

APPROVED

DIVISION OF WASTE MANAGEMENT

SOLID WASTE SECTION

Date 08/20/2013 By Patricia M. Beckus

DIN 19443

Attachment 1 Part II Document 1
Permit 2706-TRANSFER-2013 Permit DIN 19444

**Bay Disposal Inc.
Currituck Transfer &
Recovery Facility**

July 31, 2013

TO:

Patricia Backus
Environmental Engineer II
NC DENR, Division of Waste Management
Solid Waste Section Permitting
1646 Mail Service Center
Raleigh, NC 27699-1646

FROM:

Andrew Schaubach, VP
Bay Disposal and Recycling
465 East Indian River Rd.
Norfolk, VA 23523

RE: Application for C&D Waste Transfer Facility with Processing and Storage of Recyclable Material

Ms. Backus –

On behalf of Bay Disposal and Recycling, I submit this application as a request for a new permit as a C&D Waste Transfer Facility with Processing and Storage of Recyclable Materials.

July 3, 2013

P1265

TO:

Patricia Backus
Environmental Engineer II
NC DENR, Division of Waste Management
Solid Waste Section Permitting
1646 Mail Service Center
Raleigh, NC 27699-1646



FROM:

Andrew Schaubach, VP
Bay Disposal and Recycling
465 East Indian River Rd.
Norfolk, VA 23523

RE: Application for C&D Waste Transfer Facility with Processing and Storage of Recyclable Material

Ms. Backus –

On behalf of Bay Disposal and Recycling, I submit this application as a request for a new permit as a C&D Waste Transfer Facility with Processing and Storage of Recyclable Materials.

A handwritten signature in black ink, appearing to read "A. Schaubach".

Andrew Schaubach, VP

Bay Disposal, Inc – Currituck Transfer & Recovery Facility

Operation Plan

Bay Disposal Inc. is a Virginia S-Corporation registered with the Secretary of State in North Carolina to do business as a Foreign Corporation. Income Tax and Annual reports are filed with the State of North Carolina

Permit Number – 2706-TRANSFER-2013

Address – 8546 Caratoke Highway, Powells Point, NC 27966

Contact for questions concerning the application –

Emmett Moore, President
Bay Disposal & Recycling
465 East Indian River Rd.
Norfolk, VA 23523
(757) 857-9700
emmett@baydisposal.com

Prepared by – Andrew Schaubach- VP
Bay Disposal, Inc.

Document Prepared – 7/31/2013

Table of Contents:

- 1- General Information**
- 2- Property Information and Maps**
- 3- Operational Plan**
- 4- Sedimentation and Erosion Plan**
- 5- Financial Assurance**
- 6- Traffic Study**
- 7- Signature Pages**
- 8- Engineering Drawings**

Attachments:

- Signature Pages**
- Attachment "A"**
- Attachment "B"**
- Attachment "C"**
- Attachment "D"**
- Attachment "E"**
- Attachment "F"**
- Elevation Certification**
- Currituck County confirmation letter**

Section 1 – General Information

1. The name of the proposed facility is: Bay Disposal, Inc. – Currituck Transfer and Recovery Facility

2. The proposed applicant is Bay Disposal, Inc. (applicant) - 465 East Indian River Rd. Norfolk VA 23523, (757)857-9700.

The proposed contact person is Emmett Moore (contact person) - 465 East Indian River Rd. Norfolk VA 23523, (757)857-9700, emmett@baydisposal.com

3. The operation will be owned and operated by Bay Disposal, Inc. The on-site Operations Manager for proposed facility is Mike Norris – 8546 Caratoke Highway, Powells Point, NC 27966, (252)207-5017, mike@baydisposal.com

4. The Landowner of proposed facility is Schaubach Rentals, LLC (Landowner)- 1384 Ingleside Road, Norfolk VA 23502, (757)852-3300, kdowns@schaubachcompanies.com, (see attached landowner form) – Attachment “A”

5. The engineer is David Klebits of Bissell Professional Group (Engineer) - 3512 N. Croatan Hwy, Kitty Hawk, NC 27949, (252)261-3266, davek@bissellprofessionalgroup.com

6. The contact to receive all invoices is Helena Byrum (Accounting) – 465 East Indian River Rd. Norfolk, VA 23523, (757)452-4016, hbyrum@baydisposal.com,

Section 2- Property Information and Maps

1. Facility Location – 8546 Caratoke Highway, Powells Point, NC 27966 on existing site of Bay Disposal Inc. - Lat/Long: 36.109716,-75.825455

2. Total Acreage 5.3ac, size of area to be used for sorting, transfer and storage is 12,500 sq. ft.

3. Legal description of property - Lots 1,2 Sea Haven Minor 1 and Lots 35, 38, 39, 40 and 41 Harbinger Park Phase 1, Current Land Deed – Attachment “B”, Current Plat Attachment “C”

4. USGS Topographic Quadrangle Maps with site noted – Attachment “D”

5. Letter from Currituck County confirming the siting of the facility will be in conform with all zoning and local laws, regulations and ordinances or that no such zoning , laws, regulations or ordinances are applicable. Attached see Currituck County confirmation letter

6. FEMA flood insurance rate map with facility property marked– Attachment “E”

7. Army Corps Wetlands Determination - Not Applicable

Section 3 – Operational Plan

1. Bay Disposal Inc. Currituck Transfer and Recovery Facility located in Powells Point, NC. The facility will accept incoming loads of recyclables and construction debris. The loads will be weighed and unloaded into the proper location inside of an enclosed building for re-loading into open top trailers. These trailers will be hauled to either:

Recyclables will be sent to Bay Disposal & Recycling: 301 E Street; Hampton, VA; Virginia Permit No. PBR 585

Non-recyclable construction debris will be sent to Centerville Turnpike CDD Landfill, 1613 Centerville Turnpike, Virginia Beach, VA; Virginia Permit No. SWP 603

2. The waste stream will be made up of various types of material (excluding putrescible waste) including, but not limited to, construction debris, yard debris, single stream recyclables and dry recyclable waste. The operation will sort and recycle all metal, cardboard and plastics from construction debris. All recyclables will be hauled to a recycling processing plant to be recycled. All other debris will be hauled to a permitted disposal site.

Single stream recyclables and dry recyclable waste will be loaded into trailers and hauled to a single stream processing facility to be processed.

Each customer is notified what material is acceptable and what is unacceptable. The driver will visually inspect each load prior to picking the container up from the customer to reduce the potential of unacceptable material being transported to our facility. In addition, the facility operator will inspect the load when it arrives at the facility to minimize the chance of dumping unacceptable material.

Unacceptable materials include but are not limited to the following:

- Putrescible waste
- Air conditioners or refrigerators containing refrigerant
- Asbestos containing material
- Batteries
- Explosives
- Flammable materials
- Hazardous waste
- PCBs or PCB containing material
- Petroleum contaminated material
- Radioactive material
- Volatile materials

Of the material brought into the facility, we anticipate approximately 80% will be recycled (metal, cardboard, scrap metal, yard debris, single stream commodities).

Service areas include- Currituck, Dare, Camden, Pasquotank and Perquimans Counties

3. Estimated 500 tons of material per day accepted at facility, operating 308 days per year.
4. The facility will accept material from 6am until 5pm Monday through Friday and 6am until 1pm on Saturday. Holidays that the facility will be closed will be Christmas Day, New Year's Day, Thanksgiving Day and July 4th.
5. All material will be delivered to the facility after entering the site from Caratoke Highway. Each vehicle will be weighed coming in, the driver will tell the scale attendant whether they are carrying recyclables or

construction debris. The driver will be directed to the appropriate side of the facility based on the commodity being delivered. The building will be separated into two sections: one for recyclables to be transferred to a processing facility and one for construction debris to be transferred to an approved landfill.

All material will be transported on an ongoing basis to the appropriate facility each time the trailer has been loaded. All material will be loaded and stored in trailers at the end of each work day. No material will be left on the floor at the end of the day. No material should be stored on site for more than twenty four hours.

The maximum amount of material stored on site at one time would be approximately forty tons or two tractor trailer loads.

Bay Disposal, Inc. will weigh each load and categorize it as “Recyclables” or “Construction Debris”. After being dumped and loaded into trailers, all the recyclables will be delivered to our processing plant in Hampton, Va. where it will be weighed in prior to processing. The amount of recyclables weighed at Hampton will match the weight of recyclables leaving the North Carolina facility, thus, ensuring 100% of recyclables collected are recycled.

Construction Debris will be delivered to Hampton Roads Recovery Center, a landfill permitted to receive construction debris located in Virginia Beach, VA.

6. Construction Debris will not be processed at this facility. Construction debris will only be transferred at this facility.

7. The facility will collect all recyclables (primarily, but not limited to- paper, cardboard, plastic, glass and metal) and construction debris as they are unloaded and transfer them directly into waiting trailers specific to the product (either recyclables or construction debris). The products will be stored in trailers no longer than weekly and will typically be removed on a daily basis as the trailer is filled.

8. Equipment to be used at the facility: (1) excavator with grapple attachment, (1) wheeled loader, (1) yard spotter, (2) 53' open top trailers.

9. Litter on site will be controlled through operational practices (quick recovery and placed in closed containers) and by the fact that the tipping floor is enclosed and the site is fenced. Bay Disposal will monitor the grounds to insure that any litter is promptly collected for disposal.

All weather, compacted gravel road exists from the interior edge of the paved parking lot to the concrete tipping floor. Dust generated by truck traffic will be controlled through the application of water and/or other dust-allaying products.

10. The facility tipping floor will be completely covered in an enclosed building for all operations. In addition, the facility does not accept garbage, therefore, there will be no run-on or run-off.

11. The facility tipping floor will be completely covered in an enclosed building for all operations. In addition, the facility does not accept garbage, therefore, there will be no run-on or run-off. A stormwater permit is not required at this facility.

12. Posted Signs will include: "ACCEPTABLE MATERIAL AT THIS FACILITY – Construction Debris, Recyclable Material

"UNACCEPTABLE MATERIAL AT THIS FACILITY- Municipal Solid Waste, Hazardous Waste, Medical Waste, Petroleum Products"

Additionally there will be signs noting the specific area for unloading for "Recyclables" and "Construction Debris"

A Speed Limit sign will be posted on the facility grounds noting "Speed Limit 5 mph"

13. The facility will be entirely fenced in prior to the opening of the facility. Security gates will be locked when Bay Disposal employees are not on site preventing unauthorized access to the facility. The facility will accept material from 6am until 5pm Monday through Friday and 6am until 1pm on Saturday. All roads will be of all-weather construction and maintained by on-site equipment operators.

14. Every open-top roll off can will be visible for inspection as a camera will be mounted above the truck scales where the vehicle will be required to stop during weighing in as well as weighing out. A minimum of 5% of loads will be randomly inspected for unacceptable waste.

There are numerous items that are unacceptable at our facility. Bay Disposal will do everything possible (including, but not limited to, decals on the containers stating what materials are acceptable and installing inspection cameras above the scale to view every incoming open top load) to prevent these items from arriving at our facility. After unloading, loads will be inspected by the equipment operators while preparing to be reloaded into trailers. Inevitably there will be some small amounts of putrescible waste or household waste that will be put into our containers and go undetected until it is dumped at our facility. This waste will be collected immediately, placed into containers and disposed of at a permitted disposal site. Removal of unacceptable waste will occur at least on a weekly basis.

15. The training of employees will be completed, at a minimum, according to NC State requirements. Additional training will be completed by supervisors to employees as well as by Safety Management Inc, Bay Disposal's overall safety administrators. Safety Management Inc completes minimum monthly training/safety classes. All affected employees are required to attend these classes.

Personnel requirements qualifications and responsibilities:

Operations Manager /Emergency Coordinator (Mike Norris – Licensed Operator in NC) – Responsible for day to day activities of receiving, sorting and transferring of solid wastes and recyclables.

Scale Operator (1-2) – Overall responsibility for weighing of all vehicles and monitoring of all vehicles entering and exiting the facility. Responsible for the initiation of all record keeping involving transportation, solid waste and recyclables.

Equipment Operator (1-2) – Responsible for the safe operation and maintenance of all heavy equipment.

Laborers (1-2) – Responsible for the sorting of recyclables and facility maintenance.

16. Fire Control Plan – Whenever there is visible detection of fire, an explosion or other similar emergency situation the Operations Manager should immediately:

1. Determine location of emergency.
2. Determine if there is a fire or explosion, identify the source, extent of the hazard and implement applicable fire control measures.
3. The Operations Manager should assess possible hazards to employee's health and property and rescue of injured personnel should receive first priority as it is of prime importance.
4. Control of the fire should be maintained when possible.
5. After Operations Manager's assessment, the necessary fire department, hospital and personnel on call list should be notified immediately of the details of the event.

