

S:\109\56469 - Grandy Manor - Poplar Branch, NCDWG\Sheet\PRELIMINARY\56469.CO.0 - COVER.dwg [Plotted on 8/20/2025 3:12 PM] by John Sawyer

- SITE DATA:
- OWNER/DEVELOPER
HOWARD LAND DEVELOPMENT, INC.
2854 A CARATOKE HIGHWAY
CURRITUCK, NC 27929
252-202-3500
CAHOWARDJR@HOTMAIL.COM
 - SITE INFORMATION
PIN: 0094000161B0000
POPLAR BRANCH ROAD, GRANDY, NC 27939
D.B. 1743, PG. 778
P.C. R. SLD. 936
ZONING: SFM
8.27 AC
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

PIN: 0094000161C0000
CARATOKE HIGHWAY, GRANDY, NC 27939
D.B. 1718, SLD. 224
P.C. M. SLD. 58
ZONING: SFM
13.82 AC (NOT INCLUDING PENDING NON-RESIDENTIAL SUBDIVISION)
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

PIN: 009400001680000
CARATOKE HIGHWAY, GRANDY, NC 27939
D.B. 1743, SLD. 778
P.C. R. SLD. 936
ZONING: AG
0.76 AC
EXISTING USE: VACANT
PROPOSED USE: OPEN SPACE & R/W

EXISTING 24' R/W
P.C. R. SLD. 936
ZONING: SFM
0.19 AC
EXISTING USE: R/W
PROPOSED USE: R/W
 - THIS SITE IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM PANEL 3720990200K, DATED DECEMBER 21, 2016. SUBJECT TO CHANGE BY FEMA.
 - THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON THE SITE. REFER TO USACE ACTION ID. SAW-2022-01949 DATED 02-02-2023.
 - SITE AREA: 1,003,994 SF / 23.04 AC

LOT AREA: 500,018 SF / 11.47 AC (49.80%)
RIGHT-OF-WAY AREA: 102,229 SF / 2.34 AC (10.18%)
(GRANDY MANOR WAY)
OPEN SPACE AREA: 401,747 SF / 9.22 AC (40.02%)
TOTAL AREA: 1,003,994 SF = 23.04 AC (100.0%)

CONSERVATION THEME: WOODLANDS AND OPEN SPACE

CONSERVATION AREA REQUIRED:
40% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE
0.40 X 23.04 = 9.21 AC OPEN SPACE REQUIRED

PRIMARY CONSERVATION AREA PROVIDED = 0 AC
SECONDARY CONSERVATION AREA PROVIDED = 9.22 AC
TOTAL CONSERVATION AREA PROVIDED = 9.22 AC

OVERALL DENSITY CALCULATION PER UDO SECTION 3.3.2

THE PROPERTY IS CLASSIFIED AS G-2 AND G-3 IN THE GRANDY SUB-AREA OF THE IMAGINE CURRITUCK 2040 VISION PLAN.

ALLOWABLE NUMBER OF CONSERVATION SUBDIVISION LOTS
G2 = 1.0 UNIT / AC = 23 UNITS

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS: 20
DENSITY AS PROPOSED: 0.86 UNITS PER ACRE
 - MINIMUM REQUIRED BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 25'
 - MINIMUM DIMENSIONAL STANDARDS:
MINIMUM LOT SIZE: 25,000 SF
SMALLEST LOT SHOWN: 25,000 SF
AVERAGE LOT SIZE: 25,000 SF
MAXIMUM LOT COVERAGE: 30%
MINIMUM LOT WIDTH AT FRONT SETBACK: 80'
 - PROPOSED STREET: 50' R/W, 1,880 LF
 - A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS. A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
 - ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ.
 - SOIL TYPES PRESENT ON SITE:
CNA (CONETOE), DS (DRAGSTON), & PT (PORTSMOUTH)
 - NO STREET LIGHTING IS PROPOSED.
 - PARKS AND RECREATION FEE-IN-LIEU WILL BE CALCULATED AT TIME OF FINAL PLAN.
 - ALL UTILITIES WILL BE UNDERGROUND.

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY TECHNICAL REVIEW COMMITTEE AND SIGNED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE CURRITUCK COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

DATE ADMINISTRATOR

OWNERSHIP AND DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNERS' ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

DATE OWNER

I, A NOTARY PUBLIC OF

COUNTY,

NORTH CAROLINA, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF , 20 .

NOTARY PUBLIC

MY COMMISSION EXPIRES

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN DESIGNED OR COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE NC HIGHWAY SYSTEM FOR MAINTENANCE.

DATE OWNER

EASEMENT ESTABLISHMENT STATEMENT

A 10 FOOT EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT ALONG THE FRONT PROPERTY LINE IS HEREBY ESTABLISHED.

PAYMENT-IN-LIEU OF RECREATION AND PARK AREA STATEMENT

A PAYMENT-IN-LIEU OF RECREATION AND PARK AREA DEDICATION HAS BEEN PROVIDED IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENTS-IN-LIEU RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION OR DEVELOPMENT OF RECREATION AND PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES SECTION 153A-331.

STORMWATER STATEMENT

NO MORE THAN TBD SF OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN DEED BOOK 1743, PAGE 778 & DEED BOOK 1718; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

F(11) A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS XXTH DAY OF XX, 20XX.

JASON A. MIZELLE, PLS L-4917

IMPROVEMENTS CERTIFICATE

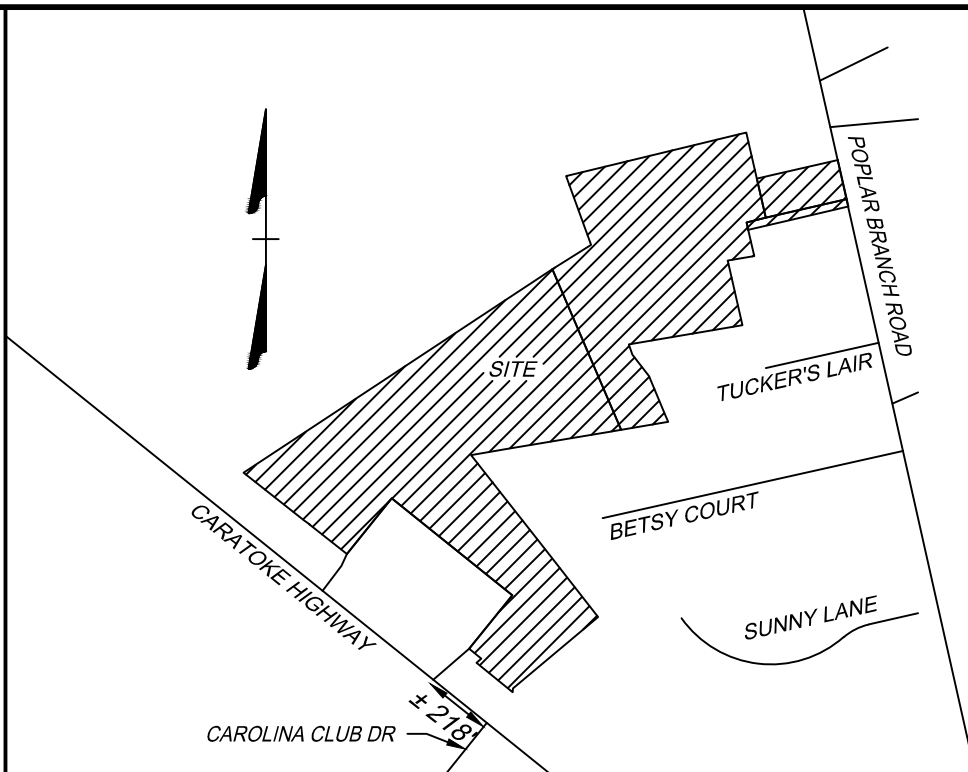
I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE TIMMONS GROUP, AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

DATE REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

PRELIMINARY PLAT
MAY 20, 2025
NOT FOR RECORDATION
OR CONVEYANCE

PRELIMINARY PLAT
MAY 20, 2025
NOT FOR RECORDATION
OR CONVEYANCE



VICINITY MAP
NO SCALE

PROGRESS PRINT
MAY 20, 2025
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.3030 FAX 252.592.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

