>2265</u>	Make: <u>Troxler</u>	Model: <u>3430</u>	Serial #: <u>31918</u>

Test locations and test elevations are approximate and are established in the field by the GET Solutions, Inc. technician.

\* Note: BFF = Below Finish Floor, BFG = Below Finish Grade, FG = Finished Grade

Remarks: \_\_\_\_\_  
 \_\_\_\_\_



**GET Solutions, Inc.**  
 106 Capital Trace; Unit E  
 Elizabeth City, North Carolina 27909  
 Tel: (252) 335-9765  
 Fax: (252) 335-9766

# COMPACTION TEST REPORT

Project: Waterleigh Subdivision - Phase III Date: 12/3/19  
 Project Location: Moyock, North Carolina Technician: T. Schuyler  
 Client: Eastern Carolina Construction Job Number: EC18-216T  
 General Contractor: Eastern Carolina Construction Weather: \_\_\_\_\_ Temp. (°F) \_\_\_\_\_  
 Grading Contractor: Eastern Carolina Construction General Test Location: Campus Drive - Retesting

Test Number	Moisture (%)	Dry Density (pcf)	Wet Density (pcf)	Proctor Number	% Proctor		Pass	Fail	Test Elevation*	Test Location (Grid, Coordinates, Roadway Station, etc.)
					Spec	Actual				
1	7.0	128.7	137.7	2	100	100	X		2" BFG	Approx. STA 11+00; 5' Offset of East Edge
2	8.5	129.2	140.2	2	100	100	X		2" BFG	Approx. STA 8+50; 3' Offset of West Edge
3	8.2	128.8	139.3	2	100	100	X		2" BFG	Approx. STA 5+75; 7' Offset of East Edge
4	8.6	129.2	140.3	2	100	100	X		2" BFG	Approx. STA 3+50; 4.5' Offset of West Edge
5	8.1	125.1	135.2	2	100	100	X		2" BFG	Approx. STA 1+00; 7.5' Offset of East Edge

Compaction Equipment Used: Smooth Drum Roller Proctor Number: 2  
 Field Testing Procedure: ASTM D 6938 Proctor Type: ASTM D 698  
 Field Testing Method: x Method A Depth: 4 to 6 inches Material Description: Crushed Concrete - ABC  
Method B Depth: Backscatter Max. Dry Density (pcf): 122.0  
 Optimum Moisture (%): 10.4

Gauge Standardization Counts:		Gauge Identification:		
Moisture: <u>604</u>	Density: <u>2270</u>	Make: <u>Troxler</u>	Model: <u>3430</u>	Serial #: <u>31918</u>

Test locations and test elevations are approximate and are established in the field by the GET Solutions, Inc. technician.

\* Note: BFF = Below Finish Floor, BFG = Below Finish Grade, FG = Finished Grade

Remarks: \_\_\_\_\_  
 \_\_\_\_\_



**GET Solutions, Inc.**  
 106 Capital Trace; Unit E  
 Elizabeth City, North Carolina 27909  
 Tel: (252) 335-9765  
 Fax: (252) 335-9766

# COMPACTION TEST REPORT

Project: Waterleigh Subdivision - Phase III Date: 12/3/19  
 Project Location: Moyock, North Carolina Technician: T. Schuyler  
 Client: Eastern Carolina Construction Job Number: EC18-216T  
 General Contractor: Eastern Carolina Construction Weather: \_\_\_\_\_ Temp. (°F) \_\_\_\_\_  
 Grading Contractor: Eastern Carolina Construction General Test Location: Waterleigh Way - Retesting