In the event of a fire, the Operations Manager will notify NC DENR Solid Waste Section verbally within 24 hours and submit a Fire Occurrence Notification within 15 days. The form used to notify the Solid Waste Section will be filled out and printed at <http://portal.ncdenr.org/web/wm/sw/forms>

Fire Prevention Measures - Fire extinguishers are maintained in all areas where potential fire exists. Fire protection includes fire extinguishers and a fire hydrant per city requirements. Trucks delivering material to the facility are screened for obvious fires prior to unloading. Part of the regular training program for operating personnel includes fire prevention and emergency response. Emergency response telephone numbers are posted near all telephones located inside the facility.

17. The official operating file will be kept in a locked cabinet under the Operation Manager's control.

Section 4 - Sedimentation and Erosion Plan

This is an existing facility without construction modifications. A sedimentation and erosion control plan is not applicable.

Section 5 – Financial Assurance

A Surety Bond will be provided to cover the cost of cleanup by a third party should it be needed. Our assumption of quantity of demolition debris tonnage will be 60 tons per day. Our assumption of quantity of recyclables tonnage per day will be 40 tons. As noted, no recyclables will be stored at our facility that are not directly loaded into our 100 yd trailer and removed daily.

Our disposal rate to have a third party load, haul and landfill (5) days worth of demolition debris and recyclables (showing no value or cost for recycling material) is estimated at \$100 per ton. The \$100 per ton estimate includes \$72 per ton disposal rate at Maple Transfer Station.

(60 tons demolition debris) X (5) days = 300tons
300 tons X \$100 per ton = \$30,000

Using the criteria established in the regulations, we have procured a Surety Bond in the amount of \$30,000 to cover closure cleanup expenses through Towne Insurance - Attached

Section 6 – Traffic Study

N/A per Division Traffic Engineer - Attachment "F"

Section 7 – Signature Pages

Please see attached signature pages

Section 8 – Engineering Drawings

N/A - This is an existing facility without construction modifications.



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Pat McCrory
Governor

Dexter R. Matthews
Director

John E. Skvarla, III
Secretary

July 8, 2013

Mr. Emmett Moore
President, Bay Disposal & Recycling
465 East Indian River Road
Norfolk, VA 23523

Subject: Financial Assurance Cost Estimate
Bay Disposal Inc. – Currituck Transfer & Recovery Facility
Proposed C&D Transfer Facility, Currituck County

Dear Mr. Moore:

The Division of Waste Management, Solid Waste Section has completed the review of the financial assurance cost estimate received July 8, 2013 by email. This letter approves the financial assurance as shown below.

Closure	\$30,000
Post-Closure	0
Corrective Action	0
Potential Assessment and Corrective Action	0
TOTAL	\$ 30,000

The financial assurance must be in place before a Permit to Operate can be issued. Ms. Sarah Rice may be contacted at (919) 707-8287 or by email at sarah.rice@ncdenr.gov concerning mechanisms to demonstrate financial assurance.

If you have any other questions, you may contact me at (919) 707-8257 or by email at pat.backus@ncdenr.gov.

Sincerely,

Patricia Backus, P.E.
Environmental Engineer
Solid Waste Section

cc: Andrew Schaubach, Vice-President, Bay Disposal & Recycling
Ed Mussler, P.E., Permitting Branch Supervisor
Dennis Shackelford, Eastern District Area Supervisor
Ben Barnes, Environment Senior Specialist Sarah Rice, Environmental Senior Specialist

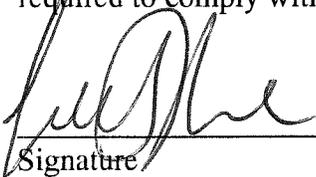
SIGNATURE

Signature page of applicant –

Name of facility BAY DISPOSAL & RECYCLING TRANSFER & RECOVERY FACILITY

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision and that the information provided in this application is true, accurate, and complete to the best of my knowledge.

I understand that North Carolina General Statute 130A-22 provides for administrative penalties of up to fifteen thousand dollars (\$15,000.00) per day per each violation of the Solid Waste Management Rules. I further understand that the Solid Waste Management Rules may be revised or amended in the future and that the facility siting and operations of this solid waste management facility will be required to comply with all such revisions or amendments.


Signature

EMMETT MOORE
Print Name

6/1/2013
Date

PRESIDENT
Title

BAY DISPOSAL & RECYCLING
Business or organization name

A

Certification by Land Owner (if different from Applicant):

I hereby certify that I have read and understand the application submitted by

BAY DISPOSAL & RECYCLING for a permit to operate a C&D transfer station/recycling operation on land owned by the undersigned located at (address) 8546 CARATOKE HIGHWAY; (city) POWELLS POINT, NC, in CURRITUCK County, and described in Deed Book and Page(s) LOTS 1, 2 SEA HAVEN MINOR 1 AND LOTS 35 38 39 40 + 41 HARBINGER PARK PHASE 1

I specifically grant permission for the proposed C&D transfer station/recycling operation planned for operation within the confines of the land, as indicated in the permit application. I understand that any permit will be issued in the names of both the operator and the owner of the facility/property. I acknowledge that ownership of land on which a solid waste management facility is located may subject me to cleanup of said property in the event that the operator defaults as well as to liability under the federal Comprehensive Environmental Responsibility, Compensation and Liability Act ("CERCLA"). Without accepting any fault or liability, I recognize that ownership of land on which a solid waste management facility is located may subject me to claims from persons who may be harmed in their persons or property caused by the solid waste management facility.

I am informed that North Carolina General Statute 130A-22 provides for administrative penalties of up to fifteen thousand dollars (\$15,000) per day per each violation of the Solid Waste Management Rules. I understand that the Solid Waste Management Rules may be revised or amended in the future, and that the siting and operation of the facility will be required to comply with any such revisions or amendments.

[Signature]
Signature

6/1/2013
Date

ANDREW SCHAUBACH, PARTNER - SCHAUBACH RENTALS, LLLP
Print name

NORTH CAROLINA

Currituck County

I, Cristina Pearson, Notary Public for said County and State, do hereby certify that

Andrew Schaubach personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of June, 2013.

(Official Seal)

Cristina Pearson
Notary Public

My commission expires 10/31/14.



ATTACHMENT "B"

Unofficial Document

Doc ID: 002422590002 Type: CRP
Recorded: 08/29/2012 at 03:58:18 PM
Fee Amt: \$578.00 Page 1 of 2
Excise Tax: \$92.00
Currituck County, NC
Charlene Y Dowdy Register of Deeds
BK 1206 PG 876-877

676

NORTH CAROLINA GENERAL WARRANTY DEED

LT#
\$460.00 Revenue Stamps \$92.00
Tax Lot No. _____ Parcel Identifier No. 124D00000350000
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to Starkey Sharp, Sharp, Michael & Graham, LLP, PO Drawer 1027, Kitty Hawk, NC 27949
This instrument was prepared by Starkey Sharp, Attorney at Law

Brief Description for the index

Lot 35, Harbinger Park

RE14443kc

THIS DEED made June 28, 2012, by and between

GRANTOR

GRANTEE

Walter Poschmann and wife,
Annemarie Poschmann
3000 Martins Point Road
Kitty Hawk, NC 27949

Schaubach Rentals, LLLP
1384 Ingleside Road
Norfolk, VA 23502

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Poplar Branch Township, Currituck County, North Carolina and more particularly described as follows:

Being Lot No. 35, Harbinger Park, Phase II, as shown and delineated on that certain plat dated August 14, 1989, prepared by Bissell Associates, recorded in Plat Cabinet D, Pages 116-117, in the Office of the Register of Deeds of Currituck County.

 If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

This instrument prepared by Starkey Sharp, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

TRANSFER TAX AMOUNT 460.00
DATE/COLLECTOR 10-29-2012 TRF

The property hereinabove described was acquired by Grantor by instrument recorded in Book 292, Page 945, Currituck County Registry.

A map showing the above described property is recorded in Plat cabinet D, Slides 116-117, Currituck County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any, in the Currituck County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Walter Poschmann (SEAL)
Walter Poschmann

Annemarie Poschmann (SEAL)
Annemarie Poschmann

STATE OF North Carolina COUNTY OF Dare

I the undersigned Notary Public for the State and County aforesaid, do hereby certify that Walter Poschmann and wife, Annemarie Poschmann personally appeared before me this day and acknowledge the due execution of the foregoing instrument. Witness my hand and official seal this 28 Day of June, 2012.

My Commission Expires:
June 6, 2017 KRC

Kelly Renee Clem
Notary Public
Kelly Renee Clem

KELLY RENEE CLEM
Notary Public
Dare County, NC

Unofficial Document

Doc ID: 002196490003 Type: CRP
Recorded: 11/18/2009 at 03:03:46 PM
Fee Amt: \$5,805.00 Page 1 of 3
Excise Tax: \$930.00
Currituck County, NC
Charlene Y Dowdy Register of Deeds
BK 1107 PG 943-945

232

Excise Tax: 930.00
LT # /4,650.00
Parcel Nos. 0124000126A0000, 0124000126B0000, 124D00000380000, 124D00000390000, 124D00000400000,
124D00000410000

This instrument prepared by: Michael C. Casey, a licensed North Carolina Attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Casey & Ragaller, PLLC, PO Box 28, Nags Head, NC 27959

Brief Description for the index

Lots 1&2 Sea Haven Minor 1,
Lots 38, 39, 40, 41, Harbinger Park, Phase 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of November, 2009, by and between

<p>GRANTOR Commonwealth Wood Preservers, Inc. A Virginia corporation</p>	<p>GRANTEE Schaubach Rentals, LLLP Virginia limited liability limited partnership 184 Ingleside Road Norfolk, VA, 23502</p>
--	---

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Poplar Branch Township, Currituck County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TRANSFER TAX AMOUNT 4650.00
DATE/COLLECTOR 11-16-2009 TAE

Unofficial Document

Exhibit "A"

Parcels 1 and 2:

Being Lot 1, consisting of 32,514 square feet, and Lot 2, consisting of 42,506 square feet, of Sea Haven Minor 1, as shown and delineated on that plat entitled "Sea Haven Minor 1", prepared by Bissell & Associates on January 8, 1990 and recorded in Plat Cabinet D at Slides 190 and 191 of the Currituck Registry.

There is excepted from any and all warranties of title that portion of Lot 2, Sea Haven Minor 1 depicted as "Area of Overlap, 1453.56 Sq. Ft., 0.03 acres" as depicted on that map or plat entitled in part "Boundary and As Built Survey, Lots 1 and 2, Sea Haven Minor 1, Lots 38, 39, 40 and 41, Harbinger Park Phase II, Surveyed to Benefit: Schaubach Rentals, LLC" prepared by C. Robert Moore III Professional Land Surveying under date of November 15, 2009 and bearing file number 09067BND.

Parcels 3, 4, 5 and 6:

Being Lots 38, 39, 40 and 41 of Harbinger Park, Phase II, as shown and delineated on that certain plat recorded in Plat Cabinet D at Slide 193 in the Office of the Register of Deeds of Currituck County.

UNOFFICIAL DOCUMENT
UNOFFICIAL DOCUMENT

The property hereinabove described was acquired by Grantor by instrument recorded in Book 412, Page 60 and in Book 412, page 62.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

1. Ad Valorem taxes for 20089 and all subsequent years.
2. Subject to any easements and restrictive covenants as may appear of record in the Public Registry of Currituck County.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

COMMONWEALTH WOOD PRESERVERS, INC.

By: Millard Davis
Millard Davis, President

STATE OF Virginia Hampton COUNTY

I, Michelle R Jones, a Notary Public of the County and State aforesaid, certify that Millard Davis, President of COMMONWEALTH WOOD PRESERVERS, INC., a Virginia corporation, personally appeared before me this day and, having authority to do so, acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of November, 2009.

