

**SPECIAL USE PERMIT
UDO 2017-02-28
FINDINGS OF FACTS**

PROJECT INFORMATION

File Reference: UDO 2017-02-28
Project Name; The Fairfax
PIN: 02-8934-0-57-3312

Applicant: A&B Building, Inc
Adam Maurice
Address: 141 Travis Blvd.
Moyock, NC 27958
Phone: (757) 619-0746
Email: aandbbuildinc@gmail.com

Agent for Applicant: Eastern Carolina
Engineering
Address: P.O. Box 128
Camden, NC 27921
Phone: (252) 335-1888
Email:
Current Owner of Record: Same as applicant

Meeting Dates:

Technical Review: March 6, 2018
Planning Board:

Application Received: 2/6/2018

By: David Parks, Permit Officer

Application Fee paid: \$3,200 Check #2879

Stormwater Review Fee: \$6,000 Check 2880

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A.** Land Use Application
- B.** Preliminary Plat (7 Copies)
- C.** Construction Drawings (2 Copies)
- D.** Perc Tests (16) from Albemarle Regional Health Services
- E.** DENR Stormwater Permit (Pending)
- F.** DENR E&S Control Plan No. Camde-2018-007
- G.** Approval letter for Drainage Plan
- H.** Technical Review Committee inputs.

REQUEST: Special Use Permit Preliminary Plat – The Fairfax – 16 lot Major Subdivision - **Article 151.230 of the Code of Ordinances.**

V
Vicinity Map:



PROJECT LOCATION:

Street Address: Property located adjacent to 173 & 191 South Highway 343

Location Description: Courthouse Township

SITE DATA

Lot size: Approximately 23 acres total.

Flood Zone: Zone X/AE

Zoning District(s): Base Zoning; Mixed Single Family Residential (R2)

Adjacent property uses: Agriculture with residential on either side.

Streets: Shall be dedicated to public under control of NCDOT.

Street name: Isaac Court.

Open Space: Required: 23.10 Acres X .05 = 1.16; Provided: 3.28 acres

Landscaping: Landscaping Plan provided

Buffering: Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.

Recreational Land: N/A – Less than 30 lots.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: Pasquotank River is less than a mile from the site.

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Camden Water.** Approved.
2. **Albemarle Regional Health Department.** Approved.
3. **South Camden Fire Department.** Approved.
4. **Postmaster Elizabeth City.** No response. Did not attend TRC meeting.
5. **Army Corps of Engineer.** No response.

6. **Superintendent Camden County Schools.** No response.
 7. **Superintendent/Transportation Director of Schools.** Approved at Sketch. Did not attend TRC meeting for Preliminary.
 8. **Sheriff's Office.** Approved at Sketch. Did not attend TRC meeting.
 9. **Camden Soil & Water Conservationist.** Approved.
 10. **NCDOT.** No response. Did not attend TRC meeting.
 11. **Parks & Recreation.** N/A.
 12. **Mediacom.** No response. Did not attend TRC meeting.
 13. **Albemarle EMC.** Need new street name for consideration.
 14. **Century Link.** No response. Did not attend TRC meeting.
 15. **Pasquotank EMS.** Approved.
-

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

CAMA Plan has land identified as Medium Density Residential.

2035 Comprehensive Plan

Consistent Inconsistent

Comprehensive Plan as area designated as Rural Residential One Acre.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Access to property will be a proposed Public Road that runs off South Highway 343.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

2035 Comprehensive Plan has land designated as Rural Residential and CAMA Future Land Use Maps land designated as Medium Density Residential. Property located within the Core Village of Courthouse Township.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will generate 7 students (.44 per household X 16 households). High School over capacity: **2016/2017 capacity: 570 Enrollment: 607**

Yes No

Fire and rescue: Approved.