Test Number	Moisture (%)	Dry Density (pcf)	Wet Density (pcf)	Proctor Number	% Proctor		Pass	Fail	Test Elevation*	Test Location (Grid, Coordinates, Roadway Station, etc.)
					Spec	Actual				
1	12.5	121.5	136.7	2	100	100%	X		2" BFG	Approx. STA 0+50; Southbound Lane; 4' Offset of West Edge
2	11.4	121.8	135.7	2	100	100%	X		2" BFG	Approx. STA 3+00; 3.5' Offset of East Edge
3	13.1	122.1	138.1	2	100	100%	X		2" BFG	Approx. STA 5+50; 6' Offset of West Edge
4	12.3	121.9	136.9	2	100	100%	X		2" BFG	Approx. STA 8+00; 5' Offset of West Edge
5	12.0	121.8	136.4	2	100	100%	X		2" BFG	Approx. STA 10+50; 7' Offset of West Edge
6	11.1	121.4	134.9	2	100	100%	X		2" BFG	Approx. STA 13+00; 3' Offset of East Edge
7	12.9	121.9	137.6	2	100	100%	X		2" BFG	Approx. STA 15+50; 4.5' Offset of West Edge
8	11.0	121.7	135.1	2	100	100%	X		2" BFG	Approx. STA 18+00; 5.5' Offset of East Edge

Compaction Equipment Used: Smooth Drum Roller Proctor Number: 2  
 Field Testing Procedure: ASTM D 6938 Proctor Type: ASTM D 698  
 Field Testing Method: x Method A Depth: 4 to 6 inches Material Description: Crushed Concrete - ABC  
Method B Depth: Backscatter Max. Dry Density (pcf): 122.0  
 Optimum Moisture (%): 10.4

Gauge Standardization Counts:		Gauge Identification:		
Moisture: <u>604</u>	Density: <u>2270</u>	Make: <u>Troxler</u>	Model: <u>3430</u>	Serial #: <u>31918</u>

Test locations and test elevations are approximate and are established in the field by the GET Solutions, Inc. technician.

\* Note: BFF = Below Finish Floor, BFG = Below Finish Grade, FG = Finished Grade

Remarks: \_\_\_\_\_  
 \_\_\_\_\_





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 Elizabeth City, North Carolina 27909  
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 Fax: (252) 335-9766

# COMPACTION TEST REPORT

Project: Waterleigh Subdivision - Phase III Date: 12/3/19  
 Project Location: Moyock, North Carolina Technician: T. Schuyler  
 Client: Eastern Carolina Construction Job Number: EC18-216T  
 General Contractor: Eastern Carolina Construction Weather: \_\_\_\_\_ Temp. (°F) \_\_\_\_\_  
 Grading Contractor: Eastern Carolina Construction General Test Location: Moorland Way

Test Number	Moisture (%)	Dry Density (pcf)	Wet Density (pcf)	Proctor Number	% Proctor		Pass	Fail	Test Elevation*	Test Location (Grid, Coordinates, Roadway Station, etc.)
					Spec	Actual				
1	11.2	121.9	135.6	2	100	100%	X		2" BFG	Approx. STA 26+50; 3' Offset of West Edge
2	10.1	121.4	133.7	2	100	100%	X		2" BFG	Approx. STA 24+00; 5' Offset of East Edge
3	10.9	121.5	134.7	2	100	100%	X		2" BFG	Approx. STA 23+50; 4' Offset of West Edge

Compaction Equipment Used: Smooth Drum Roller Proctor Number: 2  
 Field Testing Procedure: ASTM D 6938 Proctor Type: ASTM D 698  
 Field Testing Method: x Method A Depth: 4 to 6 inches Material Description: Crushed Concrete - ABC  
Method B Depth: Backscatter Max. Dry Density (pcf): 122.0  
 Optimum Moisture (%): 10.4

Gauge Standardization Counts:		Gauge Identification:		
Moisture: <u>604</u>	Density: <u>2270</u>	Make: <u>Troxler</u>	Model: <u>3430</u>	Serial #: <u>31918</u>

Test locations and test elevations are approximate and are established in the field by the GET Solutions, Inc. technician.

