

CREATIVE ENGINEERING SOLUTIONS, PLLC  
FIRM LICENSE P-0970  
262 MOTHER VINEYARD RD., MANTEO, NC 27954  
[WWW.CREATIVEENGINEERINGOBX.COM](http://WWW.CREATIVEENGINEERINGOBX.COM)

November 19, 2021

Ms. Donna Creef  
Planning Director  
Dare County Planning Department  
954 Marshall Collins Dr.  
Manteo, NC 27954

**Re: Preliminary Subdivision Plan  
Old North End, LLC  
Airport Road  
Parcel #: 024225000**

Dear Ms. Creef:

We are pleased to submit the enclosed information on behalf of the applicant, Old North End, LLC, who is seeking Subdivision Plan Approval for the creation of (56) single-family residential lots on the 25-acre undeveloped subject property. This tract of land is located within the R-1 Low-Density Residential Zoning District. The residential lots have been designed in accordance with the technical standards set forth in of Chapter 153-Subdivision Regulations and Section 22-21 (d) Dimensional requirements, of the Dare County Zoning Ordinance and will be required to comply with both local state requirements for the proposed developmental activities. The proposed residential development includes supporting drainage infrastructure improvements, extension of the existing public water supply system, and a 20' wide asphalt roadway within a proposed 50' right-of-way with direct access to Airport Rd. (NC S.R. 1116).

The 25-acre tract of land is located off Airport Rd. (NC S.R. 1116) and bounded by the Daphne Park Subdivision to the south, the Brakewood Subdivision to the west and the Evansville Subdivision to the east. The property is heavily vegetated with stands of tall pine trees and a moderate understory. Site topography is generally level with existing elevations generally in the range of 10'-14' msl. The south side of the site contains a disturbed area that has been used for a soil borrow source area to support adjoining development. Man-made ditches have been constructed from adjoining properties and routed onto the subject property without any formal agreements in place in addition to varying amounts of household trash, tires and scrap metal which have been littered about the subject property without consent.

Planning elements of the design consider existing adjoining neighborhood conditions as it relates to size and scale, vegetated buffers, and flood related issues. A 10' wide continuous vegetative easement is proposed along the western property boundary line to maintain a vegetative barrier between the existing and proposed residential development. Roadway construction along portions of the eastern boundary line has been planned to minimize impacts, to the maximum extent practicable, between the proposed roadway and adjoining properties. The proposed subdivision layout has been designed to be consistent with existing patterns and scale of residential development in the surrounding neighborhoods.

The development design is based upon the NC Department of Environmental Quality low-density development standards of 24% built upon area limitations. Built upon limitations will be required to be recorded in the restrictive covenants and per the NCDEQ low-density stormwater management approval. Drainage infrastructure improvements include roadway vegetative conveyances in addition to (3) separate east/west storm pipe conveyance systems. The three (3) new drainage connections between the Brakewood Subdivision boundary and Airport Rd. have been sited in accordance with the findings of the Roanoke Island Flooding Analysis report prepared by Moffat & Nichol. The proposed conveyances are anticipated to aid in reducing upstream flood

frequency and flood depths during large rainfall events. It should be noted the upstream and downstream improvements by others, (i.e. NCDOT and Dare County), will be required to obtain the predicted performance as noted in the Moffat & Nichol report. The proposed drainage infrastructure improvements associated with this development will serve as the “backbone” towards achieving the desired performance.

Several state permits are required in support of this application to include NCDEQ- Sedimentation and Erosion Control Permit for land disturbing activities, NCDEQ Low-Density Stormwater Management Permit, NCDEQ Public Water Supply permit for the water distribution system extension and NCDOT for street access and right-of-way encroachment. Copies of the permit applications are contained within.

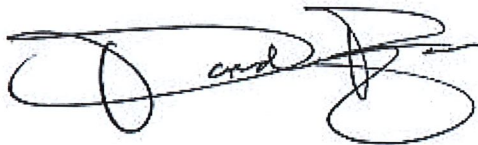
The following documentation is being submitted in support of this application:

1. One (1) copy of the NCDEQ- Erosion and Sediment & Erosion Control Permit application w/supporting documentation
2. One (1) copy of the NCDEQ- Low-Density Stormwater Management application w/supporting documentation
3. One (1) copy of the NCDEQ- Division of Water Resources- Public Water Supply Section- Application for Approval for Water Supply Systems for the watermain extension with supporting documentation.
4. One (1) copy of the NCDOT Right-of Way Encroachment Agreement and driveway permit application.
5. Ten (10) copies of the subdivision preliminary plats
6. Ten (10) copies of the subdivision Roadway, Drainage & Utility Infrastructure Improvement drawings
7. \$2800 application fee (56 lots a \$50 per lot)

We respectfully request placement of the application on the Planning Board’s December 13, 2021 meeting agenda. The applicant looks forward to working with staff to respond to any items or issues that might arise as a result of the review.

If you require any additional information or if we may be of assistance in any way, please do not hesitate to contact our office at 252-475-0038. We thank you for your time and consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "David M. Ryan", written over a horizontal line.

**David M. Ryan, P.E.**

Creative Engineering Solutions, PLLC

262 Mother Vineyard Rd.

Manteo, NC 27954

Firm License: P-0970

M:252.475.0038

[www.creativeengineeringobx.com](http://www.creativeengineeringobx.com)