



## Currituck County

Planning & Inspections Department  
153 Courthouse Road, Suite 110  
Currituck, North Carolina 27929  
252-232-3055  
FAX 252-232-3026

### MEMORANDUM

**To:** John Linton, Seaboard Development Alliance, LLC  
Mark Bissell, P.E, Bissell Professional Group

**From:** Planning Staff

**Date:** November 7, 2024      11-14-24 Response to TRC Comments

**Re:** Barco Reserve Preliminary Plat/Special Use Permit TRC Review Comments

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The following comments were received for the November 6, 2024 TRC meeting. In order to be scheduled for the January 20, 2025 Board of Commissioners meeting, please address all comments and resubmit a corrected plan by noon on November 14, 2024. TRC comments are valid for six months from the date of the TRC meeting.

#### **Planning (Millicent Ott, 252-232-6066)**

1. The proposed subdivision is subject to a special use permit which requires an evidentiary hearing. The applicant must present evidence for the BOC to make a finding that the proposed development meets the UDO and the findings of fact including:
  - a. Not endanger the public health or safety.
  - b. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
  - c. Be in conformity with the Land Use Plan or other officially adopted plan.
  - d. Not exceed the county's ability to provide adequate public school facilities.

Thank you. We will be prepared to present evidence at the hearing.

2. The property is classified as G-1, Low-Density Growth in the Maple-Barco Subarea of the Imagine Currituck 2040 Vision Plan. The proposed density is .86 du/acre in MXR and 0.4 du/acre in AG and the Future Land Use Map allows up to 1 du/acre in this subarea.  
Conformance is acknowledged; thank you.
3. The property is classified as Mixed-Use on the Maple Barco SAP FLUM, encouraging a mix of land uses, with compact development patterns that preserve open space and scenic view sheds.  
It appears that the project also conforms with the Maple Barco SAP FLUM.
4. The proposed development is in the Central Elementary school district. Based on October Enrollment, Central Elementary is currently at 93% capacity. The BOC may attach additional conditions of approval, including timing limits on residential building lots available for occupancy to assure adequate public-school facilities remain sufficient to serve the development. Staff will share monthly enrollment numbers prior to the SUP hearing.  
Thank you.
5. Major Subdivision Application is required to include all owner signatures.  
The missing owner signature has been promised and will be provided shortly.
6. Indicate the approved Conservation Development Theme of "Woodland and Farmland Preservation" on preliminary plat.  
The Conservation & Development theme has been added to the cover sheet.
7. Please update the application to match the number of lots on the proposed plan.  
The application has been updated to 45 lots to match the final plan.

8. Provide USACE verification letter/map. Comments are contingent on the confirmation of the wetland area provided on the plan.  
*The wetland confirmation from the COE is included with this submittal.*
9. Please show wetland calculations in development notes on page 1.  
*The development notes have been updated to show wetlands and net acreage for each zoning district.*
10. On preliminary plat page 1, please correct plan note 1.  
*Note 1 has been updated.*
11. On preliminary plat page 1, please correct plan note 3, with the correct zoning districts, MXR and AG.  
*Note 3 has been corrected.*
12. Please revise plan note 10 regarding fire flow.  
*The fire flow note has been updated in accordance with our recent discussion.*
13. Please provide the available water supply amount, on plan note 11.  
*Since the water supply amounts are no longer published, we are not providing them until new hydrant flow testing has been performed at the construction plan review stage.*
14. Provide a heritage tree plan.  
*Since not development is being proposed within wooded areas, we believe this requirement can be waived.*
15. Please revise the LUP Classification from "rural", to G-1, in the development notes.  
*The LUP Classification has been revised.*
16. Provide proposed maximum lot coverage for the MXR lots and AG lots. Staff would like to ensure that owners will have adequate coverage for dwellings and accessory structures.  
*Maximum lot coverage has been added to both zoning data tables.*
17. Provide a 25-foot drainage easement along at least one side of waterway conveyance systems that drain more than five acres per UDO Section 7.3.4.A(10), specifically at Swain Lane Ditch #3, located to the west. Please show and label the easement on the preliminary plat.  
*The 25' easement has been added and labeled.*
18. Please indicate the current zoning of all adjacent properties.  
*The current zoning of surrounding properties has been added to the existing conditions plan.*
19. Please label the proposed deceleration lane on Shortcut Rd.  
*A label has been added for the deceleration lane.*
20. Provide a 10' side path along Shortcut Rd per the UDO and *Connect Currituck: Pedestrian Master Plan*.  
*A 10' multi-use path has been added and labeled.*
21. The eastern stub of Jace Road is required to extend all the way to the property line.  
*The road stub has been extended to the property line.*
22. Please show CBU location on plans.  
*The CBU area has been added to the plan.*
23. A fire hydrant is proposed in front of Lot 33, could this be shifted closer to a lot line?  
*The fire hydrant has been relocated as requested.*
24. Indicate all corner lots have a street setback of 50' and a 5' "non access" easement. Please consider additional lot width for corner lots to accommodate the increased setback.  
*A 5' non-access buffer has been added to the corner lots.*

**Currituck County Building and Fire Inspections (Rick Godsey, 252-232-6020)**

1. Will need CMU location noted on Site Plan. *The CBU has been added to the plan.*
2. "No Parking" signs required on both sides of road *"No Parking" signs have been added.*
3. Hydrants not protected by curb, must be protected by bollards from vehicle impact. *A detail will be included with the construction plans at the next stage of the review process.*

**Currituck Fire and Emergency Medical Services (Chief Ralph Melton, 252-232-7746)**

No Comment received

**Currituck Soil and Stormwater (Sherry Harris, 252-232-3360)**

No Comment received

**Currituck County Public Utilities Director (Ken Griffin, 252-232-6035)**

No Comment received

**Currituck County Public Utilities – Mainland Water (Chas Sawyer 252-202-1692)**

No Comments received.

**Currituck County Public Utilities - Wastewater (Will Rumsey, 252-232-6065)**

No Comment received

**Currituck County GIS (Harry Lee 252-232-4039)**

1. Please propose a street name for the north-south entrance street between lots 3 and 4.
2. Please propose a street name for the north-south street between lots 31 and 32.
3. GIS will assign lot addresses during the Final Plat review period.

Street names have been approved and added for the entrance street and the street between lots 31 and 32.

**Currituck County Parks and Recreation (Jason Weeks, 252-232-3007)**

1. Reviewed- Given the proximity to Currituck Community Park the proposed parkland dedication.

The parkland dedication has been removed, and a fee-in-lieu will be paid at final plat.

**Stormwater Consultant, McAdams (Daniel Wiebke, 919-361-5000)**

Please see attached.

Comments are addressed on the separate comment letter, attached.

**NC Division of Coastal Management ()**

No Comment received

**NC DOT (Caitlyn Spear, 252-331-4737)**

No Comment received

**Albemarle Regional Health Services (Kevin Carver, 252-232-6603)**

No Comment received

**US Army Corps of Engineers (Joshua Tutt, 910-251-4629 )**

No Comment received

**Mediacom (252-482-5583)**

See attached letter.

**US Post Office**

Contact the local post office for mail delivery requirements

**The following items are necessary for resubmittal:**

- 1- PDF digital copy of all revised documents and plans.
- A pdf digital copy of all plans and documents is included.

## **SPECIAL USE PERMIT HEARING**

A special use permit hearing is an evidentiary hearing where the Board of Commissioners must make a Quasi-Judicial Decision.

- An evidentiary hearing will be held for the Board of Commissioners to gather competent, material and substantial evidence to establish the facts of the case.
- All testimony is made under oath.
- The applicant or opposing parties shall establish written findings of fact and conclusions of law.
- Parties with standing may participate fully in the evidentiary hearing, including presenting evidence, cross-examining witnesses, objecting to evidence, and making legal arguments.
- Non-parties may present competent, material, and substantial evidence that is not repetitive.

Typical Use Permit (Quasi-Judicial) Hearing at BOC

- Swearing in of witnesses/speakers
- Presentation by County Staff on Application
- Required Presentation by Applicant or Authorized Agent (20-25 minutes)
  - Applicant to Present Findings of Fact
- Public Comment Period (typically 3 minutes each)
- Applicant Rebuttal (typically 5 minutes)
- BOC Deliberation & Decision



**Kim Mason, NC Area Director**

[kmason@mediacomcc.com](mailto:kmason@mediacomcc.com)

216 B Shannonhouse Road

Edenton NC, 27932

Edenton: 252-482-5583

Plymouth: 252-793-2491

Mobile: 252-497-0328

RE: New Build & Development

Dear Development manager;

As you know the key need for all homes in this 21<sup>st</sup> Century is a solid internet connection, be it for business, education or entertainment, the public demand is here.

With this in mind, as you plan for your development and build out, we would like to encourage you to reach out to us, as you do for other essential utilities. It is most economical and reasonable for you to work with us and have this valuable infrastructure in advance of selling and building the homes. Any build out costs can easily be recouped as the lots are developed and make your neighborhoods more appealing to families and professionals.

We invite you to partner with us and contact us locally. We will process a ROI for your location to determine partnership feasibility and estimated cost to ensure your development has access to the best internet services available.

Our key contacts are, Kim Mason, Director for North Carolina – information above and our construction coordinator Nathaniel Harris at 252- 793-5256 or 252-339-9375.

Mediacom launched 1-Gig broadband speeds in the following areas of North Carolina and operates customer service offices in Edenton and Plymouth.

<b>Bertie County</b>	<b>Martin County</b>	<b>Chowan County</b>	<b>Perquimans County</b>
Colerain	Jamesville	Arrowhead / Chowan Beach	Hertford
Kelford	<b>Northampton County</b>	Edenton	Winfall
Lewiston	Conway	<b>Currituck County</b>	<b>Tyrrell County</b>
Powellsville	Galatia	Barco	Columbia
Roxobel	Jackson	Currituck	<b>Washington County</b>
Windsor	Rich Square	Grandy	Creswell
<b>Camden County</b>	Seaboard	Moyock	Plymouth
Camden	Severn	Point Harbor	Roper
Shiloh	Woodland	Poplar Branch	
South Mills		Tulls Bay	

#### About Mediacom Communications

Mediacom Communications Corporation is the 5<sup>th</sup> largest cable operator in the U.S. serving over 1.3 million customers in smaller markets primarily in the Midwest and Southeast. Mediacom offers a wide array of information, communications and entertainment services to households and businesses, including video, high-speed data, phone, and home security and automation. Through Mediacom Business, the company provides innovative broadband solutions to commercial and public sector customers of all sizes and sells advertising and production services under the OnMedia brand. More information about Mediacom is available at [www.mediacomcable.com](http://www.mediacomcable.com).

We look forward to partnering with you to ensure your projects are successful and your development has the best services available for your buyers.

