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DCM-MHD CITY



February 27, 2025

North Carolina Coastal Zone Management Program  
Morehead City Headquarters  
400 Commerce Ave.  
Morehead City, NC 28557

Subject: Coastal Management Zone Consultation/Determination  
Proposed Fox Ridge Luxury Apartments  
Gray Fox Road and Fox Ridge Court  
Havelock, North Carolina 28532  
Parcel #: 6-057-004  
Latitude: 34.868544, Longitude: -76.912933

Pursuant to the HUD MAP Guidelines Chapter 9, Section J.1, this letter is to provide you with the necessary information and our determination for the following proposal with respect to the state's coastal management zone within the undertaking's area of potential effects.

HUD PROGRAM:

HUD 221(d)(4) - New construction of multi-family apartment complex

LOCATION:

Havelock, Craven County, North Carolina

PROJECT SIZE:

34.97 acres

PRESENT CONDITION OF THE SITE:

The subject property consists of approximately 34.97 acres of undeveloped wooded and sparsely wooded land. In addition, a Norfolk Southern railroad transects the western portion of the subject property from north to south. The subject property is bound by a high voltage powerline easement, a Norfolk Southern railroad, undeveloped wooded land, grassland, and agricultural land to the north; Gray Fox Road, Fox Ridge Court, Red Fox Court, and single-family residential properties to the east; undeveloped wooded land and a Norfolk Southern railroad to the south; and undeveloped wooded land to the west. The Sponsor is submitting this project under the HUD MAP 221(d)(4) Program, consisting of new construction of a ten (10) three-story building, 244-unit multi-family apartment complex with one (1) clubhouse building.

All applicable permits and approvals will be obtained prior to the commencement of construction. The proposed undertaking does not involve the installation of any wells, deep pilings, or underground storage tanks. Appropriate erosion and sediment control measures will be observed, and construction activities will be completed in accordance with all applicable regulations. The subject property is not located within a Sole Source Aquifer and the proposed undertaking does not involve impacts to dunes, shorelines, or other sensitive coastal areas. Therefore, D3G believes that the proposed undertaking will be consistent with the enforceable policies of the North Carolina Coastal Management Program.

Your response and concurrence will be appreciated. Supporting documentation is attached for your review. Please feel free to contact me with any questions at (804) 726-5156.

Sincerely;

**DOMINION DUE DILIGENCE GROUP**



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NEPA Specialist I  
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Hannah L. Pearl, EP, CFM  
NEPA Compliance Manager  
[h.pearl@d3g.com](mailto:h.pearl@d3g.com)

NC Department of Environment and Natural Resources

# Coastal Management - CAMA Counties

## DCM Home

- [About DCM](#)
- **CAMA Counties**
- [DCM Jobs](#)
- [Coastal Links](#)

## CAMA Counties

The following counties are subject to the rules and policies of the Coastal Resources Commission, which administers the Coastal Area Management Act. If you are planning to develop in one of these counties, check to see whether your project is also in an [Area of Environmental Concern](http://portal.ncdenr.org/web/cm/104) (<http://portal.ncdenr.org/web/cm/104>). If it is, you may need a CAMA permit.

### CAMA Counties

- |               |             |
|---------------|-------------|
| Beaufort      | Hertford    |
| Bertie        | Hyde        |
| Brunswick     | New Hanover |
| Camden        | Onslow      |
| Carteret      | Pamlico     |
| Chowan        | Pasquotank  |
| <b>Craven</b> | Pender      |
| Currituck     | Perquimans  |
| Dare          | Tyrrell     |
| Gates         | Washington  |

