



Currituck County

Development Services Department
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

TO: Mark Bissell, Bissell Professional Group
Jerry L. Old, New Bridge Creek, LLC

FROM: Planning Staff

DATE: September 14, 2023 **10-26-23 Response to TRC Comments**

SUBJECT: New Bridge Creek Preliminary Plat/Special Use Permit TRC Comments

The following comments were received for the September 12, 2023, TRC meeting. Please provide the requested document updates and responses on or before noon on September 28, 2023, for further review by the TRC. TRC comments are valid for six months from the date of the TRC meeting.

Planning, (Donna Voliva, 252-232-6032)

Reviewed

1. The complete application was received August 24, 2023, and will be subject to the regulations in effect at the time of application submittal. **Thank you for this acknowledgement.**
2. A finding must be made by the BOC that adequate public facilities are available to serve this proposed development. **Evidence regarding APFO will be submitted at the public hearing.**
3. The proposed development is in the Shawboro Elementary school district. Shawboro Elementary is currently over capacity. The BOC may attach additional conditions of approval, including timing limits on residential building lots available for occupancy to assure adequate public facilities remain sufficient to serve the development. **This possibility is acknowledged.**
4. The US Army Corps of Engineers 404 Wetland confirmed line expired September 7, 2023. A valid wetland delineation must be provided with this application. **The wetland delineation was renewed on August 29, 2023, and a copy of the paperwork is included.**
5. The preliminary plat General Notes #6 indicates an additional 5' easement for plantings is proposed at the rear of the residential lots. Provide additional information including illustration of plantings in the proposed easement. **This notation has been removed.**
6. Identify drainage conveyances that serve more than 5 acres and are not part of a state permitted and functional stormwater management system. New Bridge Creek is considered a major drainageway. **Notations have been added to the plan.**
7. The adjoining property ownership must be updated. **The ownership has been updated.**
8. Provide street names on the preliminary plat. **Street names have been added to the plat.**
9. The parent parcel is limited to three driveways/access points. The proposed street connection to Caratoke Highway impacts one of the existing driveways to an adjacent parcel and access to the exempt parcels located to the northwest. Provide details of the proposed street and existing driveway modification that affords convenient and safe access to the properties served by the street. **A detail is provided on sheet 4. It appears that the proposed reconfiguration improves safety compared to the existing configuration.**
10. Sidewalks are required on both sides of all streets. (5.6.10) **Sidewalks are provided on both sides of all streets, except behind existing lots that front on 168, where an existing drainage ditch is being improved, and an 8' multi-use path is proposed on one side to provide equivalent connectivity, which we believe is an acceptable and practical solution.**
11. The preliminary plat indicates a proposed dock along New Bridge Creek. Provide a detail of the intended amenity. The boardwalk shall connect to the nature trail, and trails shall be a minimum

- 8' in width. The trail has been widened to 8' and connected to the proposed dock. Construction details of the dock will be developed at the construction drawing stage of the approval process.
12. What is the intended construction material for the nature trail? The trail will be concrete or asphalt, and has been so labeled.
 13. Provide a detail for the required water access that is a minimum 20,000 square feet in area and at least 100 feet in width that provides visual and physical access to the water for the landowners in the subdivision. Dimensions of this area have been added to the plan, showing that the 100' x 200' requirement has been greatly exceeded.
 14. Several lots do not appear to meet the 90' minimum lot width proposed for the development. The minimum lot width has been adjusted accordingly.
 15. All subdivisions shall provide side lot line swales. The preliminary stormwater drainage plan indicates a partial swale to the rear. The typical lot layout indicates the typical swale to the front option. The partial side lot line swale does not appear to meet the minimum UDO requirements. The detail has been updated.
 16. Conservation subdivisions shall incorporate a 25' vegetated buffer compliant with Section 6.4.4.K. The preliminary plat indicates streetscape will be installed but the landscaping is located in an easement for improvement to off-site drainage. To prevent future conflict with required landscaping on private property, landscape buffers shall be located in open space and not within a drainage easement on a private lot. The 25' buffer has been relocated to open space in accordance with this requirement.
 17. Provide the recreation and park area dedication lands that can be reviewed by TRC for possible acceptance. This area has been delineated on the preliminary plat.
 18. What are the green dots shown on proposed lot 20? The dots have been removed from the plan.

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

Approved

1. Fire hydrants must be within 500' of all road frontages. Placed a Minimum of 3' from property lines.
2. Maintain 20' width for streets, 13'6" clear height.
3. Provide "no street parking" signage at street entrances, cul de sacs, private alleys (where alley is part of fire access) provide "no parking signage at fire hydrants". Indicate sign types and locations on construction plans for TRC approval.
4. Mark fire hydrant's locations in the center of road/street with reflectors per UDO.
5. Dwellings greater than 4800 sq. ft. and/or greater than 2 stories will be calculated using the ISO commercial method for fire flow requirements.
6. Cluster mailbox units must be accessible (accessible route, reach ranges)
7. Accessible routes must be provided to all amenities such as pools, boardwalks, piers, docks, and other amenities within the development. Plans must be designed to the NC Building Code design loads and structures must meet ADA requirements.
8. Curb cuts at vehicular traffic areas and pedestrian crossings must be ADA compliant and have detectable warning devices installed.

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

Reviewed

1. Please label the proposed street names on the plat. Street names have been added.
2. Addresses will be assigned by GIS during Final Plat review. These will be added when provided.
3. Will a recombination plat be required for parcels 0031000064N0000, 0031000064M0000, 0031000064L0000, 0031000064C, and 0031000064D000. We anticipate vacating these parcel lines concurrently with the recording of the final plat.
4. Will the remaining lots that are part of the Ferebee Acres subdivision be required to change their street addresses since they will be accessed via a new named street rather than a private access easement to Caratoke Highway? We believe that decision will be up to the county.

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

No comment

Currituck Soil and Stormwater (Dylan Lloyd, 252-232-3360)

Approved with corrections

1. Although the current wetland delineation was reviewed at a pre-app conference, it is now past the 5-year expiration date of Sept 7th, 2023. **The renewed delineation is included with this submittal.**
2. The Stormwater Narrative mentions a site area of 104 acres - the Wetland Determination only cites 72.56 acres. **The COE did not reconfirm that all of the wetlands are still wet, but did reconfirm the uplands.**
3. Do green circles on Lot 20 represent heritage trees? **No; they have been removed.**
4. Sizing of pipes and layout of swales to be addressed at construction drawing phase, but please keep in mind to follow lot lines as practicable. **Lot lines will be followed to the greatest degree practicable.**

Stormwater Review, (McAdams, Stormwater Consultant)

Reviewed

1. See attached.

Currituck County Public Utilities, Water Backflow (Chas Sawyer 252-202-1692)

No comment

Currituck County Public Utilities, Water (Dave Spence 252-232-4152)

Approved

1. When it comes time to submit construction drawings, please include the following:
 - a. show valves for hydrants.
 - b. 3/4" developmental fees are \$4,279.
 - c. I would like to see an inline valve around lot 10 to help isolate the loop in case of a break.
 - d. Hydrants are to be waterous Nags Head style.

These items will be included.

US Army Corps of Engineers, (Anthony Scarbraugh, 910-251-4619)

Reviewed

1. Any impacts to jurisdictional waters or wetlands of the US requires prior approval from the US Army Corps of Engineers.

No impacts are proposed.

Mediacom (252-482-5583)

See attached letter.

US Post Office

Contact the local post office for mail delivery requirements.

Comments were not received from:

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

The following items are necessary for resubmittal:

- 3 - full size copies of revised plans.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised documents and plans.

3 - full size copies of revised plans, 1- 8.5"x11" copy of all revised plans, and 1- PDF digital copy of all revised documents and plans are included.

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

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

Typical Use Permit (Quasi-Judicial) Hearing at BOC

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

STORMWATER DEVELOPMENT REVIEW COMMENTS

APPROVALS AND FORMS

1. Advisory comment: No stormwater device sizing calculations are provided. For the next phase of review, please show that the ponds are properly sized for their full drainage areas. This requirement is acknowledged.
2. Please note that the USACE Notification of Jurisdictional Determination expired 09/07/2023 and must be renewed before approval. The wetland delineation has been renewed.
3. Advisory comment: Please note that a floodplain development permit will be required before development activities can begin. Relevant ordinances can be found in the Currituck County UDO section 7.4.