Best regards,

*Kim Mason*

Kim Mason  
Operations Director, North Carolina

**STORMWATER DEVELOPMENT REVIEW COMMENTS****PRELIMINARY DEVELOPMENT PLANS COMMENTS**

1. Per the Major Subdivision Design Standards Checklist, please include a note on the plans that documents proposed lot coverage and/or maximum lot coverage for each zoning district (MXR and AG).  
*Maximum lot coverage for each zoning district has been added to plan sheet 1.*
2. The Conservation Subdivision Attachment includes a note that indicates, “Stormwater management will be provided in excess of the requirements of the current Currituck County stormwater manual and the UDO”. Please document how this condition will be met in the stormwater narrative and if any lot coverage requirements will impact this condition.  
*This condition will be met by oversizing the stormwater BMP and providing berming around the proposed development. This language has been added to the narrative.*
3. Sheet 2 – The lines demarcating the FEMA Flood Hazard Zones are difficult to read. Please update the plans to clarify (e.g. different line types or hatching) and show the lines on the proposed grading and drainage plan sheet.  
*The line has been made bolder and also shown on the preliminary grading plan.*
4. Sheet 9 – While the flow directions for proposed swales are shown, no preliminary grading has been provided. Please provide a preliminary grading plan that shows the approximate drainage areas to each wet pond and demonstrates there is enough fall to the existing wetland and existing ditch to drain the ponds.  
*Preliminary grading has been added to the plan. The lots are at elevation 6 and 5, the ponds are at elevation 4 and 3, and the receiving ditches are below elevation 3. Additional detail will be provided at the construction drawing review stage.*

**ADVISORY COMMENTS FOR CONSTRUCTION DRAWINGS PHASE**

1. Please note a complete copy of the [Major Stormwater Plan Form SW-002](#) will be required as a submission for Construction Drawings.
2. Please note copies of the appropriate North Carolina Department of Environmental Quality (NCDEQ) erosion control, Coastal Area Management Act (CAMA), wetlands, and/or stormwater permits will be required as a submission for Construction Drawings.
3. Please note the site is located within 5 miles of the Currituck County Airport, which may trigger NCDEQ requirements to design the any surface water stormwater control measures (SCMs) with methods to detract waterfowl. While the site is located outside of the Currituck Airport Overlay zone, it is strongly encouraged that waterfowl deterrents are included in the SCM design regardless of NCDEQ requirements.
4. Please note that the site is located in the Mainland Stormwater Management Zone and Construction Drawings will need to comply with the stormwater requirements of the Currituck County UDO and Stormwater Manual, which may include:
  - a. Peak flow and riparian buffer requirements.
  - b. Flood zone requirements related to building pad and finished floor elevations.
  - c. Lot line swale requirements. Drawings should show the top of each swale in relation to the nearby elevations including building pads.
  - d. Fill/land disturbing setbacks and fill height restrictions.
  - e. Easement requirements depending on the drainage area to Swains Ditch.



# Major Subdivision Application

**OFFICIAL USE ONLY:**

Case Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Gate Keeper: \_\_\_\_\_  
Amount Paid: \_\_\_\_\_

**Contact Information****APPLICANT:**Name: Seaboard Development Alliance, LLCAddress: 2875 Forge Road  
Toano, VA 23168Telephone: 385-352-5657E-Mail Address: john@pioneerlandcompanyllc.com**PROPERTY OWNER:** Nina s. Smithson, TrusteeName: Alvin L. Smithson, Jr., TrusteeAddress: 584 Juniper Ridge Road  
Shawboro, NC 27973

Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Contract Purchaser**Request**Physical Street Address: Shortcut RoadParcel Identification Number(s): 0060-000-0100-0000Subdivision Name: Barco ReserveNumber of Lots or Units: 45

Phase: \_\_\_\_\_

**TYPE OF SUBMITTAL**

- Conservation and Development Plan
- Amended Sketch Plan/Special Use Permit
- Preliminary Plat (or amended)
  - Type I OR  Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

**TYPE OF SUBDIVISION**

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for the purpose of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

\_\_\_\_\_  
Applicant\_\_\_\_\_  
Date\_\_\_\_\_  
Property Owner(s)\_\_\_\_\_  
Date

**\*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

**Community Meeting, if applicable**

Date Meeting Held: \_\_\_\_\_ Meeting Location: \_\_\_\_\_

**Special Use Permit Review Standards, if applicable**

*PUD Amended Sketch Plan/Special Use Permit, Type II Preliminary Plat*

Purpose of Special Use Permit and Project Narrative (please provide on additional paper if needed):

See attached

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the special use permit.

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

See attached

B. 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.

See attached

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

See attached

D. The use will not exceed the county's ability to provide adequate public school facilities.

See attached.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

**\*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**



# **Conceptual Stormwater Management Narrative**

## **Barco Reserve Subdivision**

Crawford Township, Currituck County, NC

October 24, 2024; Revised 11-14-24

### **General**

Barco Reserve Subdivision is proposed as a single family residential conseravtion subdivision to be located on a 94.84 acre parcel located on US 158 (Shortcut Road) just east of the intersection of Barco Road with US 158. The development will consist of 45 single family lots, with associated open space and infrastructure.

### **Summary of Existing Conditions**

The subject property is currently undeveloped farmland that generally drains to the south via existing farm ditches and perimeter ditches. Swains Lane Ditch Number 3 is a major drainage feature that runs along the western property boundary and drains to a large expanse of wetlands to the south of Swains Lane. According to the NRCS Soils Report, the soils in this area consist of State fine sandy loam, Dragston loamy fine sand, and Tomotley fine sandy loam. There is also a small area of wetlands in the northwest corner of the site that contains Wasda mucky soils. These soils range from well-drained to poorly drained, with the lots located in the better soils to the greatest degree practicable.

These soil conditions do not lend themselves very well to the installation of stormwater infiltration systems. The existing site is farmland, with farm ditching, and slopes generally from the northeast to the southwest (existing surface elevations generally range from about 8 feet near the northeast corner to close to 0 feet MSL near the southwest corner where a wetland pocket is located. There are two small wetland areas on the site, which have been delineated and confirmed by the Corps of Engineers.

### **Summary of Proposed Conditions**

Since the majority of the soils are not particularly well drained, and do not readily support the installation of infiltration based stormwater management systems, it is proposed to meet Currituck County's Stormwater Management Ordinance requirements by installing wet ponds. A small pond is proposed adjacent to the wetlands near the northeast corner of the site, and a large pond will be located south of the proposed lots and will drain via a slow release outlet control structure into Swains Ditch Number 3, where the site naturally drains. These ponds will be sized in accordance with Currituck County Stormwater Ordinance requirements to mitigate peak flows / mitigate increases in downstream water surface elevations associated with the proposed development. The small pond will discharge via a control structure to the adjacent wetlands that drain to Shortcut Road. Swales that will be constructed along the proposed roadways will accept runoff from the lots and convey it to the proposed BMPs.

Minimal grading is necessary to establish drainage within the subdivision. Lot line swales and roadway swales will convey surface drainage into the proposed stormwater management system.

Surface drainage from the lots will flow via shallow lot-line swales that will be installed to convey runoff to roadside swales and collector ditches behind the lots. Lots are generally anticipated to be 1 to 2 feet above existing grade, based on the site evaluation reports received from the health department, roads are anticipated to be at about 0.5' to 1' above grade, unimproved open space will be at grade, and stormwater improvements will be below grade. The permanent pool within the ponds will be established based on a report from a soil scientist, which will be commissioned and utilized for final design.

## **Engineering Design**

Once the preliminary plat is approved, the engineer will build a drainage model of the proposed development and incorporate it into a model of the existing outfall ditch. The drainage model will demonstrate the interactions of the proposed system with the existing ditch system and will provide the basis for the sizing of the ponds, sizing and layout of conveyances, and establishment of final grades throughout the subdivision. This model / design will then be presented to Currituck County for review as is customary in the Construction Drawing approval phase of the subdivision approval process.

The large pond will be oversized and berming provided around the development as necessary to provide stormwater protection in excess of that required by the UDO and stormwater manual.



**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT**  
**WILMINGTON REGULATORY OFFICE**  
**69 DARLINGTON AVENUE**  
**WILMINGTON NORTH CAROLINA 28403**

October 17, 2024

CESAW-RG-W

Alen & Nina Smithson Trustees  
584 Juniper Ridge Rd  
Shawboro, NC 27923

Dear Smithson Trustees:

This letter is in response to your request to the Wilmington District, Wilmington Regulatory Office for a preliminary jurisdictional determination (PJD). The project/review area is located south of US Highway 158 approximately one mile west of Barco, NC, at Latitude 36.383430 and Longitude -75.988450; in Barco, Currituck County, North Carolina. The review area for this determination is limited to an approximately 90-acre area comprised of one parcel (parcel numbers: 006000001000000), which is illustrated on the enclosed site maps. This project has been assigned the file number SAW-2024-01057 (0 shortcut Road / Barco / Currituck). This file number should be referenced in all correspondence concerning this project.

Based on our review of the information you furnished, a site inspection conducted on September 16, 2021, and other information available to our office, we have preliminarily determined the above-referenced area may contain approximately 4.28 acres of waters of the United States under the U.S. Army Corps of Engineers (Corps) regulatory jurisdiction. These waters are identified in the enclosed site maps, Smithson Survey dated July 10, 2024, and include two wetlands that equate to 4.28 acres, both are potentially connected through ditching. This determination was made in accordance with the Corps regulatory authority pursuant to Section 404 of the Clean Water Act, and based upon criteria contained in the 1987 Corps of Engineers Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain regional supplement.

Section 404 of the Clean Water Act requires a Department of the Army (DA) permit be obtained prior to the discharge of dredged or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for any work in, on, over or under navigable waters of the United States.

For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made based on a preliminary jurisdictional determination will treat all waters including wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory

Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved jurisdictional determination, which is an appealable action, by contacting the Corps district for further instructions. Please **sign and return** the attached PJD form within 30 days of receipt. If a signed PJD form is not received within 30 days of the date of this letter, the Corps will presume concurrence.

This determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the review area identified in this request. The determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

You are cautioned that work performed in areas which may be waters of the United States, as indicated in the preliminary JD, without a Department of the Army permit could subject you to enforcement action.

If you have any questions concerning this correspondence, please contact Joshua Tutt, Regulatory Specialist of the Washington Field Office at 910-251-4629, by mail at the above address, or by email at [Joshua.C.Tutt@usace.army.mil](mailto:Joshua.C.Tutt@usace.army.mil). Please take a moment to complete our customer satisfaction survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,

*Joshua C. Tutt*

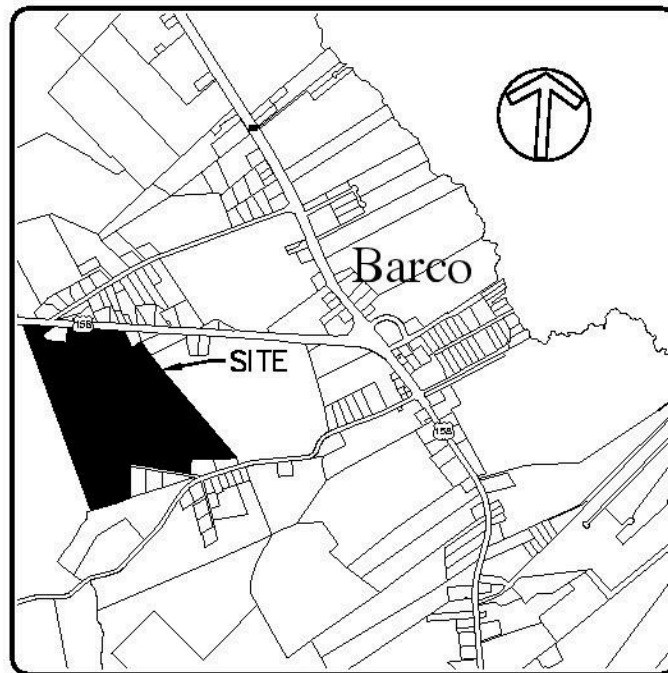
Josh Tutt  
Regulatory Specialist

Enclosures

cc: Doug Dorman, Atlantic Environmental Consultants , LLC (via [dougdaec@gmail.com](mailto:dougdaec@gmail.com))

ADJOINER PROPERTY OWNERS		
1	CONNIE HENDERSON & MARILYN WHITE	D.B. 1135, PAGE 290 D.B. 78, PAGE 222
2	ELIZABETH A GREENE	D.B. 362, PAGE 276 D.B. 180, PAGE 685
3	STEVEN & MARLANA WEIR	D.B. 1747, PAGE 457
4	RUTH W SIMMONS HEIRS & LYDIS S TURNER	30 E/140 D.B. 146, PAGE 660
5	GARY T. DOZIER & HENRY G. DOZIER III	D.B. 1056, PAGE 950
6	ALAN LEWIS WHITE	D.B. 1537, PAGE 685 PC I, SL 68
7	RICHARD M. WHITE	D.B. 1407, PAGE 45 PC I SL 68
8	ROBERT A. OSMAN	D.B. 1680, PAGE 205
9	RANDI L. WAGE	D.B. 1414, PAGE 440
10	LINDA L. BEEDIE & CLAUDE R. ASHBERRY JR	D.B. 1372, PAGE 742
11	MORRIS R. JONES	D.B. 241, PAGE 160
12	CURTIS S. STAPLES JR.	D.B. 1228, PAGE 931

- NOTES:**
1. AREA DETERMINED BY COORDINATE METHOD.
  2. IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED HEREON.
  3. ELEVATIONS ARE NAVD83 DATUM.
  4. UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED BY THIS SURVEY. FURTHER EVALUATION MAY BE REQUIRED.
  5. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  6. SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONE AS SHOWN. REFERENCE F.I.R.M. PANEL # 3720898600K, EFFECTIVE DATE: DECEMBER 21, 2018. (SUBJECT TO CHANGE BY F.E.M.A.)
  7. PARCEL ID NO.: 0080-000-0100-0000
  8. RECORDED REFERENCE: D.B. 1250, PAGE 844
  9. PROPERTY OWNER(S): NINA S. SMITHSON, TRUSTEE & ALVIN L. SMITHSON JR TRUSTEE
  10. PROPERTY ADDRESS: SHORTCUT ROAD



VICINITY MAP NOT TO SCALE

**SURVEYOR'S CERTIFICATION**

I, Michael D. Barr, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision or positional accuracy is 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 58.1600)."

