



Currituck County

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

MEMORANDUM

To: Justin Old, Allied Properties, LLC
Mark Bissell, Bissell Professional Group

From: Development Services Staff

Date: August 9, 2023 **Response dated 8-24-23**

Re: Waterleigh Phase 5A Final Plat TRC Comments

The following comments were received for the August 9, 2023, TRC meeting. Please address all comments and resubmit a corrected plan for review by the TRC. Resubmittals shall be submitted by August 24, 2023, at 12 noon or in accordance with the 2023 submittal schedule. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Donna Voliva, 252-232-6032)

Reviewed

1. Provide recreational and park area payment in lieu of dedication in the amount of \$4,543.93 for Phase 5A (29 lots x 0.0255 = 0.7395 ac X \$6,144.60/ac = \$4,543.93) **The fee will be submitted under separate cover.**
2. Provide the performance guarantee for incomplete infrastructure.
 - a. Provide a copy of the cost estimate for pavement markings or provide a description that indicates the markings are included in the amount provided. **An estimate has been included for markings; the bond amount has been updated.**
 - b. A complete review of the existing performance guarantees is under review. **We are showing just the bond amount for 5A with this submittal, as we expect this will be a separate LOC.**
3. Inspection of site indicated:
 - a. Street signs do not appear to meet NCDOT standards. Further information is necessary to determine compliance. **The signs are temporary, since builders tend to knock them down during construction; permanent signs have been added to the LOC amount.**
 - b. Phase 5 included the complete interconnection of Farmridge Way. Further discussion regarding the interconnection and completion of interconnected infrastructure is requested. **The missing portion was bonded with Phase 2; now that the 5A pond is complete, arrangements are being made to complete the roadway connection.**
 - c. General stabilization of the site. **Stabilization is ongoing.**
4. Final Plat Corrections:
 - a. Correct PIN (0014000039D0000). **PIN has been updated.**
 - b. Public Dedication of Recreation and Park Area Statement should reflect the updated NCGS 160D-804. **The note has been updated.**
 - c. Provide updated recording references in General Notes #4. **The references have been updated.**
 - d. Indicate pedestrian easement on Typical Lot Development Exhibit as described in General Notes #12. **The easement has been added to the detail.**

- e. Riparian buffers are primary conservation areas. Please update Development Notes to reflect the primary and secondary calculations and illustrate the primary conservation area in this phase. **The notes and plat have been updated.**
 - f. The required wastewater elevation and minimum building pad/finished floor elevations appear to be reversed for lots 131-135 (sheet 6 of 6). Include a note that indicates the designed minimum building pad is 18" above the 10-year storm elevation as required by the UDO. **The table has been corrected.**
 - g. The Lot Development Configuration is for the entire development of Waterleigh and the lot area shall reflect the largest lot in the development. **The lot size has been updated.**
 - h. Phase 2 open space recorded in Plat Cabinet R, Slide 243 shall be indicated on sheet 5 of 6. **The note on sheet 5 has been updated.**
 - i. Correct street addresses as assigned by GIS (see below) **the addresses have been corrected.**
5. Does this phase include any waterway conveyance system that drains more than five acres that is not part of the state permitted/functional stormwater management system? **No; all drains are covered by the permit.**
 6. Is the existing cluster mailbox unit and facility designed to handle the additional 29 lots? **Yes; the other CBU area will handle phases 5B and 6 only.**
The construction record drawings do not appear to be consistent with the construction drawings. Please provide an updated stormwater narrative to reflect the changes. **An updated narrative has been provided and discussed with McAdams.** Lot line swales do not appear complete or consistent with the construction drawings **Many of the lot line swales daylight on the way to the pond due to lot slopes and then sheet flow the remaining distance.**
 7. The prior submitted and signed HOA Reserve Fund Affidavit is Phase specific. Please update. **a new affidavit is included.**

Currituck County Building and Fire Inspections (Ron Schaecher, 252-232-6024)

Approved

1. Hydrant spacing and fire access is ok.
2. Missing blue reflectors at hydrants. **Reflectors have now been installed.**
3. Sidewalks and detectable markers are not installed. **These are bonded.**
4. No Parking signs are not installed. **These are being bonded also.**

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

Approved

1. Please have grounds maintenance mow along ditches in open space areas north and south of Arbormoor Lane **Mowing is in progress.**

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

Reviewed

ASSIGNED LOT # ADDRESS
 107 101 ARBORMOOR LN
 108 103 ARBORMOOR LN
 109 105 ARBORMOOR LN
 110 107 ARBORMOOR LN
 111 109 ARBORMOOR LN
 112 111 ARBORMOOR LN
 113 113 ARBORMOOR LN
 114 115 ARBORMOOR LN
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126 118 ARBORMOOR LN
127 116 ARBORMOOR LN
128 114 ARBORMOOR LN
129 112 ARBORMOOR LN
130 110 ARBORMOOR LN
131 108 ARBORMOOR LN
132 106 ARBORMOOR LN
133 104 ARBORMOOR LN
134 102 ARBORMOOR LN
135 100 ARBORMOOR LN

Addresses have been added and corrected.