\* Note: BFF = Below Finish Floor, BFG = Below Finish Grade, FG = Finished Grade

Remarks: \_\_\_\_\_  
 \_\_\_\_\_



**GET Solutions, Inc.**  
 106 Capital Trace; Unit E  
 Elizabeth City, North Carolina 27909  
 Tel: (252) 335-9765  
 Fax: (252) 335-9766

# COMPACTION TEST REPORT

Project: Waterleigh Subdivision Date: 12/6/19  
 Project Location: Moyock, North Carolina Technician: T. Schuyler  
 Client: Eastern Carolina Construction Job Number: EC18-216T  
 General Contractor: Eastern Carolina Construction Weather: Cloudy Temp. (°F) \_\_\_\_\_  
 Grading Contractor: Eastern Carolina Construction General Test Location: Deceleration & Acceleration Lanes

Test Number	Moisture (%)	Dry Density (pcf)	Wet Density (pcf)	Proctor Number	% Proctor		Pass	Fail	Test Elevation*	Test Location (Grid, Coordinates, Roadway Station, etc.)
					Spec	Actual				
1	3.8	135.2	140.3	1	100	100%	x		4" BFG	Deceleration Lane: From Waterleigh Way; 50' North
2	2.5	134.9	138.3	1	100	100%	x		4" BFG	Deceleration Lane: From Waterleigh Way; 100' North
3	2.8	135.1	138.9	1	100	100%	x		4" BFG	Acceleration Lane: From Waterleigh Way; 20' South
4	3.2	135.6	139.9	1	100	100%	x		4" BFG	Acceleration Lane: From Waterleigh Way; 100' South
5	4.2	134.9	140.6	1	100	100%	x		4" BFG	Acceleration Lane: From Waterleigh Way; 200' South

Compaction Equipment Used: Rubber Tired Roller Proctor Number: 1  
 Field Testing Procedure: ASTM D 6938 Proctor Type: ASTM D 698  
 Field Testing Method: x Method A Depth: 6 inches Material Description: Imported ABC  
Method B Depth: Backscatter Max. Dry Density (pcf): 135.5  
 Optimum Moisture (%): 5.8