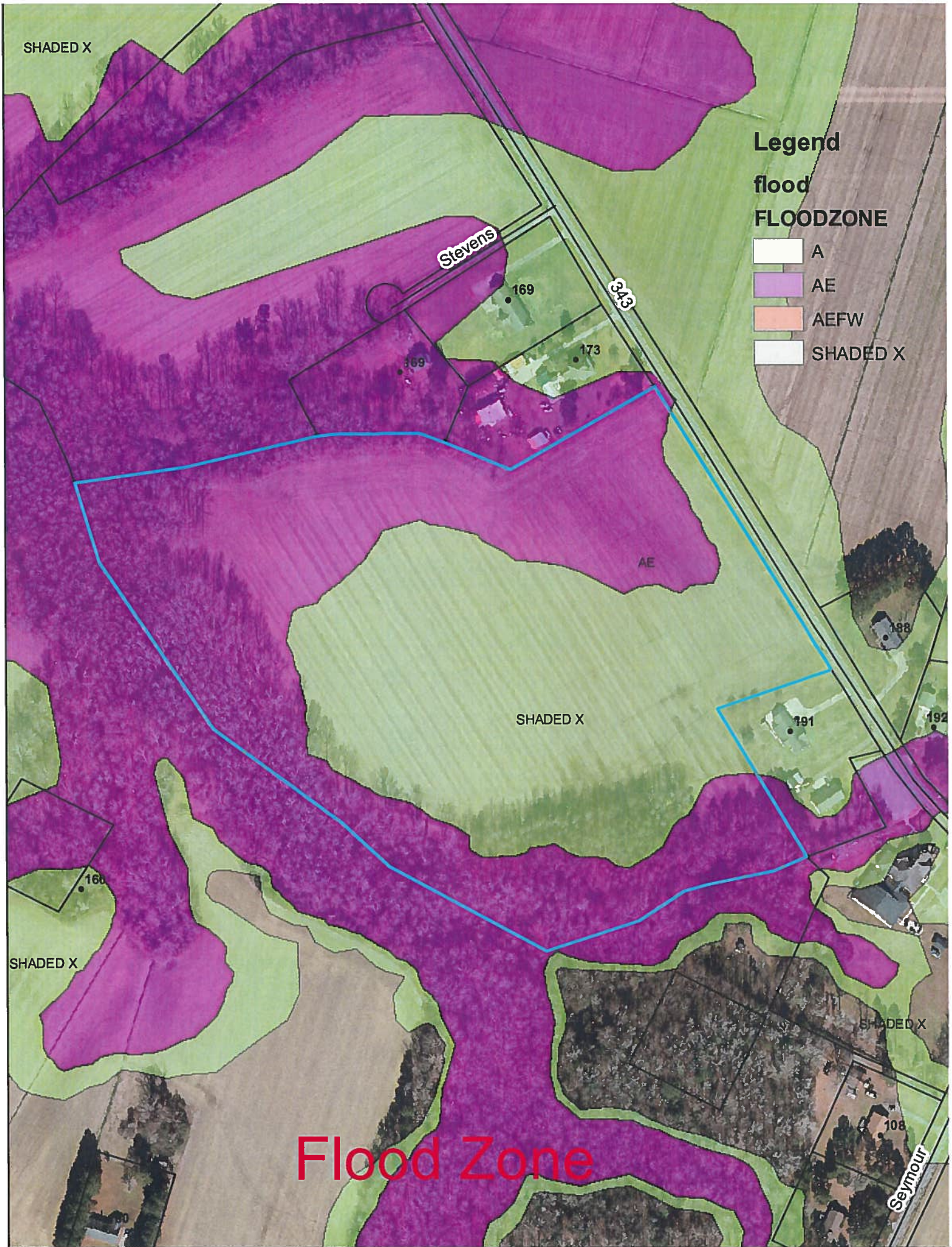
Yes No

Law Enforcement: Approved.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends approval of this Special Use Permit for Preliminary Plat for The Fairfax Major Subdivision with the following conditions:

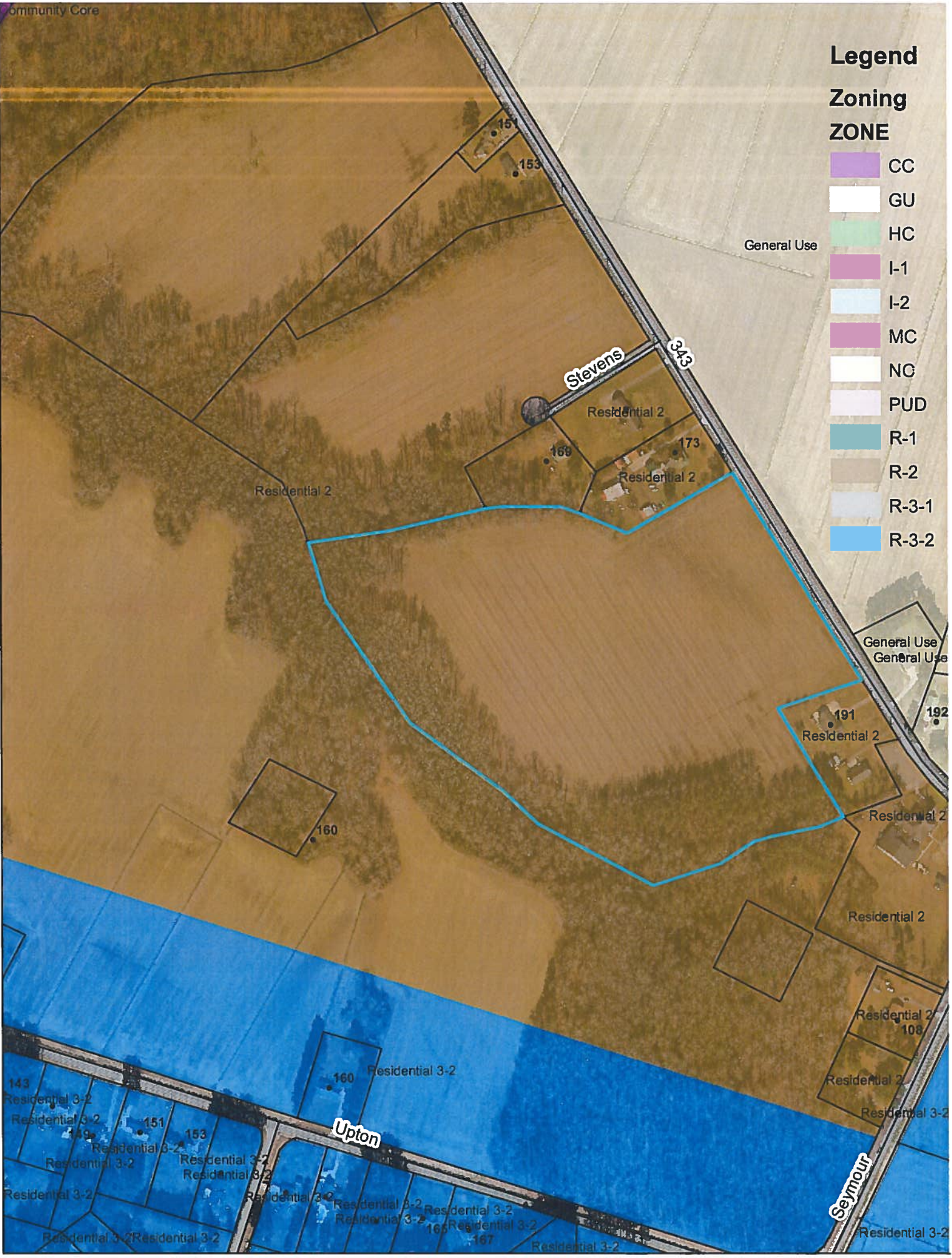
1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved Preliminary Plat and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2017-02-28).
3. Amend Preliminary Plat as follows:
 - Under Title change township to Courthouse vice Shiloh.
 - Add new street name when approved.
 - Under Note 5; add in designations X/AE after the word Zones.
 - Add additional note: USE OF LAND WITHING A FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE CAMDEN COUNTY CODE.
 - Place addresses on each lot as provided.
4. Prior to approval of Final Plat property indicated on Preliminary Plat that is to be conveyed to Harrison shall be recorded along with deed with the Camden County Registry of Deeds.
5. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood as indicated in the Construction drawings. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.
6. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for The Farifax every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
7. Home Owners Restrictive Covenants shall include the following information:
 - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit No. dated .
 - b. The re-certification to the County of the approved drainage plan every five years.
 - c. Maintenance of all open space and improvements throughout the subdivision.
8. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.