DRAWN BY

DESIGNED BY

CHECKED BY

SCALE

N/A

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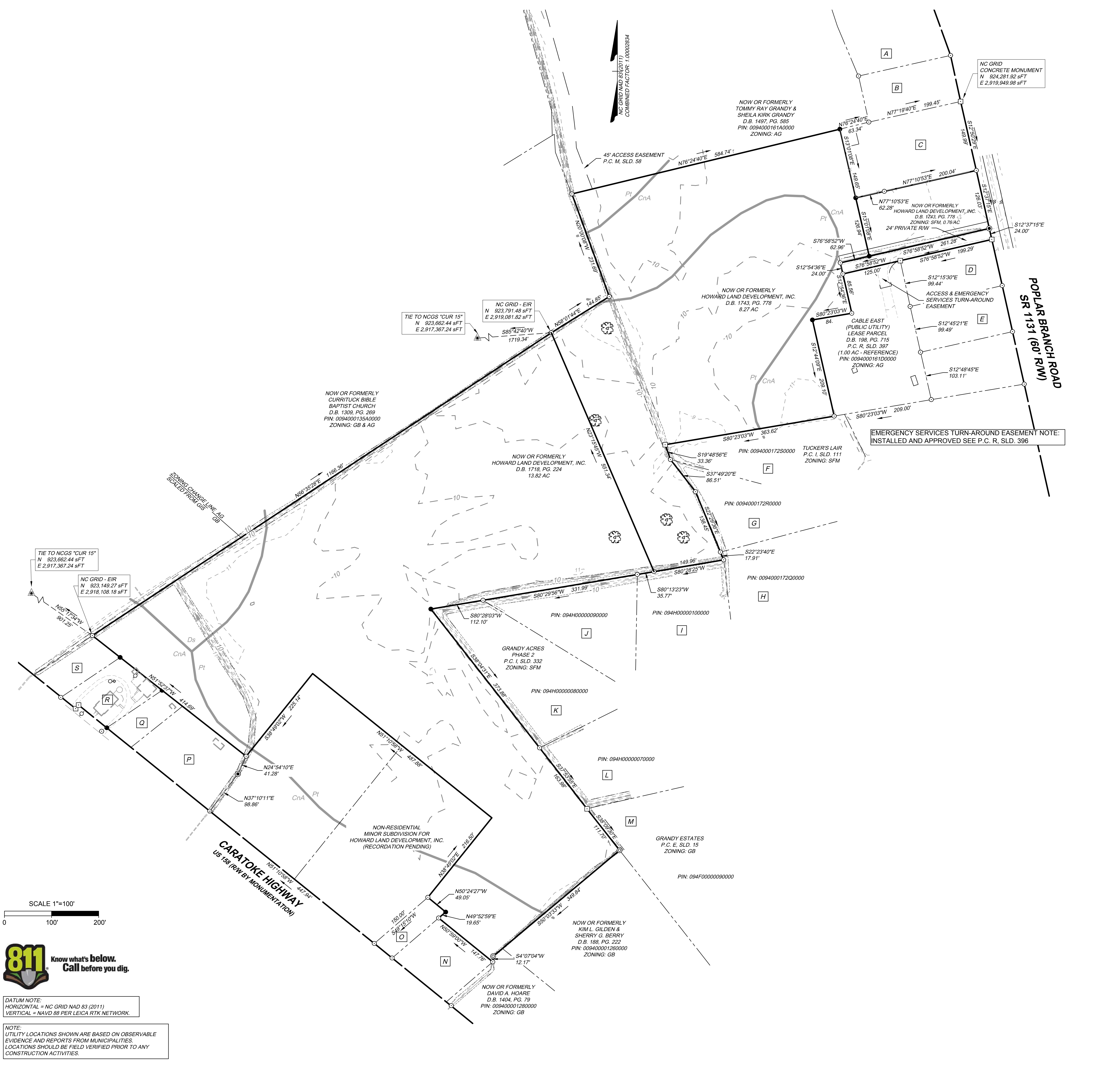
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S:\109\56469 - Grand Manor - Poplar Branch, NC\DWG\Sheet\PRELIMINARY\56469-C1-0 - EXIST.dwg [Plotted on 5/20/2025 3:11 PM] by John Sawyer



ADJOINING PROPERTY OWNER KEY
NOW OR FORMERLY

A	PRISCILLA BARNES D.B. 189, PG. 225 PIN: 00940001650000 ZONING: AG
B	TIMOTHY R. FLORY & GERALDINE L. FLORY D.B. 1422, PG. 347 PIN: 0094000167A0000 ZONING: AG
C	JAMES A. HUTCHINSON, JR. & PHYLLIS C. HUTCHINSON D.B. 1137, PG. 715 PIN: 0094000167A0000 ZONING: AG
D	NELTUCK BUILDERS D.B. 1768, PG. 899 PIN: 00940001690000 ZONING: AG
E	JOSEPH F. SANTORO & MARIE E. SANTORO D.B. 264, PG. 380 PIN: 00940001700000 ZONING: AG
F	WILLIAM J. GRANT, III & DEBORAH S. GRANT D.B. 988, PG. 761 PIN: 0094000172S0000 ZONING: SFM
G	SOLO VENTURES, LLC D.B. 1197, PG. 471 PIN: 0094000172R0000 ZONING: SFM
H	FRANK JAMES BREIDENBACH & LISA SMETANA D.B. 1458, PG. 249 PIN: 0094000172Q0000 ZONING: SFM
I	GERALD JEROME O'NEAL & EVA-HELEN O'NEAL D.B. 986, PG. 522 PIN: 009400000100000 ZONING: SFM
J	SOLO VENTURES, LLC D.B. 1197, PG. 471 PIN: 009400000090000 ZONING: SFM
K	SOLO VENTURES, LLC D.B. 1197, PG. 471 PIN: 009400000080000 ZONING: SFM
L	SOLO VENTURES, LLC D.B. 1197, PG. 471 PIN: 009400000070000 ZONING: SFM
M	DAVID C. WOLFE & CHARLETTE A. WOLFE D.B. 445, PG. 424 PIN: 009400000090000 ZONING: SFM & GB
N	KAREN R. ETHERIDGE D.B. 795, PG. 464 PIN: 009400001290000 ZONING: GB
O	KAREN R. ETHERIDGE D.B. 758, PG. 771 PIN: 009400001300000 ZONING: GB
P	MEGAN WILABY & JAMES M. WILABY D.B. 1497, PG. 424 PIN: 009400001310000 ZONING: GB
Q	RICHARD WHITE D.B. 1318, PG. 238 PIN: 009400001320000 ZONING: GB
R	JACOB S. MCSADDEN & BREANNA R. NIXON D.B. 1717, PG. 718 PIN: 009400001330000 ZONING: GB
S	OBX TRIPLE J REAL ESTATE, LLC D.B. 1798, PG. 564 PIN: 009400001340000 ZONING: GB

SITE DATA:

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HOWARD LAND DEVELOPMENT, INC.
10554 A CARATOKE HIGHWAY
CURRITUCK, NC 27929
252-202-3500
CAHOWARDJR@HOTMAIL.COM
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CNA (CONETOE), DS (DRAGSTON), & PT (PORTSMOUTH)
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- ALL UTILITIES WILL BE UNDERGROUND.

LEGEND

	NCGS MONUMENT
	IRON PIPE (IPF)
	IRON ROD FOUND (IRF)
	IRON ROD SET (IRS)
	EXISTING CONCRETE MONUMENT (ECM)
	CALCULATED POINT
	PROPERTY BOUNDARY
	RIGHT OF WAY LINES
	ADJACENT PROPERTY LINES
	PROPERTY TIES
	EXISTING ACCESS EASEMENT
	EXISTING DRAINAGE EASEMENT
	SOIL TYPES
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	CENTER OF DITCH
	TOP OF BANK
	MAJOR CONTOUR
	MINOR CONTOUR
	STORM PIPE
	TREE

PROGRESS PRINT
MAY 20 2025
NO FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.3030 FAX 252.592.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	ADDRESS / TRC COMMENTS
05-20-2025	

DATE
03-26-2025

DRAWN BY
JHS

DESIGNED BY
N/A

CHECKED BY
JAM

SCALE
1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

GRANDY MANOR
POPLAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
EXISTING CONDITIONS

JOB NO. 56469
SHEET NO. C1.0

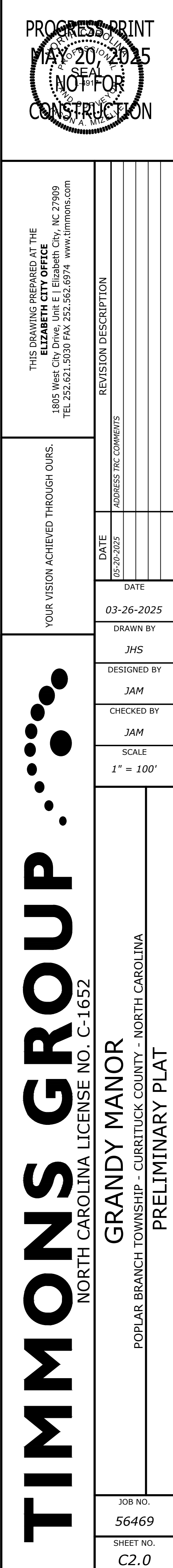
SCALE 1"=100'

0 100' 200'

811 Know what's below.
Call before you dig.

DATUM NOTE:
HORIZONTAL = NC GRID NAD 83 (2011)
VERTICAL = NAVD 88 PER LEICA RTK NETWORK.

NOTE:
UTILITY LOCATIONS SHOWN ARE BASED ON OBSERVABLE EVIDENCE AND REPORTS FROM MUNICIPALITIES. LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.