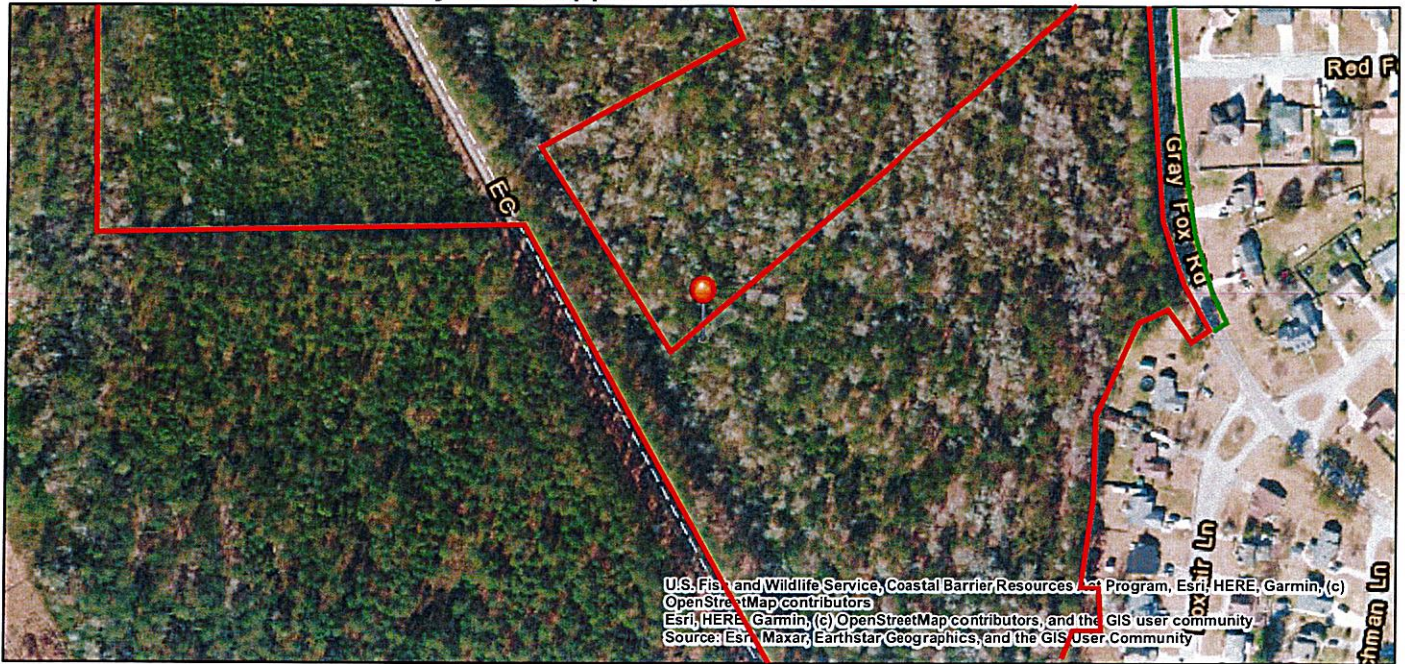


The subject property is located in Craven County.

N.C. Department of Environment and Natural Resources  
 1601 Mail Service Center, Raleigh, NC 27699-1601  
 Headquarters (Environment and Natural Resources Building): 217 W. Jones St.  
 Archdale Building: 512 N. Salisbury St.  
 Toll Free: (877) 623-6748



Coastal Barrier Resources System Mapper Documentation



CBRS Units

- Otherwise Protected Area
- CBRS Buffer Zone
- System Unit
- 76.914187, 34.869065

0 65 130 260 390 ft  
1:4,514

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance.** Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

**User Name:** Michaela Cole  
**User Organization:** D3G  
**User Supplied Address/Location Description:** Proposed Fox Ridge Luxury Apartments  
**Pin Location:** Outside CBRS  
**Pin Flood Insurance Prohibition Date:** N/A  
**Pin System Unit Establishment Date:** N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 2/13/2025 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.



This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/node/263838>.