My commission expires: March 31, 2011

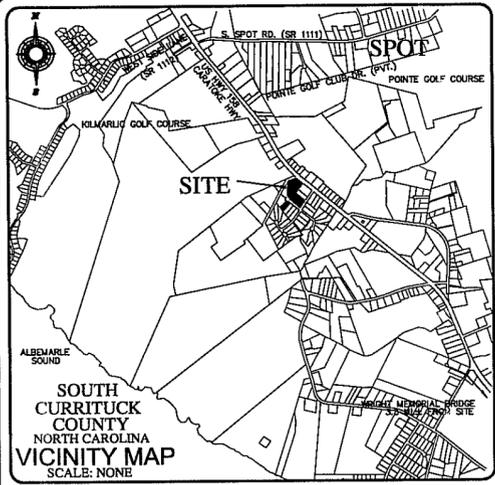
Michelle R Jones
Notary Public 272 993



UNOFFICIAL Document

UNOFFICIAL Document

UNOFFICIAL Document



SURVEY LEGEND

ECM	EXISTING CONCRETE MONUMENT
SIR	SET IRON ROD
EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES



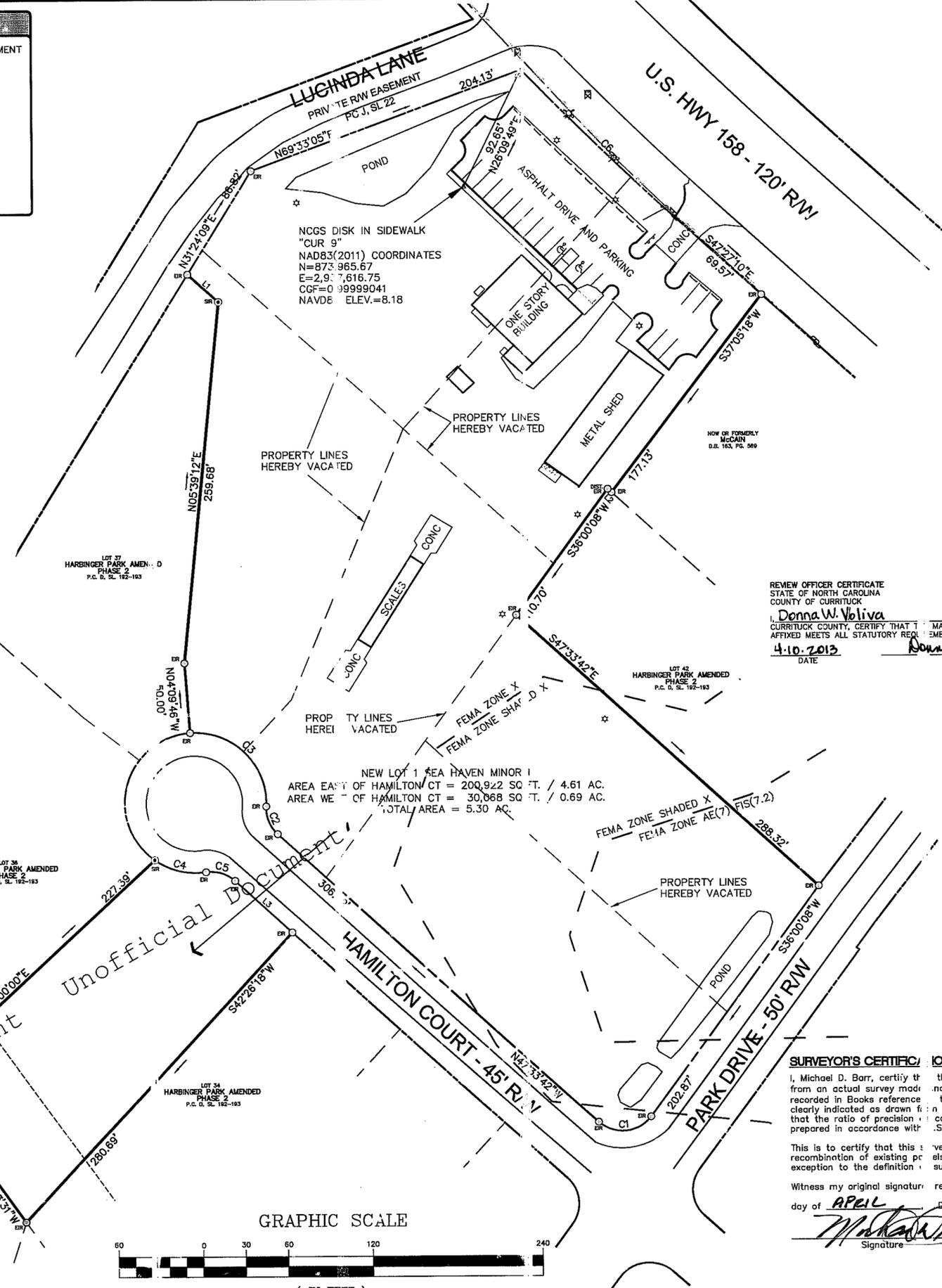
- NOTES:**
1. AREA DETERMINED BY COORDINATE METHOD.
 2. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 2 OF SEA HAVEN MINOR I (P.C. D, SL. 190) AND LOTS 35,38-41 OF HARBINGER PARK PHASE II (P.C. D, SL. 192) INTO A SINGLE LOT.
 3. IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED HEREON.
 4. ELEVATIONS ARE NAVD88 DATUM.
 5. UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED BY THIS SURVEY, FURTHER EVALUATION MAY BE REQUIRED.
 6. 10' UTILITY EASEMENTS ARE RESERVED ALONG ALL LOT LINES PER P.C. D, SL. 192.
 7. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 8. SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONES AS SHOWN, REFERENCE F.I.R.M. PANEL # 3720983700 J, EFFECTIVE DATE: DECEMBER 16, 2005. (SUBJECT TO CHANGE BY FEMA.)
 9. RECORDED REFERENCE: P.C. D, SL. 192; P.C. D, SL. 190
 10. PROPERTY OWNERS: SCHAUBACH RENTALS LLLP
 1. PROPERTY ADDRESS: 8546 CARATOKE HWY

LINE TABLE

LINE	LENGTH	BEARING
L1	29.47	N47°33'42"W
L2	3.71	S47°33'42"E
L3	54.81	N47°33'42' W

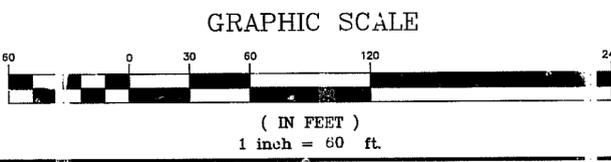
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	42.08	25.00	37.29'	N84°13'08"E	96°26'21"
C2	22.12	25.00	21.41'	S22°12'36"E	50°42'13"
C3	84.92	50.00	75.07'	N45°30'46"W	97°18'34"
C4	38.06	50.00	37.15'	S76°27'29"E	43°36'51"
C5	22.12	25.00	21.41'	N72°54'48"W	50°42'13"
C6	164.89	2778.59	164.87'	S45°45'10"E	3°24'00"



REVIEW OFFICER CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF CURRITUCK
 I, Donna W. Voliva, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE: 4-10-2013 REVIEW OFFICER: Donna W. Voliva

SURVEYOR'S CERTIFICATION
 I, Michael D. Barr, certify that this plat was drawn under my supervision and that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision calculated is 1:10,000; that this plat was prepared in accordance with S. 47-30 as amended.
 This is to certify that this survey is of another category such as the recombination of existing plat, a court-ordered survey, or other subdivision.
 Witness my original signature, registration number and seal this 5 day of April, 2013.
 Signature: Michael D. Barr L-1756



Doc No.: 30038712/2013 at 02:32:04 PM
 Recorded: 4/12/2013 Page 1 of 1
 Fee Amt.: \$21.00
 Currituck County North Carolina
 Denise A. Hall Reg of Deeds
 Pg 155-155
 State of North Carolina
 Michael D. Barr, Esq. Rtd

POOR QUALITY

Z:\3547 Commonwealth Wood Preserv.dwg 4/5/2013 9:49:53 AM, 1:1

Unofficial Document

Unofficial Document

Unofficial Document

BISSELL PROFESSIONAL GROUP
 Firm License # C-955
 10088 Highway
 P.O. Box 1068
 Kitty Hawk, North Carolina 27949
 (252) 261-2266
 FAX (252) 261-1760

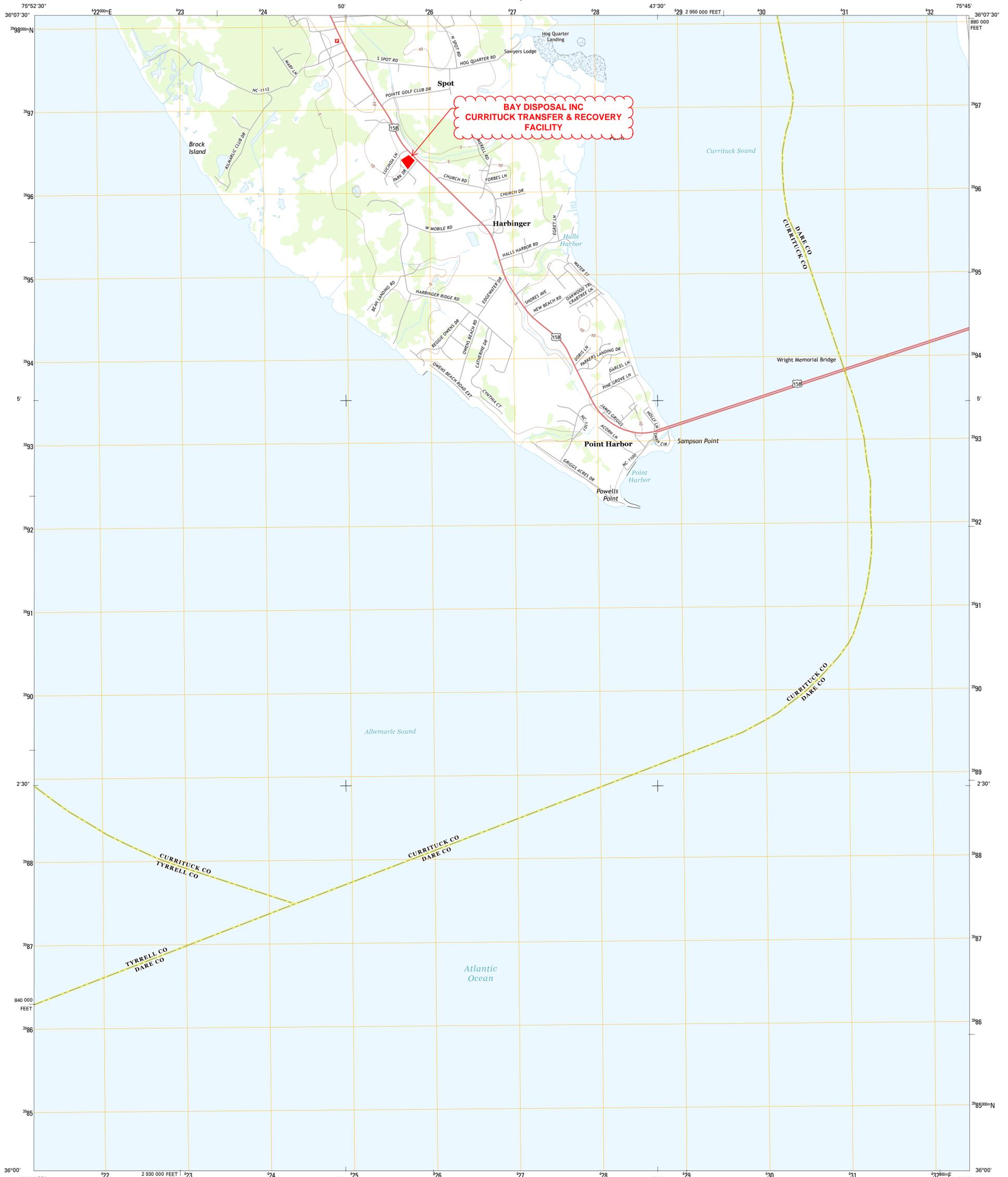
SEA HAVEN MINOR I REVISED
HARBINGER PARK AMENDED FINAL PLAT
 OWNER: SCHAUBACH RENTALS LLLP
 POPLAR BRANCH TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA
EXEMPT RECOMBINATION PLAT

NO.	DATE	DESCRIPTION	BY	INDEX
1	4-4-13	NOTES		

REVISIONS

SEAL
 L-1756
 MICHAEL D. BARR

DATE: 03-08-13 SCALE: 1"=60'
 DESIGNED: DMK CHECKER: DMK
 DRAWN: MDB APPROVED: BPG
 SHEET: 1 OF 1
 CAD FILE: 354700EX1
 PROJECT NO: 3547

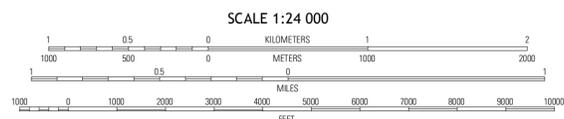


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 18S
10 000-foot ticks: North Carolina Coordinate System of 1983

Imagery.....NAIP, June 2012
Roads.....©2006-2012 TomTom
Names.....GNIS, 2013
Hydrography.....National Hydrography Dataset, 2012
Contours.....National Elevation Dataset, 2008
Boundaries.....Census, IBWC, IBC, USGS, 1972-2012

UTM GRID AND 2013 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VE
Grid Zone Designation
18S



CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.11

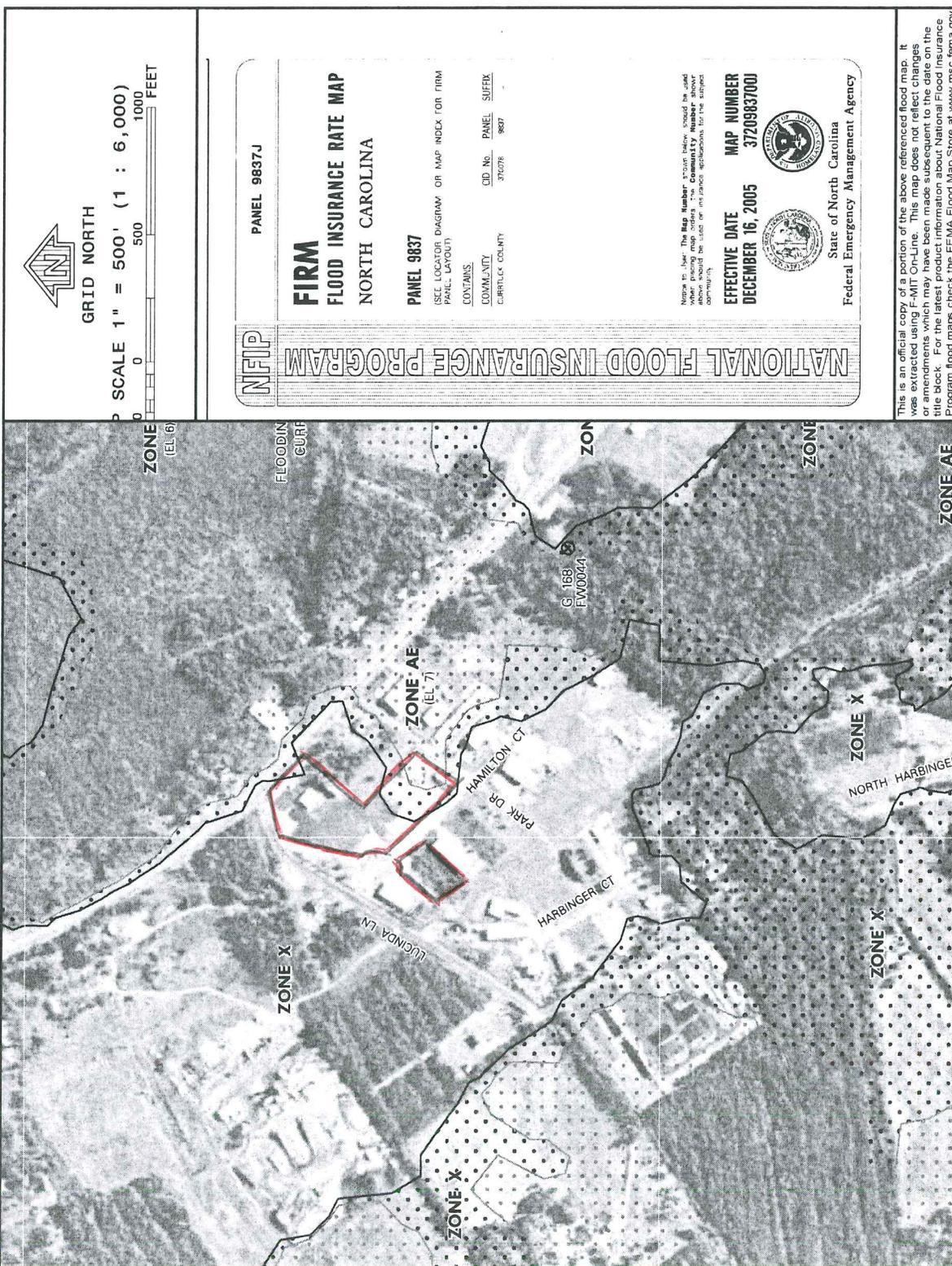
ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

QUADRANGLE LOCATION

Camden Point	Jarvisburg	Martin Point
Albemarle Sound & (All Water)	Point Harbor	Kitty Hawk
East Lake	Manns Harbor	Mantou

ATTACHMENT
"E"



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 9837J

FIRM
FLOOD INSURANCE RATE MAP
NORTH CAROLINA

PANEL 9837
(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS: COMMUNITY CURRULUCK COUNTY
CID No. 270278 PANEL SUFFIX 9837

Map Number: 37209837000
Effective Date: DECEMBER 16, 2005

State of North Carolina
Federal Emergency Management Agency

Notes to User: The Map Number shown below should be used when ordering maps. Community numbers shown above should be used for insurance applications for the subject community.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

#12-



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

113 AIRPORT DRIVE, SUITE 100, EDENTON, N.C. 27932

PATRICK L. MCCRORY
GOVERNOR

ANTHONY J. TATA
SECRETARY

June 26, 2013

Andrew Schaubach, COO
Schaubach Companies of Virginia, Inc.
1384 Ingleside Rd.
Norfolk, VA 23502

Subject: 3547 - Schaubach Recycling/Transfer Facility – Currituck County

Dear Mr. Schaubach:

This correspondence is in reference to the subject facility located adjacent to US 158 in southern Currituck County.

We have reviewed the reference materials and site plan for the facility. After discussion the Division does not feel that a formal traffic impact analysis (TIA) will be needed for this location. This decision is due to the low number of inbound and out bound trips associated with this site.

If you need further assistance or have any questions please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Davidson".

Jason Davidson
Division Traffic Engineer (Acting)

Cc: Division File

ATTACHMENT " F "

**ELEVATION
CERTIFICATION**

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

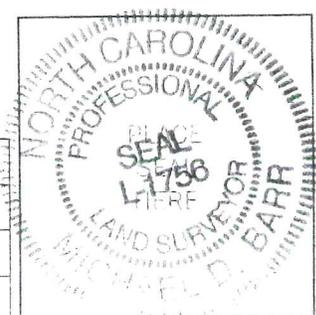
OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Schaubach Rentals LLLP		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg No.) or P.O. Route and Box No. 8546 Caratoke Highway		Company NAIC Number:
City Harbinger	State NC	ZIP Code 27941
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Sea Haven Minor 1 Revised, P.C. M, Sl. 155 Currituck County Register of Deeds		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non Residential		
A5. Latitude/Longitude: Lat 36-06-31.7 Long -75-49-30.9		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number 1B		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>n/a</u> sq ft		a) Square footage of attached garage <u>n/a</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b <u>n/a</u> sq in		c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Currituck County 370078			B2. County Name Currituck		B3. State NC
B4. Map/Panel Number 3720983700	B5. Suffix J	B6. FIRM Index Date 09/20/2006	B7. FIRM Panel Effective/Revised Date 12/16/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone A0, use base flood depth) 7.2
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: ____ / ____ / ____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/A0. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>pid# DH7027</u> Vertical Datum: <u>NAVD88</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>8.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor <u>n.a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) <u>n.a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) <u>n.a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>n.a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) <u>7.0</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) <u>7.7</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>n.a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
<input type="checkbox"/> Check here if comments are provided on back of form.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Check here if attachments.			
Certifier's Name Michael D. Barr		License Number L-1756	
Title VP Surveying		Company Name Bissell Professional Group	
Address P.O. Box 1068		City Kitty Hawk	State NC
Signature 		ZIP Code 27949	Telephone (252) 261-3266
Date 06/06/2013			



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8546 Caratoke Highway			Policy Number:
City Harbinger	State NC	ZIP Code 27941	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments No machinery found

Signature  Date 06/06/2013

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments.

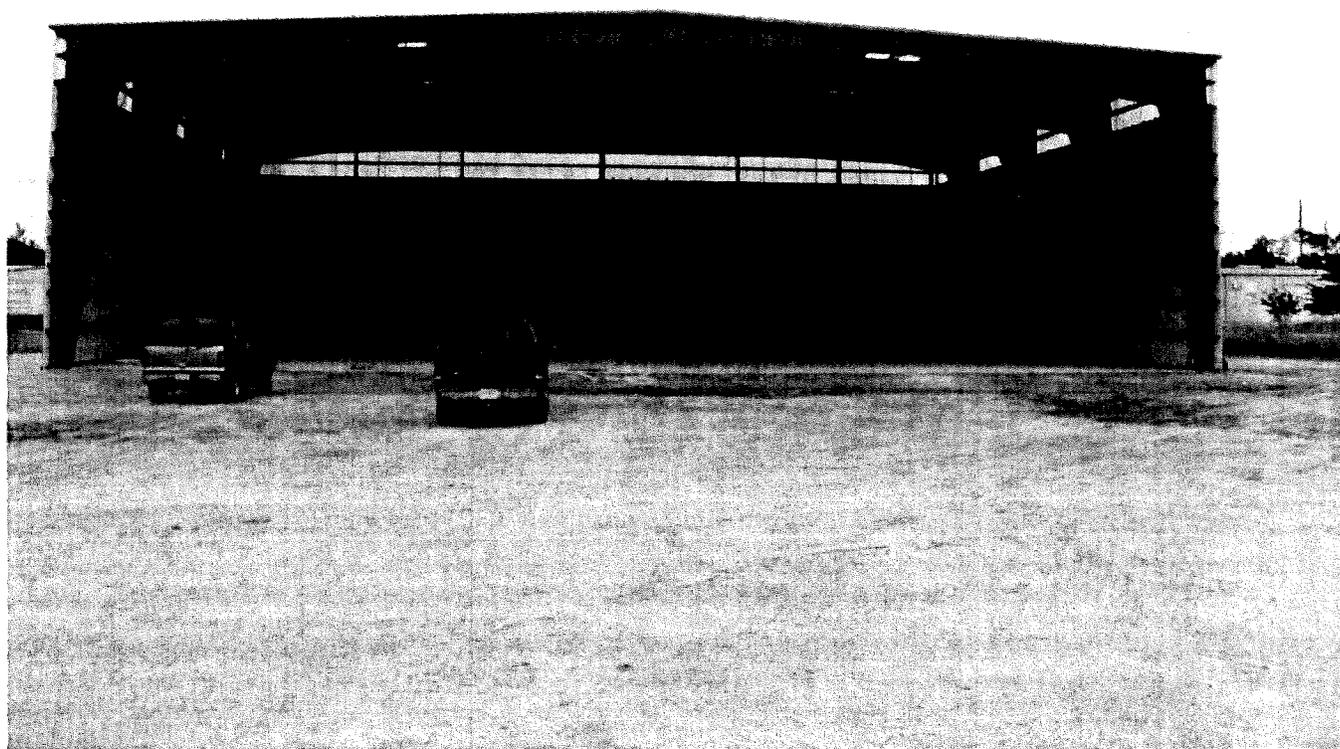
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8546 Caratoke Highway			Policy Number:
City Harbinger	State NC	ZIP Code 27941	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

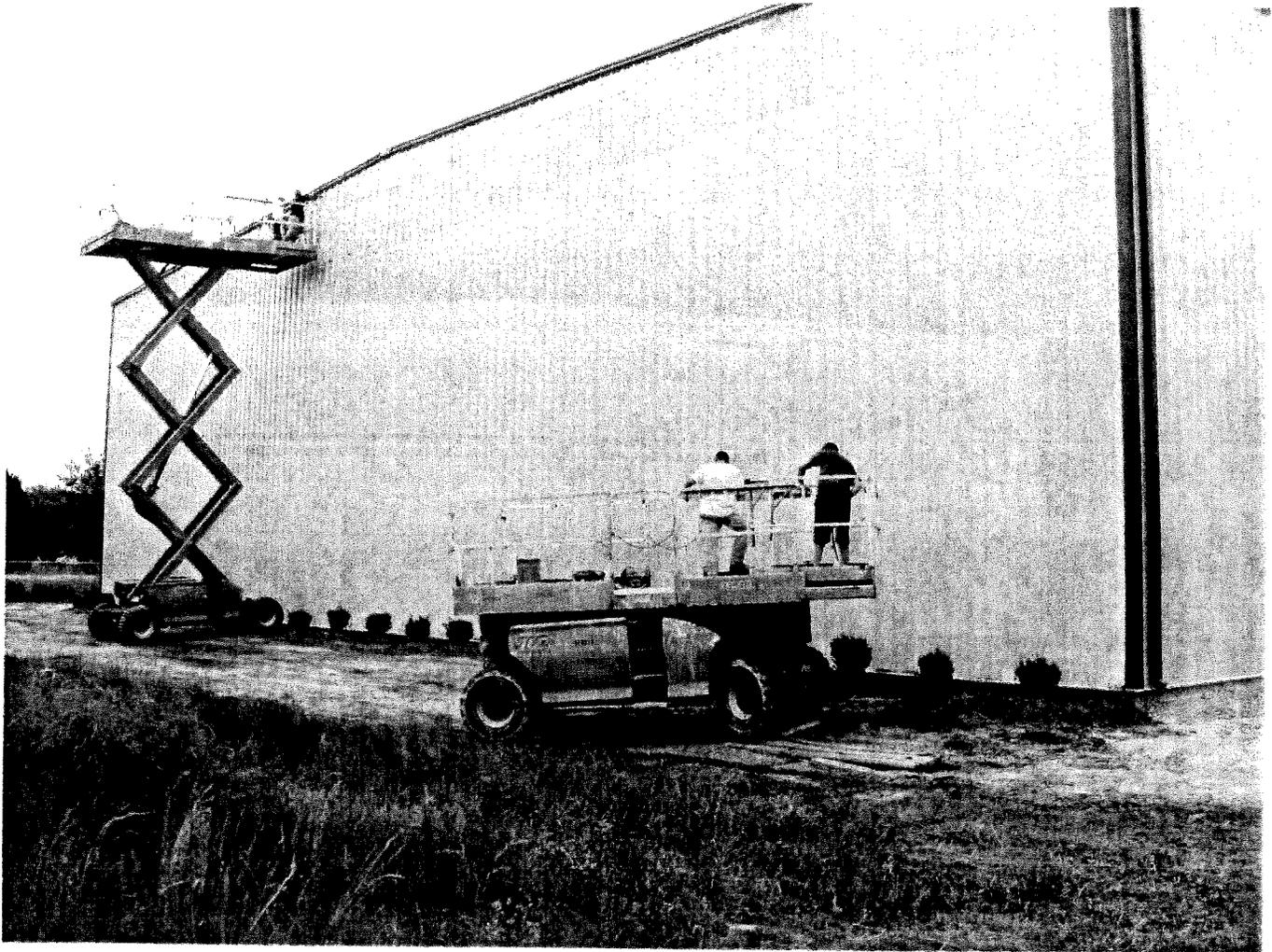
Front view 06/06/13



IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No 8546 Caratoke Highway			Policy Number:	
City Harbinger	State NC	ZIP Code 27941	Company NAIC Number:	

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Rear view 06/06/13





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

113 AIRPORT DRIVE, SUITE 100, EDENTON, N.C. 27932

PATRICK L. MCCRORY
GOVERNOR

ANTHONY J. TATA
SECRETARY

June 26, 2013

Andrew Schaubach, COO
Schaubach Companies of Virginia, Inc.
1384 Ingleside Rd.
Norfolk, VA 23502

Subject: 3547 - Schaubach Recycling/Transfer Facility – Currituck County

Dear Mr. Schaubach:

This correspondence is in reference to the subject facility located adjacent to US 158 in southern Currituck County.