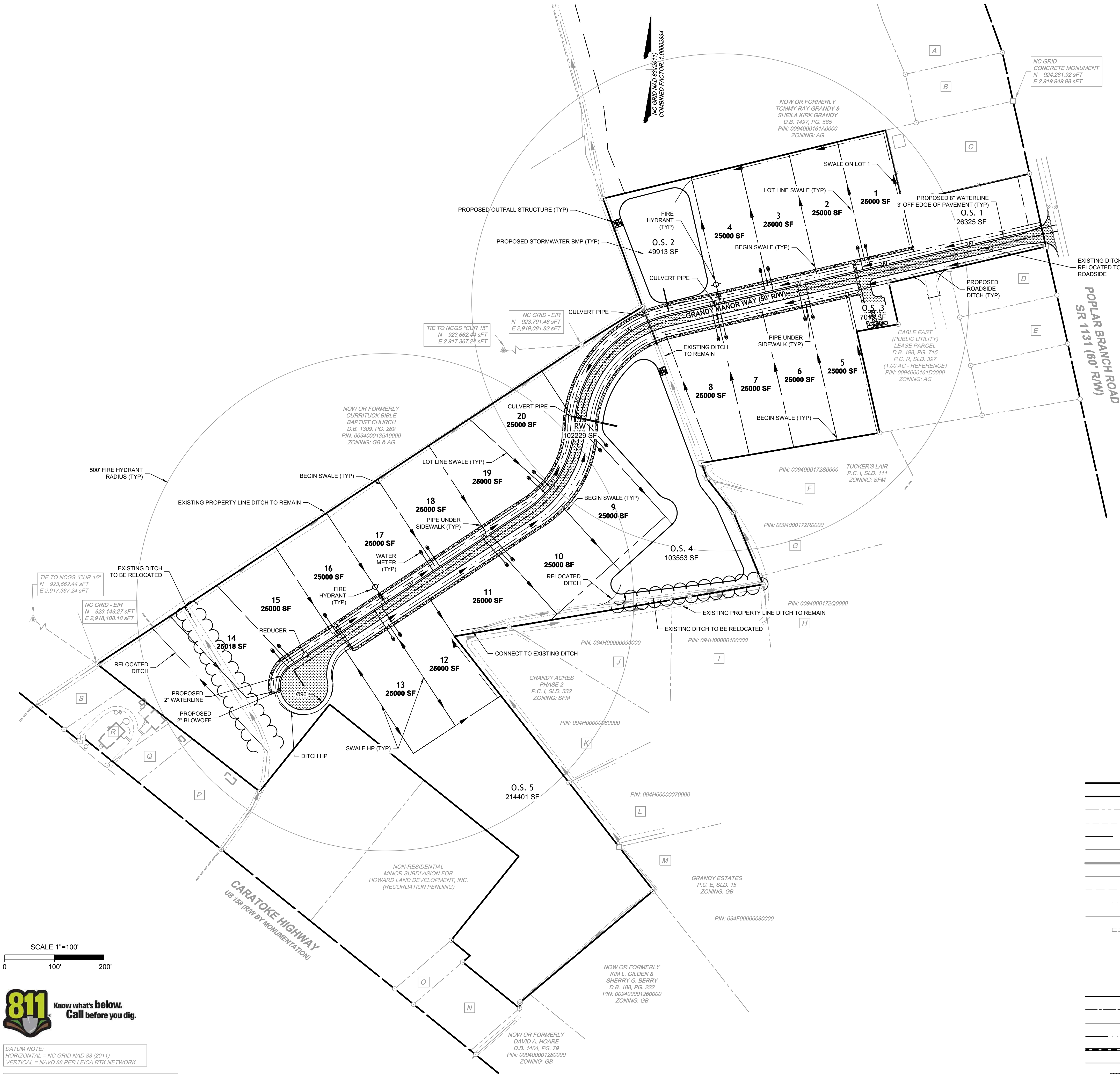
S:\1095469 - Grandy Manor - Poplar Branch, NC\DWG\Sheet\PRELIMINARY\56469 C3.0 - STRM UTIL.dwg [Plotted on 5/20/2025 3:10 PM] by John Sawyer

SCALE 1"=100'



DATUM NOTE:
HORIZONTAL = NC GRID NAD 83 (2011)
VERTICAL = NAVD 88 PER LEICA RTK NETWORK

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LEGEND

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	CALCULATED POINT
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	RIGHT OF WAY LINES
	ADJACENT PROPERTY LINES
	PROPERTY TIES
	EXISTING ACCESS EASEMENT
	EXISTING DRAINAGE EASEMENT
	SOIL TYPES
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	CENTER OF DITCH
	TOP OF BANK
	STORM PIPE
	PROPOSED WATER METER
	PROPOSED REDUCER
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED LOT LINES
	PROPOSED R/W CENTERLINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED DITCH
	PROPOSED STORM PIPE
	PROPOSED WATER MAIN
	PROPOSED ASPHALT
	PROPOSED CONCRETE

SITE DATA:

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HOWARD LAND DEVELOPMENT, INC.
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P.C. M. SLD. 58
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P.C. R. SLD. 936
ZONING: AG
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EXISTING USE: VACANT
PROPOSED USE: OPEN SPACE & R/W

EXISTING 24' R/W
P.C. R. SLD. 936
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PROPOSED USE: R/W
- THIS SITE IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM PANEL 3720990200K, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.
- THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON THE SITE. REFER TO USACE ACTION ID. SAW-2022-01949 DATED 02-02-2023.
- SITE AREA: 1,003,994 SF / 23.04 AC

LOT AREA: 500,018 SF / 11.47 AC (49.80%)
RIGHT-OF-WAY AREA: 102,229 SF / 2.34 AC (10.18%)
(GRANDY MANOR WAY)
OPEN SPACE AREA: 401,747 SF / 9.22 AC (40.02%)
TOTAL AREA: 1,003,994 SF = 23.04 AC (100.0%)

CONSERVATION THEME: WOODLANDS AND OPEN SPACE

CONSERVATION AREA REQUIRED:
40% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE
0.40 X 23.04 = 9.21 AC OPEN SPACE REQUIRED

PRIMARY CONSERVATION AREA PROVIDED = 0 AC
SECONDARY CONSERVATION AREA PROVIDED = 9.22 AC
TOTAL CONSERVATION AREA PROVIDED = 9.22 AC

OVERALL DENSITY CALCULATION PERUDO SECTION 3.3.2

THE PROPERTY IS CLASSIFIED AS G-2 AND G-3 IN THE GRANDY SUB-AREA OF THE IMAGINE CURRITUCK 2040 VISION PLAN.

ALLOWABLE NUMBER OF CONSERVATION SUBDIVISION LOTS
G2 = 1.0 UNIT / AC = 23 UNITS

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS: 20
DENSITY AS PROPOSED: 0.88 UNITS PER ACRE
- MINIMUM REQUIRED BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 25'
- MINIMUM DIMENSIONAL STANDARDS:
MINIMUM LOT SIZE: 25,000 SF
SMALLEST LOT SHOWN: 25,000 SF
AVERAGE LOT SIZE: 25,000 SF
MAXIMUM LOT COVERAGE: 30%
MINIMUM LOT WIDTH AT FRONT SETBACK: 80'
- PROPOSED STREET: 50' R/W, 1,880 LF
- A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS. A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
- ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ.
- SOIL TYPES PRESENT ON SITE:
CNA (CONETOE), DS (DRAGSTON), & PT (PORTSMOUTH)
- NO STREET LIGHTING IS PROPOSED.
- PARKS AND RECREATION FEE-IN-LIEU WILL BE CALCULATED AT TIME OF FINAL PLAT.
- ALL UTILITIES WILL BE UNDERGROUND.

PROGRESS PRINT
MAY 20 2025
SEAL
NO. 19
FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.3030 FAX 252.592.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
DATE
03-20-2025
DRAWN BY
JHS
DESIGNED BY
JAM
CHECKED BY
JAM
SCALE
1" = 100'

TIMMONS GROUP
GRANDY MANOR
POPLAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
PRELIMINARY PLAT - STORMWATER MANAGEMENT & UTILITIES
NORTH CAROLINA LICENSE NO. C-1652
JOB NO.
56469
SHEET NO.
C3.0

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Major Subdivision Review Process

Contact Information

Currituck County
Planning and Inspections
Department
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252-232-3055

Website: <http://www.currituckcountync.gov/planning-zoning/>

Email: ccpz@currituckcountync.gov

General

Development of a major subdivision requires approval of a Type I (20 or fewer lots) or Type II (21+ lots) preliminary plat with a special use permit, if applicable, construction drawings, and final plat. Preliminary plat and construction drawings may be submitted simultaneously. Also, a conservation and development plan is required for conservation subdivisions (Fee \$50).

Step 1: Pre-application Conference

Amended Sketch Plan/Special Use Permit, Type I and Type II Preliminary Plat (Optional for Construction Drawings and Final Plat)

The purpose of a pre-application conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated development application. A pre-application conference is also intended to provide an opportunity for county staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to the standards in the Unified Development Ordinance (UDO).