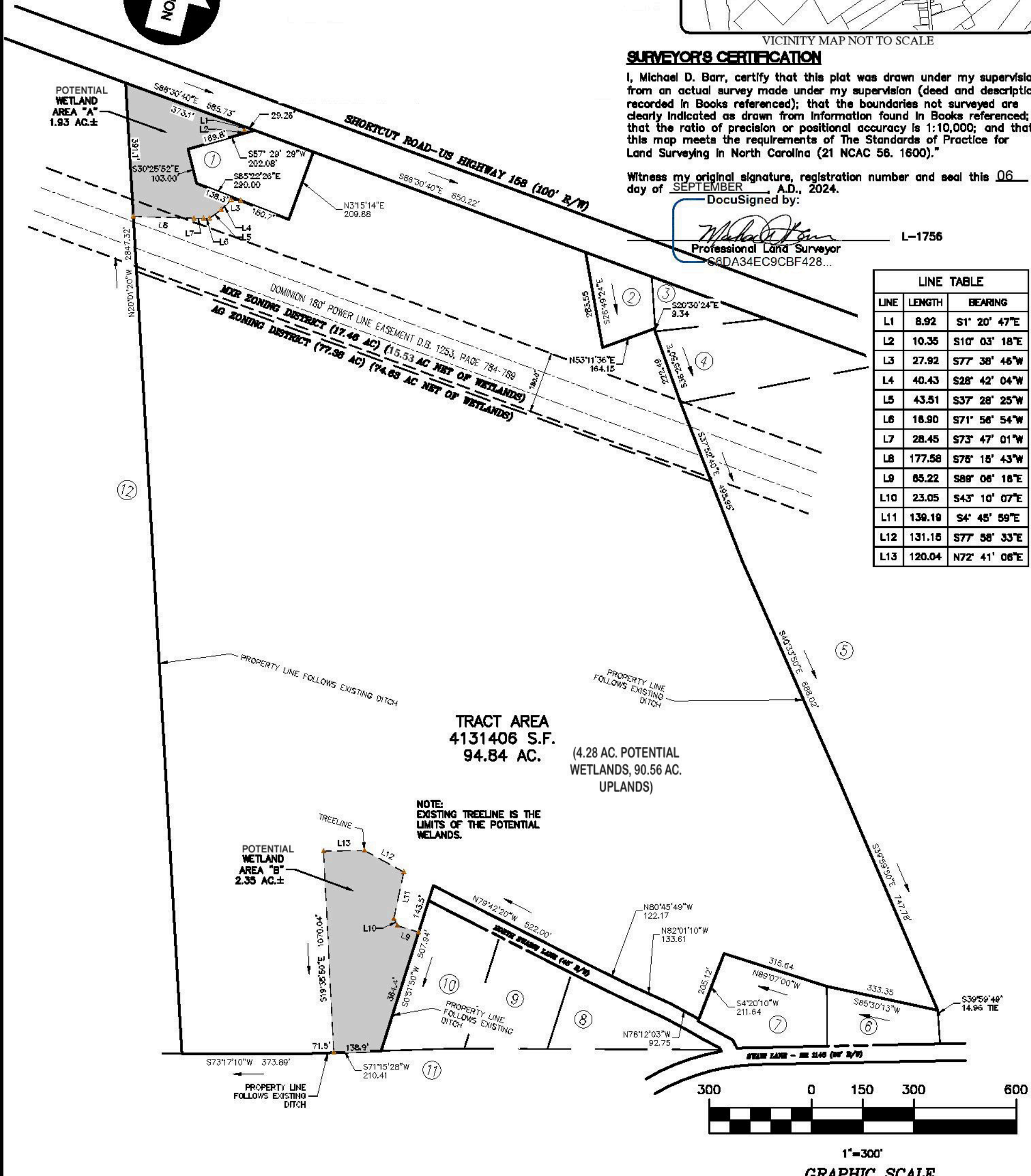
Witness my original signature, registration number and seal this 06 day of SEPTEMBER, A.D., 2024.

DocuSigned by:

*Michael D. Barr*  
Professional Land Surveyor  
66DA34EC9CBF428...

L-1756

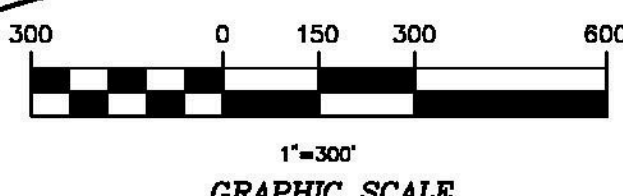
LINE TABLE		
LINE	LENGTH	BEARING
L1	8.92	S1° 20' 47"E
L2	10.35	S10° 03' 18"E
L3	27.92	S77° 38' 46"W
L4	40.43	S28° 42' 04"W
L5	43.51	S37° 28' 25"W
L6	16.90	S71° 56' 54"W
L7	28.45	S73° 47' 01"W
L8	177.58	S75° 18' 43"W
L9	65.22	S88° 06' 16"E
L10	23.05	S43° 10' 07"E
L11	139.19	S4° 45' 59"E
L12	131.15	S77° 58' 33"E
L13	120.04	N72° 41' 06"E



**TRACT AREA**  
4131406 S.F.  
94.84 AC.

(4.28 AC. POTENTIAL WETLANDS, 90.56 AC. UPLANDS)

**NOTE:**  
EXISTING TREELINE IS THE LIMITS OF THE POTENTIAL WETLANDS.



REVISIONS			
NO.	DATE	DESCRIPTION	BY

**PROJECT:**

**SMITHSON TRACT**  
**WETLANDS DELINEATIONS**

CRAWFORD TWP. CURRITUCK CO. NORTH CAROLINA

**OVERALL SITE PLAN**

**BISSELL**  
PROFESSIONAL GROUP

Engineers, Planners, Surveyors  
and Environmental Specialists

Bissell Professional Group  
Firm License # C-958  
2512 North Croatan Highway  
P.O. Box 1080  
Kitty Hawk, North Carolina 27849  
(252) 281-3266  
FAX (252) 281-1760

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4853

DATE: 09/05/24  
DESIGNER: BPG  
CHECKER: MSB  
APPROVER: KFW  
CAD FILE: 48530COE1  
SHEET: 1 of 1

U.S. Army Corps of Engineers (USACE)  
**PRELIMINARY JURISDICTIONAL DETERMINATION (PJD)**

For use of this form, see Sec 404 CWA, Sec 10 RHA, Sec 103 MPRSA; the proponent agency is CECW-COR.

**Form Approved -**  
**OMB No. 0710-0024**  
**Expires 2024-04-30**

**DATA REQUIRED BY THE PRIVACY ACT OF 1974**

**Authority** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

**Principal Purpose** The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the review area that may be subject to federal jurisdiction under the regulatory authorities referenced above.

**Routine Uses** This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice or FOIA request as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in any resulting jurisdictional determination (JD), which may be made available to the public on the District's website and/or on the Headquarters USACE website.

**Disclosure** Submission of requested information is voluntary; however, if information is not provided, the request for a JD cannot be evaluated nor can a PJD be issued.

**The Agency Disclosure Notice (ADN)**

The public reporting burden for this collection of information, 0710-0024, is estimated to average 25 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at [whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil](mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

**SECTION I - BACKGROUND INFORMATION**

A. REPORT COMPLETION DATE FOR PJD: 10/17/2024

B. NAME AND ADDRESS OF PERSON REQUESTING PJD: Alen & Nina Smithson Trustees  
 584 Juniper Ridge Rd, Shawboro, NC 27923

C. DISTRICT OFFICE, FILE NAME, AND NUMBER:  
 Wilmington, 0 shortcut Road / Barco / Currituck, SAW-2024-01057

D. PROJECT LOCATION AND BACKGROUND INFORMATION:  
 (USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: North Carolina County/Parish/Borough: Currituck City: Barco

Center coordinates of site (lat/long in degree decimal format): Latitude: 36.383430° Longitude: -75.988450°

Universal Transverse Mercator: \_\_\_\_\_

Name of nearest waterbody: Coinjock Bay

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- Office (Desk) Determination. Date: 10/17/2024
  - Field Determination
- Date(s): 9/16/2021

**TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.**

Site Number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resources in review area (acreage and linear feet, if applicable)	Type of aquatic resources (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
Wetland A	36.3864	-75.99219	1.93 acre(s)	PFO-PALUSTRINE, FORESTED	Section 404
Wetland B	36.38049	-75.98827	2.35 acre(s)	PFO-PALUSTRINE, FORESTED	Section 404

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.

2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has selected to seek a permit authorization based on a PJD or no JD whatsoever, which do not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the USACE has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD or reliance on no JD whatsoever; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of USACE permit authorization based on a PJD or no JD whatsoever constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the USACE will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there "may be" waters of the U.S. and/or that there "may be" navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

F. SUPPORTING DATA. Data reviewed for PJD (*check all that apply*)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:

Map: Smithson Survey dated 7/10/2024

Data sheets prepared/submitted by or on behalf of the PJD requestor.

Office concurs with data sheets/delineation report.

Office does not concur with data sheets/delineation report.

Rationale: \_\_\_\_\_

Data sheets prepared by the USACE:

Corps navigable waters' study:

**CORPS STUDY LABEL** dated **CORPS STUDY DATE**

U.S. Geological Survey Hydrologic Atlas:

USGS NHD data.

USGS 8 and 12 digit HUC maps.

U.S. Geological Survey map(s). Cite scale & quad name:

**USGS TOPO LABEL** dated **USGS TOPO DATE**

USDA Natural Resources Conservation Service Soil Survey.

Citation: **NRCS SOILS LABEL** dated **NRCS SOILS DATE**

National Wetlands Inventory map(s).

Cite Name: **USFWS NWI LABEL** dated **8/13/2024**

State/Local Wetland Inventory map(s):

**LOCAL NWI LABEL** dated **8/13/2024**

FEMA/FIRM maps:

**FEMA NFHL LABEL** dated **8/13/2024**

100-year Floodplain Elevation is: **ELEVATION**. (National Geodetic Vertical Datum of 1929)

Photographs:             Aerial (*Name & Date*): \_\_\_\_\_

or             Other (*Name & Date*): \_\_\_\_\_

Previous determination(s). File no. and date of response letter:  
**PREVIOUS DETERMINATION LABEL** dated **PREVIOUS DETERMINATION DATE**

Other information (*please specify*):  
**OTHER INFORMATION LABEL** dated **OTHER INFORMATION DATE**

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the USACE and should not be relied upon for later jurisdictional determinations.**

Name of Regulatory Staff Member Completing PJD Joshua Tutt	Date 10/17/2024	Signature of Regulatory Staff Member Completing PJD <i>Joshua C. Tutt</i>
Name of Person Requesting PJD	Date	Signature of Person Requesting PJD ( <i>REQUIRED, unless obtaining the Signature is Impracticable</i> )

<sup>1</sup> Districts may establish timeframes for requester to return signed PJD forms. If the requester does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.



## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Alen & Nina Smithson Trustees,	File Number: SAW-2024-01057	Date: 10/17/2024
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL WITHOUT PREJUDICE	C
<input type="checkbox"/>	PERMIT DENIAL WITH PREJUDICE	D
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	E
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	F

### SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable**

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

**D: PERMIT DENIAL WITH PREJUDICE: You may appeal the permit denial**

You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration**

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- **RECONSIDERATION:** You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

**F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable**

You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision you may contact:

District Engineer, Wilmington Regulatory Division  
Attn: Joshua Tutt  
Wilmington District U.S. Army Corps of Engineers  
2407 W. 5th Street  
Washington, NC 27889

If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:

Krista Saban  
Regulatory Administrative Appeal Review Officer  
U.S. Army Corps of Engineers  
South Atlantic Division  
60 Forsyth Street Room M9  
Atlanta, Georgia 30303-8801

Phone: 904-314-9631

Email: [Krista.D.Sabin@usace.army.mil](mailto:Krista.D.Sabin@usace.army.mil)

**SECTION II – REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

<hr/> <p>Signature of appellant or agent.</p>	Date:
Email address of appellant and/or agent:	Telephone number:

## Proposed Street Name Review and Addition to Master Street List Form

### To Be Completed By Applicant

Subdivision Name: BARCO RESERVE  
 Subdivision Type: CONSERVATION  
 Applicant: SEABOARD DEVELOPMENT ALLIANCE, LLC  
 Address: 2875 FORGE RD  
TOANO, VA 23168  
 Phone: 385, 352, 5657 Fax: \_\_\_\_\_

**Proposed Street Name(s):**

<u>SADIE RD</u>	✓	<u>QUINN LN</u>	X
<u>JACE RD</u>	✓	<u>MAYSON LN</u>	X
<u>HAYDEN RD</u>	✓	<u>POPPY ST</u>	X
<u>DAKOTA DR</u>	✓	_____	—
<u>MOSES RD</u>	✓	_____	—

Alternate Street Name(s): *Please provide at least one (1) alternate street name*

\_\_\_\_\_ — \_\_\_\_\_ —  
 \_\_\_\_\_ — \_\_\_\_\_ —

### To Be Completed By County Staff

*Proposed street names with a check mark have been approved. Proposed street names with an X mark have been denied.*

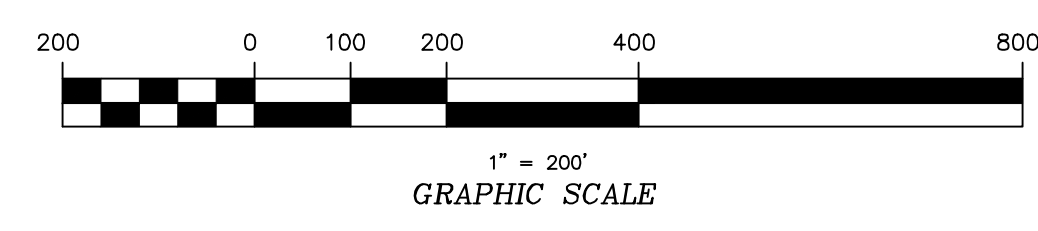
Reviewed By: Harry P. Lee Date: 11/13/24

Add the following data to the Master Street List:

Street Name: \_\_\_\_\_  
 Address Range: \_\_\_\_\_  
 F&R #: \_\_\_\_\_  
 Community: \_\_\_\_\_  
 ZIP: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 \_\_\_\_\_  
 Plat Approval Date: \_\_\_\_\_  
 Plat Approved By: \_\_\_\_\_



ADJOINER PROPERTY OWNERS		
1	CONNIE HENDERSON & MARILYN WHITE	D.B. 1135, PAGE 250 D.B. 76, PAGE 222
2	ELIZABETH A GREENE	D.B. 362, PAGE 276 D.B. 180, PAGE 685
3	STEVEN & MARLANA WEIR	D.B. 1747, PAGE 457
4	RUTH W. SIMMONS HERS & LYDIA S. TURNER	20 E/740 D.B. 146, PAGE 660
5	GARY T. DOZIER & HENRY G. DOZIER III	D.B. 1058, PAGE 950
6	ALAN LEWIS WHITE	D.B. 1537, PAGE 665 PC 1, SL 68
7	RICHARD M. WHITE	D.B. 1407, PAGE 45 PC 1, SL 68
8	ROBERT A. OSMAN	D.B. 1680, PAGE 205
9	RANDI L. WAGE	D.B. 1414, PAGE 440
10	LINDA L. BEEDIE & CLAUDE R. ASHBERRY JR.	D.B. 1372, PAGE 742
11	MORRIS R. JONES	D.B. 241, PAGE 160
12	CURTIS S. STAPLES JR.	D.B. 1228, PAGE 931
13	CARL S. STAPLES	D.B. 20/E, PAGE 199
14	CARL S. STAPLES	D.B. 20/E, PAGE 199
15	CARL S. STAPLES	D.B. 20/E, PAGE 199
16	DEANONE WILLIAMS CAVE	D.B. 1413, PAGE 748 PC A, SL 228
17	ASHLEY NICOLE MILLER	D.B. 1626, PAGE 338 PC A, SL 228
18	JOHN M. DURKIN, JR.	D.B. 1206, PAGE 698 PC A, SL 228
19	LAYLE M. LINDSEY-COFFEY & GEORGE D. COFFEY	D.B. 1497, PAGE 391 PC A, SL 228
20	MANUEL TORRES RUBIO & VENINGA REYNOSA	D.B. 1260, PAGE 210 PC A, SL 228
21	ROBERT JEFFREY DECASTILLIA	D.B. 1366, PAGE 662 PC C2, SL 374
22	MARY JANE BOHOLAND CONNER	D.B. 1703, PAGE 560 PC C2, SL 374
23	ROBERT JOSEPH & PATRICIA A. HALKO	D.B. 330, PAGE 828 PC B, SL 52
24	LORETTA & CLINT MITCHELL BLANFORD	D.B. 1472, PAGE 578 PC B, SL 52
25	HEATHER M. & DANIEL J. DECASTILLIA	D.B. 1228, PAGE 879 PC A, SL 257
26	ROSS ALAN POYNER	D.B. 106, PG. 143 PC A, SL 257
27	RUTH M. & ROBERT D. COOPER	D.B. 430, PAGE 534
28	MICHELLE & MICHAEL BISHOP	D.B. 1505, PAGE 134
29	CHARLOTTE G. JACKSON	D.B. 05E, PAGE 182
30	CHARLOTTE G. JACKSON	D.B. 05E, PAGE 182
31	ANNETTE GIBBS-LIFE BUNDY & CHARLIE-LIFE SUTTON (TENANTS)	D.B. 131, PAGE 181
32	SUSAN W. MANOLAS	D.B. 21E, PAGE 238 PC 367, SL 644
33	GERALD A. & PATRICIA C. STIP	D.B. 1633, PAGE 450 PC E, SL 350
34	LELAND GIBBS	D.B. 200, PAGE 823 PC L, SL 120
35	KELLY L. DAVIS	D.B. 791, PAGE 397 PC E, SL 350
36	HILLARY WARDEN	D.B. 1253, PAGE 368 PC O, SL 125



LINE TABLE		
LINE	LENGTH	BEARING
L1	202.08	S57° 29' 29"W
L2	103.00	S30° 25' 52"E
L3	290.32	S85° 22' 26"E
L4	210.01	N3° 15' 14"E
L5	283.55	S26° 49' 24"E
L6	164.15	N53° 11' 36"E
L7	222.49	S36° 25' 50"E

SOILS LEGEND	
---	SOILS LINE
Ds	DRAGSTON LOAMY FINE SAND
StB	STATE FINE SANDY LOAM
To	TOMOTLEY FINE SANDY LOAM
Ws	WASDA MUCK

Bissell Professional Group  
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P.O. Box 1008  
12507 W. 36th St., Raleigh, North Carolina 27619  
Tel: (919) 796-3000 Fax: (919) 796-3001

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PROFESSIONAL GROUP

Engineers, Planners, Surveyors  
and Environmental Specialists

EXISTING SITE FEATURES  
& SITE CONDITIONS PLAN

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SMITHSON TRACT

CRAWFORD TOWNSHIP NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION	BY	CHK.
1	11/14/24	ISSUE FOR PERMITS	KFW	BPG

NO.	DATE	DESCRIPTION	BY	CHK.
1	11/14/24	ISSUE FOR PERMITS	KFW	BPG

DATE: 09/09/24 SCALE: 1" = 200'

DRAWN: BPG CHECKED: MSB

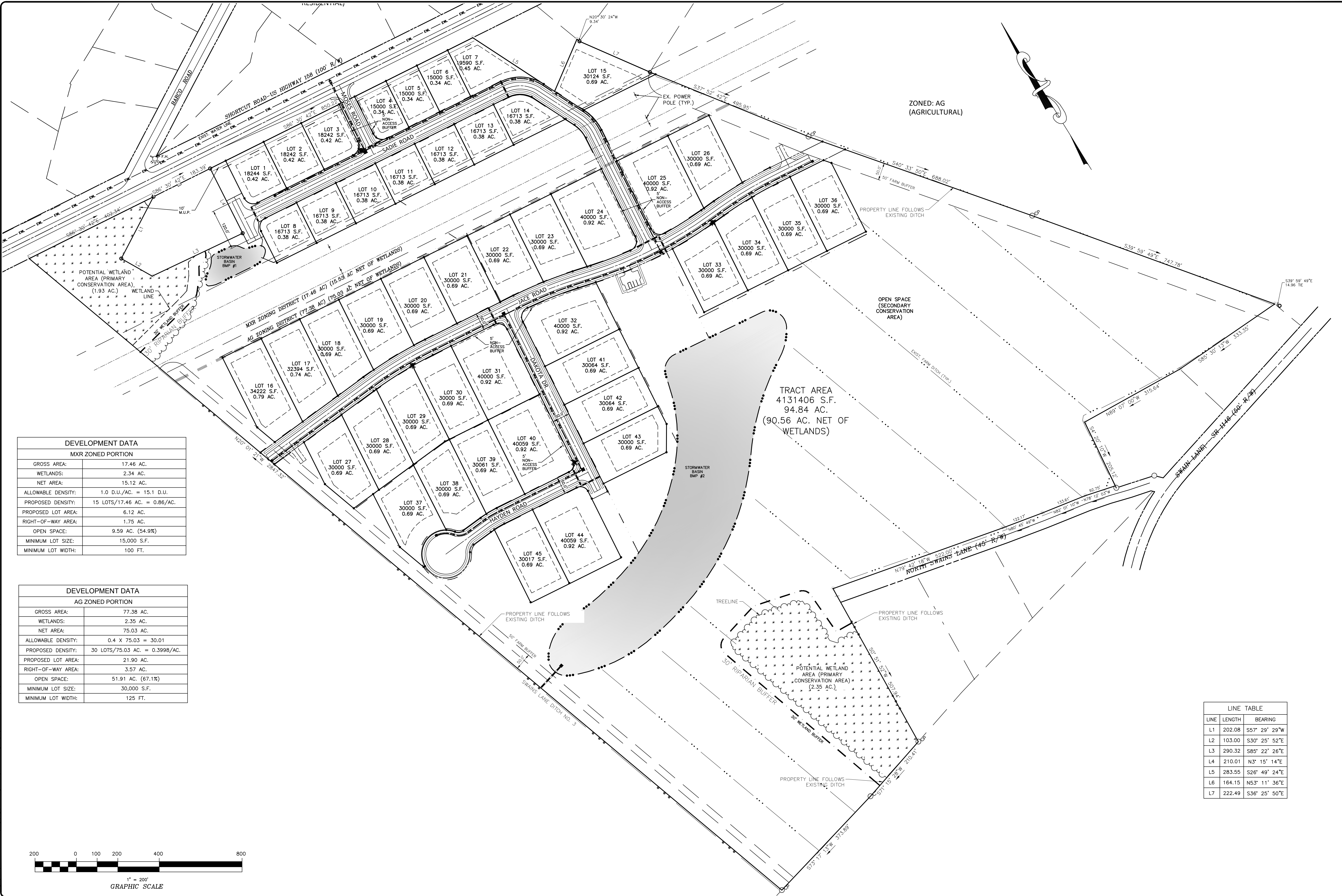
DATE: 09/09/24 SCALE: 1" = 200'