PRELIMINARY PLAT

4. (Sheet 1/10) Please note that there are a few non-stormwater items required per the “Major Subdivision Design Standards Checklist” (found in the Major Subdivision Application form) that are missing from the plat. Seals of whoever prepared the plat, property owner name and address, landscaping schedule, tree protection plan, sight triangles, and street connectivity index are a few examples. Please ensure that all applicable required information is provided on future submittals. The plat has been updated accordingly.
5. (Sheet 1/10) The road labeled Ballance Farm Rd in the vicinity map is Snowden Road according to Currituck County GIS. Please verify and revise. This has been corrected on the vicinity map.
6. (Sheet 4/10) Please show SCM access easements as well as any other site easements. Blanket easements are being provided across all open space areas.
7. (Sheet 4/10) Please adjust the scale to be no smaller than 1" = 100' per requirements listed in the major subdivision application. The scale has been adjusted to 1" = 100'.
8. (Sheet 4/10) Please consider revising 90-degree angles in swales to promote flow. The swale angles have been adjusted.

**U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT**

Action Id. SAW-2018-00505 County: Currituck U.S.G.S. Quad: NC-Currituck

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Requestor: New Bridge Creek, LLC
Jerry Old
Address: P.O. Box 505
Moyock, NC 27958
Telephone Number: (252) 207-3002
E-mail: jlo@currituckhomes.com

Size (acres)	<u>70.18</u>	Nearest Town	<u>Moyock</u>
Nearest Waterway	<u>New Bridge Creek</u>	River Basin	<u>Albemarle-Chowan</u>
USGS HUC	<u>03010205</u>	Coordinates	Latitude: <u>36.47029</u> Longitude: <u>-76.10664</u>

Location description: **:The 70.18-acre review area for this Jurisdictional Determination is located along and to the northeast of Hwy 168, approximately 800 feet north of Beechwood Shore Road, in the town Moyock, Currituck County, NC. The review area is part of a larger property that abuts New Bridge Creek and Roland Creek. The review area contains 18.02 acres of wetlands and 52.16 acres of uplands.**

Indicate Which of the Following Apply:

A. Preliminary Determination

- There appear to be **waters, including wetlands** 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, including wetlands** 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 dated 8/14/2023. 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, including wetlands** 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, including wetlands** 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, including wetlands** at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the **waters, including wetlands** 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, including wetlands** 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.
- The **waters, including wetlands** 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

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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, including wetlands** 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.
- 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 **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 **Billy W. Standridge at (910) 251-4595 or Billy.w.standridge@usace.army.mil.**

C. Basis For Determination: See the preliminary jurisdictional determination form dated 08/29/2023.

D. Remarks: The wetlands within the review area are depicted on the attached Potential Wetland Plat – New Bridge Creek LLC, dated 08/14/23.

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
Phone: (404) 562-5136
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 **Not applicable.**

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: Billy W. Standridge

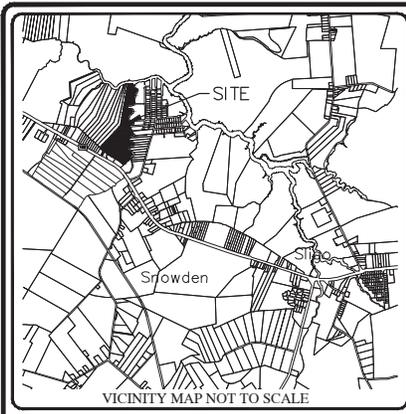
Date of JD: **08/29/2023** Expiration Date of JD: **Not applicable**

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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 our Customer Satisfaction Survey, located online at <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Copy Furnished:

Agent: **Atlantic Environmental Consultants, LLC**
Doug Dorman
Address: **P.O. Box 3266**
Kitty Hawk, NC 27949
Telephone Number: **(252) 261-7707**
E-mail: **dougdaec@gmail.com**

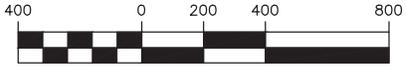


LEGEND	
[Symbol]	POTENTIAL WETLAND BOUNDARY
[Symbol]	ROOF-OF-RAVE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	ADJOINING PROPERTY LINE
[Symbol]	SHORELINE
[Symbol]	EXISTING IRON ROD
[Symbol]	EXISTING IRON PIPE
[Symbol]	N.T.S.
[Symbol]	NOT TO SCALE
[Symbol]	PLAT CORNER
[Symbol]	SUB.
[Symbol]	DEED BOOK
[Symbol]	SL.
[Symbol]	SLIDE
[Symbol]	WF / SQ.FT.
[Symbol]	SQUARE FEET
[Symbol]	AC
[Symbol]	ACRES

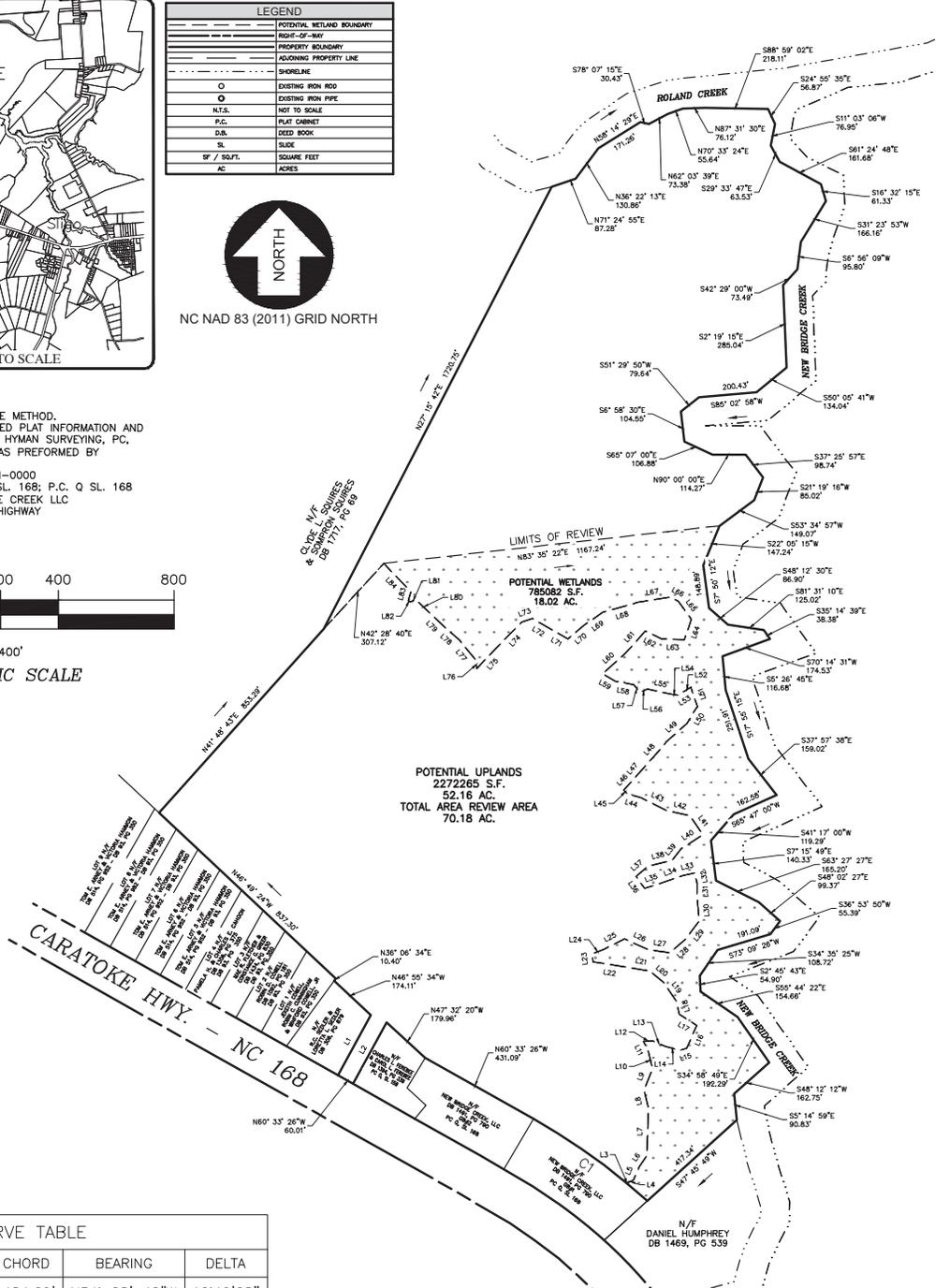


NC NAD 83 (2011) GRID NORTH

- NOTES:
1. AREA DETERMINED BY COORDINATE METHOD.
 2. THIS PLAT IS BASED ON RECORDED PLAT INFORMATION AND PREVIOUS WETLAND PLAT BY E.T. HYMAN SURVEYING, PC, DATED 12/14/16, NO SURVEY WAS PERFORMED BY BISSELL PROFESSIONAL GROUP.
 3. PARCEL ID NO.: 0031-000-064N-0000
 4. RECORDED REFERENCE: P.C. O, SL. 168; P.C. Q SL. 168
 5. PROPERTY OWNER(S): NEW BRIDGE CREEK LLC
 6. PROPERTY ADDRESS: CARATOKE HIGHWAY



GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	485.70'	2170.00'	484.69'	N54° 08' 42"W	12°49'28"

THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE POTENTIAL JURISDICTIONAL WETLANDS OF THE 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 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, 33 C.F.R. PART 328 AND OTHER U.S. ARMY CORPS OF ENGINEERS GUIDANCE."

REGULATORY OFFICIAL _____
 TITLE _____
 DATE _____
 USACE ACTION ID _____

LINE TABLE														
LINE	LENGTH	BEARING												
L1	236.66	N28° 31' 19"E	L18	47.25	N13° 45' 09"W	L35	66.59	S72° 29' 17"W	L52	29.72	S57° 03' 58"W	L69	81.66	S55° 23' 19"W
L2	241.35	S28° 31' 19"W	L19	76.66	N33° 56' 32"W	L36	50.77	N34° 41' 14"W	L53	24.55	S59° 11' 54"W	L70	70.08	S49° 48' 03"W
L3	0.95	N10° 32' 19"E	L20	63.70	N50° 09' 40"W	L37	53.70	N49° 21' 59"E	L54	24.06	N60° 10' 11"W	L71	59.39	N60° 21' 50"W
L4	24.85	N63° 40' 19"E	L21	73.58	N79° 48' 20"W	L38	85.90	N75° 52' 35"E	L55	82.82	N77° 10' 49"W	L72	81.82	N69° 28' 45"W
L5	46.89	N23° 19' 35"E	L22	126.15	N81° 14' 54"W	L39	51.58	N39° 05' 43"E	L56	27.66	S62° 30' 41"W	L73	37.92	S71° 33' 34"W
L6	49.72	N33° 56' 54"E	L23	27.58	N5° 15' 57"W	L40	88.50	N57° 04' 24"E	L57	35.36	N39° 33' 28"W	L74	125.92	S44° 20' 41"W
L7	164.78	N1° 48' 26"E	L24	41.14	N69° 17' 34"E	L41	79.59	N33° 53' 42"W	L58	63.87	N79° 07' 17"W	L75	98.03	S43° 39' 28"W
L8	79.04	N13° 42' 59"W	L25	82.41	N62° 26' 37"E	L42	81.76	N77° 56' 46"W	L59	52.45	N60° 43' 18"W	L76	28.58	N6° 16' 46"W
L9	64.86	N21° 18' 26"E	L26	90.83	S65° 11' 27"E	L43	99.85	N63° 32' 01"W	L60	104.59	N48° 32' 12"E	L77	89.62	N39° 06' 18"W
L10	58.86	N13° 10' 32"W	L27	74.68	S82° 12' 14"E	L44	51.57	N72° 23' 23"W	L61	105.80	N41° 53' 13"E	L78	72.62	N48° 30' 23"W
L11	40.48	N24° 47' 21"W	L28	70.25	N49° 53' 48"E	L45	15.70	N41° 18' 24"W	L62	62.65	S64° 03' 39"E	L79	60.78	N46° 35' 10"W
L12	32.26	N87° 35' 08"E	L29	79.48	N36° 34' 42"E	L46	44.64	N41° 46' 34"E	L63	78.46	S88° 25' 07"E	L80	72.42	N45° 44' 15"W
L13	45.31	S65° 55' 15"E	L30	71.09	N4° 07' 47"W	L47	60.52	N41° 47' 31"E	L64	73.64	N19° 13' 27"E	L81	21.72	S69° 27' 41"W
L14	53.61	S74° 49' 31"E	L31	59.57	N1° 43' 15"W	L48	116.51	N41° 26' 08"E	L65	78.21	N35° 58' 18"W	L82	7.97	N60° 03' 28"W
L15	24.29	N72° 02' 27"E	L32	36.92	N10° 04' 06"W	L49	96.62	N47° 32' 09"E	L66	30.43	N61° 59' 20"W	L83	33.32	N16° 15' 20"E
L16	86.08	N24° 09' 40"E	L33	42.88	S77° 40' 35"W	L50	68.03	N31° 36' 59"E	L67	116.19	S80° 37' 36"W	L84	134.56	N44° 07' 30"W
L17	70.82	N57° 28' 44"W	L34	73.90	S70° 24' 58"W	L51	70.73	N18° 39' 30"W	L68	123.91	S73° 59' 04"W			

DATE	SCALE	REVISIONS			
		NO.	DATE	DESCRIPTION	BY
08/14/23	1"=400'				
DESIGNED BY	CHECKED BY				
DRAWN BY	APPROVED BY				
CAD FILE:					
	477800V1				
SHEET					
1	of 1				

PROJECT: **NEW BRIDGE CREEK LLC**
MOYOCK MAINLAND CURRITUCK COUNTY NORTH CAROLINA
POTENTIAL WETLAND PLAT

BISSELL
 Bissell Professional Group
 Firm License # C-956
 3012 North Croatan Highway
 P.O. Box 1068
 Kitty Hawk, North Carolina 27949
 (252) 261-3266
 FAX (252) 261-1760

Engineers, Planners, Surveyors
 and Environmental Specialists

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NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: <u>New Bridge Creek, LLC, Jerry Old</u>	File Number: <u>SAW-2018-00505</u>	Date: <u>08/29/2023</u>
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL WITHOUT PREJUDICE	C
<input type="checkbox"/>	PERMIT DENIAL WITH PREJUDICE	D
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	E
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

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

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

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

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

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

C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable

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

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

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

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

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

F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable

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

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:
District Engineer, Wilmington Regulatory Division
Attn: Billy W. Standridge
Washington Regulatory Office
U.S Army Corps of Engineers
2407 West Fifth Street
Washington, North Carolina 27889

If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:
Philip Shannin
Regulatory Appeals Review Officer
South Atlantic Division
60 Forsyth St SW, Floor M9
Atlanta, Georgia 30303-8803

Philip.A.Shannin2@usace.army.mil
404-562-5136

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

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

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

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

_____ Signature of appellant or agent.	Date:
Email address of appellant and/or agent:	Telephone number:

PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

- A. REPORT COMPLETION DATE FOR PJD:** 08/29/2023
- B. NAME AND ADDRESS OF PERSON REQUESTING PJD:** New Bridge Creek, LLC, Jerry Old, P.O. Box 505, Moyock, NC 27958
- C. DISTRICT OFFICE, FILE NAME, AND NUMBER:** Wilmington District, New Bridge Creek, LLC - Moyock/Currituck/JD, SAW-2018-00505
- D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:** :The 70.18-acre review area for this Jurisdictional Determination is located along and to the northeast of Hwy 168, approximately 800 feet north of Beechwood Shore Road, in the town Moyock, Currituck County, NC. The review area is part of a larger property that abuts New Bridge Creek and Roland Creek. The review area contains 18.02 acres of wetlands and 52.16 acres of uplands.