Legend

Zoning ZONE

- CC
- GU
- HC
- I-1
- I-2
- MC
- NG
- PUD
- R-1
- R-2
- R-3-1
- R-3-2





Land Use/Development Application

County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of the application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

Please consult the Planning Office, (252) 338-1919, with any questions about your application.

<u>Office Use Only</u>	
PIN:	<u>02-8934-02-57-3712</u>
UDO#	<u>2617-02-28</u>
Date Received:	<u>2/6/18</u>
Received by:	<u>AM</u>
Zoning District:	<u>R2</u>
Fee Paid \$	<u>3,200</u>
Please Do Not Write In This Box	

PD CLK #
2879
Escrow check for drainage
86,000 #2880

PLEASE PRINT OR TYPE

Applicant's Name: A & B Building, Inc.

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement / letter with this Application.

Adam Maurice

Applicant's Mailing Address: 141 Travis Boulevard

Moyock NC 27958

Daytime Phone Number 757-619-0746

Street Address Location of Property: 23.1 Acres on NC 343 Hwy S, 0.77 miles south of US Hwy 158 intersection.

General Description Of Proposal Preliminary Plat for a 16-lot Major Subdivision The Fairfax

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed: [Signature]

Dated: 2/2/18

Flood Zone? X
 A
 AE
 AEFW

Located in Watershed Protection Area? Yes
 No

Taxes Paid? Yes
 No

ALBEMARLE REGIONAL HEALTH SERVICES

233159

Applicant:

MAURICE, ADAM
141 TRAVIS BLVD
MOYOCK, NC 27958

Owner:

STEVENS FAMILY TRUST
21145 CARDINAL POND RD
ASHBURN, VA 20147

Site Location:

NC 343 South (Lot 1)
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 120 ft. by 50 ft. with 18 in. of Sand

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

Lot will require open ditching to promote surface water runoff

EHS: _____



Carver, Kevin

Date: 03/02/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

247381

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 105 ft. by 42 ft. with 18 in. of Sand

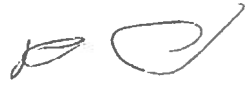
To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

Fill house pad higher than finished septic tank grade. Septic is to be designed as close to the left property line or as close to the front as possible. Fine sandy loam @ 3'. Fill area is based off of bed system design in frontyard (7 lines, 85' long, 3' on-center)

EHS: _____


Carver, Kevin

Date: 02/15/2018

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

247384

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK,

Site Location:

SOUTH NC HWY 343 Lot 3
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 100 ft. by 60 ft. with 18 in. of Sand

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

System to be designed in the left front of property, Fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

247389

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343
CAMDEN, NC 27921

Lot 7

GPD: 360 LTAR: 0.400 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 95 ft. by 50 ft. with 6 in. of Sand

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

System to be designed in the frontyard, fine sandy loam @ 3'

EHS: *Kevin*
Carver, Kevin

Date: 02/07/2018

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertle (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