DRAWN: KFW CHECKED: BPG

SHEET: 2 OF 11

CAD FILE: 48530PP1

PROJECT NO: 4853

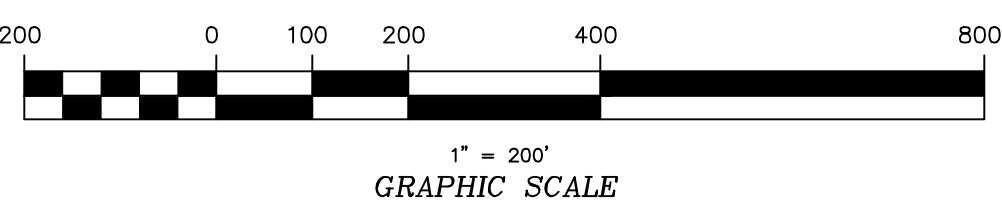


ZONED: AG  
(AGRICULTURAL)

DEVELOPMENT DATA	
MXR ZONED PORTION	
GROSS AREA:	17.46 AC.
WETLANDS:	2.34 AC.
NET AREA:	15.12 AC.
ALLOWABLE DENSITY:	1.0 D.U./AC. = 15.1 D.U.
PROPOSED DENSITY:	15 LOTS/17.46 AC. = 0.86/AC.
PROPOSED LOT AREA:	6.12 AC.
RIGHT-OF-WAY AREA:	1.75 AC.
OPEN SPACE:	9.59 AC. (67.1%)
MINIMUM LOT SIZE:	15,000 S.F.
MINIMUM LOT WIDTH:	100 FT.

DEVELOPMENT DATA	
AG ZONED PORTION	
GROSS AREA:	77.38 AC.
WETLANDS:	2.35 AC.
NET AREA:	75.03 AC.
ALLOWABLE DENSITY:	0.4 X 75.03 = 30.01
PROPOSED DENSITY:	30 LOTS/75.03 AC. = 0.3998/AC.
PROPOSED LOT AREA:	21.90 AC.
RIGHT-OF-WAY AREA:	3.57 AC.
OPEN SPACE:	51.91 AC. (67.1%)
MINIMUM LOT SIZE:	30,000 S.F.
MINIMUM LOT WIDTH:	125 FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	202.08	S57° 29' 29"W
L2	103.00	S30° 25' 52"E
L3	290.32	S85° 22' 26"E
L4	210.01	N3° 15' 14"E
L5	283.55	S26° 49' 24"E
L6	164.15	N53° 11' 36"E
L7	222.49	S36° 25' 50"E



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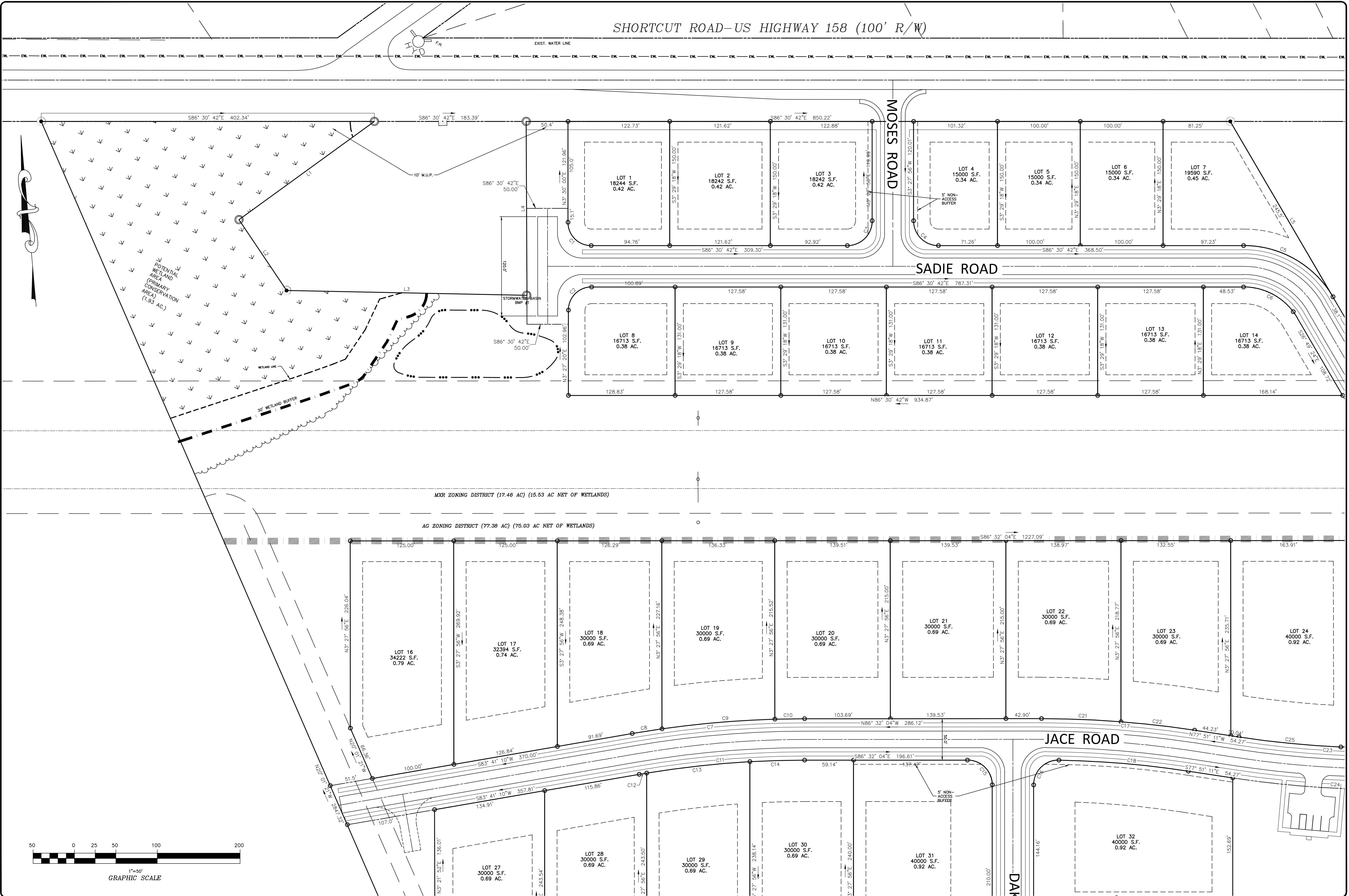
PLANNED DEVELOPMENT  
OVERVIEW & LEGAL DESCRIPTION  
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PROJECT: **SMITHSON TRACT**  
CRAWFORD TOWNSHIP  
CURRITUCK COUNTY  
NORTH CAROLINA

NO.	DATE	BY	DESCRIPTION

**PRELIMINARY FOR REVIEW PURPOSES ONLY**

DATE: 09/09/24 SCALE: 1" = 120'  
 DESIGNED: BPG CHECKED: MSB  
 DRAWN: KFW APPROVED: BPG  
 SHEET: 3 OF 11  
 CAD FILE: 48530PP1  
 PROJECT NO: 4853



S:\Projects\4853\_Smithson\Project\4853\_Smithson\_Preliminary\_Plan\4853\_Smithson.dwg 11/14/2024 10:38 AM DWG To PDF.pc3

SHORTCUT ROAD-US HIGHWAY 158 (100' R/W)

MOSES ROAD

SADIE ROAD

JACE ROAD

Bissell Professional Group  
 Firm License # C-566  
 P.O. Box 1008  
 2520 Highway 2794  
 Currituck County, North Carolina 27949  
 (252) 766-1000  
 FAX (252) 281-1760

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 Engineers, Planners, Surveyors  
 and Environmental Specialists

PLAN OF SUBDIVISION  
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SMITHSON TRACT  
 CURRITUCK COUNTY  
 NORTH CAROLINA  
 CRAWFORD TOWNSHIP

REVISIONS

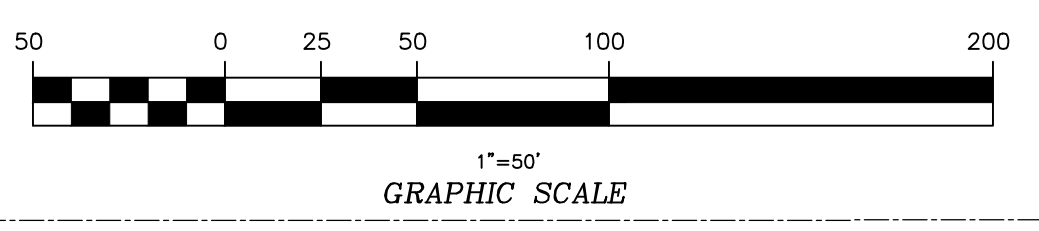
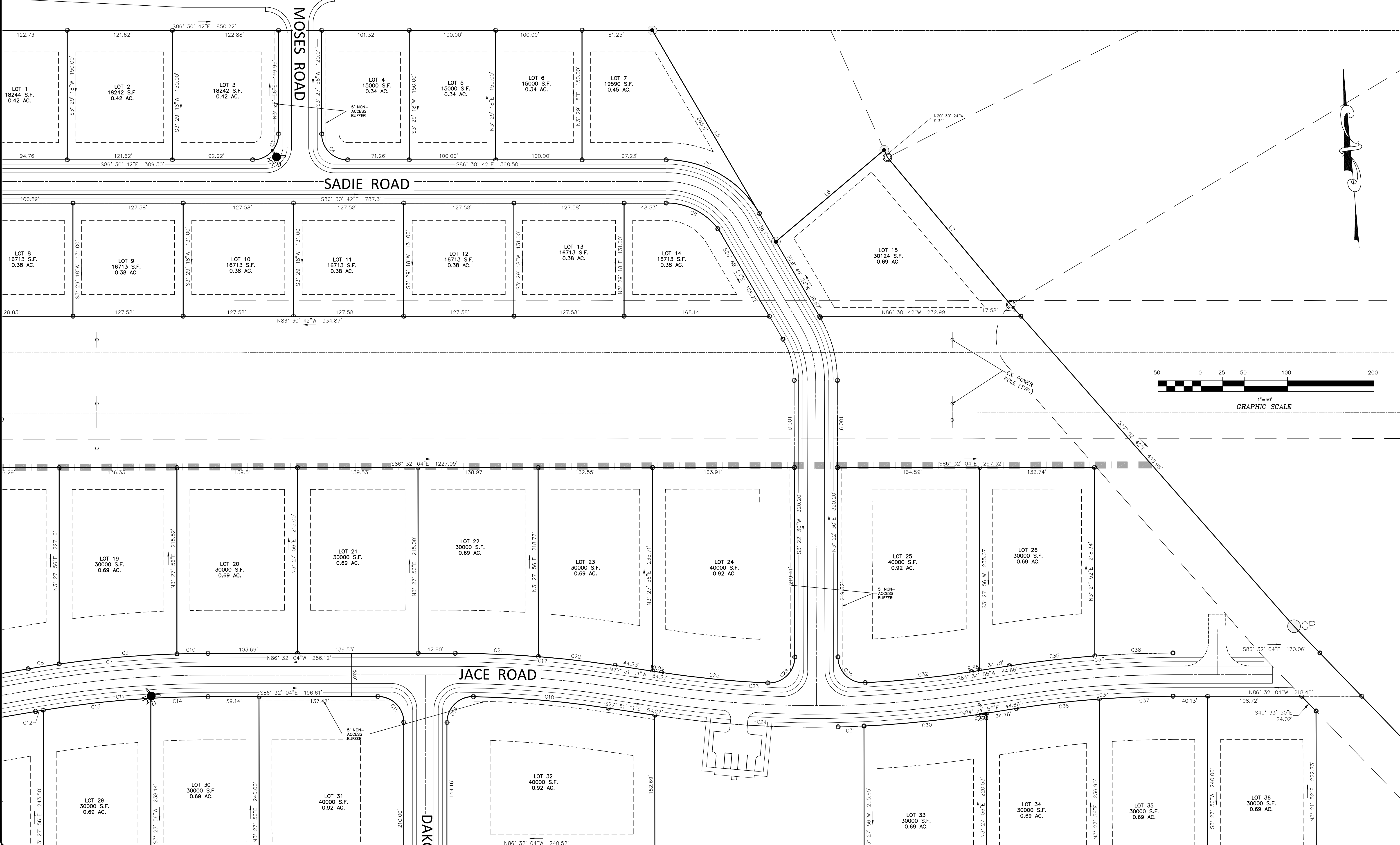
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 SHEET: 4 OF 11  
 CAD FILE: 48530PP1  
 PROJECT NO: 4853