(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: NC County: Currituck City: Moyock
 Center coordinates of site (lat/long in degree decimal format): Latitude: 36.47029 Longitude: -76.10664

Universal Transverse Mercator:

Name of nearest waterbody: New Bridge Creek

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

- Office (Desk) Determination. Date: Sep 2018
- Field Determination. Date(s): Nov 2017

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

Site Number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resources in review area (acreage and linear feet, if applicable)	Type of aquatic resources (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
SAW-2018-00505 Wetlands	36.47205	-76.10471	18.02	Wetland	Section 404

1. The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre- construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there "*may be*" waters of the U.S. and/or that there "*may be*" navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply) Checked items are included in the administrative record and are appropriately cited:

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

Map: Potential Wetland Plat – New Bridge Creek LLC, dated 08/14/23

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

Office concurs with data sheets/delineation report.

Office does not concur with data sheets/delineation report. Rationale: _____

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:

Natural Resources Conservation Service Soil Survey. Citation:

National wetlands inventory map(s). Cite name:

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: SAW-2018-00505, Sep 7, 2018

Other information (please specify):

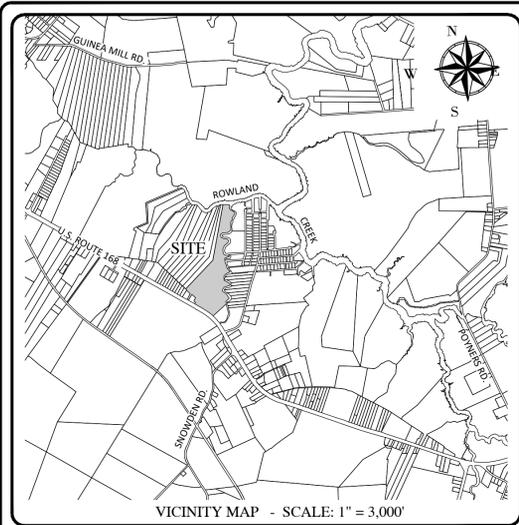
IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.



Signature and date of Regulatory staff member completing PJD
08/29/2023

Signature and date of person requesting PJD (REQUIRED, unless obtaining the signature is impracticable)¹

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



PRELIMINARY DEVELOPMENT PLANS FOR NEW BRIDGE CREEK SUBDIVISION A 35 LOT RESIDENTIAL CONSERVATION SUBDIVISION MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists
BisSELL Professional Group
3512 North Croatan Highway
Kittlingham, North Carolina 27549
(252) 261-2006
FAX (252) 261-1750

COVER SHEET, DEVELOPMENT
NOTES & SITE LOCATION
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PROJECT: **NEW BRIDGE CREEK SUBDIVISION**
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PRELIMINARY DEVELOPMENT PLAN

GENERAL NOTES:

- PROJECT NAME: NEW BRIDGE CREEK CONSERVATION SUBDIVISION
- OWNER/APPLICANT: NEW BRIDGE CREEK, LLC
C/O JERRY OLD, AGENT
101 OAK STREET
MOYOCK, NC 27958
- PROPERTY DATA:
PARCEL ID#: 0031-0000-64D-0000, 0031-0000-64C-0000, 0031-0000-64K-0000,
0031-0000-64L-0000, 0031-0000-64M-0000 & 0031-0000-64N-0000
PRIMARY ADDRESS: CARAHOKE HWY., MOYOCK, NC
RECORDED REFERENCES: D.B. 1491, PG. 790, P.C. O, SL. 168
PROPERTY ZONING: AG - AGRICULTURAL
- F.I.R.M. DATA:
ZONES X, SHADED X & AE (4') PER F.E.M.A. F.I.R.M. MAP NUMBER 3721804000 K,
EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD
PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY
UNIFIED DEVELOPMENT ORDINANCE.
- THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND
CONFIRMED BY USAOCE ACTION ID# SAW 2018-00505, DATED SEPTEMBER 7, 2018, AND
MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE
PROPERTY.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES
AND A 20' EASEMENT FOR UTILITIES, DRAINAGE, WALKWAYS & STREET TREES ALONG FRONT
PROPERTY LINE IS HEREBY ESTABLISHED.
- A DRAINAGE EASEMENT SHALL BE ESTABLISHED ALONG ALL MAJOR DRAINAGE WAYS
SERVING MORE THAN 5 ACRES, THAT INCLUDES THE CONVEYANCE PLUS 25' FROM THE TOP OF
BANK, A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS
HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
• 2012 AERIAL IMAGERY OBTAINED FROM NOCNEMAP.COM
• FIELD TOPOGRAPHIC SURVEY DATA BY LIDAR OBTAINED FROM NC FLOOD RISK
INFORMATION SYSTEM.
• LAND DEVELOPMENT PLANS BY QUIBLE & ASSOCIATES, P.C., COMMISSION # P17079,
DATED 09/13/19.
• ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN
A 30' RIPARIAN BUFFER.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- NEAREST HYDRANT (MEC21) FLOW TESTED AT 839 GPM. DESIGN FIRE FLOW IS 500 GPM
FOR SINGLE FAMILY RESIDENCES BASED ON STRUCTURES HAVING LESS THAN 4,800 SQ. FT.
AND NOT OVER 2-STORIES HIGH. NFF FOR MULTI-FAMILY STRUCTURES IS BASED ON ISO
STANDARDS.
- THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY THAT ARE PLATTED WITH THE INTENT OF
BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN
THE RIGHTS-OF-WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.

CONNECTIVITY INDEX: 4/2 = 2.0

STORMWATER STATEMENT

NO MORE THAN 30% 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.

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP
OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

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 DISTRICT ENGINEER

DEVELOPMENT DATA	
ITEM	VALUE
TOTAL TRACT AREA:	104.09 AC.±
CAMA WETLANDS:	4.42 AC.±
NET AREA FOR DEVELOPMENT:	99.67 AC.±
LOTS:	24.87 AC.±
R.O.W.:	4.34 AC.±
OPEN SPACE REQUIRED:	62.45 AC.± (60%)
OPEN SPACE PROVIDED:	74.88 AC.± (71.9%)
ALLOWABLE DEVELOPMENT:	0.4 X 99.67 = 39.9 (39 LOTS)
PROPOSED DEVELOPMENT:	35 LOTS
PROPOSED DENSITY:	0.35 LOTS/ACRE
MINIMUM LOT SIZE:	30,000 S.F.
LOT DEVELOPMENT CONFIGURATION	
LOT AREAS VARY FROM 30,000 S.F. TO 38,245 S.F.	
MINIMUM LOT WIDTH @ FRONT SETBACK:	80 FEET
SETBACKS:	
FRONT:	30 FEET
SIDE:	15 FEET
REAR:	25 FEET
CORNER SIDE:	20 FEET
RECREATION/PARKLAND DEDICATION: 35 LOTS X 0.0255 AC. = 0.89 AC.	

Sheet Number

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Sheet Title

- COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
- EXISTING SITE CONDITIONS & EXISTING FEATURES
- PROPERTY OVERVIEW - 35 LOT CONSERVATION SUBDIVISION
- 35 LOT SUBDIVISION & STORMWATER DRAINAGE PLAN
- WATER MAIN EXTENSION & WATER SERVICE PLAN
- LANDSCAPING, BUFFERING & SIGNAGE PLAN
- PROPOSED METES & BOUNDS LOT DELINEATION PLAN
- PROPOSED METES & BOUNDS LOT DELINEATION PLAN
- PROPOSED METES & BOUNDS LOT DELINEATION PLAN
- TYPICAL CONSTRUCTION DETAILS & CURVE CHART

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, _____, REVIEW OFFICER OF
CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

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

SURVEYOR'S CERTIFICATION

I, MICHAEL D. BARR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED AND DESCRIPTION
RECORDED IN BOOKS REFERENCED); THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED;
THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS IS TO CERTIFY THAT THIS 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 26th DAY OF
OCTOBER, 2023
DocuSigned by:
Michael D. Barr
L-1756
SIGNATURE: 68DA34EC9CBF428...