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

No comment

Stormwater Review (McAdams, Stormwater Consultant)

Stormwater comments will be forwarded once received.

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

See letter provided with submittal packet.

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

No comment

Mediacom (252-482-5583)

See attached letter.

US Post Office

Contact the local post office for mail delivery requirements

TRC comments were not received from the following:

Currituck County Engineering

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

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

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

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

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

STORMWATER DEVELOPMENT REVIEW COMMENTS

GENERAL

1. As the site is phased and stormwater peak flow reduction will be accomplished in ponds that are outside of the current phase (5A), it must be demonstrated that the off-site ponds have been constructed in accordance with the approved construction drawings. Please provide record drawings that demonstrate the ponds have been constructed in accordance with the construction drawings that were approved for Phases 5&6. The record drawings should show all stormwater infrastructure including pipes and outlets and a final copy of the operations and maintenance manual should be provided.

Copies of the original stormwater model/report and the updated report for phase 5A was provided and discussed last week. An updated as-built drawing is included with this resubmittal.



Subdivider Maintenance Responsibility and Reserve Fund Creation Affidavit

Contact Information

Currituck County
Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252.232.3055
Fax: 252.232.3026

Website: <http://www.co.currituck.nc.us/planning-community-development.cfm>

Affidavit

I, Justin Old, Allied Properties, LLC, subdivider of _____

Waterleigh 5A (Subdivision Name) certify that:

- I am responsible for maintenance of all common areas, common features, and private infrastructure until 75% of lots sales within the subdivision.
- I have established a reserve fund to support the continued maintenance and upkeep of common areas, common features, and private infrastructure. The fund has been established at Towne Bank (Banking Institution).
- I shall establish the Homeowner's/Property Owner's Association (hereinafter "association") prior to the sale of the first lot.
- It is solely my responsibility to notify the County upon 75% lot sales within the subdivision.
- The County is not responsible or liable for maintenance of any common areas, common features, or private infrastructure within the subdivision.

I understand that maintenance responsibility of common areas, common features, and private infrastructure shall not be transferred from the subdivider to the association until ALL of the following occur:

- At least 75% of the total number of lots in the subdivision are sold.
- The subdivider commissions a report prepared by a licensed engineer indicating that all common areas, common features, and infrastructure elements comply with the minimum standards in the Unified Development Ordinance and the County Code of Ordinances.
- County staff reviews and approves the report prepared by a registered engineer.
- The reserve fund contains a minimum balance equal to: a) 10% of the road construction costs for streets not maintained by NCDOT at the time of transfer (gravel base and asphalt only); b) 10% of construction costs of common features and private infrastructure, excluding sidewalks and street trees; c) liability insurance and taxes for two years; and, d) facilities, stormwater, and landscaping maintenance costs for two years. The reserve fund balance shall be \$See attached (attach cost breakdown sheet). In the event the association has not collected sufficient assessment funds from the lot owners in the subdivision to meet the minimum balance of \$See attached in the reserve fund, the subdivider shall be responsible for the difference needed to meet the minimum balance requirements.

[Signature]
Signature

8.23.23
Date

Notary Certificate

Currituck

County, North Carolina

I, Kelley W Boldt, a Notary Public for Currituck County, North Carolina, do hereby certify that Justin Old personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 23 day of August, 2023.



Kelley W Boldt

Notary Signature

My commission expires: Nov. 17, 2023

EPA SWMM Model Report

Pond 3B As-Built (Final - All Phases)

Waterleigh Subdivision
Moyock, Currituck County
July 25, 2023



7/25/23

General

The following addendum evaluates the as-built condition for Pond 3B of the Waterleigh Subdivision. This is presented as an addendum to the original report as it represents the final completion of all phases of development associated with the Overall Stormwater Plan for Waterleigh, Currituck Reserve, and Glenmoor Subdivisions.

Since model parameters, storm information, etc. are presented in the original EPA SWMM Model Report, this addendum will focus on results for the Pond 3B as-built and final construction drainage details in order to demonstrate compliance with Currituck County requirements.