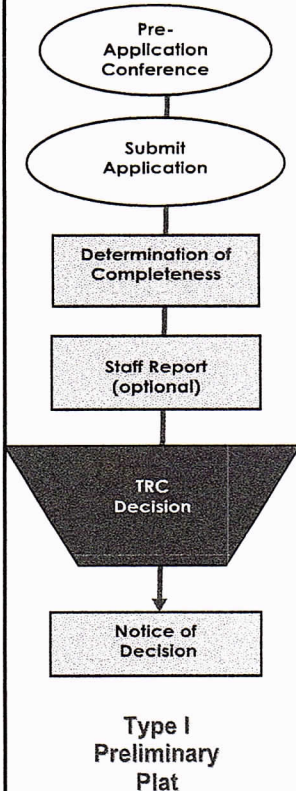
The applicant shall submit drawings that show the location, layout, and main elements of the development to be proposed as part of the application to the Planning and Community Development Department at least three business days before the pre-application conference.

Step 2: Community Meeting

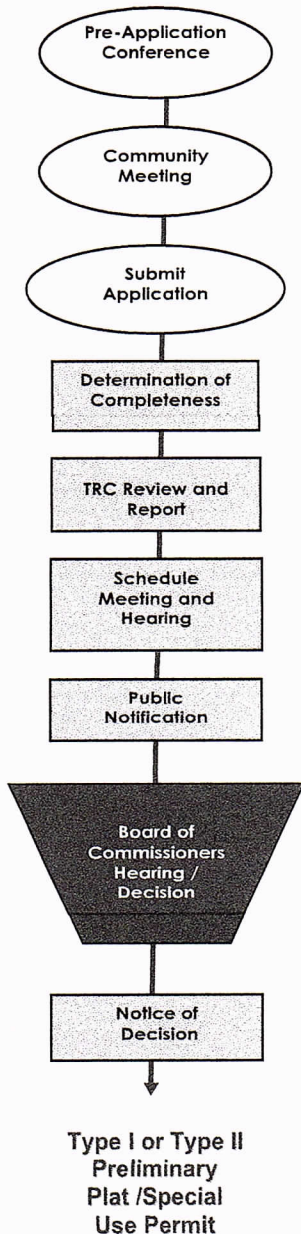
Amended Sketch Plan/Special Use Permit, Type I Preliminary Plat (when Adequate Public School Facilities are at 85% capacity) and Type II Preliminary Plat

The purpose of the community meeting is to inform owners and occupants of nearby lands about the application for a major subdivision that is going to be reviewed under the UDO, and to provide the applicant an opportunity to hear comments and concerns about the application as a means of resolving conflicts and outstanding issues, where possible.

Community meetings are opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by the application.



The community meeting shall comply with the following procedures:



○ **Time and Place**

The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the proposed major subdivision.

○ **Notification**

Mailed Notice

- The applicant shall mail notice of the meeting a minimum of ten days in advance of the meeting to the Director and to:
 - i. All owners of the land subject to the application;
 - ii. All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - iii. Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.

Posted Notice

- The applicant shall post notice of the community meeting on the land subject to the application for at least ten days before the date fixed for the meeting, in a form established by the Director. Signs used for posted notice shall have a minimum size of six square feet per side.

Notice Content

- The notice shall state the date, time and place of the meeting, applicant contact information, a general nature of the major subdivision, and contain a reference to UDO Section 2.3.8.C. Evidentiary Hearing Procedures.

○ **Conduct of Meeting**

At the meeting, the applicant shall explain the development proposal and application, inform attendees about the application review process, respond to question and concerns neighbors raise about the application, and propose ways to resolve conflicts and concerns.

○ **Staff Attendance**

County staff shall attend the meeting for the purpose of advising attendees about the applicable provisions of the UDO and the land use plan but shall not serve as facilitators or become involved in discussions about the proposed major subdivision.

○ **Written Summary of Community Meeting**

The applicant shall prepare a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments, discuss issues related to the major subdivision application, and any other information the applicants deems appropriate. The meeting summary shall be included with the application materials and be made available to the public for inspection.

○ **Response to Summary**

Any person attending the community meeting may submit a written response to the applicant's meeting summary to the Director within 30 days after the application is determined complete. The response may state their understanding of attendee comments, discuss issues related to the development proposal, and include any other information they deem appropriate. All written responses to the applicant's summary of the community meeting shall be transmitted to the applicant, included with the application materials, and made available to for public inspection.

Step 3: Application Submittal and Acceptance

Amended Sketch Plan/Special Use Permit, Type I and Type II Preliminary Plat, Construction Drawings, Final Plat
The applicant must submit a complete application packet on or before the application submittal deadline date which is usually the fourth Thursday of each month.

A complete application packet consists of the following:

- Completed Currituck County Major Subdivision Application.
- Completed Special Use Permit Review Standards, if one or more public facilities are within 85% of the maximum capacity for a Type I subdivision and for all Type II subdivisions.
- A plat and development plan drawn to scale.

Applicable Fee:

- Amended plan/plat fee (\$250) or
- Preliminary Plat application fee (\$150 per lot)
- For Commercial Major Subdivision fees, see the Currituck County Master Fee Schedule.

*For a complete list of submittal requirements, see the design standards checklist.

Pre-Application
Conference
(optional)

Submit
Application

Determination of
Completeness

Staff Report
(optional)

Technical Review
Committee
Decision

Notice of
Decision

▼
Construction
Drawings

Upon receiving an application, staff shall, within ten business days, determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. If an application is determined to be incomplete, the applicant may correct the deficiencies and resubmit the application for completeness determination. Failure to resubmit a complete application within 45 calendar days after being determined incomplete will result in the application being considered withdrawn.

Step 4: Staff Review and Action

Amended Sketch Plan/Special Use Permit, Type I and Type II Preliminary Plat, Construction Drawings, Final Plat

Once an application is determined complete, it will be distributed to the Technical Review Committee (TRC). TRC shall review the application, prepare a staff report, and comment on the preliminary plat/special use permit application and a decision for construction drawings and final plats. The staff report may identify and recommend conditions of approval addressing how compliance deficiencies might be corrected and adverse effects of the application might be mitigated.

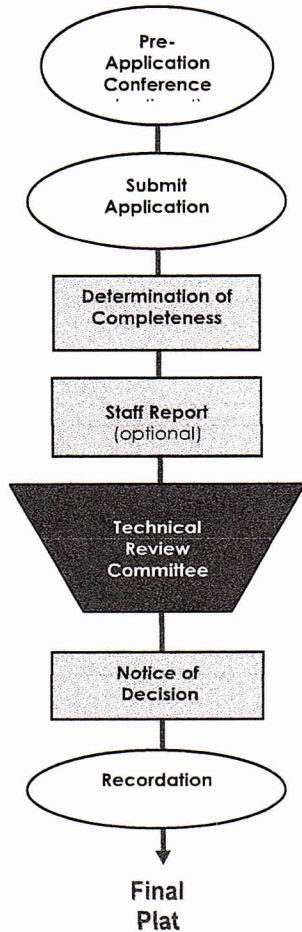
Step 5: Evidentiary Hearing Scheduling and Public Notification

Amended Sketch Plan/Special Use Permit, Type I Preliminary Plat (when Adequate Public School Facilities are at 85% capacity), and Type II Preliminary Plat

The TRC will provide comments on the application and staff shall ensure that the evidentiary hearing is scheduled for a regularly scheduled Board of Commissioners meeting or a meeting specially called for by the Board of Commissioners. The required evidentiary hearing with the Board of Commissioners shall be scheduled so there is sufficient time for a staff report to be prepared and for the public notification requirements to be satisfied under state law.

The application shall meet the following public notification requirements:

- **Published Notice**
Staff shall publish a notice of the hearing once a week for two successive calendar weeks in a newspaper having general circulation in the county. The first-time notice is published, it shall not be less than 10 days nor more than 25 days before the date fixed for the hearing.
- **Mailed Notice**
Staff shall be responsible for preparing and mailing a written notice between 10 and 25 days before the evidentiary hearing. Notice shall be mailed to:
 - All owners of the land subject to the application;
 - The applicant, if different from the land owner;
 - All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.
- **Posted Notice**
At least 10 days before the evidentiary hearing, posted notice shall be made by staff. A sign shall be placed in a conspicuous location as to be clearly visible to the traveled portion of the respective street. Where the land subject to the notice does not have frontage on a public street, the sign shall be erected on the nearest street right-of-way with an attached notation generally indicating the direction and distance to the land subject to the application.



Step 6: Evidentiary Hearing Procedures and Decision-Making Body Review and Decision

Amended Sketch Plan/Special Use Permit, Type I Preliminary Plat (when Adequate Public School Facilities are at 85% capacity), and Type II Preliminary Plat

The applicant must attend the evidentiary hearing. During the evidentiary hearing, the Director will present the staff report and any review body findings and review comments to the Board. The applicant will then have the opportunity to present any information they deem appropriate. The burden of demonstrating that an application complies with applicable review and approval standards of the UDO is on the applicant. The public may be permitted to speak in accordance with the Board of Commissioners rules of procedure, or at their discretion, as appropriate, in support of or in opposition to the application. The applicant and Director may respond to any comments, documents, or materials presented.

The Board of Commissioners shall make one of the following decisions on the application:

- Adoption of the special use permit;
- Adoption of the special use permit subject to conditions of approval; or
- Denial of the special use permit.