REQUIRED 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 BISSELL PROFESSIONAL GROUP, AND
SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

DATE REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

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

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 _____

LEGEND	
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EXISTING DITCH CENTERLINE
---	EXISTING DITCH TOP OF BANK
---	PROPOSED SWALE W/ FLOW ARROW
---	PROPOSED SWALE HIGH POINT
---	FEMA BOUNDARY LINE
---	EXISTING 404 BOUNDARY
---	EXISTING GRADE CONTOUR
---	30' UNDISTURBED BUFFER (COUNTY)
---	50' WETLANDS BUFFER (COUNTY)
---	EXISTING RAILROAD TRACKS
---	EXISTING CULVERT
---	PROPOSED CULVERT
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD TRANSMISSION LINES
---	EXISTING WATER LINE
---	PROPOSED WATER LINE (SIZE AS NOTED)
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED WATER SERVICE
---	PROPOSED BLOW-OFF ASSEMBLY
---	PROPOSED VALVE
---	PROPOSED REDUCER
---	PROPOSED SIDEWALK

SURVEY LEGEND

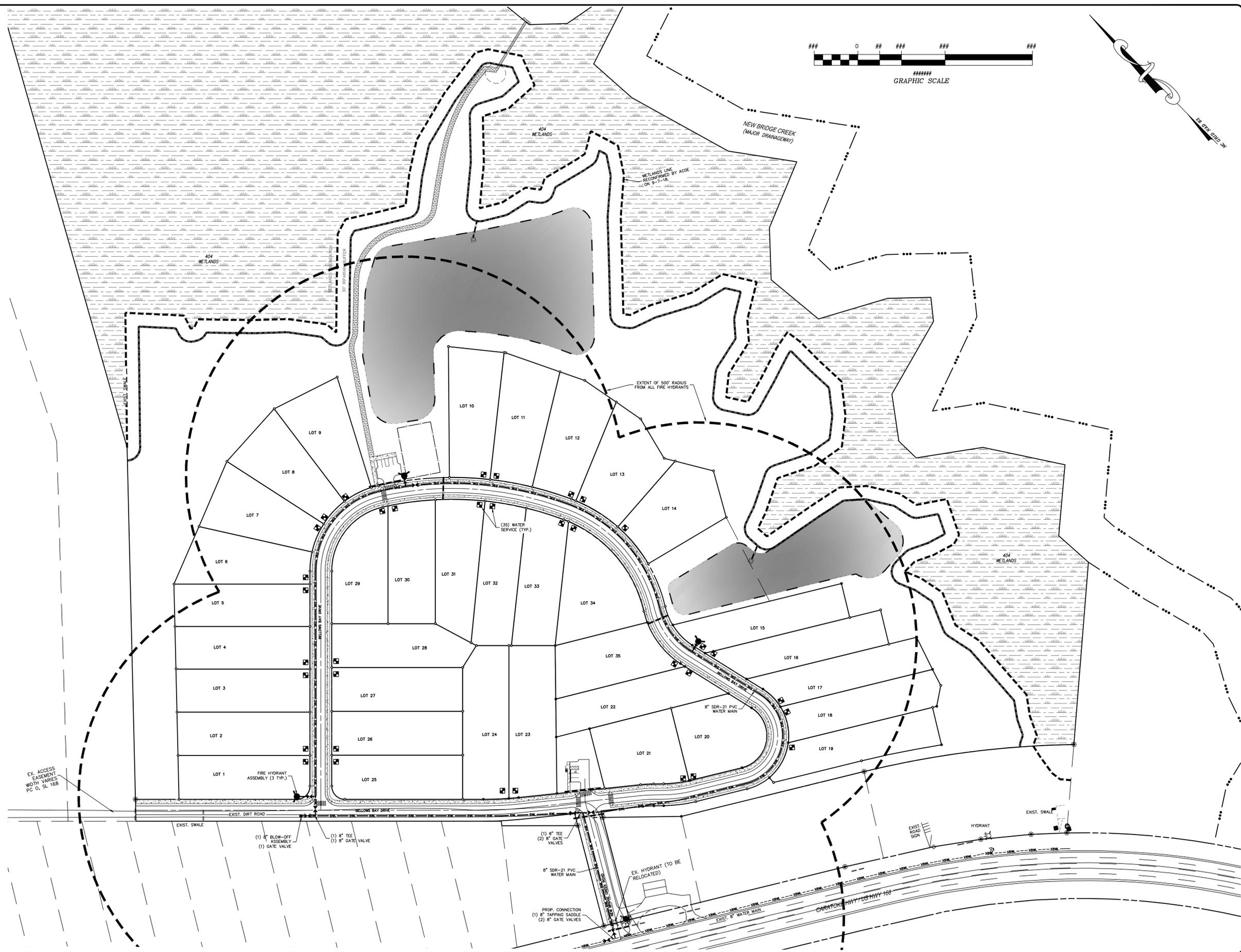
SCMD	SET CONCRETE MONUMENT
SIR	SET IRON ROD
EIP	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

NO.	DATE	DESCRIPTION	BY	CHKD
1	8/24/23	PREPARED COMMENTS	MB	
2	8/24/23	REVISIONS	MB	



DATE: 08/04/23 SCALE: NO SCALE
PERSON: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 1 OF 10
CAD FILE: 477800PP2
PROJECT NO:
4778

S:\projects\4778 New Bridge Creek Subdivision\Drawings\477800PP2.dwg, 10/24/2023, 10:54 AM, HP, Desktop, 12500 RES, 162.2, 613




BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

WATER MAIN EXTENSION & WATER SERVICE PLAN
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PROJECT: **NEW BRIDGE CREEK SUBDIVISION**
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PRELIMINARY DEVELOPMENT PLAN

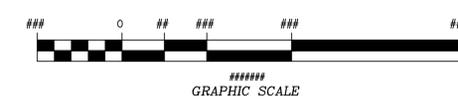
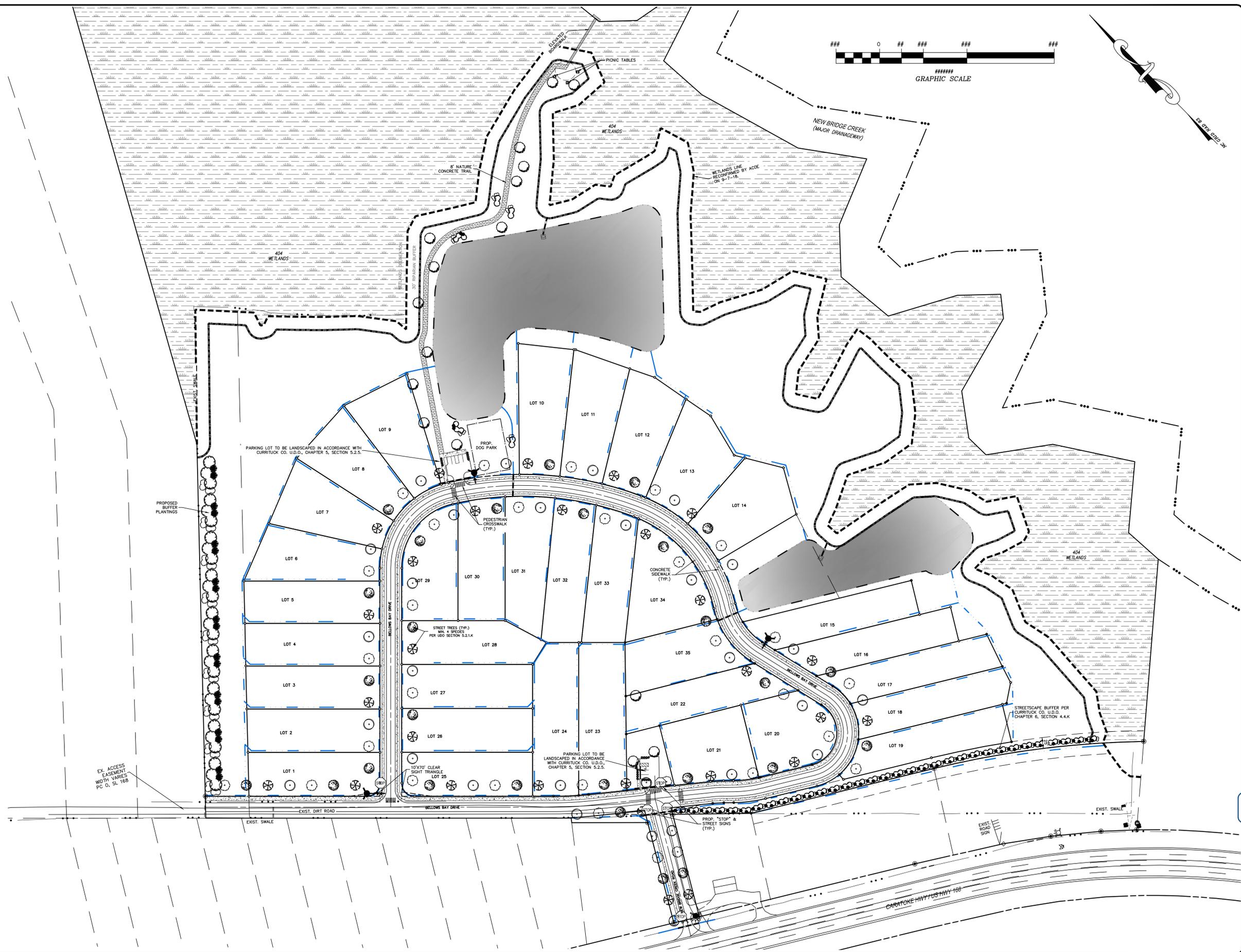
NO.	DATE	DESCRIPTION
1	8/2/23	PREP. COMMENTS
2	8/2/23	REVISED COMMENTS
3	8/2/23	REVISED COMMENTS