Compliance of As-Built Pond 3B at Final Project Buildout

Pre-development peak flow was calculated utilizing the NRCS (SCS) Method as incorporated into EPA SWMM software. The four outfalls analyzed as control links in the original Overall Model were analyzed for the Final Project Buildout with As-Built conditions for Pond 3B entered.. Please note that these Pre-development flows reflect the original Overall Model. Pre-development (target) peak flows calculated for the Final Project Buildout condition are as follows:

2-yr Pre-Construction Peak Flow:

<u>Outfall</u>	<u>Link</u>	<u>Pre-con (2-yr Storm)</u>
Ward Outlet	E003-E002	18.71 cfs
Ward Roberts Outlet	E006-E005	10.04 cfs
Harcum Farm Ditch 1	E150-E008	12.96 cfs
Unnamed	E163-E011	5.46 cfs

100-yr Pre-Construction Peak Flow:

<u>Outfall</u>	<u>Link</u>	<u>Pre-con</u>
Ward Outlet	E003-E002	45.70 cfs
Ward Roberts Outlet	E006-E005	42.33 cfs
Harcum Farm Ditch 1	E150-E008	27.25 cfs
Unnamed	E163-E011	36.84 cfs

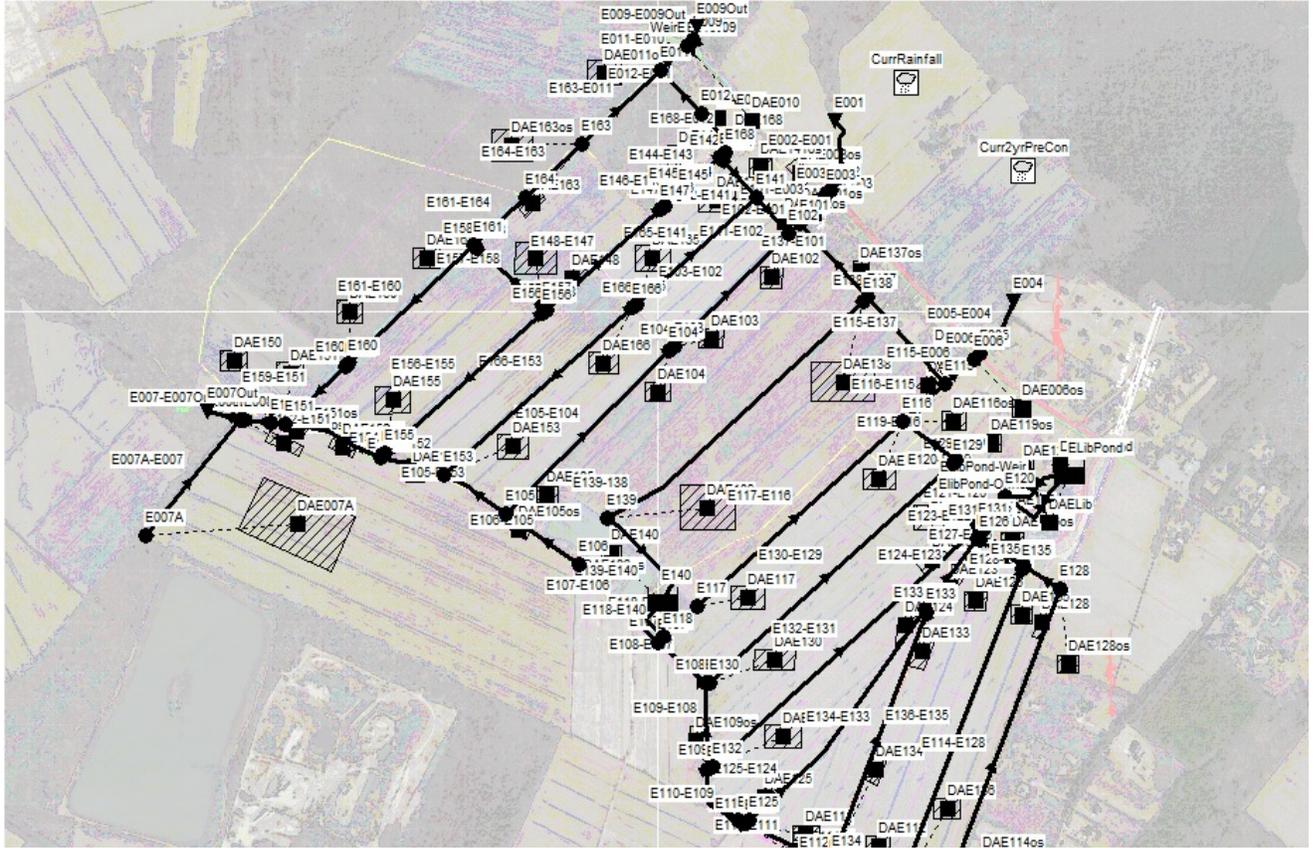
EPA SWMM Model (Ex. Conditions Aerial Schematic):