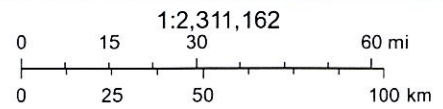


# Sole Source Aquifers



February 14, 2025

-  Proposed Fox Ridge Luxury Apartments
-  Sole Source Aquifers



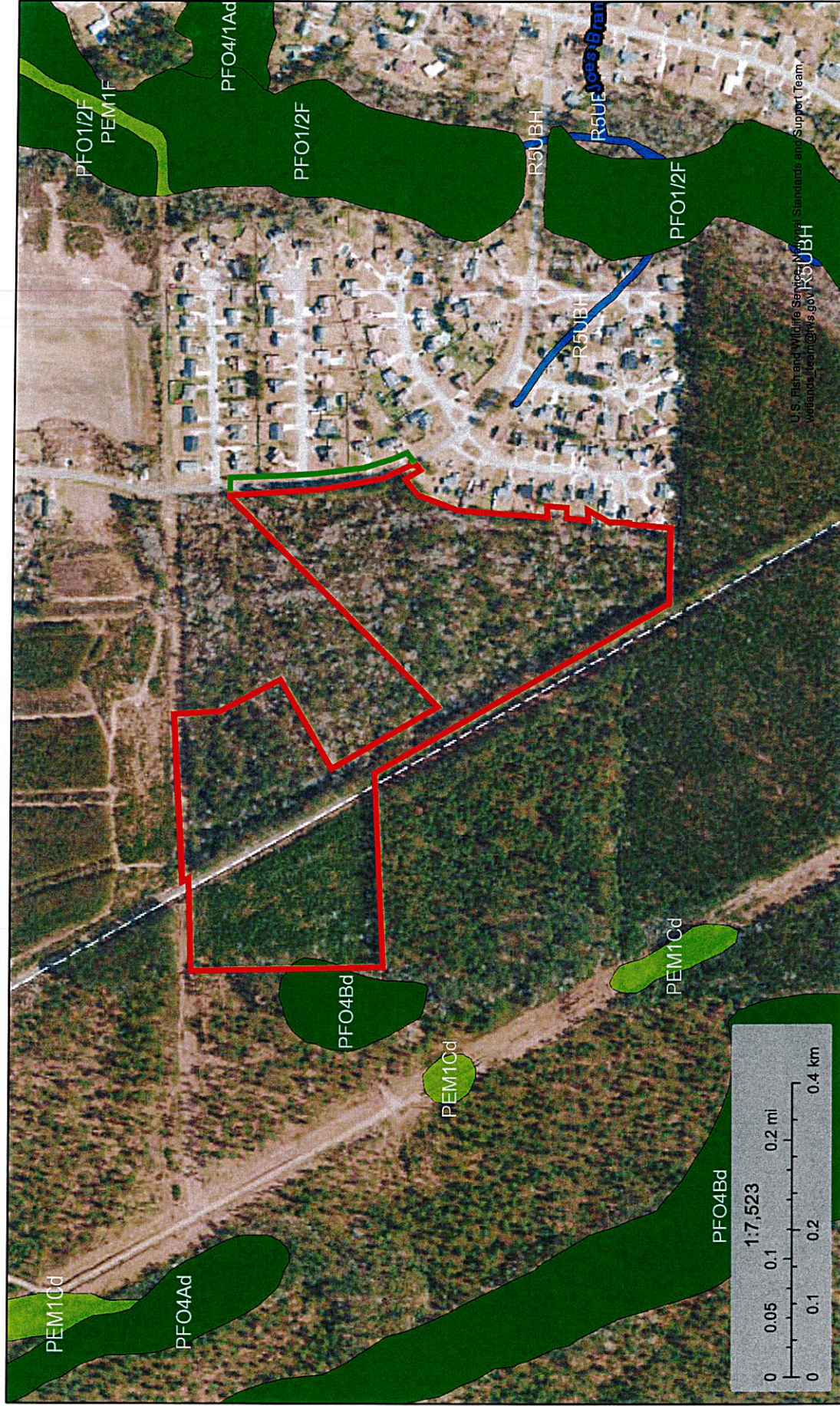