DocuSigned by:

 680A34E0C86F428
 CURRITUCK COUNTY, NC

DATE: 08/04/23 SCALE: 1" = 100'
 PERSON: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 5 OF 10
 CAD FILE: 477800PP2
 PROJECT NO: 4778

S:\projects\4278 - New Bridge Creek Subdivision\Drawings\477800PP2.dwg, 10/26/2023, 10:54 AM, HP, Desktop, 12500, 85, 162, 2, 0, 3



Bissell Professional Group
 3572 North Croatan Highway
 K-10, Box 1008, North Carolina 27949
 (252) 261-2006
 FAX (252) 261-1750

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

LANDSCAPING, BUFFERING
 & SIGNAGE PLAN

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PROJECT: **NEW BRIDGE CREEK SUBDIVISION**
 NORTH CAROLINA
 MOYOCK TOWNSHIP CURRITUCK COUNTY

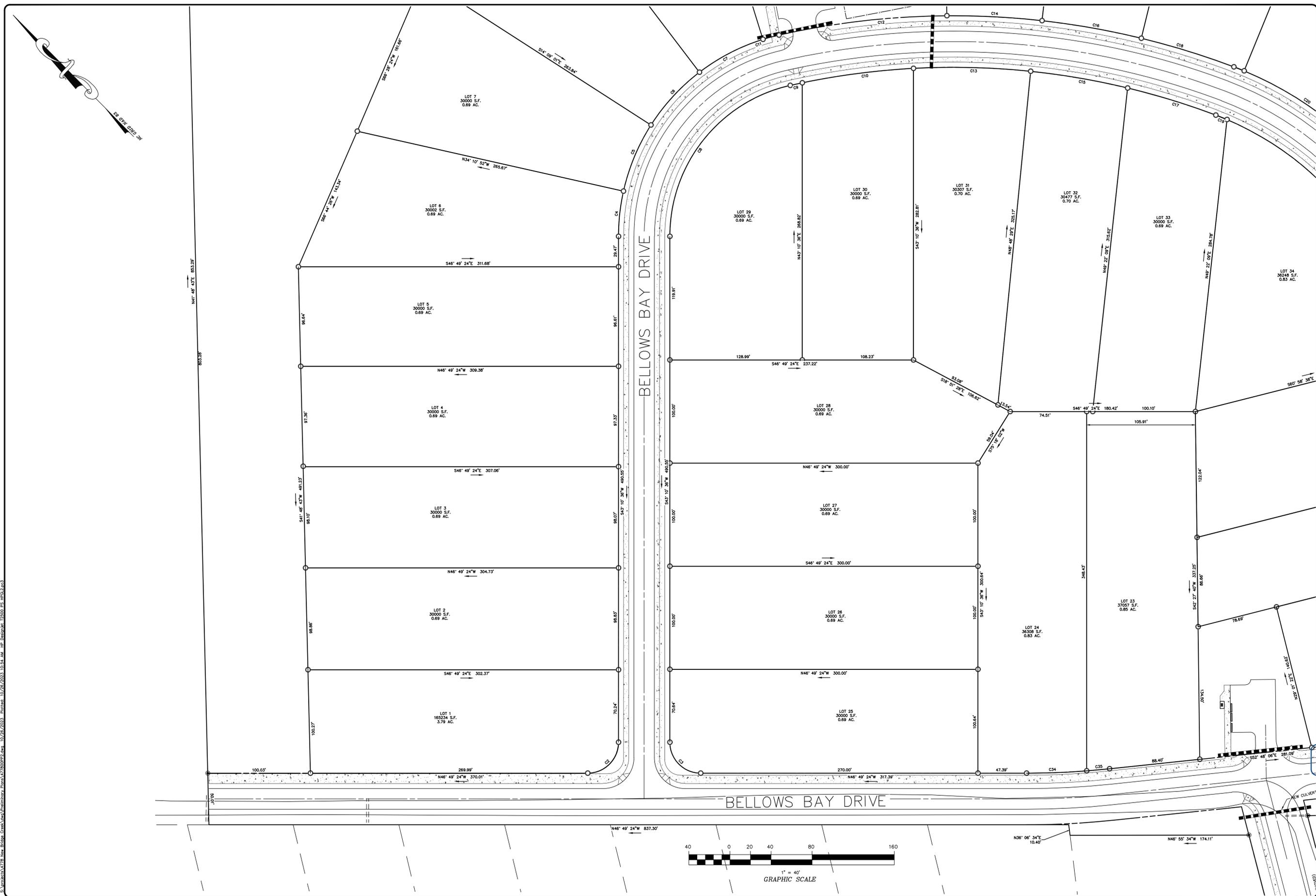
PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
1	8/2/23	PREP. COMMENTS
2	8/2/23	REVISED COMMENTS
3	8/2/23	REVISED COMMENTS

DocuSigned by:
 M. Bissell
 C6D044EC9CBF428
 VERIFIED SIGNATURE

DATE: 08/04/23	SCALE: 1" = 100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 6	OF 10
CAD FILE: 477800PP2	PROJECT NO:
	4778

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and Environmental Specialists

Bissell Professional Group
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K10, Box 10000, North Carolina 27549
(252) 261-2000
FAX (252) 261-1750

**PROPOSED METES & BOUNDS
LOT DELINEATION PLAN**

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NEW BRIDGE CREEK SUBDIVISION
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