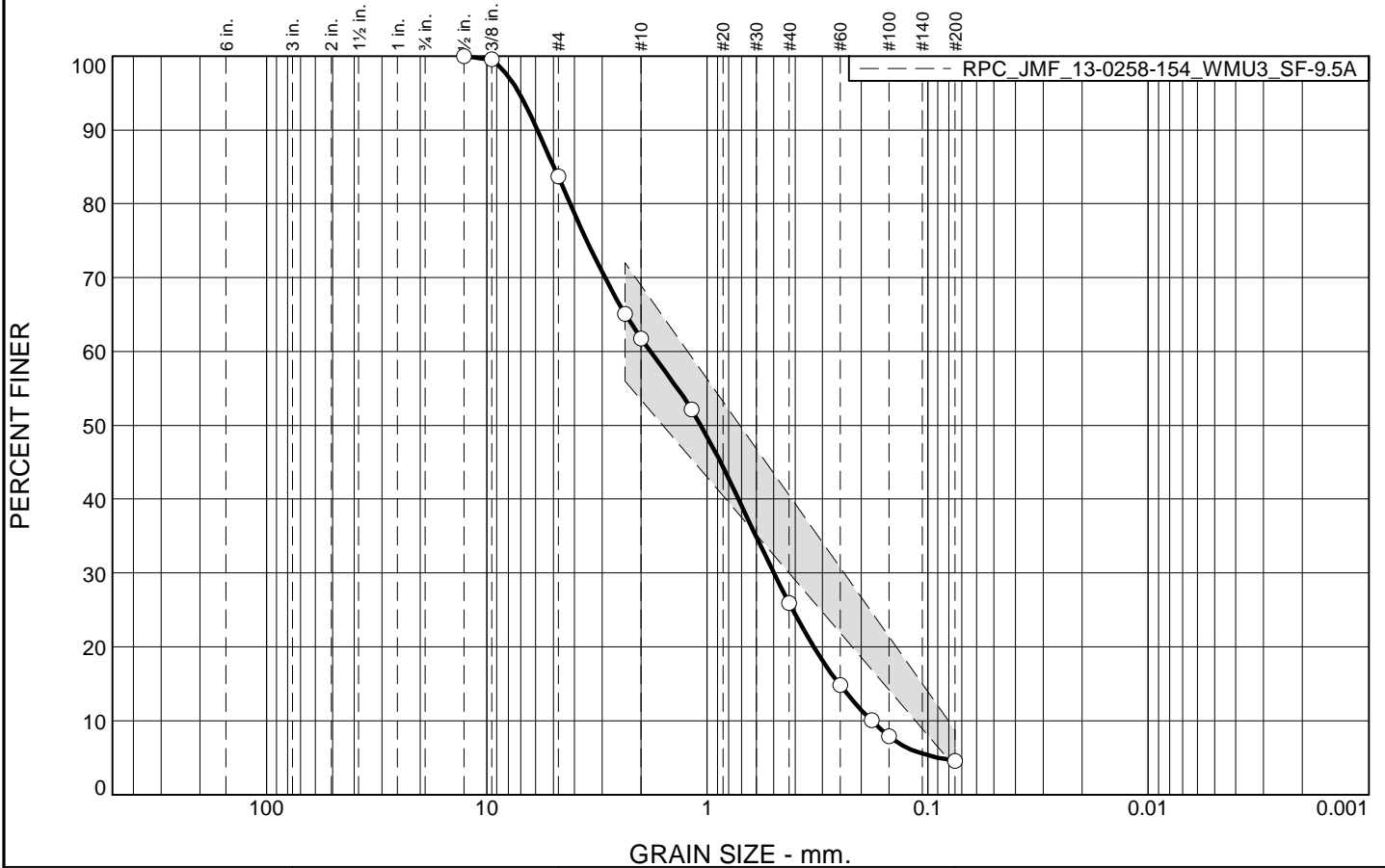
Gauge Standardization Counts:		Gauge Identification:		
Moisture: _____	Density: _____	Make: Troxler	Model: 3430	Serial #: _____

Test locations and test elevations are approximate and are established in the field by the GET Solutions, Inc. technician.

\* Note: BFF = Below Finish Floor, BFG = Below Finish Grade, FG = Finished Grade

Remarks: \_\_\_\_\_  
 \_\_\_\_\_

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	16.3	21.9	35.9	21.3	4.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
.5	100.0		
.375	99.6		
#4	83.7		
#8	65.1	56.0 - 72.0	
#10	61.8		
#16	52.1		
#40	25.9		
#60	14.8		
#80	10.0		
#100	7.9		
#200	4.6	3.7 - 8.7	

**Material Description**

SF 9.5A Asphalt Mix

**Atterberg Limits**

PL= NP      LL= NV      PI= NP

**Coefficients**

D<sub>90</sub>= 5.8932      D<sub>85</sub>= 4.9654      D<sub>60</sub>= 1.8124  
D<sub>50</sub>= 1.0715      D<sub>30</sub>= 0.4990      D<sub>15</sub>= 0.2526  
D<sub>10</sub>= 0.1794      C<sub>u</sub>= 10.10      C<sub>c</sub>= 0.77