A special use permit shall be approved on a finding the applicant demonstrates the proposed use is in compliance with the provisions of the UDO and will:

- Not endanger the public health or safety;
- Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located;
- Be in conformity with the Land Use plan or other officially adopted plan;
- Not exceed the county's ability to provide adequate public school facilities.



Major Subdivision Application

Contact Information

APPLICANT:

Name: Howard Land Development, Inc.
Address: 2854 A Caratoke Hwy
Currituck, NC 27929
Telephone: 252.202.3500
E-mail Address: cahowardjr@hotmail.com

PROPERTY OWNER:

Name: Howard Land Development, Inc.
Address: 2854 A Caratoke Hwy
Currituck, NC 27929
Telephone: 252.202.3500
E-Mail Address: cahowardjr@hotmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Request

Physical Street Address: adjacent to 732 Poplar Branch Road
Parcel Identification Number(s): 0094000161B0000, 0094000161C0000 009400001680000
Subdivision Name: Grandy Manor
Number of Lots or Units: 20

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

Property Owner(s)

Date

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

Amended Sketch Plan/Special Use Permit, Type I Preliminary Plat (when Adequate Public School Facilities are at 85% capacity), and 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.

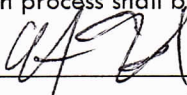
See attached

- 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.

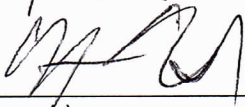
Applicant



3-26-25

Date

Property Owner(s)



3-26-25

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.

Major Subdivision Design Standards Checklist

The table below depicts the design standards for a major subdivision. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

	Preliminary Plat	Construction Drawings	Final Plat
GENERAL AND ZONING			
Name of Subdivision, Township, County, State	X	X	X
Name, signature, license number, seal, and address of engineer, land surveyor, architect, planner, and/or landscape architect involved in preparation of the plat	X	X	X
Property owner(s) name and address	X	X	X
Site address and parcel identification number	X	X	X
North arrow and scale (1" = 100' or larger)	X	X	X
Vicinity map showing property's general location in relation to streets, railroads, and waterways	X	X	X
Zoning classification of the property and surrounding properties	X		
All applicable certificates and statements as listed in Section 3.1.1 of the Administrative Manual			X
A scaled drawing showing the following existing features within the property and within 50' of the existing property lines: boundary lines, total acreage, adjacent use types, sidewalks and pedestrian circulation courses, streets, rights-of-way, easements, structures, septic systems, wells, utilities lines (water, sewer, telephone, electric, lighting, and cable TV), fire hydrant, culverts, stormwater infrastructure (drainage pipes, ditches, etc.), water bodies, wooded areas, and cemeteries	X	X	X
Lot layout including lot line locations and dimension, total number of lots, total lot area, and lot numbers for entire tract (No future development area left undefined)	X	X	X
Location or areas to be used for non-residential and multi-family purposes, if applicable	X	X	X
Location of recreation and park area dedication (or payment in-lieu)	X	X	X
Proposed landscape plan including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan. Open space calculations must be shown on plat	X	X	
As-built for landscaping including street trees, heritage trees, and required buffers, fences, and walls. Open space calculations must be shown on plat			X
Water access and recreational equipment storage locations, if applicable	X	X	X
Cultural resources protection plan, if applicable	X	X	X
Zoning conditions and/or overlay standards listed on plat	X	X	X
Contour intervals of two feet, if required by the administrator	X	X	
Phasing schedule, if applicable	X	X	

	Preliminary Plat	Construction Drawings	Final Plat
ENVIRONMENTAL PROTECTION			
Location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency	X	X	X
Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County"	X	X	X
Delineate all soil series based on Currituck County Soils Map or NC Licensed Soil Scientist.	X		
STREETS, STORMWATER, AND INFRASTRUCTURE			
Approximate location of streets, sidewalks, pedestrian circulation paths, and utilities	X		
Street name(s) as approved by GIS	X	X	X
Sight triangles	X	X	X
Street connectivity index	X		
Location and type of site identification signs, traffic control signs, street name signs, and directional signs.		X	
Proposed street, stormwater management infrastructure, and utility construction drawings including water, sanitary sewer, telephone, electric, fire hydrant, lighting, and cable TV. Drawings must include design data, details, and profiles.		X	
Proposed lighting plan, if street lights are proposed	X	X	
Stormwater management narrative, approximate BMP locations, and preliminary grading plan	X		
Final stormwater management narrative, BMP locations, and grading plan		X	
Building pad and first floor elevation, including datum		X	X
Engineering certificate of all required improvements installed according to approved plans (streets, water/sewer lines, stormwater management, and lighting)			X
Copy of Engineering certification sent to NCDEQ that central wastewater system passed the required pressure test (temporary power pressure test is acceptable 12/10/2021)			X
As-builts for streets, stormwater management infrastructure, lighting (if applicable), sidewalks, pedestrian circulation paths, and utility construction drawings including water, sanitary sewer, telephone, electric, fire hydrant, lighting, and cable TV			X
Moumentation set and control corner(s) established			X
PERMITS AND OTHER DOCUMENTATION			
ARHS septic evaluations (suitable or provisionally suitable) for each individual lot or letter of commitment from centralized sewer service provider	X		
NCDEQ wastewater line extension permit, if applicable		X	
NCDEQ wastewater plant construction permit, if applicable		X	
NCDEQ wastewater system permit to authorize wastewater flows if a dry-line construction permit was previously issued			X

	Preliminary Plat	Construction Drawings	Final Plat
NCDEQ waterline extension permit, if applicable		X	
NCDEQ waterline acceptance certification			X
Water/sewer district documents and approvals, if applicable			X
NCDEQ approved stormwater permit (including application, plan, narrative, and calculations)		X	
NCDEQ approved Soil Erosion and Sedimentation Control plan and permit		X	
NCDEQ Coastal Area Management Act permits for improvements, if applicable		X	
NCDOT driveway permit		X	
NCDOT right-of-way encroachment agreement		X	
NCDOT pavement certification with asphalt test data			X
Street, open space, and stormwater infrastructure performance guarantees, if applicable			X
Fire chief certification for dry hydrant installation, if applicable			X
Geological analysis for development or use of land containing a significant dune, if applicable	X		
Economic and public facilities impact narrative, if required by administrator	X		
Copy of Homeowner's Association documents, restrictive covenants which are to be recorded, and establishment of reserve fund account.			X
ADDITIONAL INFORMATION FOR CONSERVATION SUBDIVISION			
Approved conservation and development plan	X		
Proposed density per acre (not including CAMA wetlands)	X		
Minimum lot area, lot width, setbacks, and lot coverage	X	X	X
Screening from major arterials	X		

Amended Sketch Plan/Special Use Permit Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Amended Sketch Plan/Special Use Permit Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: Grandy Manor

Applicant/Property Owner: Howard Land Development, Inc.

Amended Sketch Plan/Use Permit Submittal Checklist

1	Complete Major Subdivision application and Special Use Permit Review Standards	
2	Application fee (\$250)	
3	Community meeting written summary	
4	Amended Sketch Plan	
5	Architectural elevations, if applicable	

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments

Major Subdivision Submittal Checklist – Preliminary Plat

Staff will use the following checklist to determine the completeness of your application for preliminary plat within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Major Subdivision Submittal Checklist – Preliminary Plat

Date Received: _____

TRC Date: _____

Project Name: Grandy Manor

Applicant/Property Owner: Howard Land Development, Inc.

Major Subdivision – Preliminary Plat Submittal Checklist		
1	Complete Major Subdivision application	
2	Complete Special Use Permit Review Standards, if applicable	
3	Stormwater Review Fee Deposit (see fee schedule)	
4	Community meeting written summary, if applicable	
5	Preliminary Plat with professional's seal	
6	Existing features plan	
7	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	
8	Stormwater management narrative and preliminary grading plan	
9	Completely executed street name approval form	
10	Septic evaluations (suitable or provisionally suitable) by ARHS for each individual lot or letter of commitment from owner of centralized sewer service provider	
11	Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system.	
12	Letter of commitment from centralized water provider, if applicable	
13	Wetland certification letter and map, if applicable	
14	Geological analysis for development or use of land containing a significant dune, if applicable	
15	Economic and public facilities impact narrative, if required by administrator	
16	Conservation Subdivision: Approved conservation and development plan	
17	Plans	
18	Application fee for Preliminary Plat - \$150 per lot or \$250 total for amended plat	

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments

Major Subdivision Submittal Checklist – Construction Drawings

Staff will use the following checklist to determine the completeness of your application for construction drawings within ten business days of submittal. Please make sure all of the listed items are included. The Director shall not process an application for further review until it is determined to be complete.

Major Subdivision Submittal Checklist – Construction Drawings

Date Received: _____

TRC Date: _____

Project Name: Grandy Manor

Applicant/Property Owner: Howard Land Development, Inc.