U.S. Fish and Wildlife Service

# National Wetlands Inventory

# National Wetlands Inventory



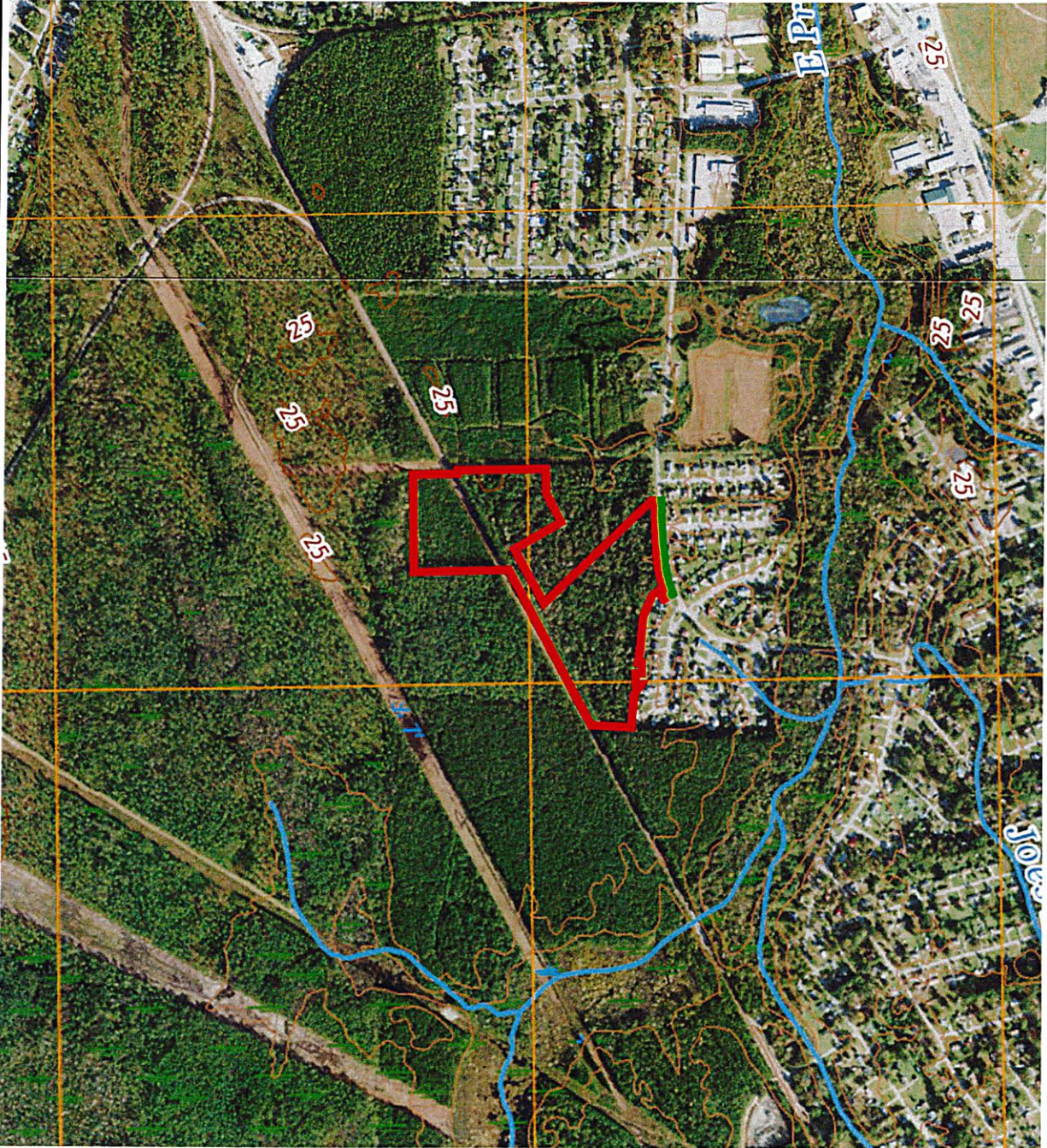
U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov

February 14, 2025

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



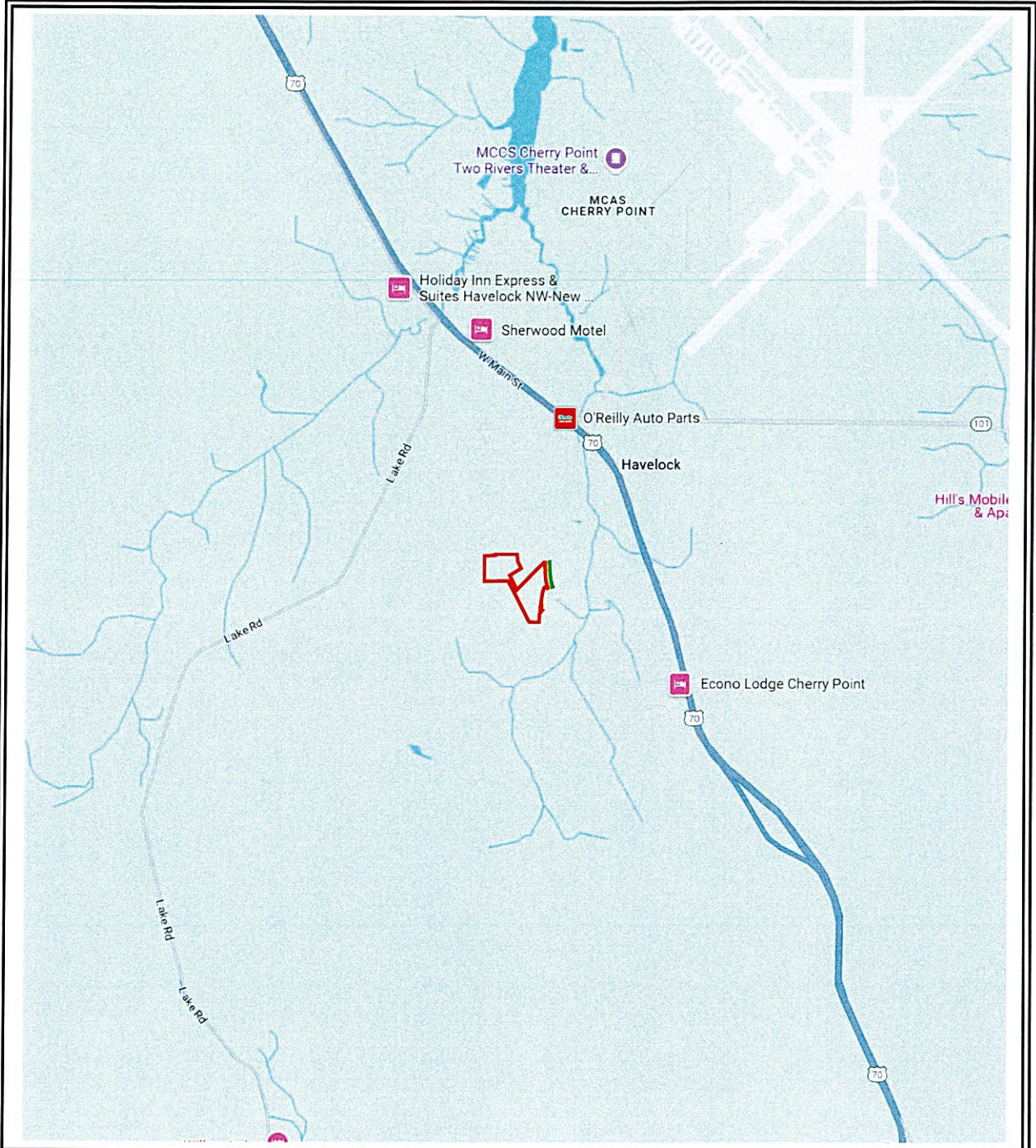
Site  
Topographic  
Map



Proposed Fox Ridge Luxury Apartments  
Gray Fox Road and Fox Ridge Court  
Havelock, North Carolina