247391

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343
CAMDEN, NC 27921

Lot 8

GPD: 360 LTAR: 0.400 Classification: PS Shallow Placement

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Shallow Placement - Type II System

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

System to be designed in the frontyard and/or 50'+ from surface water, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

235109

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
PO BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

HWY 343 S (Lot 9)
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS Shallow Placement

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Shallow Placement - Type II System

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

Lot is subject to wetland delineation and available space

EHS: 
Carver, Kevin

Date: 03/03/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

247395

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27921

Site Location:

SOUTH NC HWY 343 *Lot 10*
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS Shallow Placement

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Shallow Placement - Type II System

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

System to be designed in the frontyard and/or 50'+ from surface water, fine sandy loam @ 3'

EHS: *Kevin Carver*
Carver, Kevin

Date: 02/07/2018

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

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Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

247398

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27921

Site Location:

SOUTH NC HWY 343 Lot 11
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS Shallow Placement

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Shallow Placement - Type II System

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

System to be designed in the frontyard, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

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Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

247399

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343 Lot 12
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 95 ft. by 50 ft. with 6 in. of Sand

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

System to be designed in the frontyard, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

247400

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343 Lot 13
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 120 ft. by 50 ft. with 18 in. of Sand

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

System to be designed in the frontyard, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

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Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100



Energy, Mineral
and Land Resources
ENVIRONMENTAL QUALITY

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

WILLIAM E. (TOBY) VINSON, JR.
Interim Director

February 28, 2018

**LETTER OF APPROVAL
WITH MODIFICATIONS AND PERFORMANCE RESERVATIONS**

A and B Building, Inc.
Attn: Mr. Adam B. Maurice, President
141 Travis Boulevard
Moyock, North Carolina 27958

RE: Erosion and Sedimentation Control Plan No. Camde-2018-007
Project Name: The Fairfax
Location: NC 343 County: Camden
River Basin: Pasquotank
Date Received by LQS: February 7, 2018
Acres Approved: 17.6 Project Type: New
Project Description: Grading associated with the development of a 16 lot residential subdivision, as shown on the plan received by this office on February 7, 2018.

Dear Sir:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. (NOTE: Attached is a list of modifications and performance reservations for conducting this land disturbing activity) This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as required by 15A NCAC 4B.0129, unless modified by other legislation.

Please be advised that 15A NCAC 4B.0118(a) requires that a copy of the approved erosion and sedimentation control plan be on file at the job site. Also, you should consider this letter as giving the Notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Program is performance oriented, requiring protection of existing natural resources and adjoining properties through the use of reasonable and appropriate Best Management Practices throughout the course of the project. If, following the commencement of this project, it is determined that the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (G.S. 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

A and B Building, Inc.
Attn: Mr. Adam B. Maurice, President
February 28, 2018
Page 2

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility/Ownership Form, which you have submitted. You are required to file an amended form if there is any change in the information included on the form. NOTE: Neither this approval nor the financial responsibility/liability cited in it automatically transfer with a change in project ownership. In addition, 15A NCAC 4B.0127(c) requires that you notify this office of the proposed starting date for this project (using the enclosed Project Information Sheet). Please notify us if you plan to have a preconstruction conference.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCG010000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed permit.

Sincerely,



Richard Peed, CPESC
Regional Engineering Associate

Enclosures

cc w/o enc: ✓ Kimberly Hamby, PE, Eastern Carolina Engineering, P.C.
WaRO Surface Water Operation Section Supervisor, Division of Water Resources