SHORTCUT ROAD-US HIGHWAY 158 (100' R/W)



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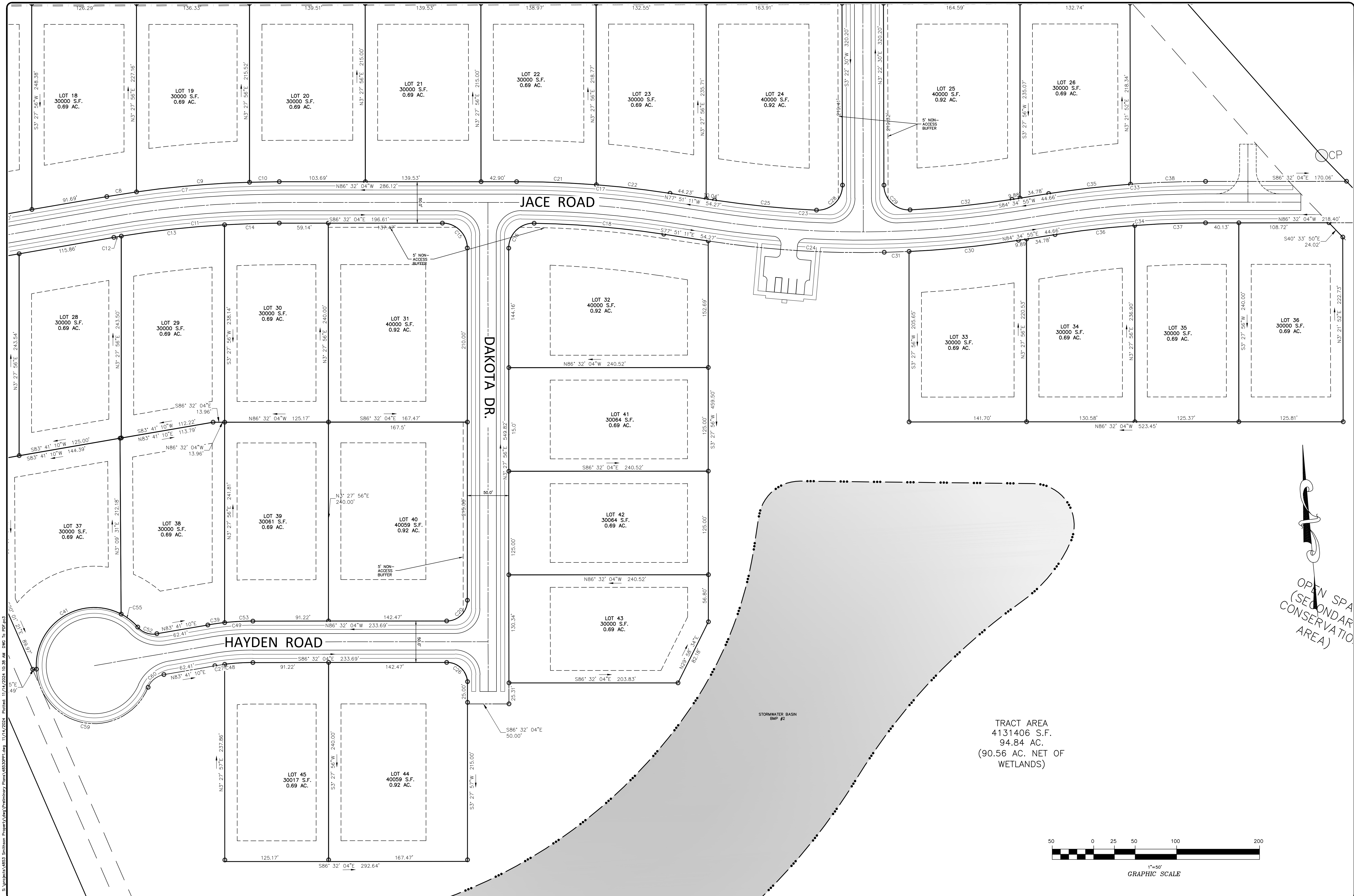
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 SHEET: 5 OF 11  
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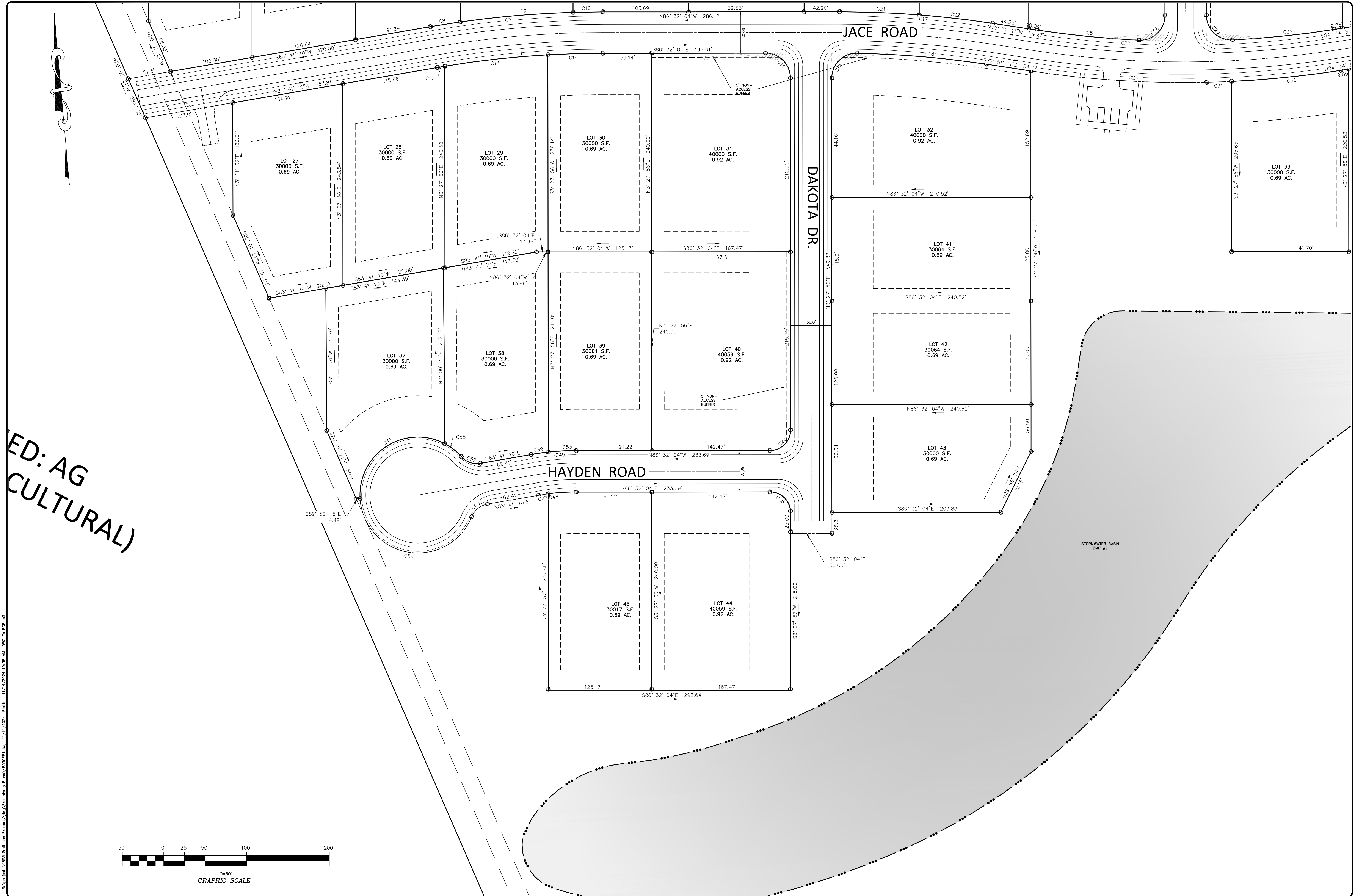
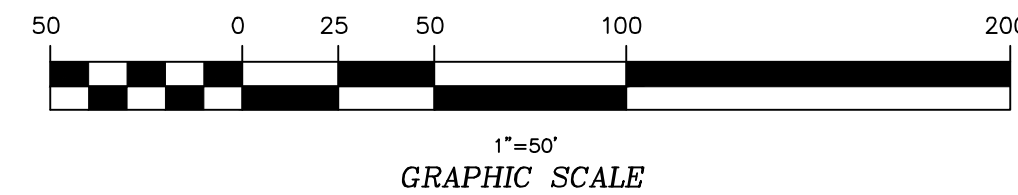
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PROJECT NO.:	4853		