Full-Size (readable) Copy enclosed with original submission



EPA SWMM Model (Ex. Conditions Graphical Model):

Electronic Copy available on request



Phase 2 EPA SWMM Model (Prop. Conditions CADD Schematic):

Full-Size copy available on request



Methodology

In the Overall Model, four outfalls from the subject property were identified:

<u>Outfall</u>	<u>Associated Model Control Link</u>
Ward Outlet	E003-E002
Ward Roberts Outlet	E006-E005
Harcum Farm Ditch 1	E150-E008
Unnamed	E163-E011

Within the property, the existing farm ditches are interconnected such that flows can “balance” between the outfalls and such that areas within the property may contribute runoff to more than one outfall over the course of a storm.

All contributing drainage areas flowing to the four outlets were analyzed and on-site areas were segregated from off-site areas. For the Existing Conditions model, the 2-year rainfall event was applied to on-site drainage areas and the 10-yr rainfall event was applied to off-site drainage areas (It is important to note that in the Phase 2 model, future phases were considered “off-site” and the 10-year rainfall event was applied). Control Links were identified at locations between the project boundary and the outfall links (noted above). These control links were utilized as the “comparison locations” to analyze the effectiveness of the system design in mitigating post-construction flows to pre-construction levels.

Off-site drainage areas were included in the analysis so that tailwater effects at the outfalls can be properly accounted for in the model. One nuance of this comprehensive approach is that in the existing condition model assigning the 2-yr rainfall event to the on-site drainage areas, the 10-year runoff was backflowing up the ditches at the E163-E011 link. To address this, a theoretical “check-valve” was placed in the ditch at this location.

Two Existing Conditions models were run to generate flow control values for the four outfalls: In order to generate the control flow values for the post-construction 10-yr rainfall event, the Pre-Con 10-yr/2-yr Model was run which assigned the 2-yr rainfall event to on-site drainage areas and the 10-yr rainfall event to off-site drainage areas. In order to generate the control flow values for the post-construction 100-yr rainfall event, the Pre-Con 100-yr Model was run which assigned the 100-yr rainfall event to all drainage areas within the model.

The Post-Construction design consists of a network of large interconnected ponds with a Normal Water Surface Elevation of 4.0’ distributed throughout the proposed project and connected to the four outfalls via four weir control structures. The interconnection of the systems allows “balancing” of flows amongst the outfalls in order to mimic the existing condition. The four downstream Control Links remain unchanged and flows at these locations are analyzed to demonstrate compliance with Currituck County’s flow mitigation requirements.

Two Proposed Conditions models were run to generate flow control values for the four outfalls: In order to generate the control flow values for comparison with the Pre-Con 2yr/10-yr Model, the Post-Con 10-yr Model was run which assigned the 10-yr rainfall event to all drainage areas. In order to generate the control flow values for comparison with the Pre-Con 100-yr Model, the Post-Con 100-yr Model was run which assigned the 100-yr rainfall event to all drainage areas within the model.

The same weir configurations as presented in the Overall Model were utilized for the Phase 2 design (so that the weirs will not have to be modified in the future). The final design calls for the following control structures:

<u>Outfall</u>	<u>Link</u>	<u>Weir Configuration</u>
Ward Outlet	E003-E002	0.9’ Weir @ Elev. 4.0’ and 4.0’ Weir @ Elev. 6.1’
Ward Roberts Outlet	E006-E005	0.7’ Weir @ Elev. 4.0’ and 2.0’ Weir @ Elev. 7.0’
Harcum Farm Ditch 1	E150-E008	0.7’ Weir @ Elev. 4.0’ and 4.0’ Weir @ Elev. 6.4’
Unnamed	E163-E011	0.5’ Orifice @ Elev. 5.2’ and 4.0’ Weir @ Elev. 6.4’

Results:

A complete tabulation of the results for Model Elements will be made available upon request (via compact disk). Summary results pertaining to the design and Currituck County Compliance are as follows:

2-yr Rainfall / 10-yr Rainfall Peak Flow Mitigation:

2-yr/10-yr Peak Flow Mitigation:			
Outfall	Link	Pre-con (2-yr Storm)	Post-con (10-yr Storm)
Ward Outlet	E003-E002	18.71 cfs	16.32
Ward Roberts Outlet	E006-E005	10.04 cfs	7.83
Harcum Farm Ditch 1	E150-E008	12.96 cfs	11.15
Unnamed	E163-E011	5.46 cfs	4.98

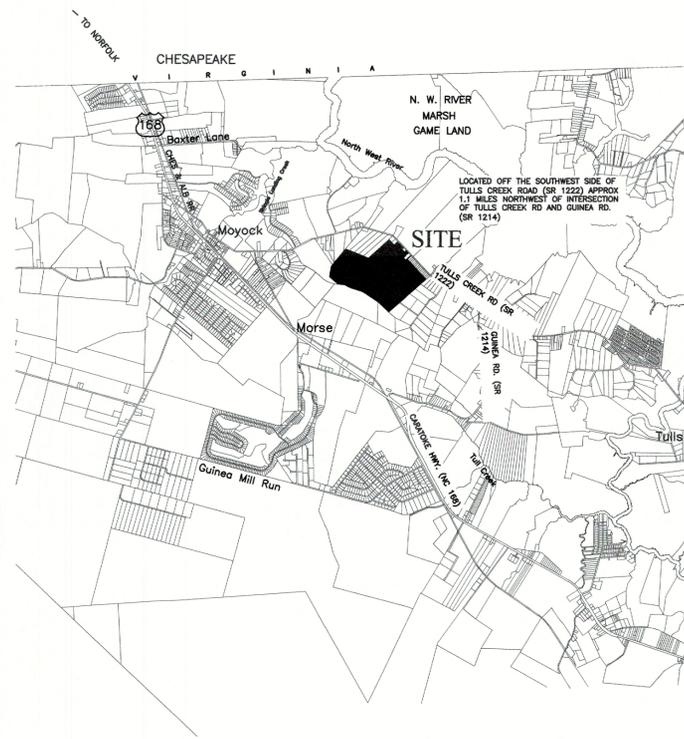
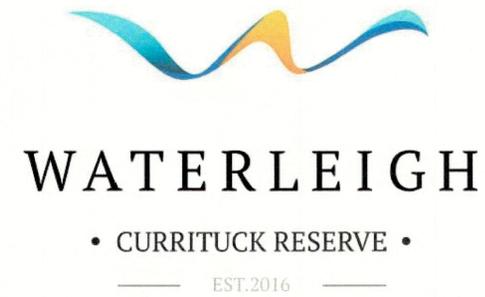
100-yr, 24 hr Rainfall Peak Flow Mitigation:

100-yr Peak Flow Mitigation:			
Outfall	Link	Pre-con	Post-Con
Ward Outlet	E003-E002	45.70 cfs	37.78
Ward Roberts Outlet	E006-E005	42.33 cfs	28.56
Harcum Farm Ditch 1	E150-E008	27.25 cfs	26.51
Unnamed	E163-E011	36.87 cfs	35.38

Conclusions:

The As-Built of Pond 3B at Final Project Buildout complies with the Currituck County Stormwater Ordinance requirement that Post-Development peak flow from the 10-yr, 24 hr rainfall event be maintained at or below the Pre-Development peak flow from a 2-yr, 24hr rainfall event across a theoretical wooded site.

CONSTRUCTION RECORD DRAWINGS FOR
WATERLEIGH
PHASE 5A
 48 LOT CONSERVATION SUBDIVISION
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



- GENERAL NOTES:**
- PROJECT NAME: WATERLEIGH - PHASE 5A
 - APPLICANT: ALLIED PROPERTIES, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
 - OWNER: ALLIED PROPERTIES, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
 - ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
 - F.I.R.M. DATA:
ZONE X, F.E.M.A. F.I.R.M. MAP PANEL 372180400 K, 3721804200 K, 3721803100 K, & 3721803200 K, CID 370078, 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.
 - CONSTRUCTION RECORD DATA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS PERFORMED THROUGH 11-05-2020 AND FIELD OBSERVATIONS PERFORMED BY BISSELL PROFESSIONAL GROUP AS WELL AS INFORMATION PROVIDED BY THE PROJECT'S CONSTRUCTION CONTRACTORS AND THE CURRITUCK COUNTY WATER DEPARTMENT. ANY SITE MODIFICATIONS MADE AFTER THE LAST FIELD SURVEY ARE NOT REPRESENTED ON THIS AS-BUILT.