**DOMINION  
DUE DILIGENCE  
GROUP**



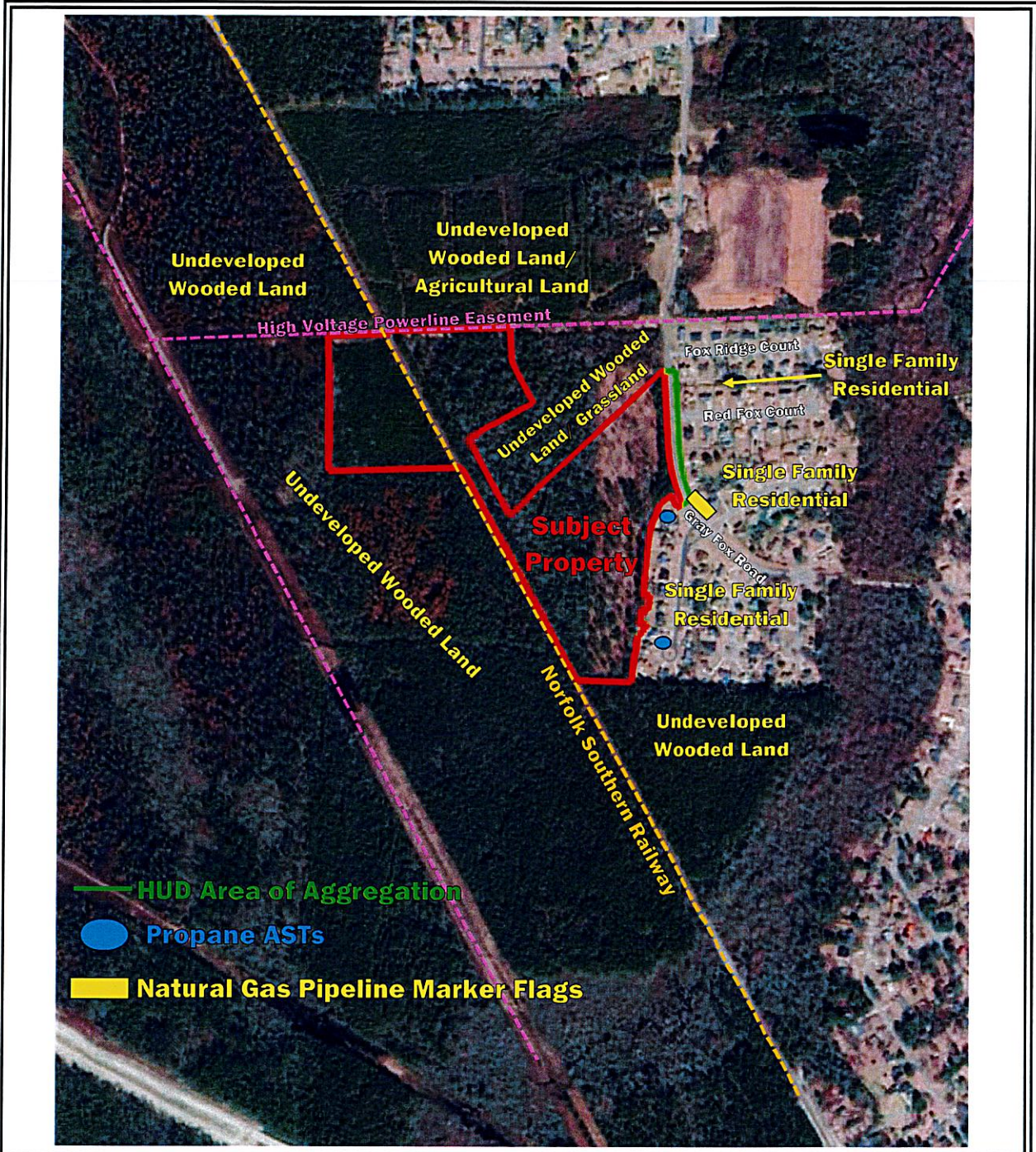


Site Locator  
Map

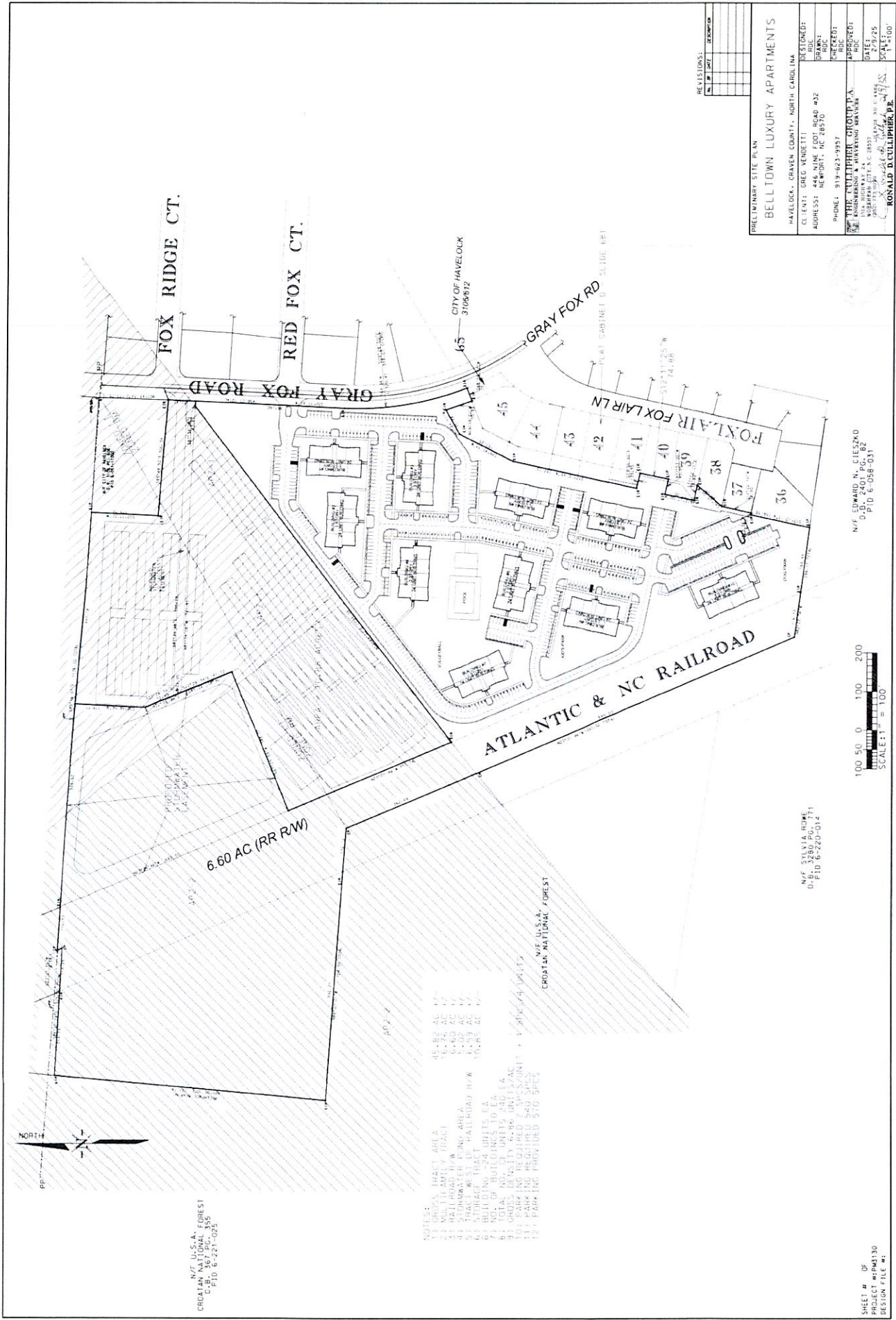


Proposed Fox Ridge Luxury Apartments  
Gray Fox Road and Fox Ridge Court  
Havelock, North Carolina

**DOMINION  
DUE DILIGENCE  
GROUP**



<p>Site Plan</p>	<p>↑ <b>N</b></p>	<p>Proposed Fox Ridge Luxury Apartments          Gray Fox Road and Fox Ridge Court          Havelock, North Carolina</p> <p><i>Proposed Fox Ridge Luxury Apartments</i></p>	<p><b>DOMINION          DUE DILIGENCE          GROUP</b></p>
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N/E U.S.A. FOREST  
 CROFTON NATIONAL FOREST  
 D.D. 2401 P.C. 14  
 P.D. 6-220-014

- NOTES:
- 1. GROUPS, TRACT AREA
  - 2. HALLWAY R/W
  - 3. STORMWATER POND AREA
  - 4. TRACT W/ 5' W/ HALLWAY R/W
  - 5. BUILDING FOOTPRINTS
  - 6. BUILDING - 24 UNITS EA.
  - 7. TOTAL NO. OF UNITS 240 EA.
  - 8. TOTAL NO. OF UNITS 240 EA.
  - 9. TOTAL NO. OF UNITS 240 EA.