Construction Drawings Submittal Checklist

1	Complete Major Subdivision application (For amended drawings include \$250 fee)	
2	Construction drawing with engineer's seal	
3	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	
4	Stormwater form(s), final stormwater management narrative and grading plan, if changed since preliminary plat	
5	Proposed construction drawings (road, stormwater management infrastructure, utilities)	
6	NCDEQ wastewater line extension permit, if applicable	
7	NCDEQ wastewater plant construction permit, if applicable	
8	NCDEQ waterline extension permit, if applicable	
9	NCDEQ stormwater permit including application, plan, and narrative with calculations	
10	NCDEQ soil erosion and sedimentation control permit	
11	NCDEQ CAMA major permit, if applicable	
12	NCDOT driveway permit and encroachment agreement, if applicable	
13	Wetland fill permit(s), if applicable	

For Staff Only

Pre-application Conference (Optional)

Pre-application Conference was held on _____ and the following people were present:

Comments

Major Subdivision Submittal Checklist – Final Plat

Staff will use the following checklist to determine the completeness of your final plat application within ten business days of submittal. Please make sure all of the listed items are included. The Director shall not process an application for further review until it is determined to be complete.

Major Subdivision Submittal Checklist – Final Plat

Date Received: _____

TRC Date: _____

Project Name: Grandy Manor

Applicant/Property Owner: Howard Land Development, Inc.

Final Plat Submittal Checklist

1	Complete Major Subdivision application (For amended final plat, include \$250 fee)	
2	Stormwater Review Fee Deposit (\$2,300 as-built review)	
3	Final plat with professional's seal	
4	As-built drawings (streets, stormwater management infrastructure, utilities (including hydrant locations), and lighting (if applicable))	
5	As-built for landscaping including street trees, heritage trees, and required buffers, fences, and walls	
6	Fire Chief certification for dry hydrant installation, if applicable	
7	Water/sewer district documents and approvals, if applicable	
8	Copy of homeowners association by-laws, restrictive covenants to be recorded, and verification of reserve fund account.	
9	Street, stormwater infrastructure, and open space performance bonds, if applicable	
10	NCDOT pavement certification (with asphalt test documents)	
11	NCDEQ waterline acceptance certification form	
12	NCDEQ wastewater system permit to authorize wastewater flows if a dry-line construction permit was previously approved.	
13	Copy of Engineering certification (including calculations) sent to NCDEQ that central wastewater system passed the required pressure test (temporary power pressure test is acceptable 12/10/2021)	

For Staff Only

Pre-application Conference (Optional)

Pre-application Conference was held on _____ and the following people were present:

Comments

Use Permit – Findings of Fact

Purpose of Use Permit and Project Narrative

Grandy Manor is a proposed Conservation Subdivision of 23.04 acres off Poplar Branch Road, in Grandy. The project will consist of 20 single-family lots with lot sizes of 25,000 square feet. The project does not contain any wetlands or other areas that would constitute Primary Conservation. 23.04 acres of Secondary Conservation area are being dedicated to achieve the required 40% open space for a SFM Conservation Subdivision. The Secondary Conservation area where not utilized for stormwater requirements or USPS mail kiosk, shall remain in wooded or as green space. The new street will be built in accordance with NCDOT construction standards, and all other improvements shall be built in accordance with the requirements of Currituck County and NC DEQ.

Specific Findings of Fact

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

The use shall follow all County State and Federal health and safety standards including but not limited to: Albemarle Regional Health Services, NC Department of Environmental Quality, NC Department of Transportation and US Army Corp of Engineers. The project should not adversely affect the public health and safety.

- B. The use will not injure the value of adjoining lands and will be in harmony with the area in which it is located.

There are single-family developments to the south and east. The main conservation area will provide an adequate buffer to Caratoke Highway to the west. The use will not injure the value of the adjoining lands and will be in harmony with the surrounding area.

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

The 2040 Land Use Plan designates these a 13.82-acre portion of the project as G-3 (3-4 dwelling units per acre) & the remaining 9.22-acres as G-2 (2 dwelling units per acre) which would result in an potential allowable density of 59-73 units. However, Single-family Residential, Conservation Subdivisions are only permitted to have 1.0 dwelling units per acre which would result in a maximum of 23 units for this site. The proposed development of only 20 lots is less at 0.86 units per acre and is in keeping with surrounding developments.

The following Land Use Policies are referenced in support of the proposed use:

LAND USE GOAL 1: Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils; adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.

LAND USE POLICY 1.3: Consider community character and established visions for the community.
GRANDY SUB-AREA POLICY 4.2: Encourage clustered housing developments, plan for buffering to transition from service areas to more rural and agricultural surrounding areas.

- D. The use will not exceed the county's ability to provide adequate public schools facilities.
Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.
- The project is located within the following School attendance zones: Griggs Elementary School, Currituck County Middle School and Currituck County High School.
 - Based on the NC State, Institute for Transportation Research and Education's Student Generation Rate, the proposed 20 lots are estimated to generate (9) nine K-12 students (0.45/lot). Source: <https://itre.ncsu.edu/focus/school-planning/ored/faqs/>

GRANDY MANOR
POPLAR BRANCH TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA

**PRELIMINARY STORMWATER
MANAGEMENT NARRATIVE**

REVISED MAY 21, 2025

PREPARED BY:



1805 West City Drive, Unit E
Elizabeth City, NC 27909
252.621.5030
License No. C-1652
www.timmons.com



Grandy Manor – 20-LOT SUBDIVISION

Site Information

Grandy Manor is a 23.04-acre project located adjacent to Poplar Branch Road to the east and the just off of U.S. Highway 158 – Caratoke Highway on the West in Grandy, Poplar Branch Township. The site does not contain any U.S. Army Corps of Engineers wetlands. The majority of the site is wooded with some fallow field and consist of existing perimeter drainage ditches and a cross ditch that captures the over land runoff from the property and further conveys that runoff downstream to “Outlaw Ditch.”

The topography of the site is gently sloping from East to West from Poplar Branch Road to the wooded areas and ditches. Elevations range from 10 to 12-foot MSL.

Soils within the site consist primarily of Portsmouth (Pt) fine sandy loam in the central area of the site and a mix of Conetoe (CnA) and Dragston (Ds) loamy fine sand soils throughout the remainder of the project.

Proposed Development

The proposed development will utilize vegetative swales to convey runoff from the proposed lots alongside property lines, to either rear property line ditches, new roadside ditches or directly to the stormwater BMP's. The BMP's will incorporate an outfall structure at the downstream ends that will outlet to the existing cross ditch that leads north to Outlaw Ditch. Off-site runoff from the adjacent parcels to the south of the property and highway drainage from the west will be allowed to continue draining through the existing ditches.

The existing ditch from the highway that runs through the southwestern portion of the site will be relocated around the proposed developed area to maintain its current course to the perimeter ditch. The relocated ditch will be constructed to match the cross-sectional area of the current ditch.

Preliminary Analysis

The proposed development will not negatively affect the existing off-site drainage. Perimeter ditches will be unchanged and cross ditches only relocated as necessary to work with the proposed development pattern. Is the intention of this development to utilize the NCDEQ's Low Density Stormwater Permit option to ensure that the proposed development maintains a low impact design. The proposed BMP storage will be designed and constructed in accordance with the County's Stormwater Manual. It is anticipated that any rise in stormwater runoff to the downstream water surface of Outlaw Ditch will be below 0.01 feet. HEC-RAS models for the site will be provided during the Permitting & Construction document phase.

U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT

Action Id. **SAW-2022-01949** County: **Currituck** U.S.G.S. Quad: **NC-Camden Point**

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Requestor: **Howard Land Development, Inc.**
CA Howard, Jr.
Address: **2854A Caratoke Highway**
Currituck, North Carolina 27929
Telephone Number: **(252) 202-3500**
E-mail: **cahowardjr@hotmail.com**

Size (acres) **26.83**
Nearest Waterway **Currituck Sound**
USGS HUC **03010205**

Nearest Town **Grandy**
River Basin **Pasquotank**
Coordinates Latitude: **36.246609,**
Longitude: **75.884235**

Location description: **The review area for this Jurisdictional Determination consists of two tracts composing approximately 26.83-acre portion and known as Currituck County Parcel Pin #s: 0094000161C0000 and 0094000161B0000 is located off Caratoke Highway in Grandy, Currituck County, NC. The site is located on the northeastern side of Caratoke Highway between Poplar Branch Road and Caratoke Highway. The review area is comprised entirely of uplands.**

Indicate Which of the Following Apply:

A. Preliminary Determination

- ☐ There appear to be **waters** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The **waters** have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. The approximate boundaries of these waters are shown on the enclosed delineation map date. Therefore, this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and 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 JD, which is an appealable action, by contacting the Corps district for further instruction.
- ☐ There appear to be **waters** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the **waters** have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the **waters** at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the **waters** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

B. Approved Determination

- ☐ There are Navigable Waters of the United States within the above described project area/property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- ☐ There are **waters** on the above-described project area/property subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- ☐ We recommend you have the **waters** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

SAW-2022-01949

- ☐ The **waters** on your project area/property have been delineated and the delineation has been verified by the Corps. The approximate boundaries of these waters are shown on the enclosed delineation map dated. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.
- ☐ The **waters** have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- ☒ There are no waters of the U.S., to include wetlands, present on the above-described project area/property which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- ☒ The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in **Elizabeth City, NC, at (252) 264-3901** to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **Anthony D. Scarbraugh at (910) 251-4619 or anthony.d.scarbraugh@usace.army.mil.**

C. Basis For Determination: See the approved jurisdictional determination form dated 02/02/2023.

D. Remarks: The review area for this Jurisdictional Determination is shown on the attached map entitled, "Wetland Map for Phyllis C. Hutchison, James A. Hutchinson, Jr. & Howard Land Development, Inc.", dated 02/02/2023.