**Classification**

USCS= SP      AASHTO= A-1-b

**Remarks**

Phase III: Waterleigh Way; Asphalt Core W-2  
Asphalt Content = 5.4%  
F.M.=3.39

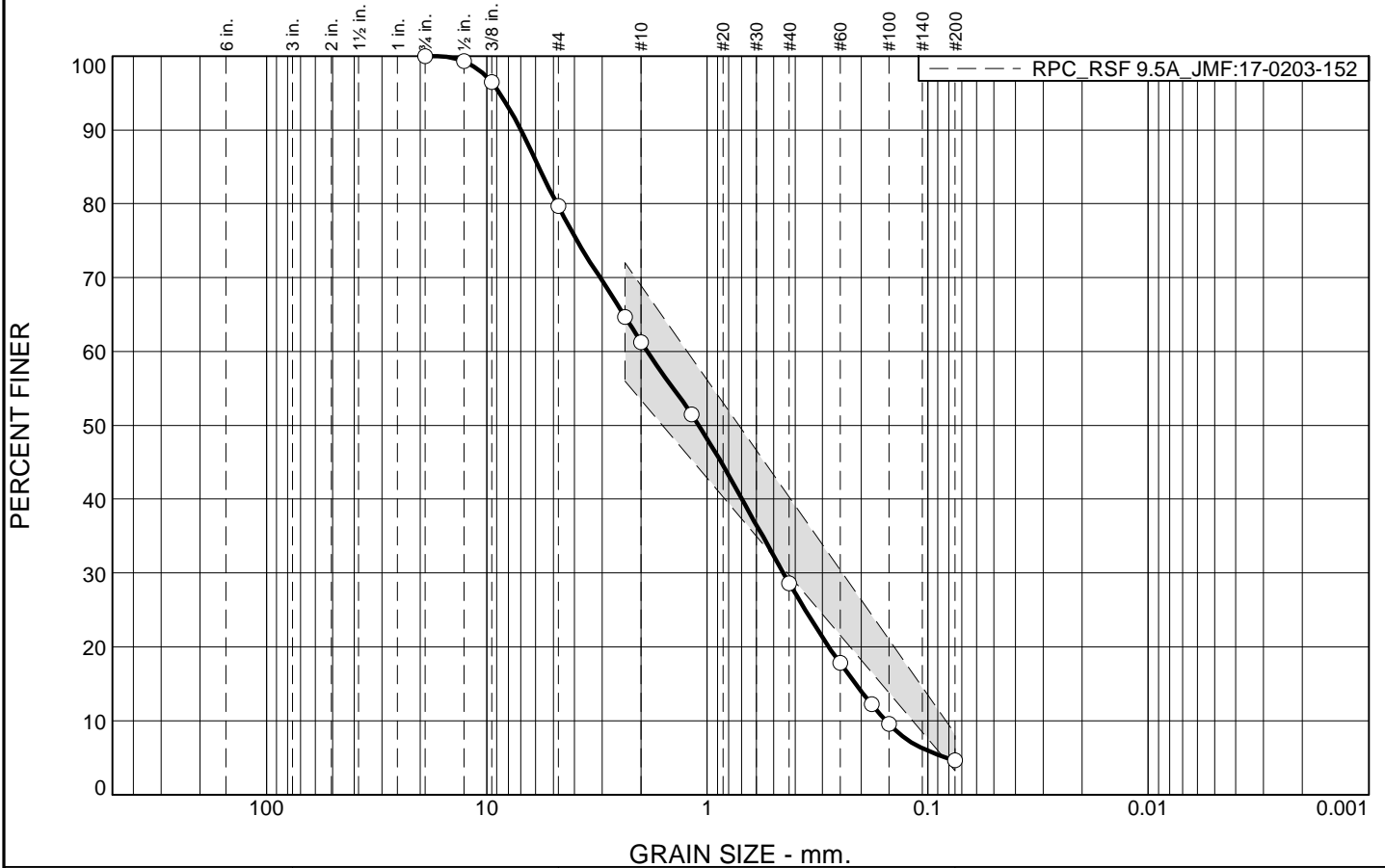
\* RPC\_JMF\_13-0258-154\_WMU3\_SF-9.5A

**Location:** Phase III: Waterleigh Way; Asphalt Core W-2

**Date:**

<b>GET SOLUTIONS, INC.</b> Elizabeth City, North Carolina	<b>Client:</b> Eastern Carolina Construction <b>Project:</b> Waterleigh Subdivision <b>Project No:</b> EC18-216T
<b>Figure</b>	

# Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	20.3	18.4	32.7	24.0	4.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
.75	100.0		
.5	99.3		
.375	96.5		
#4	79.7	56.0 - 72.0	
#8	64.7		
#10	61.3		
#16	51.5		
#40	28.6		
#60	17.8		
#80	12.3		
#100	9.5	3.2 - 8.2	
#200	4.6		

**Material Description**

RSF-9.5A Asphalt Mix

**Atterberg Limits**

PL= NP      LL= NV      PI= NP

**Coefficients**

D<sub>90</sub>= 7.0172      D<sub>85</sub>= 5.8119      D<sub>60</sub>= 1.8753  
D<sub>50</sub>= 1.0949      D<sub>30</sub>= 0.4521      D<sub>15</sub>= 0.2125  
D<sub>10</sub>= 0.1552      C<sub>u</sub>= 12.08      C<sub>c</sub>= 0.70

**Classification**

USCS= SP      AASHTO=

**Remarks**

Phase III: Campus Drive; Core C-2  
Asphalt Content = 6.8%  
F.M.=3.40

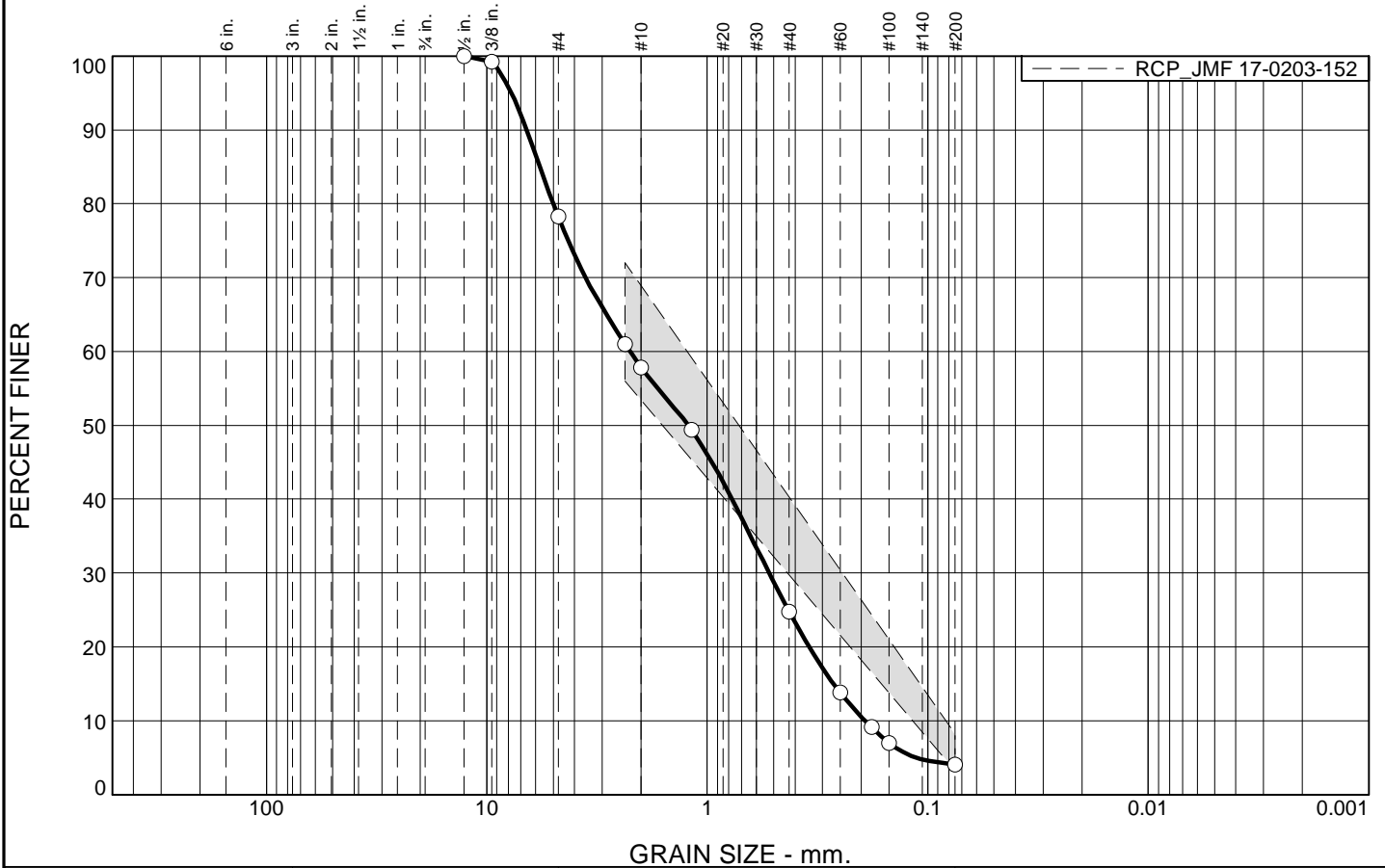
\* RPC\_RSF 9.5A\_JMF:17-0203-152

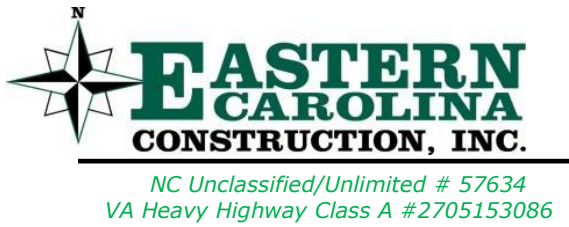
**Location:** Phase III: Campus Drive: Asphalt Core C-2

**Date:**

<b>GET SOLUTIONS, INC.</b> Elizabeth City, North Carolina	<b>Client:</b> Eastern Carolina Construction <b>Project:</b> Waterleigh Subdivision <b>Project No:</b> EC18-216T
<b>Figure</b>	

# Particle Size Distribution Report





December 13, 2019

**Proposal To: Mr. Justin Old**  
**Job Name: Waterleigh Subdivision – Phase 3**  
**Location: Moyock, NC**

This purpose of this estimate is to determine the cost of the roadway for Waterleigh Subdivision Phase 3