We have reviewed the reference materials and site plan for the facility. After discussion the Division does not feel that a formal traffic impact analysis (TIA) will be needed for this location. This decision is due to the low number of inbound and out bound trips associated with this site.

If you need further assistance or have any questions please feel free to contact our office.

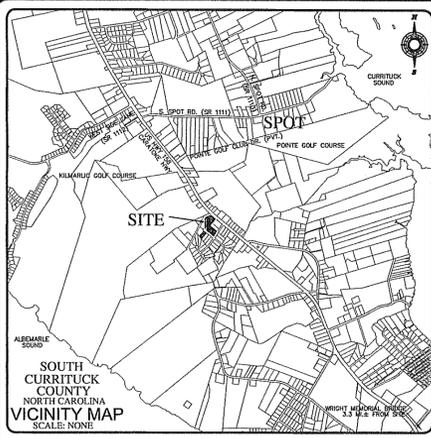
Sincerely,

A handwritten signature in black ink, appearing to read "Jason Davidson".

Jason Davidson
Division Traffic Engineer (Acting)

Cc: Division File

ATTACHMENT " F "



SITE DEVELOPMENT PLAN FOR

SCHAUBACH MIXED USE DEVELOPMENT

PROPOSED RECYCLING CENTER ADDITION

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

1. OWNER/APPLICANT: SCHAUBACH RENTALS, LLP
C/O JAMES SCHAUBACH
1384 INGLESIDE ROAD
NORFOLK, VA 23502
 2. PROPERTY INFORMATION:
ADDRESS: 8546 CARATOKE HIGHWAY, POWELS POINT, NC 27956
PIN: 124D-000-039A-0000
RECORDED REF: P.C. M, SL: 155; D.B:1206, PG: 876 CCRD
 3. ZONING AND LAND USE
3.1. SUBJECT PROPERTY:
ZONING: LIGHT INDUSTRIAL (L)
EXISTING MIXED LAND USES: JOHN'S BROTHERS SECURITY (BUSINESS/SALES)
BAY DISPOSAL (WAREHOUSE/OUTDOOR STORAGE)
PROPOSED ADDITIONAL LAND USE: OUTERBANKS HAULING (RECYCLING CENTER)
USE AREA AS IDENTIFIED INSIDE OF RECYCLE USE SETBACKS SHOWN ON SHEET 2.
AREA OF USE = 60,550 SF ± (1.4 AC.)
 - 3.2. ADJACENT PROPERTY:
ZONING LAND USE
NORTH: U.S. HIGHWAY 158 MAJOR ARTERIAL PUBLIC RIGHT OF WAY
SOUTH: LIGHT INDUSTRIAL (L) INDUSTRIAL DEVELOPMENT
EAST: LIGHT INDUSTRIAL (L) INDUSTRIAL DEVELOPMENT
WEST: LIGHT INDUSTRIAL (L) INDUSTRIAL DEVELOPMENT
LUCINDA LN PRIVATE EASEMENT AS PART OF GRIGGS 60 AC. COMMERCIAL TRACT
 4. LOT COVERAGE
4.1. PARCEL AREA DATA:
AREA EAST OF HAMILTON CT. = 200,922 S.F.
AREA WEST OF HAMILTON CT. = 30,068 S.F.
TOTAL RECOMBINED PARCEL AREA = 230,990 S.F. (5.30 AC.)
 - 4.2. EXISTING COVERAGE DATA
EXISTING BUILDINGS: = 7,766 S.F.
EXISTING CONCRETE WALK: = 517 S.F.
EXISTING WEIGH SCALE: = 1,835 S.F.
EXISTING GRAVEL SURFACES: = 117,888 S.F. ±
EXISTING ASPHALT PARKING: = 13,214 S.F.
TOTAL ESTIMATED EXISTING COVERAGE AREA = 141,220 S.F. ± (3.24 AC.) (61.14%)
 - 4.3. PROPOSED IMPROVEMENT DATA:
PROPOSED RECYCLE BUILDING: = 11,500 S.F.
PROPOSED SCALE BUILDING: = 720 S.F.
PROPOSED PARKING PAD: = 320 S.F.
- *THESE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE LIMITS OF EXISTING IMPERVIOUS COVERAGES AND THEREFORE WILL NOT INCREASE THE OVERALL CCVERAGE OF THE EXISTING SITE.
5. F.E.M.A. FLOOD ZONE
SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONE X, ZONE SHADED X AND ZONE AE (EL 7) (FIS 7.2)
AS REFERENCED ON F.I.R.M. COMMUNITY PANEL# 9837 J, MAP# 3720983700J, EFFECTIVE DECEMBER 16, 2005
(FIS) ELEVATION BASED ON TABLE 8-SUMMARY OF COASTAL STILLWATER ELEVATIONS IN FLOOD INSURANCE STUDY REPORT FOR CURRITUCK COUNTY, EFFECTIVE DECEMBER 16, 2005.
(SUBJECT TO CHANGE BY F.E.M.A.)
 6. PARKING:
6.1. REQUIREMENTS:
(1) SPACE PER 300 S.F. OF GROSS FLOOR AREA = 11 SPACES
EX. OFFICE GROSS FLOOR AREA = 3,245 S.F.
(1) SPACE PER 2,500 S.F. OF WAREHOUSE/STORAGE AREA = 1 SPACES
EX STORAGE SHED FLOOR AREA = 2,991 S.F.
(1) SPACE PER 2,500 S.F. RECYCLE CENTER/TRANSFER = 5 SPACES
PROP RECYCLE AND SCALE BUILDING = 12,200 S.F.
TOTAL REQUIRED = 17 SPACES
 - 7.2 PROVIDED:
(2) EXISTING ACCESSIBLE SPACES
(1) PROPOSED ACCESSIBLE SPACE = 31 SPACES PROVIDED
(28) STANDARD SPACES
 7. FIRE LANES MUST BE MAINTAINED AS SHOWN. CONTAINER AND EQUIPMENT STORAGE IS PROHIBITED IN FIRE LANSE, DRIVE AISLES, LOADING SPACES, SETBACKS, REQUIRED PARKING, SITE TRIANGLES, AND BUFFER YARDS.
 8. SOLID WASTE (GARBAGE) GENERATED BY THE OFFICE BUILDING WILL BE DISPOSED OF AT APPROVED FACILITIES SUCH AS THE CURRITUCK COUNTY TRANSFER STATION.
 9. EXISTING OUTSIDE STORAGE AREA SHALL BE LIMITED TO EMPTY CONTAINERS, EMPTY TRUCKS AND EQUIPMENT.
 10. THERE ARE NO WETLANDS ON THIS PROPERTY.
 11. MINIMAL IF ANY ADDITIONAL LAND DISTURBANCE IS ANTICIPATED WITH THIS PROJECT.
 12. STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING INFILTRATION BASIN AND WET-DETENTION BASIN DESIGN AND APPROVED BY THE COUNTY AND STATE TO SERVE THE COVERAGES ALLOTTED TO THE EXISTING DEVELOPMENT. THIS PLAN PROPOSES NO ADDITIONAL COVERAGE OR CHANGES TO THE EXISTING DRAINAGE OR STORMWATER IMPROVEMENTS.
 13. WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY AN EXISTING ON-SITE WASTE WATER SYSTEM. THE PROPOSED RECYCLE FACILITY ADDITION WILL NOT INCLUDE AN ADDITIONAL OFFICE OR BATHROOM THEREFORE NO MODIFICATION TO THE EXISTING WASTEWATER SYSTEM IS ANTICIPATED.
 14. ADDITIONAL SITE LIGHTING IS NOT BEING PROPOSED. IF ADDITIONAL LIGHTING IS PROVIDED IN THE FUTURE IT MUST BE IN ACCORDANCE WITH THE COUNTY UDO REQUIREMENTS.
 15. SEE LANDSCAPING, BUFFERING AND SCREENING PLAN AND NOTES PROVIDED ON SHEET 2.
 16. EXISTING SITE CONDITIONS ARE BASED ON A COMBINATION OF SURVEYS PERFORMED BY BISSELL PROFESSIONAL GROUP DATED FEBRUARY 15, 2007, JUNE 17, 2008 AND MARCH 7, 2013. ELEVATION DATA ON VERTICAL DATUM: NAVD 1988
 17. RECYCLING CENTER, TRANSFER USE SPECIFIC STANDARDS:
17.1. ALL RECYCLABLE AND RECOVERABLE MATERIALS SHALL BE COLLECTED, SORTED AND PREPARED FOR TRANSFER WITHIN, AT A MINIMUM, A 3-SIDED BUILDING. PROCESSING OF THE MATERIALS BY BRIQUETTING, COMPACTING, FLATTENING, GRINDING, CRUSHING, SHREDDING, CLEANING, OR ALTERING THE MATERIALS IS PROHIBITED.
17.2. RECYCLABLE AND RECOVERABLE MATERIALS STORED OUTSIDE SHALL BE CONTAINED WITHIN A LEAK-PROOF BIN OR TRAILER, AND NOT STORED ON THE GROUND.
17.3. THERE SHALL BE NO COLLECTION OR STORAGE OF HAZARDOUS OR BIODEGRADABLE WASTES ON THE SITE.

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE FEATURES PROPOSED SITE DEVELOPMENT PLAN

NOTE:
THE INFORMATION DESCRIBED HEREON IS BELIEVED TO BE ACCURATE, COMPLETE, AND CURRENT. BPG MAKES NO WARRANTY AS TO THE ACCURACY, COMPLETENESS OR CURRENCY OF THE CONTENT. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THIS INFORMATION BEFORE RELYING ON IT. THE CONTENT OF THESE DOCUMENTS MAY INCLUDE TECHNICAL INACCURACIES OR TYPOGRAPHICAL ERRORS. IF SUCH CONDITIONS EXIST, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO PROCEEDING WITH THE SCHEDULED WORK UNTIL AUTHORIZATION TO PROCEED HAS BEEN GRANTED.

STORMWATER MANAGEMENT CERTIFICATE

I, _____, OWNER/AGENT DO HEREBY CERTIFY THAT I WILL DEVELOP THE PROPERTY IN ACCORDANCE WITH THE APPROVED PLANS WHICH WILL BE CONSTRUCTED OR MAINTAINED SO THAT SURFACE WATERS FROM SUCH DEVELOPMENT ARE NOT UNREASONABLY COLLECTED AND CHANNLED ONTO LOWER ADJACENT PROPERTIES AT SUCH LOCATIONS OR AT SUCH VOLUMES AS TO CAUSE SUBSTANTIAL DAMAGE TO SUCH LOWER ADJACENT PROPERTIES. IN ADDITION, THE DEVELOPMENT WILL BE CONSTRUCTED OR MAINTAINED SO THAT IT WILL NOT UNREASONABLY IMPEDE THE NATURAL FLOW OF WATER FROM HIGHER ADJACENT PROPERTIES ACROSS SUCH DEVELOPMENT, THEREBY UNREASONABLY CAUSING SUBSTANTIAL DAMAGE TO SUCH HIGHER ADJACENT PROPERTIES.