1. The developer is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the developer must take those additional steps necessary to stop sediment from leaving this site (NCGS 113A-57(3)). Each sediment storage device must be inspected after each storm event (NCGS 113A-54.1(e)). Maintenance and/or clean out is necessary anytime the device is at 50% capacity. All sediment storage measures will remain on site and functional until all grading and final landscaping of the project is complete (15A NCAC 04B .0113).
2. All existing ditches on this project site are assumed to be left undisturbed by the proposed development unless otherwise noted. The removal of vegetation within any existing ditch or channel is prohibited unless the ditch or channel is to be regarded with side slopes of 2 horizontal to 1 vertical or less steep (15A NCAC 04B .0124 (d)). Bank slopes may be mowed, but stripping of vegetation is considered new earth work and is subject to the same erosion control requirements as new ditches (NCGS 113A-52(6)).
3. The developer is responsible for obtaining any and all permits and approvals necessary for the development of this project prior to the commencement of this land disturbing activity. This could include our agency's Stormwater regulations and the Division of Water Resources' enforcement requirements within Section 401 of the Clean Water Act, the U.S. Army Corps of Engineers' jurisdiction of Section 404 of the Clean Water Act, the Division of Coastal Management's CAMA requirements, the Division of Solid Waste Management's landfill regulations, the Environmental Protection Agency and/or The U.S. Army Corps of Engineers jurisdiction of the Clean Water Act, local County or Municipalities' ordinances, or others that may be required. This approval cannot supersede any other permit or approval.
4. Adequate and appropriate measures must be properly installed downstream, within the limits of disturbance, of any land disturbing activity to prevent sediment from leaving the limits of disturbance, entering existing drainage systems, impacting an on-site natural watercourse or adjoining property. (NCGS 113A-57)

PROJECT INFORMATION SHEET

APPROVAL DATE: February 28, 2018

RESPONSIBLE PARTY: A and B Building, Inc.

PROJECT NAME: The Fairfax

COUNTY: Camden NO.: Camde-2018-007

OFF-SITE BORROW
AND/OR DISPOSAL SITE: _____ NO.: _____

START-UP DATE: _____

CONTRACTOR: _____

ON-SITE CONTACT: _____

ON-SITE PHONE NO.: _____

OFFICE PHONE NO.: _____

**COMPLETE & RETURN THIS FORM
PRIOR TO THE START OF CONSTRUCTION TO:**

**N.C.D.E.N.R.
LAND QUALITY SECTION
ATTN: *James Edwards*
943 WASHINGTON SQUARE MALL
WASHINGTON, NORTH CAROLINA 27889**

CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environmental Quality in accordance with North Carolina General Statute 113A - 57 (4) and 113A - 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

THE FAIRFAX, NC 343

CAMDEN COUNTY

Project Name and Location

2/28/2018
Date of Plan Approval



STARR OWEN, P.E.
Regional Engineer

AMS-2018-007

Memorandum

To: Dan Porter, Planning Director
From: Greg Johnson, Drainage Engineer
Date: February 25, 2018
Re: Fairfax
Plan and Calculations Review



Good morning Dan

I reviewed the submittal dated February 18, 2018 consisting of a set of calculations and drainage map. I recommend that the plans dated February 2, 2018 be accepted. Please note that there is a revised sheet C300. The approved version has a culvert table in the lower left corner.

If you have any questions concerning these comments, please call me.

Respectfully submitted

A handwritten signature in cursive script that reads "C. Gregory Johnson".

C. Gregory Johnson, P.E.
(757) 353-8695
3536 W. Coral Key
Virginia Beach, VA 23452-4404

Date: 3-2-2017

From: Technical Review Staff Camden Co Sheriff ofc
(Organization)

To: Camden County Planning Department

RE: Sketch Plan "The Fairfax" - 16 lots

The following is Sheriff Perry input for the Sketch Plan "The Fairfax"
major residential subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

Disapproved with the following comments:

Name: Tony Perry Signature: Sheriff Tony Perry

Date:

From: Technical Review Staff CAMDEN CO. SCHOOLS
(Organization)

To: Camden County Planning Department

RE: Sketch Plan "The Fairfax" - 16 lots

The following is CAMDEN CO. SCHOOLS input for the Sketch Plan "The Fairfax" major residential subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