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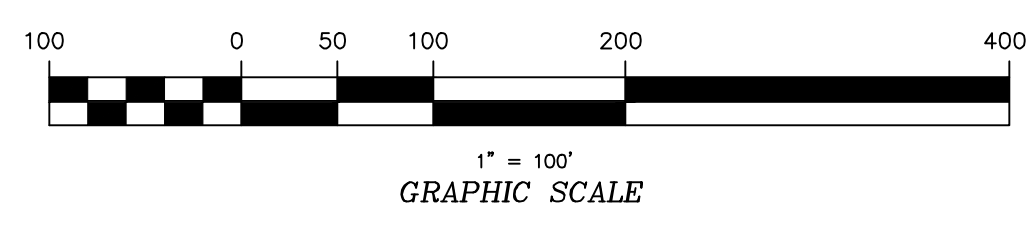
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**DRAINAGE & STORMWATER  
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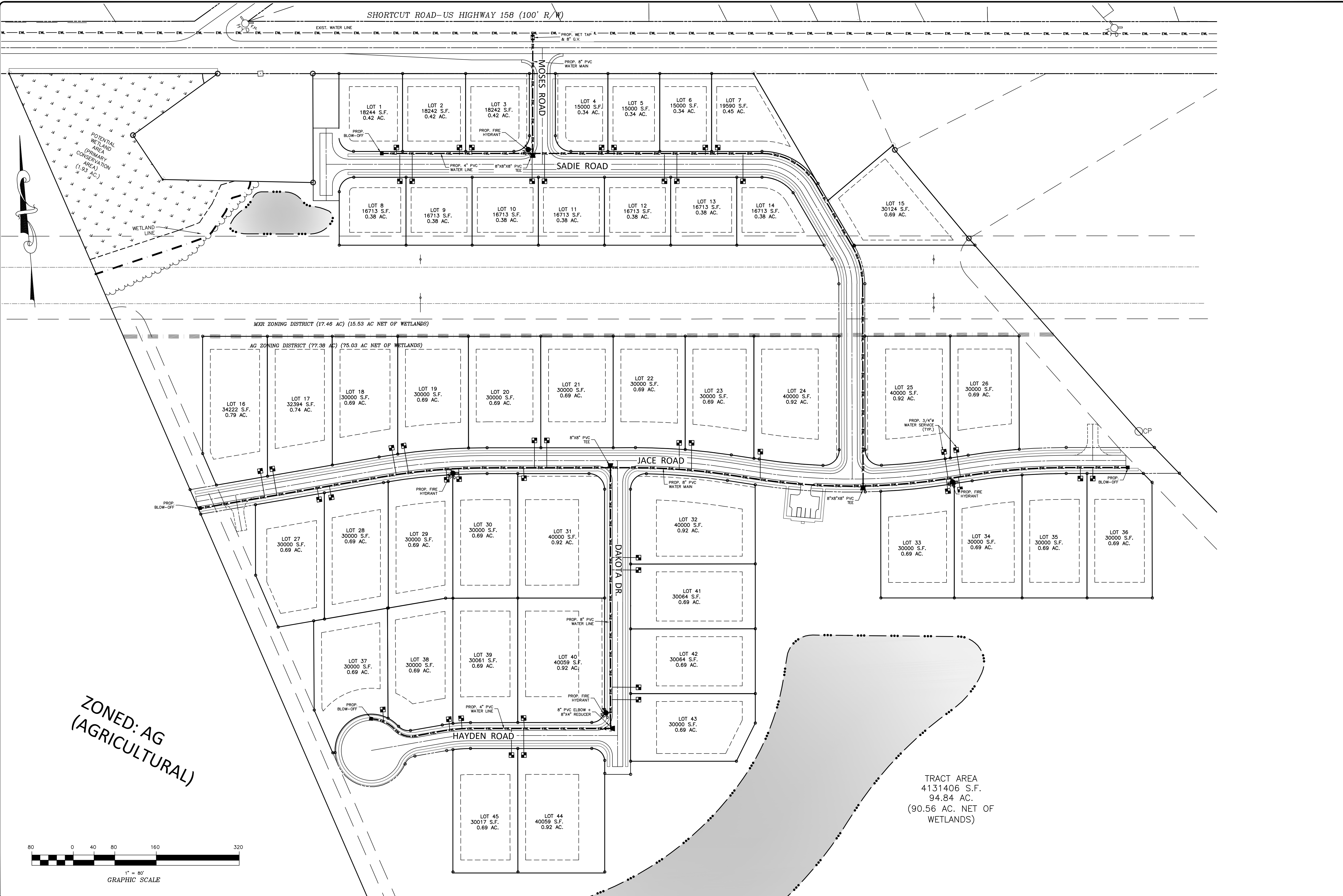
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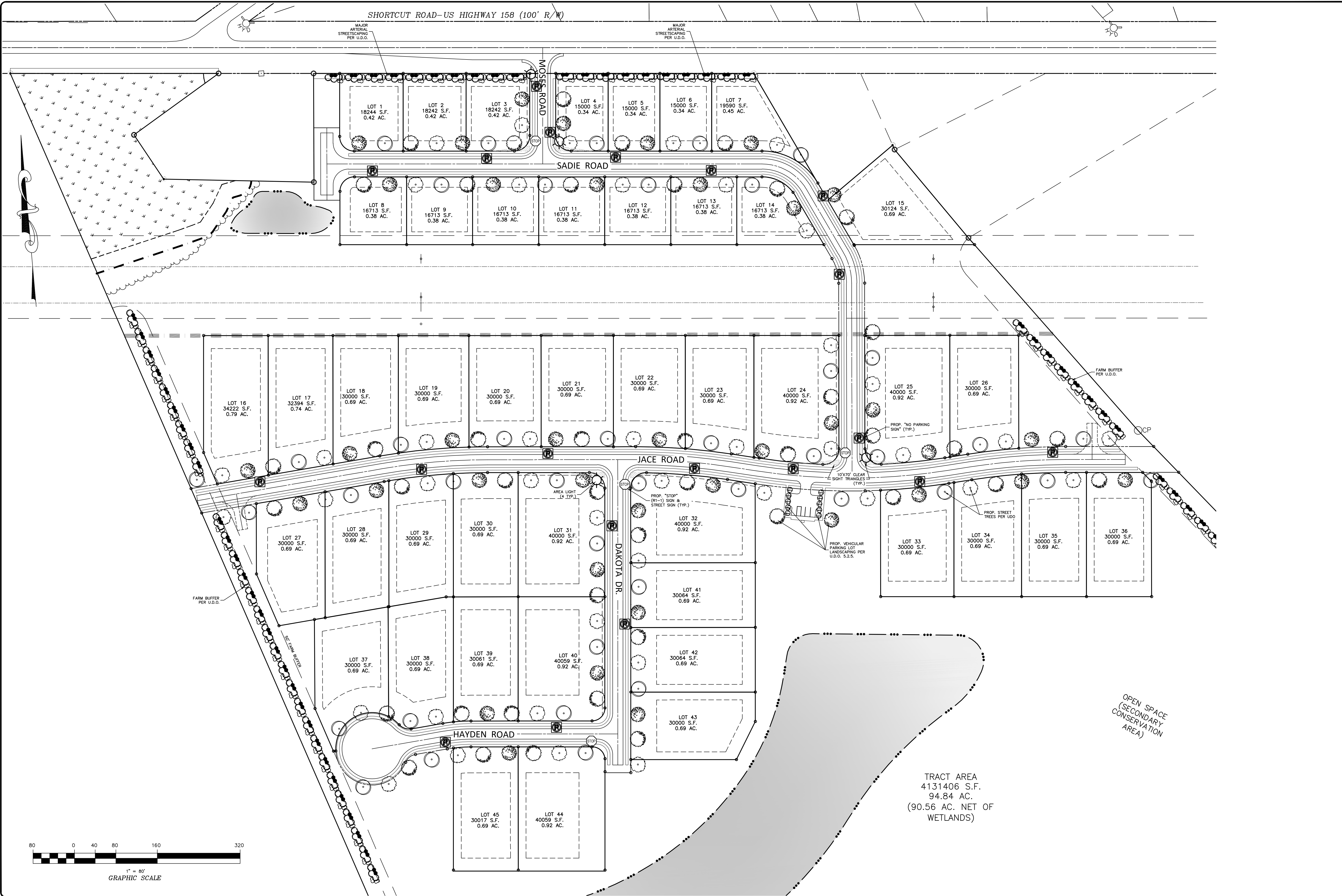
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LANDSCAPING, BUFFERING,  
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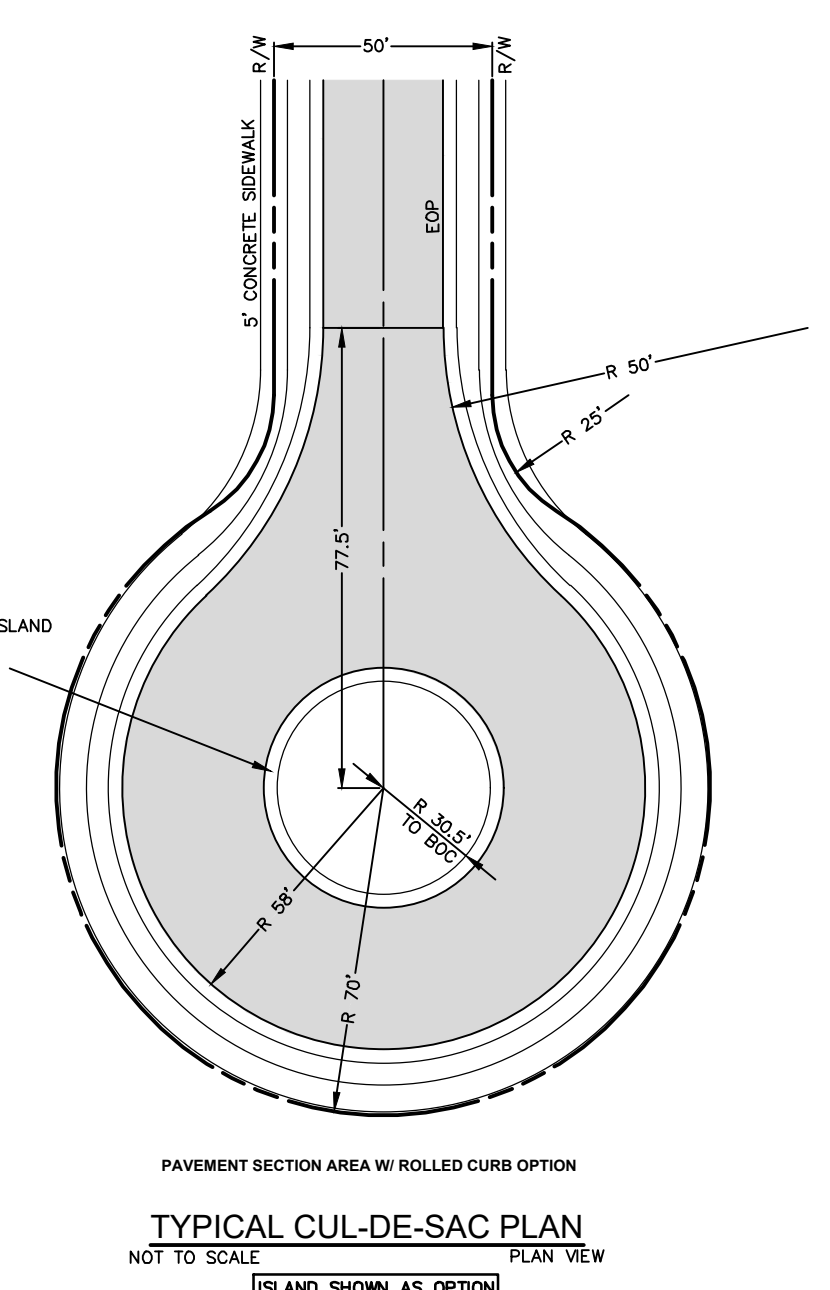
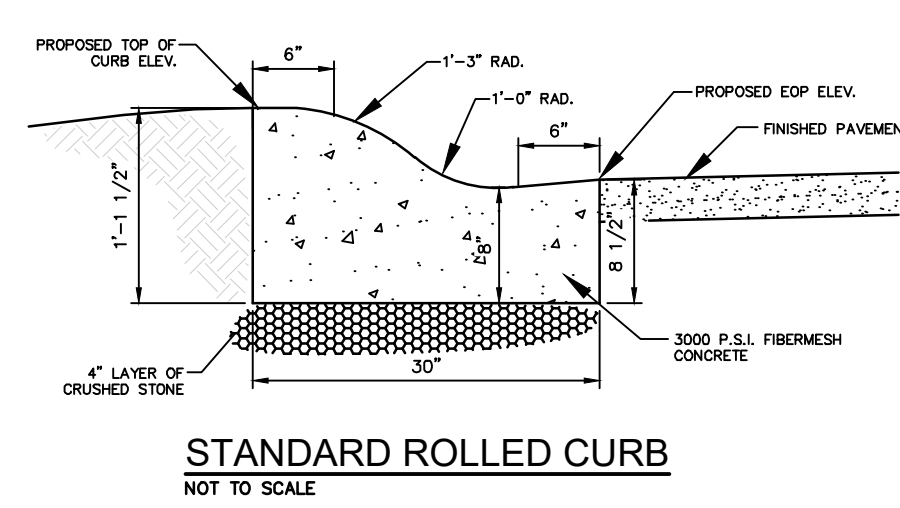
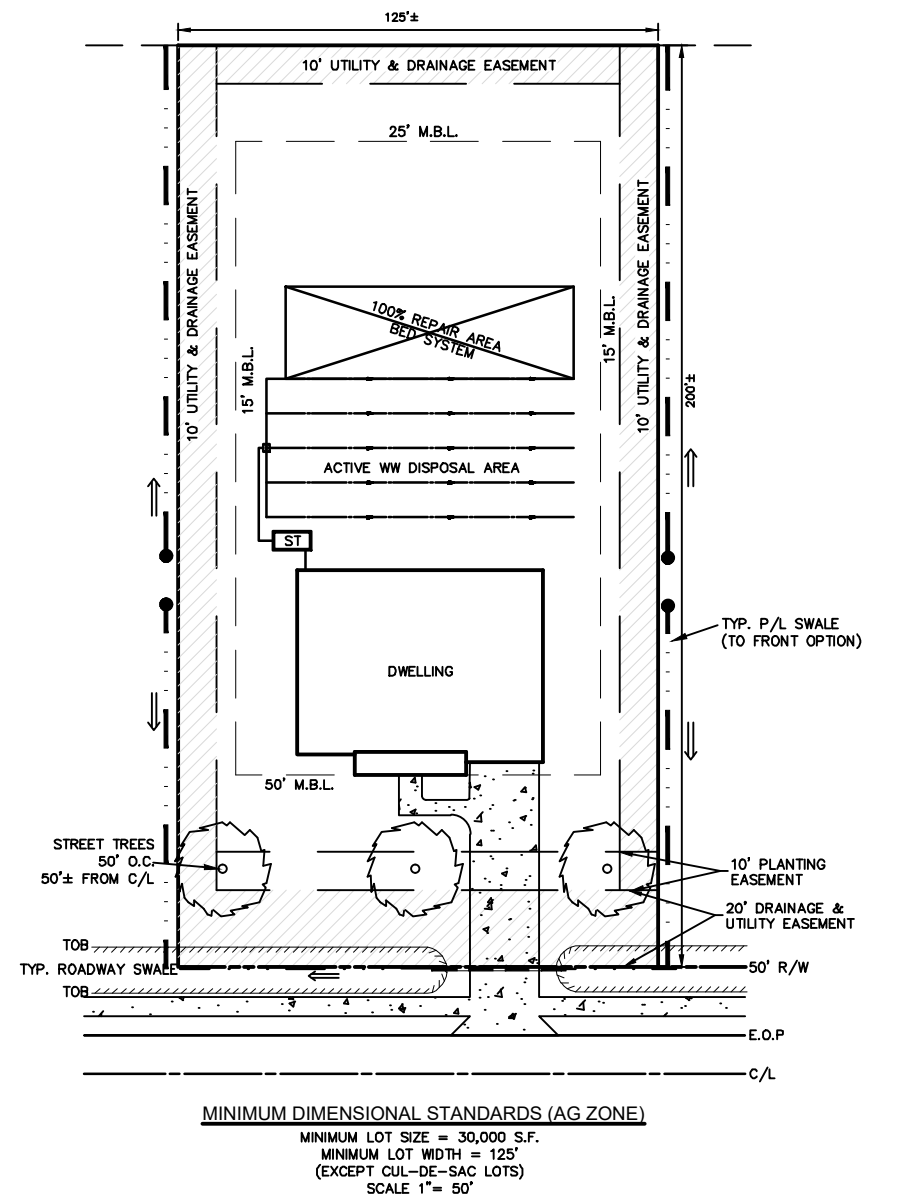
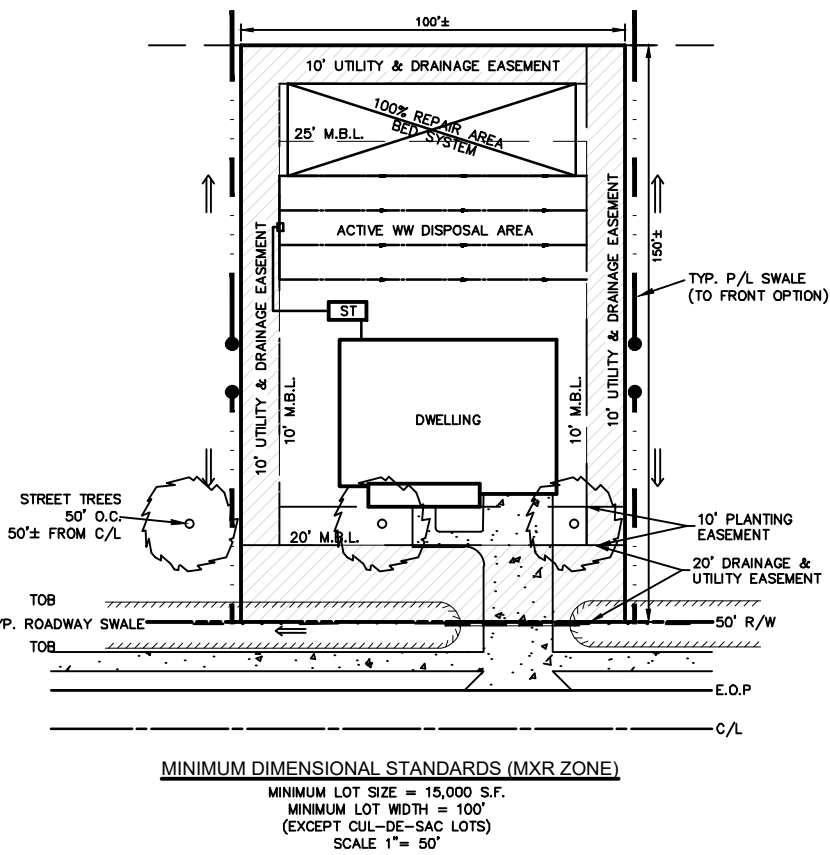
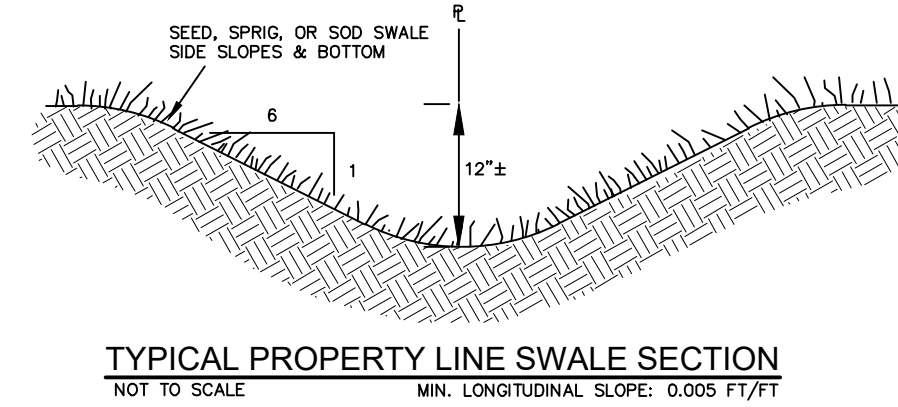
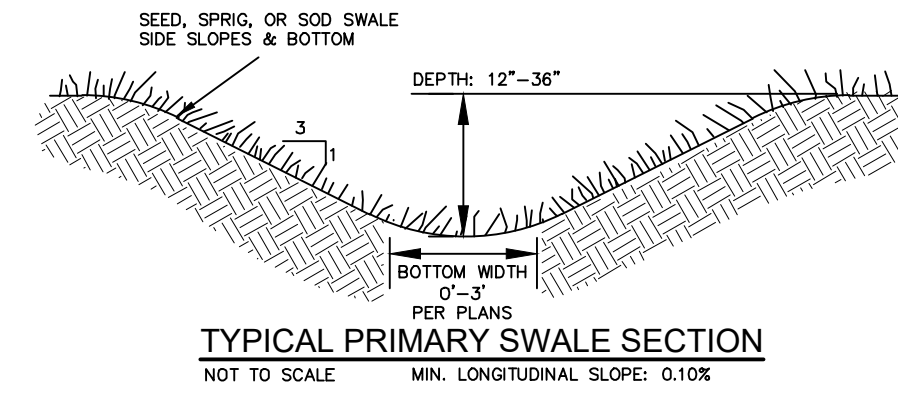