DATE: _____ OWNER/AGENT: _____

SYMBOL	DESCRIPTION
ECM	EXISTING CONCRETE MONUMENT
SIR	SET IRON ROD
EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

SYMBOL/LINE TYPE	DESCRIPTION
---	EXISTING RIGHT OF WAY
---	EXISTING EDGE OF PAVEMENT
---	EXISTING ROADWAY CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING SWALE CENTERLINE
---	EXISTING POWER POLE
---	EXISTING GUY WIRE
---	EXISTING WATER METER
---	EXISTING FIRE HYDRANT
---	EXISTING GATE VALVE
---	EXISTING CATV PEDESTAL
---	EXISTING PHONE PEDESTAL
---	EXISTING SIGN
---	EXISTING LIGHT POLE
---	EXISTING RETAINING WALL
---	EXISTING FENCE LINE (CHAIN LINK)
---	EXISTING FENCE LINE (WOOD SCREEN)
---	EXISTING TREE (SEE LANDSCAPING LEGEND)
---	EXISTING GRAVEL PARKING & DRIVES
---	EXISTING ASPHALT PARKING & DRIVES
---	EXISTING CONCRETE PADS
---	EXISTING GROUND SPOT ELEVATIONS
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING WATERMAIN
---	PROPOSED WATERMAIN
---	PROPOSED FIRE HYDRANT
---	PROPOSED GATE VALVE
---	PROPOSED FENCE LINE (TYPE AS NOTED)

BISSELL PROFESSIONAL GROUP
P.O. Box 10400 Durham Highway
210 S. Main Street, 2nd Floor
FAY (252) 261-1760
FAX (252) 261-1768
Firm License # C-556

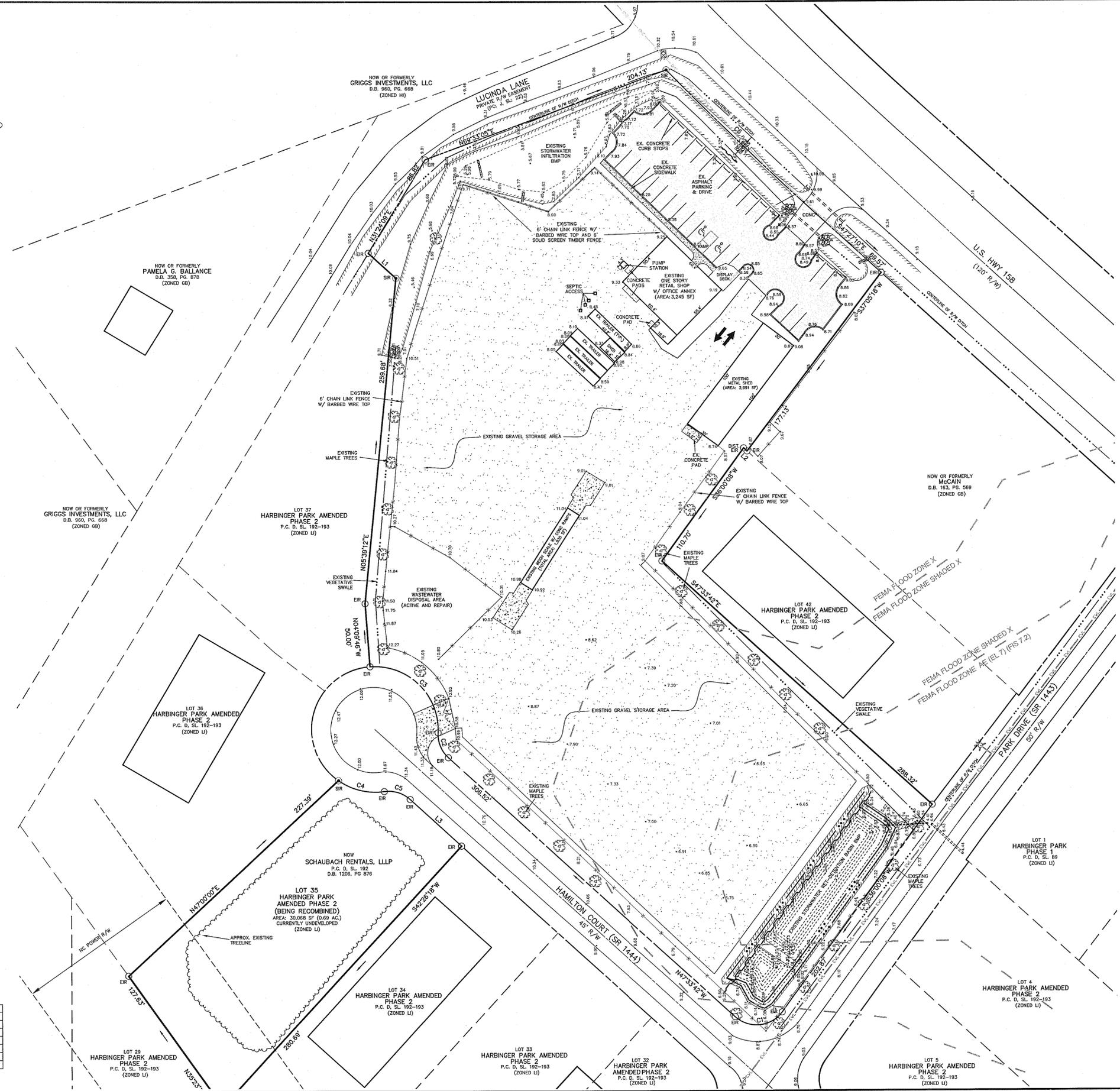
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

COVER SHEET

THIS DOCUMENT IS THE SOLE PROPERTY OF BRG, INC. OF RITTY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN CONSENT OF BRG, INC. BISSELL PROFESSIONAL GROUP, INC. COPYRIGHT 2005.

PROJECT: **SCHAUBACH MIXED USE DEVELOPMENT** NORTH CAROLINA
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY

SHEET: **1** OF **1**
CAD FILE: **354700B2**
PROJECT NO: **3547**



SURVEY LEGEND

ECM	EXISTING CONCRETE MONUMENT
SIR	SET IRON ROD
EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

LINE TABLE

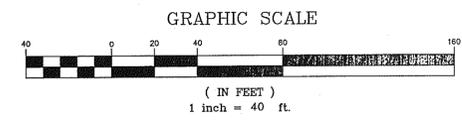
LINE	LENGTH	BEARING
L1	29.47	N47°33'42"W
L2	3.71	S47°33'42"E
L3	54.81	N47°33'42"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	42.08	25.00	37.29'	N84°13'08"E	96°26'21"
C2	22.12	25.00	21.41'	S22°12'36"E	50°42'13"
C3	84.92	50.00	79.07'	N45°30'46"W	97°18'34"
C4	38.06	50.00	37.15'	S76°27'29"E	43°38'51"
C5	22.12	25.00	21.41'	N72°54'48"W	50°42'13"
C6	164.89	2778.59	164.87'	S45°45'10"E	3°24'00"

LEGEND

SYMBOL/LINETYPE	DESCRIPTION
(Symbol)	EXISTING RIGHT OF WAY
(Symbol)	EXISTING EDGE OF PAVEMENT
(Symbol)	EXISTING ROADWAY CENTERLINE
(Symbol)	EXISTING PROPERTY LINE
(Symbol)	EXISTING SWALE CENTERLINE
(Symbol)	EXISTING POWER POLE
(Symbol)	EXISTING GUY WIRE
(Symbol)	EXISTING WATER METER
(Symbol)	EXISTING FIRE HYDRANT
(Symbol)	EXISTING GATE VALVE
(Symbol)	EXISTING CATV PEDESTAL
(Symbol)	EXISTING PHONE PEDESTAL
(Symbol)	EXISTING SIGN
(Symbol)	EXISTING LIGHT POLE
(Symbol)	EXISTING RETAINING WALL
(Symbol)	EXISTING FENCE LINE (CHAIN LINK)
(Symbol)	EXISTING FENCE LINE (WOOD SCREEN)
(Symbol)	EXISTING TREE (SEE LANDSCAPING LEGEND)
(Symbol)	EXISTING GRAVEL PARKING & DRIVES
(Symbol)	EXISTING ASPHALT PARKING & DRIVES
(Symbol)	EXISTING CONCRETE PADS
(Symbol)	EXISTING GROUND SPOT ELEVATIONS
(Symbol)	EXISTING OVERHEAD UTILITY LINE
(Symbol)	EXISTING WATERMAIN
(Symbol)	PROPOSED WATERMAIN
(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	PROPOSED GATE VALVE
(Symbol)	PROPOSED FENCE LINE (TYPE AS NOTED)



BISELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

EXISTING SITE CONDITIONS

THIS DOCUMENT IS THE SOLE PROPERTY OF BISELL, P.C. AS AN INSTRUMENT OF SERVICE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF BISELL, P.C.

SCHAUBACH MIXED USE DEVELOPMENT
NORTH CAROLINA
POPULAR BRANCH TOWNSHIP CURRITUCK COUNTY

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	5/24/12	REVISED PER RECOMBINATION PLAN	DMK	MSB



DATE: 5-24-12
SCALE: 1"=40'
DESIGNER: DMK
CHECKER: MSB
PROJECT NO.: 354700B2
SHEET: 1 OF 2
3547

LANDSCAPING, SCREENING & BUFFERING NOTES

SITE LANDSCAPING (5.2.4)
 SITE REQUIREMENTS PER TABLE 5.2.4
 COMMERCIAL AND INDUSTRIAL USES - 2 CALIPER INCHES OF CANOPY TREES PER ACRE AT LEAST 1 SHRUB PER EACH 5 FEET OF BUILDING FACADE FACING A STREET
 PROPOSED RECYCLE USE AREA = 1.4 AC. COATES TO 3 CALIPER INCHES OF REQUIRED CANOPY TREE
 PROPOSED BUILDING FACADE ALONG PARK DRIVE = 115', OR 23 SHRUBS
 PROPOSED BUILDING FACADE ALONG HAMILTON CT = 100', OR 20 SHRUBS

PROVISIONS
 CREDIT FOR THE EXISTING MAPLE TREES LOCATED AROUND THE SITE WILL BE RETAINED TO MEET THIS REQUIREMENT. (SEE BELOW FOR CREDITS)
 A TOTAL OF (43) SHRUBS ARE PROPOSED ALONG THE STREET FACING SIDES OF THE PROPOSED BUILDING. (SEE BELOW FOR SHRUB DETAILS)

PERIMETER LANDSCAPE BUFFERS (5.2.6)

BUFFERING REQUIREMENTS PER TABLE 5.2.6.B
 ZONING CLASSIFICATION OF PROPOSED RECYCLE USE AREA = U

DIRECTION	ADJACENT ZONING	BUFFER TYPE
NORTH	U	N/A
EAST	U	N/A
SOUTH	U	N/A
WEST	U, H & GB	N/A, N/A & C*

*A TYPE C BUFFER IS REQUIRED ALONG THE 85' OF PROPERTY LINE DIRECTLY ACROSS LUONDA LN FROM THE GB ZONING. THE BALANCE OF THE PROPERTY LINE FALLS ALONG ADJACENT U ZONING OR ACROSS FROM H ZONING.

BUFFER TYPE REQUIREMENTS PER TABLE 5.2.6.A
 A TYPE C - OPTION 2 BUFFER SHALL BE COMPOSED OF A 4' HIGH SOLID FENCE, OR BURN + 2 AGGREGATE CALIPER INCHES OF CANOPY TREES/100' OF PROPERTY LINE
 + (10) AGGREGATE CALIPER INCHES OF UNDERSTORY TREES/100' OF PROPERTY LINE

PROVISIONS
 BASED ON ONLY 85' OF REQUIRED BUFFER LENGTH, THE FOLLOWING TYPE C - OPTION 2 BUFFER IS PROPOSED:
 + (1) EXISTING 1.25 CALIPER INCH CREDIT CANOPY TREE
 + (1) NEW 2 CALIPER INCH CANOPY TREE [2.25 ACI REQUIRED]
 + (9) NEW 1.5 CALIPER INCH UNDERSTORY TREES [13.5 ACI UNDERSTORY] (SEE PLANTING LEGEND BELOW FOR TREE DETAILS).

SCREENING (4.2.5.E.6 & 5.2.6.A)

REQUIREMENTS
 IN ACCORDANCE WITH THE USE-SPECIFIC STANDARDS FOR RECYCLING CENTER, TRANSFER, THE OPEN SIDE OF A 3-SIDED BUILDING SHALL BE SCREENED WITH A TYPE D BUFFER.
 A TYPE D - OPTION 2 BUFFER SHALL BE COMPOSED OF A 6' HIGH SOLID FENCE + 12 AGGREGATE CALIPER INCHES OF CANOPY TREES/100' OF PROPERTY LINE

PROVISIONS
 LENGTH OF PROPERTY LINE VISIBLE FROM THE OPEN SIDE OF THE PROPOSED 3-SIDED BUILDING ARE PROPOSED TO BE SCREENED WITH THE FOLLOWING AS ILLUSTRATED:
 WEST P/L: BUFFER LENGTH = 290'± [34.8 ACI REQUIRED]
 + (7) EXISTING 1.25 CALIPER INCH CREDIT CANOPY TREES
 + (10) NEW 2 CALIPER INCH CANOPY TREES [24.75 ACI PROVIDED]
 SOUTH P/L: BUFFER LENGTH = 200'± [24.0 ACI REQUIRED]
 + (6) EXISTING 1.25 CALIPER INCH CREDIT CANOPY TREES
 + (9) NEW 2 CALIPER INCH CANOPY TREES [23.5 ACI PROVIDED]
 NORTH P/L: BUFFER LENGTH = 125'± [15.0 ACI REQUIRED]
 + (3) EXISTING 1.25 CALIPER INCH CREDIT CANOPY TREES
 + (6) NEW 2 CALIPER INCH CANOPY TREES [18.25 ACI PROVIDED]

SCREENING FENCE NOTE:
 THIS FENCE WILL BE LOCATED OUTSIDE OF THE EXISTING CHAIN LINK FENCE AND WILL BE A CONTINUATION OF THE EXISTING SOLID SCREEN FENCE PREVIOUSLY INSTALLED IN THE NORTHWEST CORNER OF THE STORAGE YARD.
 THE FENCE MUST BE CONSTRUCTED OF TREATED OR ROT-RESISTANT WOOD OR A PLASTIC OF VINYL FENCE DESIGNED TO LOOK LIKE AN OPAQUE WOOD FENCE.