- 1- ROADS ARE CONSTRUCTED TO STATE DOT SPECIFICATIONS
 - 2- CURB DE-SAC IS OF SUFFICIENT DIAMETER FOR BUS TO TURN AROUND SAFELY -
 - 3- LETTER FROM DEVELOPER GIVING CAMDEN CO. SCHOOLS PERMISSION TO UTILIZE ROADS FOR STUDENT TRANSPORT
- Disapproved with the following comments:

Name: ROGER MORGAN Signature: 

Dave Parks

From: Chris Carver <ccarver@cityofec.com>
Sent: Monday, March 05, 2018 2:08 PM
To: Dave Parks
Subject: Re: TRC Meeting

Dave,

I will be unable to attend the TRC meeting tomorrow. I do not see any issues with this as long as there is enough water for the hydrants.

*Chris Carver
Deputy Chief of Administration/Fire Marshal
Elizabeth City Fire Department
PO Box 347
Elizabeth City, NC 27907
252-338-3913 Office
252-340-0343 Cell*

On Thu, Feb 8, 2018 at 10:20 AM, Dave Parks <dparks@camdencountync.gov> wrote:

There will be a Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs Courtroom of the Camden County Courthouse on attached Preliminary Plat for "The Fairfax" major subdivision. See attached letter, subdivision plat, and construction drawings.

Sincerely,

David Parks

Permit Officer

Camden County

BOARD OF COMMISSIONERS

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RANDY KRAINIAK
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KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 8, 2018

From: Camden County Planning Department
To: Technical Review Staff South Camden W+S District
Organization

RE: Preliminary Plat "The Fairfax" – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for The Fairfax for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend, please fill out, sign and fax to the Planning Office at (252) 333-1603 prior to the meeting.

- Approved as is.
- Reviewed with no comments.
- Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: David Credle Signature: David Credle

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

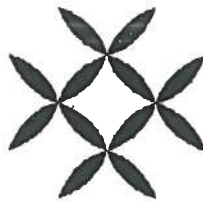
Dan Porter
Planning Director
Camden County

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Camden County
NEW ENERGY. NEW VISION.

KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 8, 2018

From: Camden County Planning Department
To: Technical Review Staff Env. Health
Organization

RE: Preliminary Plat "The Fairfax" - 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for The Fairfax for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend, please fill out, sign and fax to the Planning Office at (252) 333-1603 prior to the meeting.

- Approved as is.
- Reviewed with no comments.
- Approved with the following comments/recommendations:
Finished septic tank grade should be considered
when determining house pad elevations
- Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kevin Carver Signature: KC

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

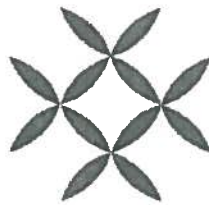
Dan Porter
Planning Director
Camden County

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Camden County
NEW ENERGY. NEW VISION.

KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 8, 2018

From: Camden County Planning Department

To: Technical Review Staff

*Camden Soil & Water
Organization*

RE: Preliminary Plat "The Fairfax" – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for The Fairfax for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend, please fill out, sign and fax to the Planning Office at (252) 333-1603 prior to the meeting.

- Approved as is.
- Reviewed with no comments.
- Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Brian R Lannon Signature: *BL Lannon*

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

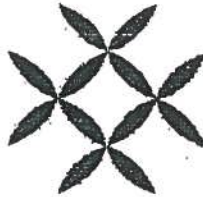
Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

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Camden County
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KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 8, 2018

From: Camden County Planning Department
To: Technical Review Staff South Camden Fire Dept.
Organization

RE: Preliminary Plat "The Fairfax" - 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for The Fairfax for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend, please fill out, sign and fax to the Planning Office at (252) 333-1603 prior to the meeting.