**PHASE 3**

Aggregate Base Course (ABC)	3010 tons @ \$30.00/ton	\$ 90,300.00
Asphalt Surface (9.5A)	990 tons @ \$92.00/ton	\$ 91,080.00

**Total Phase 3** **\$ 181,380.00**

Respectfully Submitted,

*Sean C. Robey*

Eastern Carolina Construction, Inc.



# Subdivider Maintenance Responsibility and Reserve Fund Creation Affidavit

## Contact Information

Currituck County  
Planning and Community Development  
153 Courthouse Road, Suite 110  
Currituck, NC 27929

Phone: 252.232.3055  
Fax: 252.232.3026

Website: <http://www.co.currituck.nc.us/planning-community-development.cfm>

## Affidavit

I, Justin Old, Allied Properties, LLC, subdivider of \_\_\_\_\_

Waterleigh-Phase 3 (Subdivision Name) certify that:

- I am responsible for maintenance of all common areas, common features, and private infrastructure until 51% of lots sales within the subdivision.
- I have established a reserve fund to support the continued maintenance and upkeep of common areas, common features, and private infrastructure. The fund has been established at Towne Bank (Banking Institution).
- I shall establish the Homeowner's/Property Owner's Association (hereinafter "association") prior to the sale of the first lot.
- It is solely my responsibility to notify the County upon 51% lot sales within the subdivision.
- The County is not responsible or liable for maintenance of any common areas, common features, or private infrastructure within the subdivision.