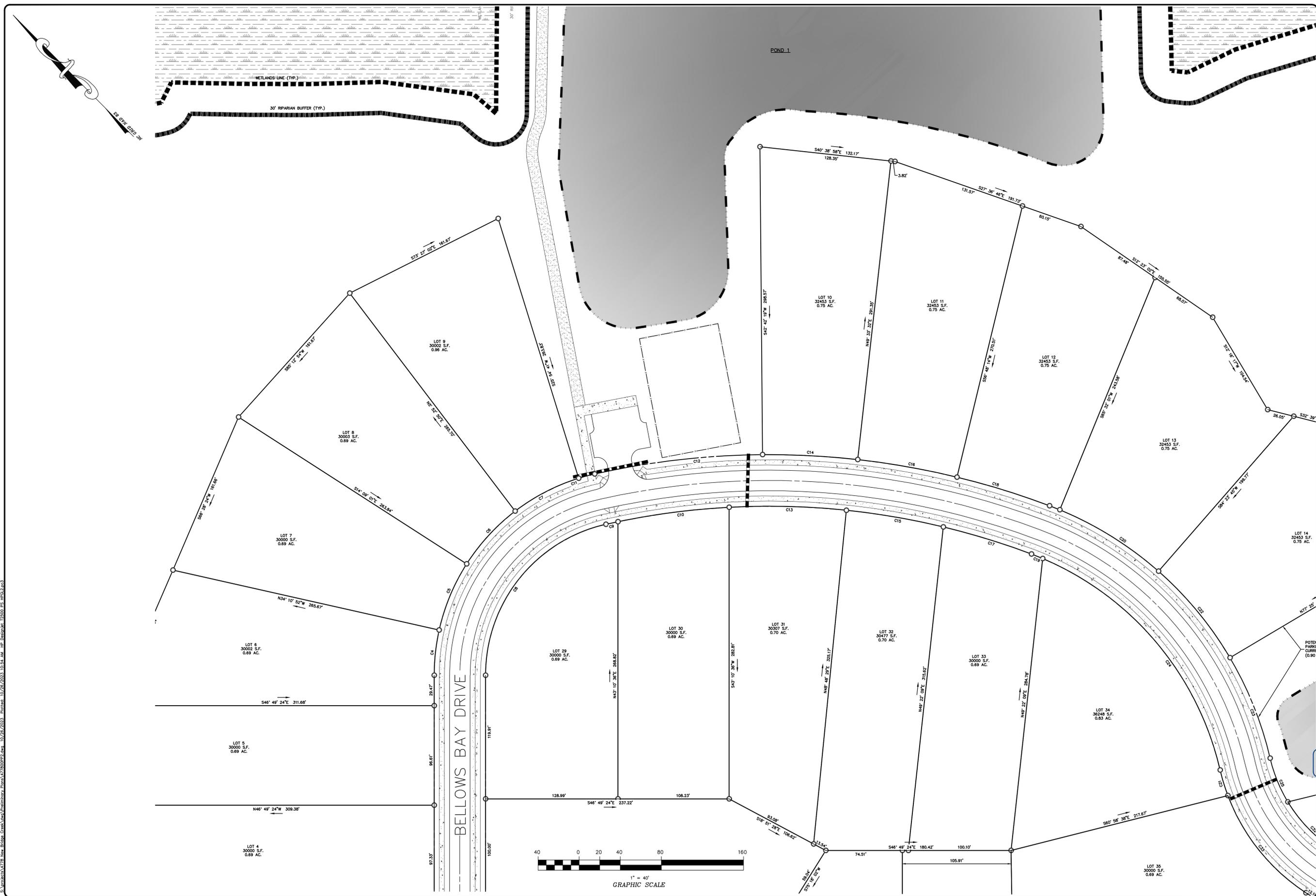
PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	08/04/23	PREPARED FOR SUBMITTAL	KFW	MSB
2	08/04/23	REVISIONS		

Designed by
[Signature]
CADD & E/CAD
MICHAEL B. BARN

DATE: 08/04/23	SCALE: 1" = 40'
DRAWN: KFW	CHECKED: MSB
APPROVED: BPG	
SHEET: 7	OF 10
CAD FILE: 477800PP2	
PROJECT NO: 4778	

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MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

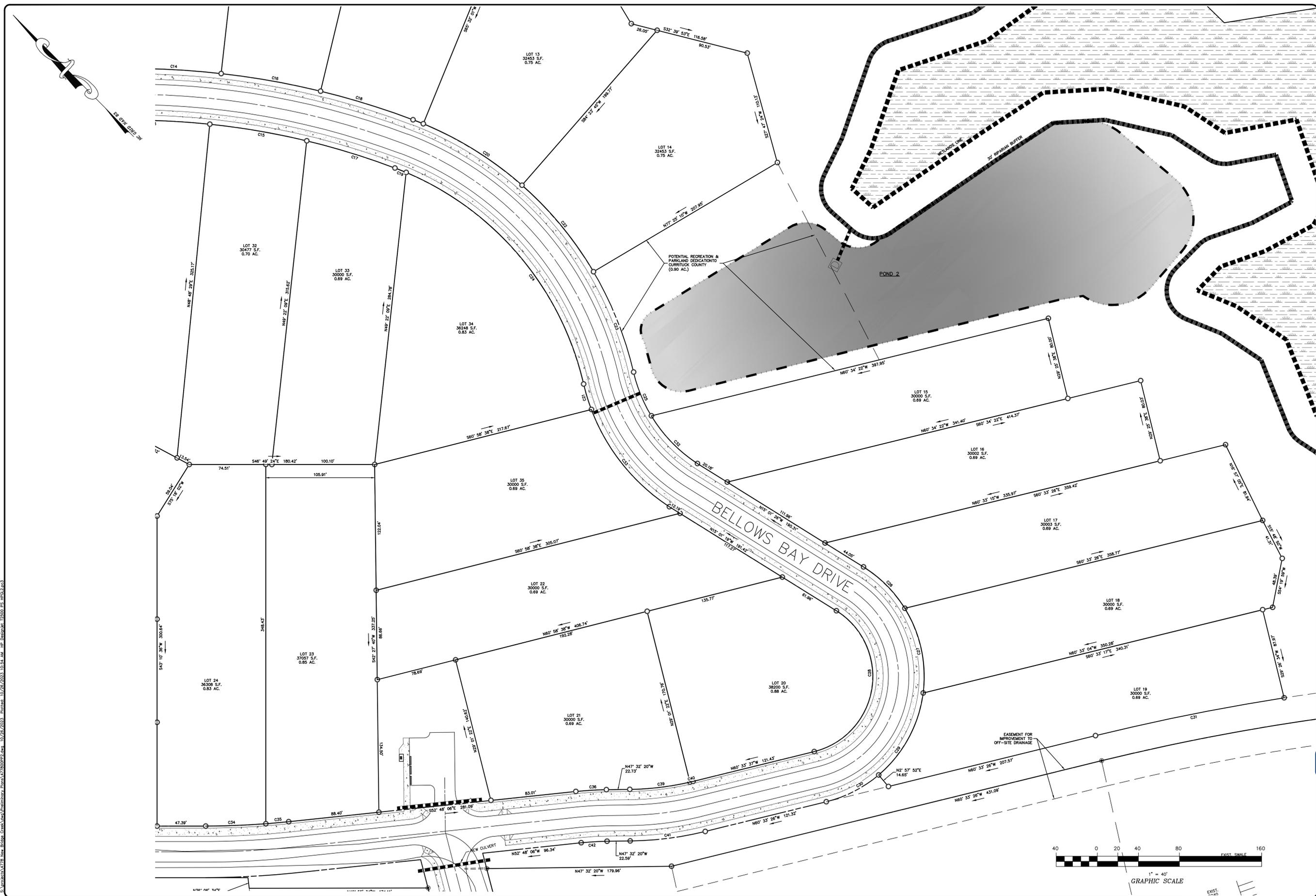
PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
1	08/04/23	PREPARED FOR SUBMITTAL
2	08/04/23	REVISED
3	08/04/23	REVISED

DocuSigned by:
Michael J. Bissell
CDA24E1C1CF428

DATE:	08/04/23	SCALE:	1" = 40'
DRAWN:	KFW	CHECKED:	MSB
APPROVED:	BPG		
SHEET:	8	OF	10
CAD FILE:	477800PP2		
PROJECT NO:			
	4778		

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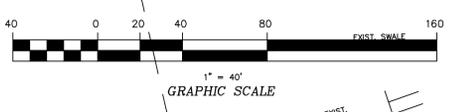
PROJECT: NEW BRIDGE CREEK SUBDIVISION
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

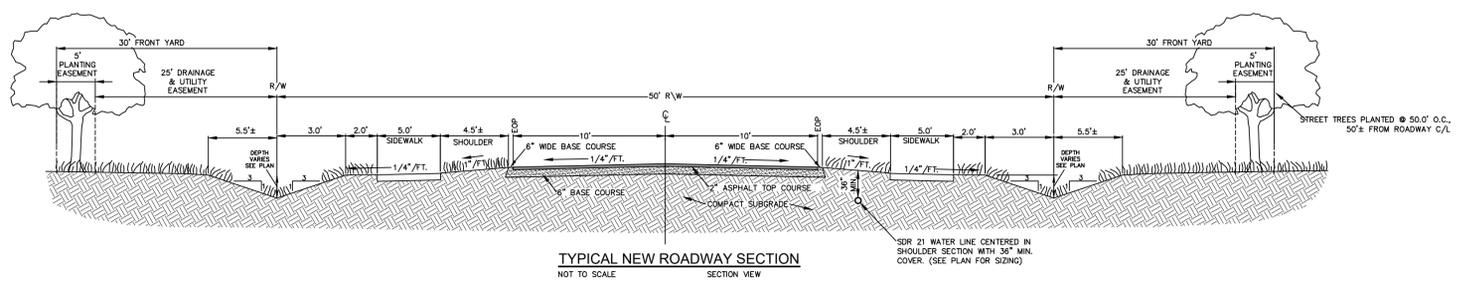
PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	8/2/23	PREPARED FOR SUBMITTAL	MSB	MSB
2	8/2/23	REVISED	MSB	MSB
3	8/2/23	REVISED	MSB	MSB