Sheet Number	Sheet Title
1	1-COVER & SITE LOCATION
2	2-DEVELOPMENT OVERVIEW & PHASING PLAN
3	3-ROADWAY CONSTRUCTION & DRAINAGE PLAN
4	4-WATERMAIN EXTENSION & WATER SERVICE PLAN
5	STORMWATER DETENTION POND

AS-BUILT SURVEY
 I HEREBY CERTIFY THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN INSTALLED ACCORDING TO THE PLANS PREPARED BY BISSELL PROFESSIONAL GROUP AND APPROVED BY CURRITUCK COUNTY, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 27TH DAY OF JULY, 2024 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- STREET TREES
- SIDEWALKS
- PAVEMENT MARKINGS
- STREET LIGHTS

8-24-23
 DATE

[Signature]
 REGISTERED LAND SURVEYOR/ENGINEER

10362
 REGISTRATION NUMBER

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
	8" RECORD WATER DISTRIBUTION MAIN
	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	DRAINAGE FLOW DIRECTION
	BUILDING PAD ELEVATION
	SPOT ELEVATION

BISSELL
 BisSELL Professional Group
 3512 North Croatan Highway
 1050 Home, North Carolina 27649
 FAX (252) 281-7760

Engineers, Planners, Surveyors
 and Environmental Specialists

COVER SHEET, DEVELOPMENT
 NOTES AND SITE LOCATION

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTLY
 PART OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO
 BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S.
 BISSELL, PRINCIPAL OF BPG, INC. COPYRIGHT 2025.

PROJECT: WATERLEIGH - PHASE 5A
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWING

NO.	DATE	DESCRIPTION	BY

DATE: 7/26/23
 DESIGNED: BPG
 DRAWN: KFW
 SHEET: 1 OF 5
 CAD FILE: 4578ASB-PH5A
 PROJECT NO: 4578

WATERLEIGH PHASE 5A BOND COMPUTATIONS

Updated 8-24-23

Phase 5A Amounts:

Sidewalk Bond: $\$71,054.90 \times 115\% =$	\$ 81,713.14
Pavement Markings: $\$1,200 \times 115\% =$	\$ 1,380.00
Street Lights (prepaid to Dominion):	\$ 0.00
Signage: $2,045.92 \times 115\% =$	\$ 2,352.81
Tree Installation: $\$9,520 \times 115\% =$	<u>\$ 10,948.00</u>
Phase 5A Total =	\$ 96,393.95

Whooping Crane Inc.

Invoice

T/A IDF/PENSIGN
1028 Executive Blvd
Chesapeake, VA 23320

Date	Invoice #
8/21/2023	26212

Bill To
QHOC Homes 417 Caratoke Highway Unit D Moyock, NC 27958 Justin Old

P.O. No.	Terms	Project
	Due on receipt	Waterleigh, Moyock, NC

Quantity	Description	U/M	Rate	Amount
	Phase 5A			
2	Street/stop sign combos on 2" steel post		549.00	1,098.00T
3	No Parking sign on 2" steel post - Double-sided		128.00	384.00T
1	Installation of the above listed street signs		475.00	475.00
	Sales Tax		6.00%	88.92

Thank you for your business.	Total	\$2,045.92
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Mark Bissell

From: patrick.whitehurstsand.com <patrick@whitehurstsand.com>
Sent: Monday, August 14, 2023 2:02 PM
To: Mark Bissell
Cc: 'Perry Arnette'; Dave Klebitz; Marcie Respass, Engineering Coordinator
Subject: Re: 4578 Waterleigh crosswalks

For just line painting, \$1,200.00 would cover it.

Patrick Whitehurst | Vice President



233 Woodville Road | Hertford, NC 27944
Tel (252) 264-3027, Ext. 26 | Mob (252) 312-7999

From: Mark Bissell <mark@bissellprofessionalgroup.com>
Sent: Monday, August 14, 2023 11:19 AM
To: patrick.whitehurstsand.com <patrick@whitehurstsand.com>
Cc: 'Perry Arnette' <parnette@qhoc.com>; Dave Klebitz <davek@bissellprofessionalgroup.com>; Marcie Respass, Engineering Coordinator <admin@bissellprofessionalgroup.com>
Subject: 4578 Waterleigh crosswalks

Patrick,

There are 4 crosswalks required at Waterleigh 5A. Can you provide an estimate for these for bonding? Plan sheet is attached showing location.