  - 10. PARKING REQUIRED 540 SPACES
  - 11. PARKING PROVIDED 540 SPACES
  - 12. PARKING PROVIDED 570 SPACES

N/E U.S.A. FOREST  
 CROFTON NATIONAL FOREST

6.60 AC (RR R/W)

N/E SUEVIA RD  
 D.D. 2401 P.C. 14  
 P.D. 6-220-014



N/E EDWARDS N. CLEZKO  
 D.D. 2401 P.C. 14  
 P.D. 6-058-031

REVISIONS:	
NO.	DESCRIPTION

PRELIMINARY SITE PLAN  
**BELLTOWN LUXURY APARTMENTS**  
 HAVELOCK, CHAVEN COUNTY, NORTH CAROLINA  
 CLIENT: GREG VENDETTI  
 ADDRESS: 446 NINE FOOT ROAD #32  
 NEWPORT, NC 28510  
 PHONE: 919-623-9957  
 DESIGNER:  
 DRAWN:  
 CHECKED:  
 APPROVED:  
 DATE: 11/25  
 SCALE: 1" = 100'  
**THE CULLIPPER GROUP, P.A.**  
 ROSSINGTON & SHIVERS MARINA  
 1000 W. MARKET ST. #200  
 WARRINGTON, VA 22090  
**RONALD D. CULLIPPER, P.E.**



1: Subject property



2: Subject property





3: Subject property



4: Subject property





5: Subject property



6: Subject property





7: Subject property



8: Subject property