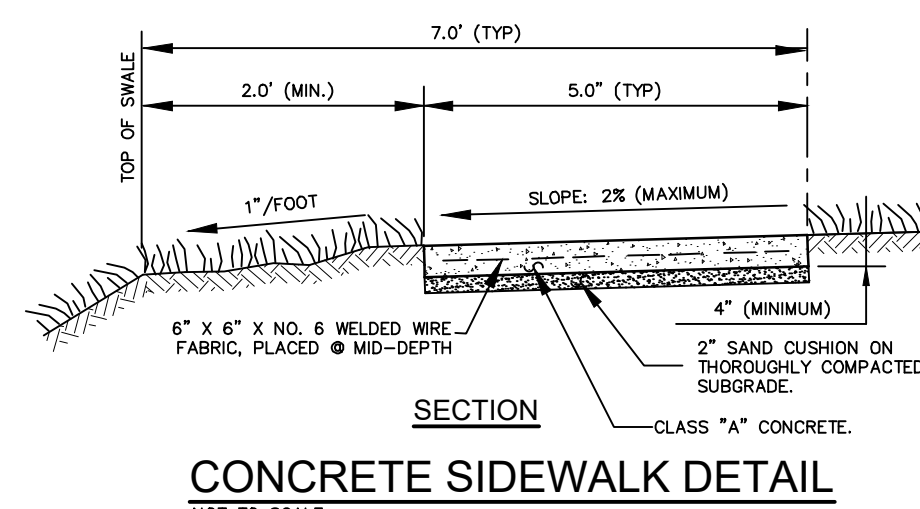
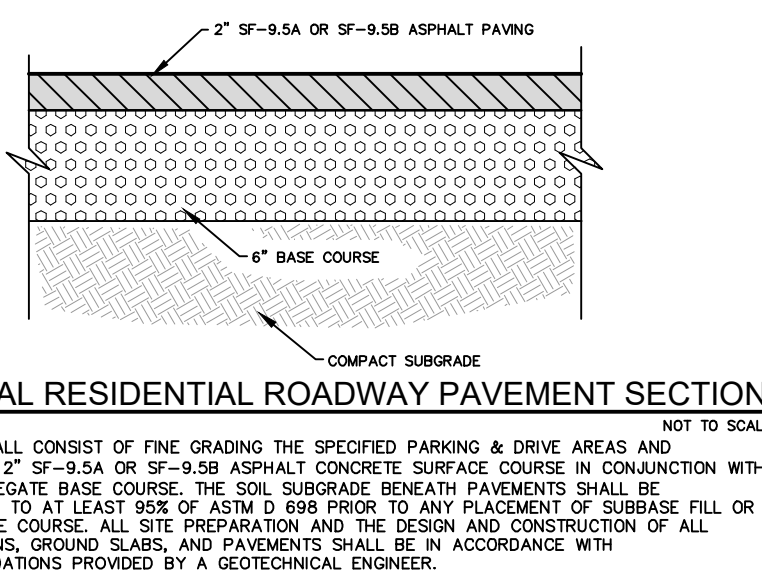
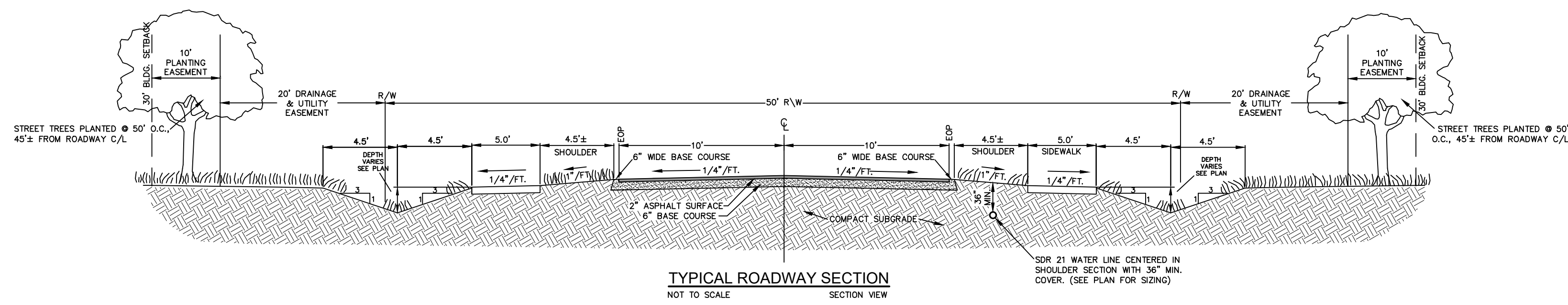
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 CAD FILE: 48530PP1  
 PROJECT NO: 4853



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	44.02'	28.00'	39.63'	N41° 28' 10\"/>	

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C25	123.64'	1175.00'	123.59'	S80° 52' 04\"/>	

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**TYPICAL CONSTRUCTION  
 DETAILS & LOT CONFIGURATIONS**

**SMITHSON TRACT**  
 CRAWFORD TOWNSHIP  
 CURRITUCK COUNTY  
 NORTH CAROLINA

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NO.	DATE	REVISIONS	DESCRIPTION

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