Thanks,

Mark S. Bissell, PE

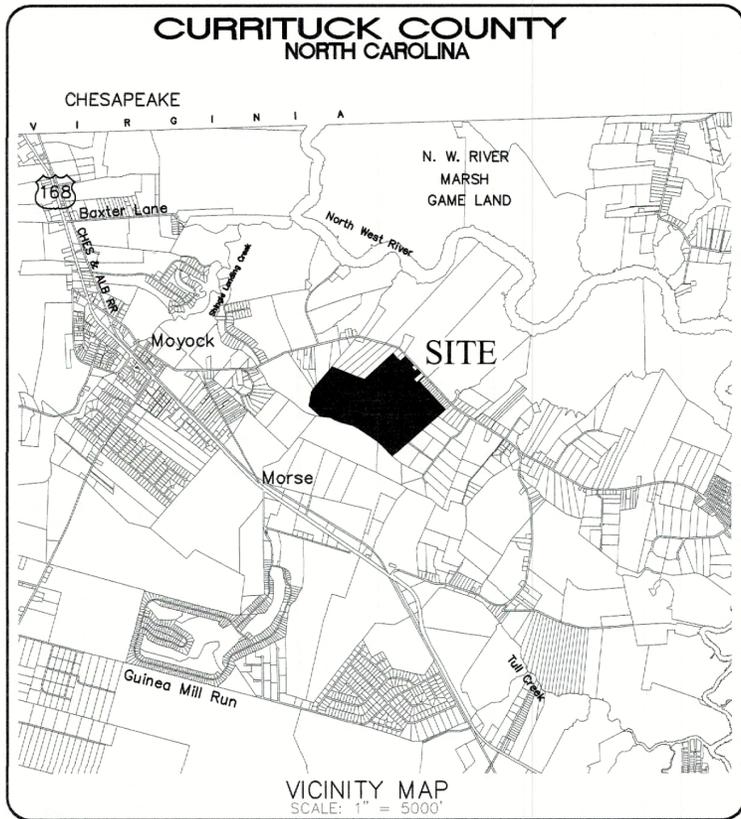


The Coastal Experts
Celebrating Innovative Services Since 1985!

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Firm License # C-0956

www.bissellprofessionalgroup.com

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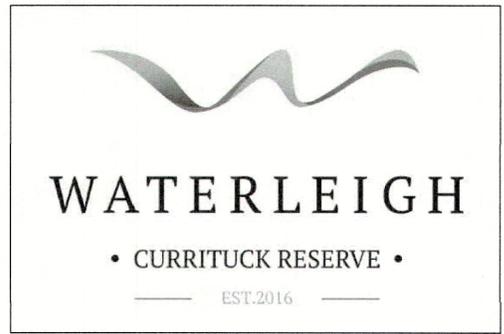
WATERLEIGH

CONSERVATION SUBDIVISION

PHASE 5A

MOYOCK TOWNSHIP CURRITUCK COUNTY

NORTH CAROLINA



GENERAL NOTES:

- PROJECT NAME: WATERLEIGH
- APPLICANT: ALLIED PROPERTIES, LLC
OWNER: ALLIED PROPERTIES, LLC
- PROPERTY DATA:
PARCEL ID NOS.: 0014-000-039D-0000
PRIMARY ADDRESS: MOORLAND WAY
MOYOCK, NC
- RECORDED REFERENCES: D.B. 1419, PG. 882; P.C. P, SL. 31; P.C. P, SL. 170, P.C. R, SL. 87, P.C. R, SL. 243, P.C. R, SL. 295
- PROPERTY ZONING: SFM
- VERTICAL DATUM IS NAVD 88.
- F.I.R.M. DATA:
ALL LANDS SHOWN HEREON LIE IN F.E.M.A. F.I.R.M. ZONE X, PER F.E.M.A. F.I.R.M. MAP PANEL NOS. 3721803200 K, 3721804200 K, 3721804000 K, & 3721803100 K, ALL HAVING AN 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 USACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2016-00684, DATED JUNE 10, 2016 AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG ALL REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT FOR UTILITIES AND DRAINAGE ALONG ALL FRONT PROPERTY LINES IS HEREBY ESTABLISHED. A STORMWATER MAINTENANCE EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
- THERE IS A 20' EASEMENT IS HEREBY ESTABLISHED ALONG ALL FRONT PROPERTY LINES FOR THE PLANTING AND MAINTENANCE OF STREET TREES.
- A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
- A 5' (2.5' EITHER SIDE OF THE CENTERLINE) PEDESTRIAN EASEMENT IS HEREBY DEDICATED ALONG ALL CONCRETE SIDEWALKS AND WALKING TRAILS.
- SUBDIVISION IS DESIGNED FOR SINGLE FAMILY DWELLINGS OF LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES.
- THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' WETLAND BUFFER.
- THE LANDS DESCRIBED IN D.B. 1471, PG. 688 & P.C. P, SL. 31-32 CAME INTO COMMON OWNERSHIP VIA D.B. 1471, PG. 697. THIS COMMON OWNERSHIP VOIDS THE NEED FOR THE DRAINAGE EASEMENT(S) SHOWN HEREON.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	275.53 AC.
TOTAL AREA PHASE 5A:	25.88 AC.
TOTAL AREA LOTS PHASE 5A:	13.51 AC.
TOTAL R/W PHASE 5A:	1.90 AC.
TOTAL AREA PHASES 1, 2, 3 & 4:	169.94 AC.
TOTAL AREA PHASES 1, 2, 3, 4 & 5A:	195.82 AC.
REQUIRED OPEN SPACE PHASE 1, 2, 3, 4 & PHASE 5A (40%):	78.33 AC.