LANDSCAPE PLANTING LEGEND

MAPLE TREES ARE CONSIDERED CANOPY TREES.
 THERE ARE (30) EXISTING MAPLE TREES PLANTED AROUND THE PERIMETER OF THE PROPOSED RECYCLE USE AREA.
 THE AVERAGE BREAST HEIGHT DIAMETER OF THESE TREES IS APPROXIMATELY 11".

IN ACCORDANCE WITH UDO SECTION 5.2.3.D.(2), EXISTING TREES THAT ARE RETAINED ARE CREDITED TOWARD THE MINIMUM LANDSCAPING REQUIREMENTS. A RATE OF 1.25 TIMES THEIR ACTUAL DIAMETER.
 THIS EQUATES TO A TOTAL OF 37.5" OF CALIPER CREDIT.

SHRUBS SHALL BE A MINIMUM SIZE OF 3 GALLONS AT THE TIME OF PLANTING AND HAVE A MINIMUM AVERAGE HEIGHT AND SPREAD OF 3'-4" AT MATURITY. PLANTED AT 5' O.C. AS NOTED.

SHRUBS MAY BE DWARF YAUPOIN HOLLY, RUOGOSA ROSE, YERB BUENA, OR OTHER APPROVED EQUAL. AT LEAST 50% OF SHRUBS SHALL BE EVERGREEN.

NEW CANOPY TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AT THE TIME OF PLANTING AND SHALL BE A SPECIES HAVING AN EXPECTED HEIGHT AT MATURITY OF 30 FEET OR MORE.

CANOPY TREES MAY BE BALD CYPRESS, WILLOW OAK, RIVER BIRCH, OR OTHER APPROVED EQUAL. A MIN OF TWO DIFFERENT SPECIES SHALL BE UTILIZED, IN ROUGHLY EQUAL PORTIONS.

INSTALL IN ACCORDANCE WITH SECTION 3.5 "PLANTING STANDARDS" OF THE CURRITUCK COUNTY ADMINISTRATIVE MANUAL. OTHER TREES AS LISTED IN TABLE 3.5.6 OF THE SAME MANUAL MAY BE SUBSTITUTED.

NEW UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AT THE TIME OF PLANTING AND SHALL BE A SPECIES HAVING AN EXPECTED HEIGHT AT MATURITY OF NO GREATER THAN 20 FEET.

CANOPY TREES MAY BE FLOWERING DOGWOOD, AMERICAN HOLLY, CRAPE MYRTLE, OR OTHER APPROVED EQUAL. A MIN OF TWO DIFFERENT SPECIES SHALL BE UTILIZED, IN ROUGHLY EQUAL PORTIONS.

INSTALL IN ACCORDANCE WITH SECTION 3.5 "PLANTING STANDARDS" OF THE CURRITUCK COUNTY ADMINISTRATIVE MANUAL. OTHER TREES AS LISTED IN TABLE 3.5.6 OF THE SAME MANUAL MAY BE SUBSTITUTED.

NOTE:
 PROVIDE A GROUND COVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 21 DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING. A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 180 DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

SEED AND STABILIZE DISTURBED AREAS AS NOTED BELOW:
STABILIZATION AND LANDSCAPING:
 A. FERTILIZER: APPLY 3,000 LB/ACRE GROUND AGRICULTURE LIMESTONE AND 500 LB/ACRE 10-10-10 FERTILIZER. TOP DRESS WITH 50 LB/ACRE NITROGEN.
 B. MULCH: APPLY 4,000 LB/ACRE STRAW ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL.
 C. SEEDING/SODDING:
 1. TEMPORARY VEGETATION: IF TEMPORARY SEEDING OCCURS DURING WINTER, EARLY SPRING, OR FALL, APPLY 120 LB/ACRE RYE GRASS. IF TEMPORARY SEEDING OCCURS DURING SUMMER, APPLY 40 LB/ACRE CENTROPYGRASS. TEMPORARY VEGETATION CANNOT BE APPLIED WITHIN 30 DAYS OF LAND DISTURBING ACTIVITY.
 2. PERMANENT VEGETATION: APPLY COASTAL MIX CONSISTING OF 50 LB/PENSACOLA BAHIAGRASS, AND 10 LB/ACRE GERSTMAN MILET. APPLY PERMANENT SEEDING BETWEEN APRIL 1 AND JULY 15. REFER FERTILIZER THE FOLLOWING APRIL WITH 50 LB/ACRE NITROGEN.
 3. SODDING: PERMANENT VEGETATION-SELECT COMPATIBLE SPECIES TO PERMANENT SEEDING TYPE. INSTALL WITH LONGEST DIMENSION PERPENDICULAR TO THE SLOPE AND START IF NECESSARY; ROLL SOD IMMEDIATELY AND WATER TO 4".

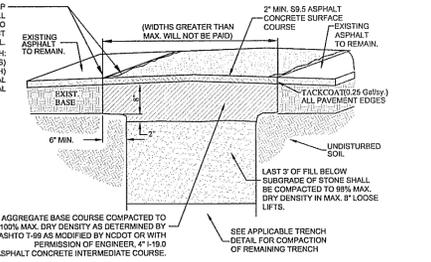
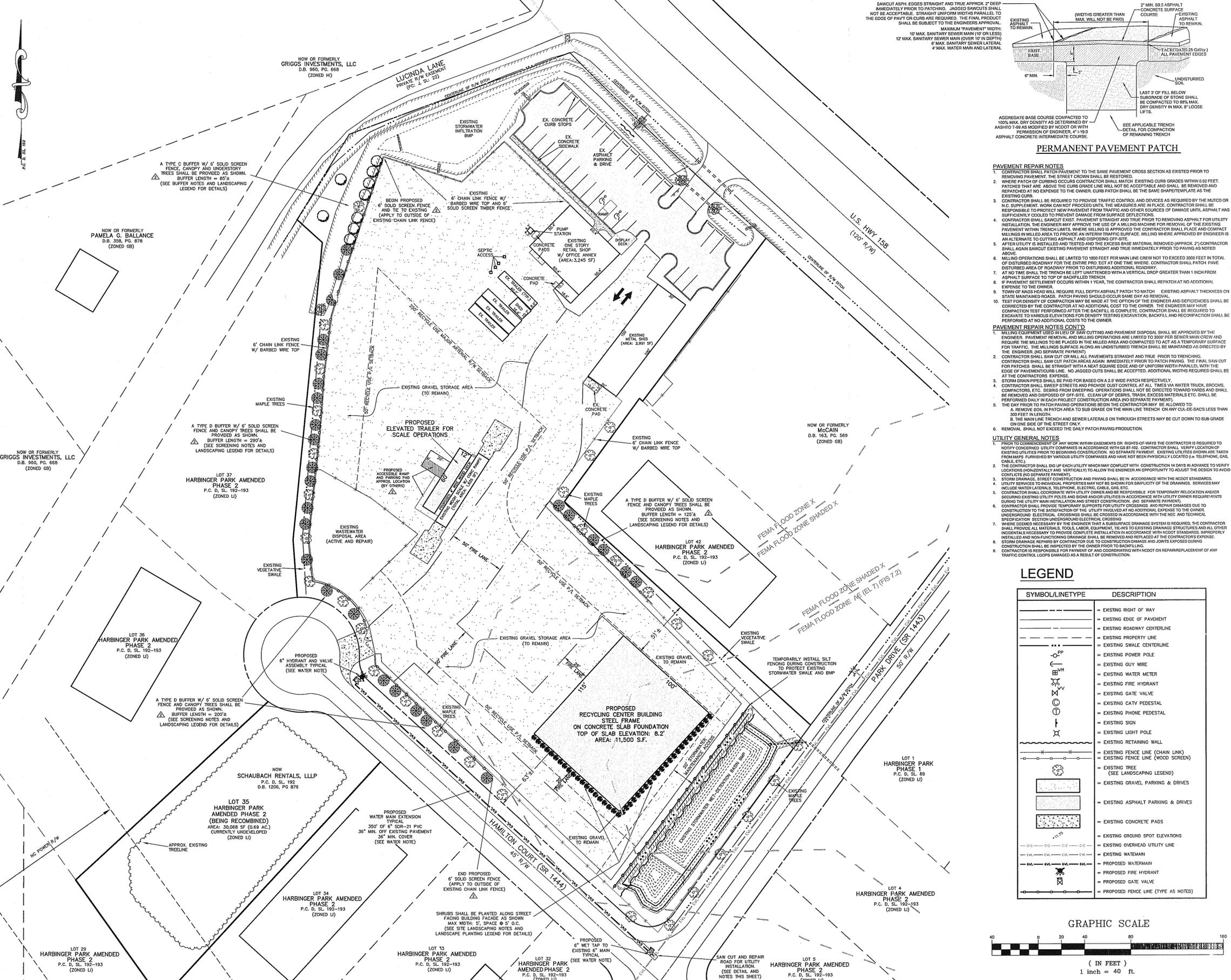
MAINTENANCE:
 ALL STABILIZED AREAS SHOULD BE CHECKED AFTER EACH SIGNIFICANT RAINFALL EVENT. RILLS AND GULLIES MUST BE REPAIRED, RE-SEDED AND MULCHED AS SOON AS POSSIBLE. TEMPORARY DIVERSIONS MAY BE NECESSARY UNTIL NEW PLANTS DEVELOP.
 BARE SPOTS MUST BE REIMMED, FERTILIZED, MULCHED AND RESEED AS PROMPTLY AS POSSIBLE. YEARLY REFERTILIZATION MAY BE REQUIRED TO MAINTAIN PRODUCTIVE STANDS.

WATER MAIN EXTENSION NOTE:

CONSTRUCTION OF THE PROPOSED WATER MAIN EXTENSION ILLUSTRATED ON THIS PLAN SHALL NOT BEGIN UNTIL APPROPRIATE AUTHORIZATION IS OBTAINED FROM THE CURRITUCK COUNTY WATER DEPARTMENT AND NCCDR, DIVISION OF WATER RESOURCES, PUBLIC WATER SUPPLY SECTION.

UPON RECEIVING AUTHORIZATION TO CONSTRUCT, THE WATER MAIN EXTENSION SHALL BE INSTALLED, INSPECTED, TESTED, AND SANITIZED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND DETAILS FOR THE CURRITUCK COUNTY WATER DEPARTMENT AND THE SOUTHERN OUTER BANKS WATER SYSTEM. THESE STANDARD SPECIFICATIONS HAVE RECEIVED APPROVAL #11-0830 BY NCCDR, DIV. PWS ON 06-11-2011. PLEASE CONTACT THE DESIGN ENGINEER OR CURRITUCK COUNTY WATER DEPARTMENT TO OBTAIN A COPY OF THESE APPROVED SPECIFICATIONS.

THE INSTALLED WATER MAIN EXTENSION SHALL NOT BE PLACED INTO SERVICE UNTIL FINAL APPROVAL BY THE CURRITUCK COUNTY WATER DEPARTMENT AND NCCDR, DIV. PWS IS OBTAINED.



PERMANENT PAVEMENT PATCH

SAWCUT ASPH. EDGES STRAIGHT AND TRUE APPROX. 2" DEEP IMMEDIATELY PRIOR TO PATCHING. JAGGED SAWCUTS SHALL NOT BE ACCEPTABLE. STRAIGHT UNIFORM WIDTHS SHALL BE MAINTAINED THROUGHOUT THE PATCHING OPERATION. THE FINAL PRODUCT SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL AND DEVICES AS REQUIRED BY THE IJC OR N.C. SUPPLEMENTAL WORK CANNOT PROCEED UNTIL THE MEASURES ARE IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT NEW PAVEMENT FROM TRAFFIC AND OTHER SOURCES OF DAMAGE UNTIL ASPHALT HAS SUFFICIENTLY COOLED TO PREVENT DAMAGE FROM SURFACE DETECTION.

Bissell Professional Group
 P.O. Box 188
 27949
 (252) 262-2611
 (252) 262-1990
 Fax: (252) 262-1990
 Email: info@bissell.com



PROPOSED SITE DEVELOPMENT
 THIS DOCUMENT IS THE SOLE PROPERTY OF BRG, INC. OF KUTTY HAVEN, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR IN PART, OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF BRG, INC. IS STRICTLY PROHIBITED. © 2005 BRG, INC. ALL RIGHTS RESERVED.