Approved as is.
 Reviewed with no comments.
 Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kirk Jennings Signature: Kirk Jennings

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

Dave Parks

From: Felton, Kylie <feltonk@co.pasquotank.nc.us>
Sent: Monday, March 12, 2018 11:05 AM
To: Dave Parks
Subject: RE: The Fairfax Major Subdivision

Mr. Parks,

Isaac Court works.

Thank you

Kylie Felton
Interim Director, Pasquotank-Camden 911
200 E Colonial Ave
Elizabeth City, NC
(252)338-3772 office
(252)339-7848 cell
(252)331-7444 fax

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Monday, March 12, 2018 10:48 AM
To: Felton, Kylie
Cc: sean@easterncarolinainc.com; aandbbuildinc@gmail.com
Subject: The Fairfax Major Subdivision

Kylie,

The new proposed street name is "Isaac Court". Let me know if this is good.

Sincerely,

David Parks, CFM
Permit Officer
Camden County



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

February 19, 2018

A&B Building
141 Travis Boulevard
Moyock, NC 27958

County: Camden County

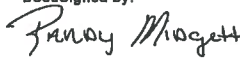
Subject: Encroachment to allow you to install a bored waterline extension under NC HWY 343 for The Fairfax Subdivision.

Dear Applicant,

Attached for your records is a copy of the approved encroachment package to allow you to install a bored waterline extension under NC HWY 343 for The Fairfax Subdivision. **Any and all damages done to State Routes must be properly repaired.** This approval will expire on February 19, 2019 unless construction has started or been completed prior to that date.

Please feel free to contact Randy W. Midgett at (252) 331-4737 if you have any questions.

Sincerely yours,

DocuSigned by:

8DCA9B170D0E4F2...

Randy W. Midgett, PE
District Engineer

Attachments

Cc: Division Engineer (W/Attachments)
County Maintenance Engineer (W/Attachments)



RECEIVED
3/6/18

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

February 26, 2018

Permit # 2727

Subject: Driveway Permit-A & B Building Incorporated
County: Camden

A & B Building Incorporated, Adam Maurice
141 Travis Boulevard
Moyock, NC 27958

Dear Applicant,

Attached for your files is a copy of a Commercial / Residential Driveway Permit, which has been properly executed. Please note any comments, which may appear on the reverse side of the permit form.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Midgett", written over a faint circular stamp or watermark.

Randy Midgett, P.E.
District I Engineer

Attachments

Cc: Division Engineer (W/Attachments)
County Maintenance Engineer (W/Attachments)

Policy On Street And Driveway Access to North Carolina Highways

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. 2727	Date of Application 3-2-18	
Development Name: A & B Building Incorporated		

LOCATION OF PROPERTY:

Exact Distance **0.77** Miles Feet N S E W

From the Intersection of Route No. **US HWY 158** and Route No. **NC HWY 343** Toward **Shiloh**

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other


Property: is is not within City Zoning Area.


AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

Policy On Street And Driveway Access to North Carolina Highways

SIGNATURES OF APPLICANT


PROPERTY OWNER (APPLICANT)
 COMPANY A & B Building Incorporated, Adam Maurice
 SIGNATURE 
 ADDRESS 141 Travis Boulevard
Moyock, NC 27958 Phone No. 757-619-0746

WITNESS
 NAME JASON A. MIZELLE
 SIGNATURE 
 ADDRESS PO Box 128
CAMDEN, NC 27921

AUTHORIZED AGENT
 COMPANY _____
 SIGNATURE _____
 ADDRESS _____
 _____ Phone No. _____

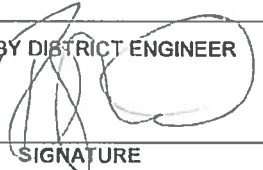
WITNESS
 NAME _____
 SIGNATURE _____
 ADDRESS _____

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER
 3-2-18
 SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

 SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER
 3-2-18
 SIGNATURE DATE

INSPECTION BY NCDOT

 SIGNATURE TITLE DATE

COMMENTS:

Use Additional Pages as necessary.