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/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.

F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Mr. Philip A. Shannin
Administrative Appeal Review Officer
60 Forsyth Street SW, Floor M9
Atlanta, Georgia 30303-8803
AND
PHILIP.A.SHANNIN@USACE.ARMY.MIL

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **04/03/2023**.

****It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.****

Corps Regulatory Official: 

Date of JD: **02/02/2023** Expiration Date of JD: **02/01/2028**

THIS CERTIFIES THAT THIS COPY OF THIS PLAT IDENTIFIES ALL AREAS OF WATERS OF THE UNITED STATES REGULATED PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE YEARS FROM THIS DATE. THE UNDERSIGNED COMPLETED THIS DETERMINATION UTILIZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

REGULATORY OFFICIAL _____
TITLE _____
DATE _____
USACE ACTION ID NO.: _____

TOTAL PARCEL AREA: 29.18 ACRES
PROJECT REVIEW BOUNDARY: 26.83 ACRES
POTENTIAL WETLANDS WITHIN PROJECT BOUNDARY: 0.00 ACRES

ADJOINING PROPERTY OWNER KEY
NOW OR FORMERLY

A	TIMOTHY R. FLORY & GERALDINE L. FLORY D.B. 1422, PG. 347	G	KAREN R. ETHERIDGE D.B. 758, PG. 771
B	CLARA M. SYKES D.B. 120, PG. 382	H	MEGAN WILABY & JAMES M. WILABY D.B. 1497, PG. 424
C	JOSEPH M. SANTORO & MARIE E. SANTORO D.B. 264, PG. 380	I	RICHARD WHITE D.B. 1318, PG. 238
D	GLENDA HILL OWENS D.B. 118, PG. 241	J	JACOB S. MCSPADDEN & BREANNA R. NIXON D.B. 1717, PG. 718
E	DAVID A. HOARE D.B. 1404, PG. 79	K	LOLA MARIE PERRY & DARREL R. LONG D.B. 1711, PG. 357
F	KAREN R. ETHERIDGE D.B. 795, PG. 464		

PROJECT REVIEW
AREA 26.83 ACRES

TIE TO NCGS "CUR 15"
N 923,662.44 sFT
E 2,917,367.24 sFT

NC GRID - EIR
N 923,149.27 sFT
E 2,918,108.18 sFT

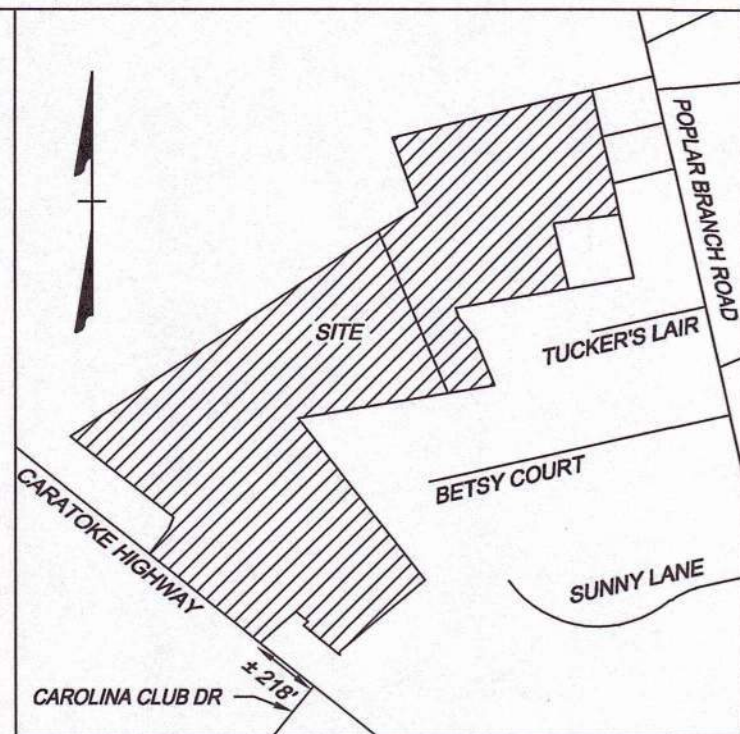
PIN: 0094000161C0000
HOWARD LAND DEVELOPMENT, INC.
D.B. 1718, PG. 224

GRANDY ACRES
PHASE 2
P.C. I, SLD. 332

NOW OR FORMERLY
KIM L. GILDEN &
SHERRY G. BERRY
D.B. 188, PG. 222

LEGEND
NCGS MONUMENT
EXISTING IRON ROD (EIR)
EXISTING IRON PIPE (EIP)
SET IRON ROD (SIR)
CALCULATED POINT
PROPERTY BOUNDARY
ADJACENT PROPERTY LINES
PROPERTY TIES
RIGHT-OF-WAY
LEASE LINE (D.B. 198, PG. 715)
EXISTING ACCESS EASEMENT (AS NOTED)
PROJECT REVIEW BOUNDARY

SCALE 1"=150'
0 150' 300'



VICINITY MAP
(NOT TO SCALE)

I, JASON A. MIZELLE CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION RECORDED IN D.B. 1137, PG. 715, D.B. 1193, PG. 324, D.B. 1359, PG. 423, D.B. 1718, PG. 224, & D.B. 198, PG. 715; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 95% CONFIDENCE; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 2ND DAY OF FEBRUARY, A.D., 2023.

I, JASON A. MIZELLE, PLS-4917, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1.) CLASS OF SURVEY: CLASS A
- 2.) POSITIONAL ACCURACY: 2-CENTIMETERS
- 3.) TYPE OF GPS FIELD PROCEDURE: "RTK"
- 4.) DATES OF SURVEY: 10-18, 10-20, 11-07, 11-08, & 12-13-2022
- 5.) DATUM/EPOCH: NC-GRID NAD83(2011); EPOCH 2010
- 6.) PUBLISHED/FIXED-CONTROL USE: OPUS-SOLUTION
- 7.) GEOID MODEL: GEOID12B
- 8.) COMBINED GRID FACTOR: 1.00002834
- 9.) UNITS: US SURVEY FEET



I, JASON A. MIZELLE, PLS-4917, CERTIFY,

F(11) D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JASON A. MIZELLE, PLS L-4917

NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
2. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD MAP PANEL 3720990200K, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL BUILDING SETBACKS AND RESTRICTIVE COVENANTS PRIOR TO CONSTRUCTION.
4. THIS IS A WETLAND MAP ONLY NOT A BOUNDARY SURVEY. SEE RECORDED REFERENCES.

WETLAND MAP FOR
PHYLLIS C. HUTCHINSON, JAMES A. HUTCHINSON, JR., & HOWARD LAND DEVELOPMENT, INC.
BEING PROPERTY DESCRIBED IN D.B. 1137, PG. 715, D.B. 1193, PG. 324, D.B. 1359, PG. 423, D.B. 1718, PG. 224, & D.B. 198, PG. 715
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

TIMMONS GROUP
1805 West City Drive, Unit E, Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com
North Carolina License Number C-1652

SCALE: 1"=150'	FILE NO: 56469	DATE OF SURVEY: DECEMBER 13, 2022	DRAFTED: JHS	DATE: FEBRUARY 02, 2023	CHECKED: JAM
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SAW-2022-01949

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the Customer Satisfaction Survey located at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0

Copy furnished:

Agent: **Atlantic Environmental Consultants, LLC**
Doug Dorman
Address: **Post Office Box 27949**
Kitty Hawk, North Carolina 27949
Telephone Number: **(252) 261-7707**
E-mail: **dougdaec@gmail.com**

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **Howard Land Development, Inc., CA**
Howard, Jr.

File Number: **SAW-2022-01949**

Date: **02/02/2023**

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	C
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at or <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or the 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. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. 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: 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.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **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 district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: 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.

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. 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.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

**District Engineer, Wilmington Regulatory Division
Attn: Anthony D. Scarbraugh
Washington Regulatory Office
U.S Army Corps of Engineers
2407 West Fifth Street
Washington, North Carolina 27889**

If you only have questions regarding the appeal process you may also contact:

**MR. PHILIP A. SHANNIN
ADMINISTRATIVE APPEAL REVIEW OFFICER
CESAD-PDS-O
60 FORSYTH STREET SOUTHWEST, FLOOR M9
ATLANTA, GEORGIA 30303-8803**

PHONE: (404) 562-5136; FAX (404) 562-5138
EMAIL: PHILIP.A.SHANNIN@USACE.ARMY.MIL

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.

Signature of appellant or agent.