PROPOSED RECYCLING CENTER ADDITION
 CURRITUCK COUNTY
 POPULAR BRANCH TOWNSHIP
 NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	5-26-22	ISSUE FOR PERMITS	BPG	MSB
2	5-26-22	REVISED PER CLIENT AND USGS ADJUSTMENT	DMK	MSB

GRAPHIC SCALE

(IN FEET)
 1 inch = 40 ft.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	5-26-22	ISSUE FOR PERMITS	BPG	MSB
2	5-26-22	REVISED PER CLIENT AND USGS ADJUSTMENT	DMK	MSB

SHEET: 2 OF 2
 CAD FILE: 354700B2
 PROJECT NO: 3547

CURRITUCK COUNTY
NORTH CAROLINA
July 1, 2013

The Board of Commissioners met at 4:30 p.m. at the Regional Aviation and Technical Training Center for a tour of the new building. Chairman O'Neal encouraged everyone to attend the ribbon-cutting event on August 2.

The Board of Commissioners met at 7:00 p.m. for its regularly scheduled meeting at the Historic Courthouse in the Commissioners Meeting Room with the following members present: Chairman Paul O'Neal, Vice-Chair Paul Martin, Commissioners Aydlett, Gilbert, Griggs, McCord, and Petrey.

A) Invocation

B) Pledge of Allegiance

Reverend Renee Edwards, Sharon United Methodist Church, was present to give the invocation and lead the Pledge of Allegiance.

C) Approval of Agenda

Chairman O'Neal stated Public Hearing B), PB 13-08 and Public Hearing C), PB 13-07 would be continued to the next meeting. He added Item 8. Request for Waiver of Fees for Facility Use, under Consent Agenda. Commissioner Gilbert moved to approve the Agenda as amended. Commissioner Martin seconded the motion. Motion carried.

APPROVED AGENDA

Work Sessions

4:30 PM Tour of the Regional Aviation and Technical Training Center

7:00 pm Call to Order

- A) Invocation – Reverend Renee Edwards, Sharon United Methodist Church
- B) Pledge of Allegiance
- C) Approval of Agenda
- D) Public Comment

Please limit comments to items not appearing on the regular agenda; please limit comments to 3 minutes.

Public Hearings

- A) **Public Hearing and Action:** PB 13-09 Schaubach Materials Recovery Facility – Request for a Use Permit for a Transfer Recycling Center. The property is located at 8546 Caratoke Highway, Tax Map 124D, Parcel 039A, Poplar Branch Township.
- B) **Public Hearing and Action:** PB 13-08 Elan Vacations, Inc. – Request to amend the Unified Development Ordinance Chapter 6: Required Infrastructure, Chapter 10: Definitions and Measurement, and Chapter 4: Use Standards to revise existing sewage system requirements for planned developments and multifamily developments. **CONTINUED**
- C) **Public Hearing and Action:** PB 13-07 Elan Vacations, Inc. – Request to rezone from General Business (GB) to Planned Development - Mixed (PD-M) located at 138 West Mobile Road, Harbinger, Tax Map 131, Parcels 95A and 97, Poplar Branch Township. **CONTINUED**

- D) **Public Hearing and Action:** PB 13-10 The Gables – Request for conditional zoning from Agricultural (AG) to Conditional District-Single Family Mainland (CD-SFM) of 97.75 acres in Moyock on the north side Guinea Road, Tax Map 22, Parcels 71B, 64A, and 64E, Moyock Township.
- E) **Public Hearing and Action:** PB 13-11 Baxter's Lane Estates – Request for preliminary plat/use permit approval of 32 residential lots located in Moyock on the south side of Baxter's Lane, Tax Map 9, Parcel 25G, Moyock Township.

New Business

- A) **Resolution Opposing Revival of the Proposed Black Bear Disposal, LLC, 490 Acre Municipal Waste Landfill in Camden County**
- B) **Board Appointments:**
 - 1. Appointment to Game Commission
- C) **Consent Agenda:**
 - 1. Approval of June 17, 2013 Minutes
 - 2. Approval of Rural Operating Assistance Program (ROAP)
 - 3. Approval of Right of Way Agreement with Dominion for Barco Way
 - 4. Master Fee Schedule - Revised
 - 5. Request to NCDOT regarding Currituck Community Park Roads: Abandonment of a portion of Airport Road & Addition of College Way, Maple Parkway, Aviation Parkway, and a portion of Terminal Road to the NCDOT Maintenance System
 - 6. Community Development Block Grant Update
 - 7. Naming of Tracy Sample as Tax Assessor for a two-year period beginning July 1, 2013
 - 8. Request for Waiver of Fees for Facility Use
- D) **Commissioner's Report**
- E) **County Manager's Report**

Adjourn

D) Public Comment

Chairman O'Neal opened the public comment period.

Mary Etheridge, Shawboro, stated she had been involved in litigation with the County for two years concerning illegal spot zoning. Although the courts had ruled in her favor, the County did not pay her legal fees. She wanted to prevent this same thing from happening to anyone else. Chairman O'Neal asked County Attorney to comment on court cases. County Attorney Ike McRee reviewed his arguments during the court case and noted the law gave the court the discretion on whether to award attorney's fees.

There being no further comments, Chairman O'Neal closed the public hearing.

Public Hearings

- A) **Public Hearing and Action: PB 13-09 Schaubach Materials Recovery Facility – Request for a Use Permit for a Transfer Recycling Center. The property is located at 8546 Caratoke Highway, Tax Map 124D, Parcel 039A, Poplar Branch Township.**

Sworn testimony was given prior to making comments.

Ben Woody, Planning and Community Development Director, reviewed the request, comments from the Technical Review Committee, and Planning Board recommendation.

**CASE ANALYSIS FOR THE
Board of Commissioners
DATE: July 1, 2013
PB 13-09 Schaubach Materials Recovery Facility**

ITEM: PB 13-09 Schaubach Materials Recovery Facility request for a Use Permit for a Transfer Recycling Center.

LOCATION: Powells Point, 8546 Caratoke Highway, Poplar Branch Township.

TAX ID: 124D-000-039A-0000

ZONING DISTRICT: Light Industrial (LI)

PRESENT USE: Office/Outdoor Storage/Recycling Center

**OWNER/
APPLICANT:** Schaubach Rentals LLLP
1384 Ingleside Road
Norfolk, VA 23502

	Land Use	Zoning
NORTH:	SFDs & Undeveloped Land	GB & HI
SOUTH:	Industrial	LI
EAST:	Industrial, Commercial, and SFD	LI & GB
WEST:	Industrial	LI

LAND USE/ZONING OF SURROUNDING PROPERTY:

LAND USE PLAN

CLASSIFICATION: The 2006 Land Use Plan classifies the site as Full Service within the Point Harbor subarea.

SIZE OF SITE: 5.3 acres

I. NARRATIVE OF REQUEST:

1. The applicant is seeking a use permit to operate a transfer recycling center.
2. Currently, the property has zoning permits for outdoor storage and to handle single- stream or household recyclables. This use permit would allow for the handling of recoverable materials including construction and demolition debris in addition to the household recyclables.
3. The collecting and sorting of the materials will be conducted inside a 3-sided building as required by the UDO. Any storage of the materials outside the building must be within leak proof containers.
4. The facility will receive materials from 7am to 5pm, 5 days a week. It will be staffed with two employees using an excavator and loader. Loaded trailers will exit the facility once full and taken to their recycling facility for processing or landfill; both are located in Virginia. The floor of the facility will be cleared of material every night after 5pm.

5. The only improvements to the site with this use permit will be the installation of a Type "D" buffer consisting of a privacy fence and additional landscaping to screen the open side of the building from off site views.
6. A community meeting was held on April 19, 2013 at the office building on site with 9 people in attendance. Concerns and questions included:
 1. Noise and smell of a dumpster located on an adjacent lot,
 2. Amount of truck traffic to the site and time of operation,
 3. Odors that may arise from the materials, and
 4. Materials that will be accepted and transferred at the facility.

II. QUESTION(S) BEFORE THE BOARD:

Use Permit Criteria and Staff Findings:

Use permits (UP) are intended to allow the Board of Commissioners flexibility in the administration of the UDO. Through the UP procedure, property uses which would otherwise be considered undesirable in certain districts can be developed subject to conditions of approval to minimize any negative effects they might have on surrounding properties.

In order to approve a UP, certain criteria must be satisfied. The criteria and suggested findings of fact are outlined as follows:

1. The use will not endanger the public health or safety.

Suggested Findings:

- a. The proposed activities will meet all state and county requirements.
- b. The operation will not encumber fire apparatus access.

2. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located:

Suggested Findings:

- a. The proposed use is located within Harbinger Park, an industrial subdivision. There is industrial zoning to the North, South, East, and West of the property.
- b. Due to the proximity of existing SFDs, hours of operation should be established to promote compatibility and harmony.

3. The use will be in conformity with the Land Use Plan or other officially adopted plan.

Suggested Findings:

The 2006 Land Use Plan classifies this site as Full Service within the Point Harbor subarea. The proposed use is in keeping with the policies of the plan, some of which are:

POLICY ID6: New industrial development shall be encouraged to locate in existing and/or planned INDUSTRIAL PARKS.

4. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

Suggested Findings:

- a. The proposed use will not exceed the county's ability to provide adequate public facilities.

III. TECHNICAL REVIEW COMMITTEE RECOMMENDATION:

Pursuant to the Unified Development Ordinance, the Technical Review Committee recommends approval subject to the following permit conditions:

1. Hours of operation will be from 7am to 7pm with truck traffic being limited to 7am to 5pm.

IV. PLANNING BOARD RECOMMENDATION:

The Planning Board recommended approval of the Use Permit with the staff findings and the Technical Review Committee recommendations.

PLANNING BOARD DISCUSSION (6-11-13)

Mr. Cooper stated there is no change in the operation just in the materials, is that correct?

Mr. Schuler stated yes, with this permit Mr. Schaubach will be able to take construction and demolition materials.

Mr. Schaubach stated he would be glad to answer any questions the board may have.

Mr. Bell asked about the clean up.

Mr. Schaubach stated it is dry waste and the floor will be kept clean daily.

PLANNING BOARD ACTION

Mr. Cooper moved to approve PB 13-09 with staff findings and the Technical Review Committee recommendations. Mr. Craddock seconded the motion. Motion carried unanimously.

Commissioner Petrey asked about staff follow-up to ensure conditions were being met. Mr. Woody noted investigations were complaint driven, and complaints would be investigated.

Commissioner Griggs questioned the 7 days a week operations and whether the Board would want to address that. It was noted the applicant's narrative indicated 5 days a week.

Commissioner Aydlett asked Mr. Woody to point out the location of the building, and there was discussion regarding the Board's previous approval of a three-sided building.

Chairman O'Neal opened the Public Hearing. James Schaubach, Suffolk, and Michael Norris, Kill Devil Hills, came forward.

James Schaubach, thanked the Commissioners and staff for working with him. He was available to answer questions.

Commissioner Petrey asked Mr. Woody to confirm that the condition for allowing the three-sided building was that the floor would be clean at the end of each day.

Commissioner Griggs suspected the staff's original recommendation of a four-sided building was due to dust spreading outside the building.

Chairman O'Neal asked about the location of surrounding homes.

Commissioner Aydlett asked about other businesses, particularly dumpster businesses in the area and Mr. Schaubach mentioned the names.

Chairman O'Neal asked what other types of businesses were operating in this Light Industrial zone. Mr. Schaubach listed several.

Commissioner Aydlett stressed consistency of hours. Mr. Schaubach agreed that Monday-Saturday, 7:00am-5:00pm for truck traffic with two additional hours for cleanup was adequate. He had extended his plan to Saturday due to receiving materials from the Currituck Outer Banks. He stated he did not need to operate on Sunday.

Staff was to check on other businesses' hours.

There being no further comments, Chairman O'Neal closed the Public Hearing.

Commissioner Petrey moved to approve PB 13-09 with the staff findings and recommendations included in the case analysis. Commissioner McCord seconded the motion. Motion carried unanimously.

- B) Public Hearing and Action: PB 13-08 Elan Vacations, Inc. – Request to amend the Unified Development Ordinance Chapter 6: Required Infrastructure, Chapter 10: Definitions and Measurement, and Chapter 4: Use Standards to revise existing sewage system requirements for planned developments and multifamily developments.**

CONTINUED

- C) Public Hearing and Action: PB 13-07 Elan Vacations, Inc. – Request to rezone from General Business (GB) to Planned Development - Mixed (PD-M) located at 138 West Mobile Road, Harbinger, Tax Map 131, Parcels 95A and 97, Poplar Branch Township.**

CONTINUED

- D) Public Hearing and Action: PB 13-10 The Gables – Request for conditional zoning from Agricultural (AG) to Conditional District-Single Family Mainland (CD-SFM) of 97.75 acres in Moyock on the north side Guinea Road, Tax Map 22, Parcels 71B, 64A, and 64E, Moyock Township.**

Ben Woody, Planning and Community Development Director, reviewed the request, comments from the Technical Review Committee, and Planning Board recommendation.

**CASE ANALYSIS FOR THE
Board of Commissioners
DATE: July 1, 2013
PB 13-10 The Gables**