I understand that maintenance responsibility of common areas, common features, and private infrastructure shall not be transferred from the subdivider to the association until ALL of the following occur:

- At least 51% of the total number of lots in the subdivision are sold.
- The subdivider provides an affidavit or resolution signed by the association president that accepts maintenance responsibility for the subdivision.
- The subdivider commissions a report prepared by a licensed engineer indicating that all common areas, common features, and private infrastructure elements comply with the minimum standards in the Unified Development Ordinance and the County Code of Ordinances.
- County staff reviews and approves the report prepared by a licensed engineer.
- The reserve fund contains a minimum balance equal to 10% of the construction costs of all common area, common features, and private infrastructure. The total construction cost for all common areas, common features, and private infrastructure is \$ See attachment A (attach cost breakdown sheet). In the event the association has not collected sufficient assessment funds from the lot owners in the subdivision to meet the minimum balance of \$ See Attachment A in the reserve fund, the subdivider shall be responsible for the difference needed to meet the minimum balance requirements.

A handwritten signature in black ink, appearing to be "Justin Old".

Signature

10/24/2019

Date

Notary Certificate

Dare County, North Carolina

I, Marcie R. Respess a Notary Public for Dare  
County, North Carolina, do hereby certify that Justin Old  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 23<sup>rd</sup> day of December, 2019.

(Official Seal)

Marcie R. Respess  
Notary Signature

My commission expires: 10/27/2024

MARCIE R RESPASS  
NOTARY PUBLIC  
Dare County  
North Carolina  
My Commission Expires 10/27/2024





December 13, 2019

**Proposal To: Mr. Justin Old**  
**Job Name: Waterleigh Subdivision – Phase 3**  
**Location: Moyock, NC**

This estimate is for the completion of the work required for Waterleigh Subdivision - Phase 3.

Phase 3 remaining work consists of installation of concrete sidewalk and pavement markings.

Concrete Sidewalk 4' wide	26,225 SF @ \$3.15/SF	\$ 82,608.75
Pavement Markings (cross-walks and turn lane)	1 LS @ \$5,000/LS	\$ 5,000.00
<b>Total Phase 3</b>		<b>\$ 87,608.75</b>

Respectfully Submitted,

*Sean C. Robey*

Eastern Carolina Construction, Inc.



NORTH CAROLINA  
*Environmental Quality*

December 20, 2019

ROY COOPER  
*Governor*  
MICHAEL S. REGAN  
*Secretary*  
LINDA CULPEPPER  
*Director*

Currituck County Water Department  
ATTN: Yama E. Jones, Mainland Water Superintendent  
444 Maple Rd.  
Maple, NC 27956

Re: **Final Approval**

Final Approval Date: December 20, 2019  
Waterleigh Subdivision - Phase 2  
Serial No.: 18-00784  
Water System Name: CURRITUCK COUNTY WATER  
SYSTEM  
Water System No.: NC0427010  
Currituck County

Dear Sir/Madam:

The Department received an Engineer's Certification statement and an Applicant's Certification concerning the above referenced project. The Engineer's Certification verifies that the construction of the referenced project has been completed in accordance with the engineering plans and specifications approved under Department Serial Number 18-00784. The Applicant's Certification verifies that an Operation and Maintenance Plan and Emergency Management Plan have been completed and are accessible to the operator at all times and available to the department upon request and that the system will have a certified operator as required by 15A NCAC 18C .1300.

The Department has determined that the requirements specified in 15A NCAC 18C .0303(a) and (c) have been met, and therefore, issues this **Final Approval** in accordance with Rule .0309(a).

Please contact us at (919) 707-9100 if you have any questions or need additional information.

Sincerely,

Robert W. Midgette, P.E.  
Chief, Public Water Supply Section

cc: JAMIE MIDGETTE, P.E., Assistant Regional Engineer  
Currituck County Health Department  
Bissell Professional Group



North Carolina Department of Environmental Quality | Division of Water Resources  
512 North Salisbury Street | 1634 Mail Service Center | Raleigh, North Carolina 27699-1634  
919.707.9000

Mark S. Bissell, PE  
Bissell Professional Group  
PO Box 1068  
Kitty Hawk, NC 27949