Documented by:
Mark S. Bissell
08034E0000BF428

DATE:	08/04/23	SCALE:	1" = 40'
PERSON:	BPG	CHECKED:	MSB
DRAWN:	KFW	APPROVED:	BPG
SHEET:	9	OF	10
CAD FILE:	477800PP2	PROJECT NO.:	4778



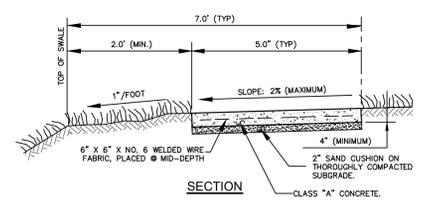
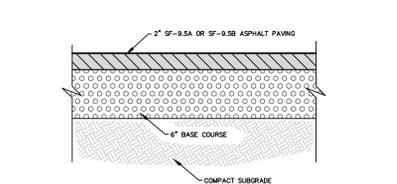


CURVE TABLE

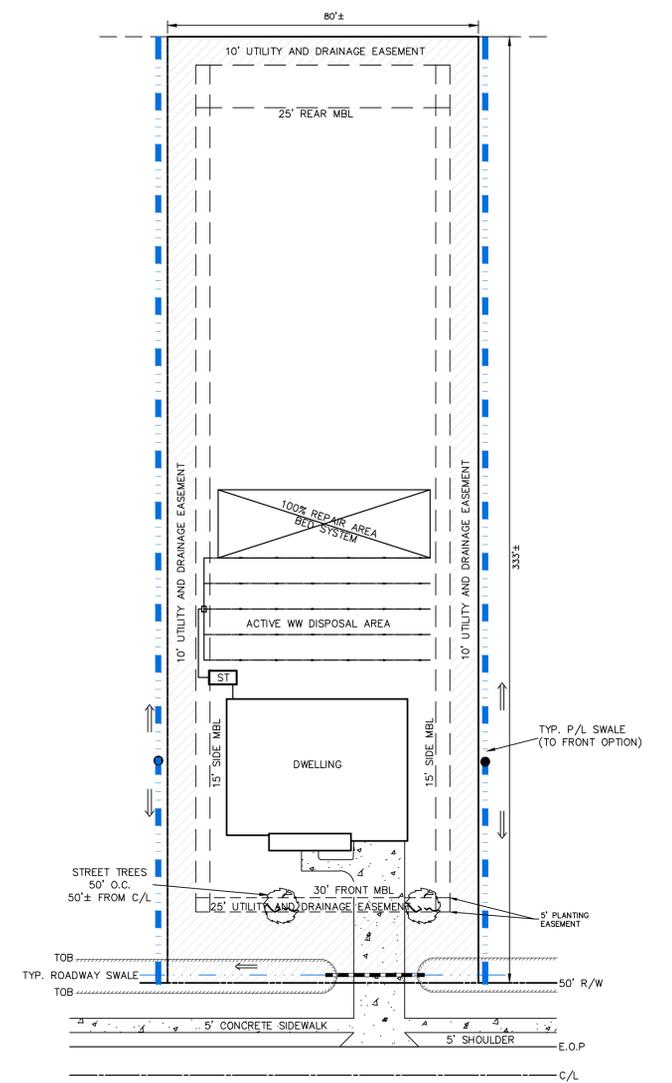
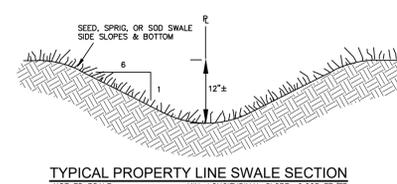
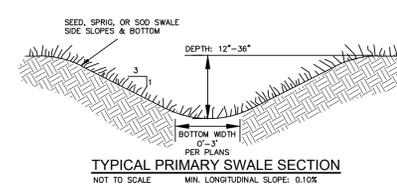
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	485.70'	2170.00'	484.69'	N54° 08' 42"W	12°49'28"
C2	47.12'	30.00'	42.43'	N88° 10' 36"E	90°00'00"
C3	47.12'	30.00'	42.43'	S1° 49' 24"E	90°00'00"
C4	44.13'	200.00'	44.04'	N49° 29' 52"E	12°38'32"
C5	69.92'	200.00'	69.57'	N65° 50' 04"E	20°01'51"
C6	69.92'	200.00'	69.57'	N85° 51' 55"E	20°01'51"
C7	69.92'	200.00'	69.57'	N74° 06' 14"W	20°01'51"
C8	202.56'	150.00'	187.52'	S81° 51' 49"W	77°22'25"
C9	12.05'	727.00'	12.05'	N58° 58' 18"W	0°57'00"
C10	109.23'	727.00'	109.13'	N54° 11' 33"W	8°36'31"
C11	270.10'	200.00'	250.04'	S81° 51' 55"W	77°22'39"
C12	164.78'	777.00'	164.47'	N53° 22' 13"W	12°09'04"
C13	114.28'	727.00'	114.16'	N45° 23' 06"W	9°00'23"
C14	92.94'	777.00'	92.89'	S43° 52' 05"E	6°51'13"
C15	95.86'	727.00'	95.79'	N37° 06' 15"W	7°33'19"
C16	98.25'	777.00'	98.19'	S36° 49' 07"E	7°14'42"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C17	89.90'	727.00'	89.84'	N29° 47' 03"W	7°05'06"
C18	94.31'	777.00'	94.26'	S29° 43' 08"E	6°57'17"
C19	11.70'	295.00'	11.70'	N25° 06' 18"W	2°16'22"
C20	113.58'	345.00'	113.06'	S15° 02' 07"E	18°51'44"
C21	25.89'	195.05'	25.87'	N26° 12' 03"E	7°36'14"
C22	109.50'	345.00'	109.04'	S3° 29' 18"W	18°11'05"
C23	339.07'	345.00'	325.59'	N1° 54' 50"E	56°18'39"
C25	46.02'	145.00'	45.82'	S20° 58' 39"W	18°11'00"
C26	57.35'	125.00'	56.85'	S1° 52' 49"E	26°17'12"
C27	85.70'	125.00'	84.03'	N30° 54' 11"E	39°16'48"
C28	175.97'	75.00'	138.30'	S52° 11' 38"W	134°25'54"
C29	92.55'	125.00'	90.45'	N71° 45' 13"E	42°25'18"
C30	57.77'	125.00'	57.25'	S73° 47' 47"E	26°28'42"
C31	187.32'	2195.00'	187.26'	N58° 06' 45"W	4°53'22"
C32	64.89'	145.00'	64.35'	S0° 56' 05"E	25°38'28"
C33	123.04'	195.00'	121.01'	S4° 19' 18"W	36°09'13"



NOTE: PAVING SHALL CONSIST OF FINE GRADING THE SPECIFIED PARKING & DRIVE AREAS AND INSTALLING 2" SF-9.5A OR SF-9.5B ASPHALT CONCRETE SURFACE COURSE IN CONJUNCTION WITH A 4" AGGREGATE BASE COURSE. THE SOIL SUBGRADE BENEATH PAVEMENTS SHALL BE COMPACTED TO AT LEAST 95% OF ASTM D 698 PRIOR TO ANY PLACEMENT OF SUBBASE FILL OR STONE BASE COURSE. ALL SITE PREPARATION AND THE DESIGN AND CONSTRUCTION OF ALL FOUNDATIONS, GROUND SLABS, AND PAVEMENTS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY A GEOTECHNICAL ENGINEER.



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**TYPICAL CONSTRUCTION
DETAILS & CURVE CHART**

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PROJECT: **NEW BRIDGE CREEK SUBDIVISION**
MORYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	8/2/23	PREP COMMENTS	MSB	
2	8/2/23	REVISEMENTS	MSB	

DocuSigned by:
M. L. L. L. L. L.
C6D4A4EC9CBE28
ACIALA 11 BAR

DATE: 08/04/23	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 10	OF 10
CAD FILE: 477800PP2	PROJECT NO:
4778	