Date:

Telephone number:

For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, Attn: Anthony D. Scarbraugh, 69 Darlington Avenue, Wilmington, North Carolina 28403

For Permit denials, Proffered Permits and Approved Jurisdictional Determinations send this form to:

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Philip Shannin, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801
Phone: (404) 562-5137**

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 02/02/2023

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Wilmington District, Grandy / 0 Caratoke Hwy / Grandy NC / Currituck County, SAW-2022-01949

C. PROJECT LOCATION AND BACKGROUND INFORMATION: The review area for this Jurisdictional Determination consists of two tracts composing approximately 26.83-acre portion and known as Currituck County Parcel Pin #s: 0094000161C0000 and 0094000161B0000 is located off Caratoke Highway in Grandy, Currituck County, NC. The site is located on the northeastern side of Caratoke Highway between Poplar Branch Road and Caratoke Highway. The review area is comprised entirely of uplands.

State: NC

County/parish/borough: Currituck

City: Grandy

Center coordinates of site (lat/long in degree decimal format): Lat. 36.246609, , Long. 75.884235

Universal Transverse Mercator:

Name of nearest waterbody: Currituck Sound

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows:

Name of watershed or Hydrologic Unit Code (HUC): 03010205

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form:

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

☐ Office (Desk) Determination. Date:

☒ Field Determination. Date(s): 09/08/2022 and 09/21/2022050

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no “navigable waters of the U.S.” within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are “waters of the U.S.” within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply):¹

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☐ Relatively permanent waters² (RPWs) that flow directly or indirectly into TNWs

☐ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:

Non-wetland waters: linear feet, wide, and/or acres.

Wetlands: acres.

¹ Boxes checked below shall be supported by completing the appropriate sections in Section III below.

² For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least “seasonally” (e.g., typically 3 months).

- c. Limits (boundaries) of jurisdiction** based on:
Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):³

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW

Identify TNW:

Summarize rationale supporting determination:

2. Wetland adjacent to TNW

Summarize rationale supporting conclusion that wetland is “adjacent”:

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are “relatively permanent waters” (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody⁴ is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size:

Drainage area:

Average annual rainfall: inches

Average annual snowfall: inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

☐ Tributary flows directly into TNW.

☐ Tributary flows through tributaries before entering TNW.

Project waters are river miles from TNW.

Project waters are river miles from RPW.

Project waters are aerial (straight) miles from TNW.

³ Supporting documentation is presented in Section III.F.

⁴ Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

Project waters are aerial (straight) miles from RPW.
Project waters cross or serve as state boundaries. Explain:

Identify flow route to TNW⁵:
Tributary stream order, if known:

(b) General Tributary Characteristics (check all that apply):

Tributary is: ☐ Natural
☐ Artificial (man-made). Explain:
☐ Manipulated (man-altered). Explain:

Tributary properties with respect to top of bank (estimate):

Average width: feet
Average depth: feet
Average side slopes: .

Primary tributary substrate composition (check all that apply):

☐ Silts ☐ Sands ☐ Concrete
☐ Cobbles ☐ Gravel ☐ Muck
☐ Bedrock ☐ Vegetation. Type/% cover:
☐ Other. Explain:

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain:

Presence of run/riffle/pool complexes. Explain:

Tributary geometry:

Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for:

Estimate average number of flow events in review area/year:

Describe flow regime:

Other information on duration and volume:

Surface flow is: . Characteristics:

Subsurface flow: . Explain findings:

☐ Dye (or other) test performed:

Tributary has (check all that apply):

☐ Bed and banks

☐ OHWM⁶(check all indicators that apply):

<input type="checkbox"/> clear, natural line impressed on the bank	<input type="checkbox"/> the presence of litter and debris
<input type="checkbox"/> changes in the character of soil	<input type="checkbox"/> destruction of terrestrial vegetation
<input type="checkbox"/> shelving	<input type="checkbox"/> the presence of wrack line
<input type="checkbox"/> vegetation matted down, bent, or absent	<input type="checkbox"/> sediment sorting
<input type="checkbox"/> leaf litter disturbed or washed away	<input type="checkbox"/> scour
<input type="checkbox"/> sediment deposition	<input type="checkbox"/> multiple observed or predicted flow events
<input type="checkbox"/> water staining	<input checked="" type="checkbox"/> abrupt change in plant community
<input type="checkbox"/> other (list):	

☐ Discontinuous OHWM.⁷ Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:

☐ Mean High Water Mark indicated by:

⁵Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

⁶A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.

⁷Ibid.

- | | |
|--|--|
| <input type="checkbox"/> oil or scum line along shore objects | <input type="checkbox"/> survey to available datum; |
| <input type="checkbox"/> fine shell or debris deposits (foreshore) | <input type="checkbox"/> physical markings; |
| <input type="checkbox"/> physical markings/characteristics | <input type="checkbox"/> vegetation lines/changes in vegetation types. |
| <input type="checkbox"/> tidal gauges | |
| <input type="checkbox"/> other (list): | |

(iii) Chemical Characteristics:

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.). Explain:
Identify specific pollutants, if known:

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☐ Riparian corridor. Characteristics (type, average width):
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
 - ☐ Federally Listed species. Explain findings:
 - ☐ Fish/spawn areas. Explain findings:
 - ☐ Other environmentally-sensitive species. Explain findings:
 - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:

Properties:

Wetland size: acres

Wetland type. Explain:

Wetland quality. Explain:

Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:

Flow is: Explain:

Surface flow is:

Characteristics:

Subsurface flow: . Explain findings:

☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:

☐ Directly abutting

☐ Not directly abutting

☐ Discrete wetland hydrologic connection. Explain:

☐ Ecological connection. Explain:

☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW

Project wetlands are river miles from TNW.

Project waters are aerial (straight) miles from TNW.

Flow is from: .

Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:

Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):

- ☐ Riparian buffer. Characteristics (type, average width):

- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
- ☐ Federally Listed species. Explain findings:
- ☐ Fish/spawn areas. Explain findings:
- ☐ Other environmentally-sensitive species. Explain findings:
- ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)

All wetland(s) being considered in the cumulative analysis:
Approximately acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

<u>Directly abuts? (Y/N)</u>	<u>Size (in acres)</u>	<u>Directly abuts? (Y/N)</u>	<u>Size (in acres)</u>
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Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream food webs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

- 1. Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D:
- 2. Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:
- 3. Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

- 1. TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
 - ☐ TNWs: linear feet, wide, Or acres.
 - ☐ Wetlands adjacent to TNWs: acres.

2. RPWs that flow directly or indirectly into TNWs.

- ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial:
- ☐ Tributaries of TNW where tributaries have continuous flow “seasonally” (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally:

Provide estimates for jurisdictional waters in the review area (check all that apply):

☐ Tributary waters: linear feet wide.

☐ Other non-wetland waters: acres.

Identify type(s) of waters:

3. Non-RPWs⁸ that flow directly or indirectly into TNWs.

- ☐ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):

☐ Tributary waters: linear feet, wide.

☐ Other non-wetland waters: acres.

Identify type(s) of waters:

4. Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.

- ☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
- ☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:
- ☐ Wetlands directly abutting an RPW where tributaries typically flow “seasonally.” Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.

- ☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.

- ☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. Impoundments of jurisdictional waters.⁹

As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.

- ☐ Demonstrate that impoundment was created from “waters of the U.S.,” or
- ☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
- ☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):¹⁰

⁸See Footnote # 3.

⁹To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.

¹⁰Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

- ☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
- ☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- ☐ which are or could be used for industrial purposes by industries in interstate commerce.
- ☐ Interstate isolated waters. Explain:
- ☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):

- ☐ Tributary waters: linear feet, wide.
- ☐ Other non-wetland waters: acres.
Identify type(s) of waters:
- ☐ Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
☐ Prior to the Jan 2001 Supreme Court decision in “*SWANCC*,” the review area would have been regulated based solely on the “Migratory Bird Rule” (MBR).
- ☐ Waters do not meet the “Significant Nexus” standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet, wide.
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource:
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the “Significant Nexus” standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet, wide.
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource:
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

- A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):**
- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: **Atlantic Environmental Consultants, LLC (AEC) submitted a jurisdictional determination to USACE WFO on August 22, 2022, and September 7, 2022, with final survey received on February 2, 2023.**
 - ☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant. **AEC provided data sheet on August 22, 2022, to revision received on November 11, 2022.**
 - ☒ Office concurs with data sheets/delineation report.
 - ☐ Office does not concur with data sheets/delineation report.
 - ☐ Data sheets prepared by the Corps:
 - ☐ Corps navigable waters’ study:
 - ☐ 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:
- ☒ USDA Natural Resources Conservation Service Soil Survey. Citation: **NRCS Web Soil Survey accessed on February 2, 2023.**
- ☒ National wetlands inventory map(s). Cite name: **USFWS NWI Mapper accessed on September 8, 2022.**
- ☐ State/Local wetland inventory map(s):
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- ☐ Photographs: ☐ Aerial (Name & Date):
Or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☒ Other information (please specify): **LiDAR and APT from 08/18/2022, 09/05/2022, 09/08/2022, 09/19/2022, and 09/21/2022.**

B. ADDITIONAL COMMENTS TO SUPPORT JD:

The review area totals approximately 26.83 acres and is comprised entirely of uplands.