CONSERVATION OPEN SPACE PROVIDED:

SECONDARY OPEN SPACE PROVIDED PHASES 1, 2, 3 & 4:	67.97 AC.
PRIMARY OPEN SPACE PHASE 5A	0.63 AC.
SECONDARY OPEN SPACE PHASE 5A	9.64 AC.
TOTAL OPEN SPACE PROVIDED PHASES 1, 2, 3, 4 & 5A	78.24 AC.
TOTAL LOTS PHASE 5A:	29
AVERAGE LOT AREA PHASE 5A:	21,014± S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	40 FT.
PROPOSED PAVED ROADWAY WIDTH:	27 FT. B.O.C.-B.O.C.
LINEAR FEET OF ROADWAY PHASE 5A:	2,102 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 20,000 S.F. TO 29,300 S.F.	
MINIMUM LOT WIDTH:	60 FT.
MAXIMUM LOT COVERAGE	30% OF LOT AREA
SETBACKS:	
FRONT:	20 FT.
SIDE:	10.5 FT.
REAR:	25 FT.

Sheet Number	Sheet Title
1	COVER
2	OVERVIEW
3	LOT LAYOUT
4	LOT LAYOUT
5	LOT LAYOUT
6	TABLES & DETAILS

LEGEND	
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
□	EXISTING CONCRETE MONUMENT
□	SET CONCRETE MONUMENT
○	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

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 _____ DISTRICT ENGINEER _____

SURVEY AND ACCURACY CERTIFICATE

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 23RD DAY OF AUGUST, A.D., 2023.

Michael D. Barr
SIGNATURE L-1756

REQUIRED IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL OF THE 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 THAT SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 21ST DAY OF AUGUST, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- PAVEMENT MARKINGS
- SIDEWALKS
- STREET TREES
- BUFFER TREES
- STREET LIGHTS

8-24-2023
DATE

Michael D. Barr
REGISTERED LAND SURVEYOR/ENGINEER
L-1756
REGISTRATION NUMBER

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 SW7170915 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.

PUBLIC DEDICATION 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 160D-804.

PROPERTY ADJACENT TO ACTIVE FARMLAND STATEMENT

AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES WHICH MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS DUST GENERATION, SPRAYING OF CHEMICALS, ETC., THEREFORE, FURTHER INVESTIGATION MAY BE DESIRED BY PROSPECTIVE PURCHASERS.

INTERCONNECTIVITY STATEMENT

THIS SUBDIVISION CONTAINS A RIGHT-OF-WAY THAT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHT-OF-WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.

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 _____

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 _____

Bissell Professional Group
P.O. Box 1068
3512 North Carolina Highway
Kitty Hawk, North Carolina 27949
(252) 281-3266
FAX (252) 261-1780

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

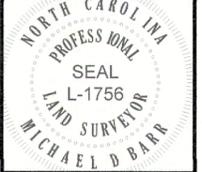
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PROJECT: WATERLEIGH PHASE 5A
COVER SHEET

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL CONSERVATION SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY
1	08/24/23	TRC COMMENTS	AKM



DATE: 08/16/23	SCALE: N/A
DRAWN: AKM	CHECKED: MDB
DESIGNED: AKM	APPROVED: BPG

SHEET: 1 OF 6

CAD FILE: 457800FP5A

PROJECT NO: 4578

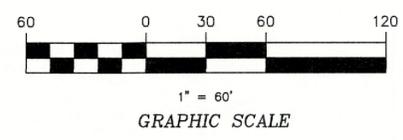
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FARMRIDGE WAY

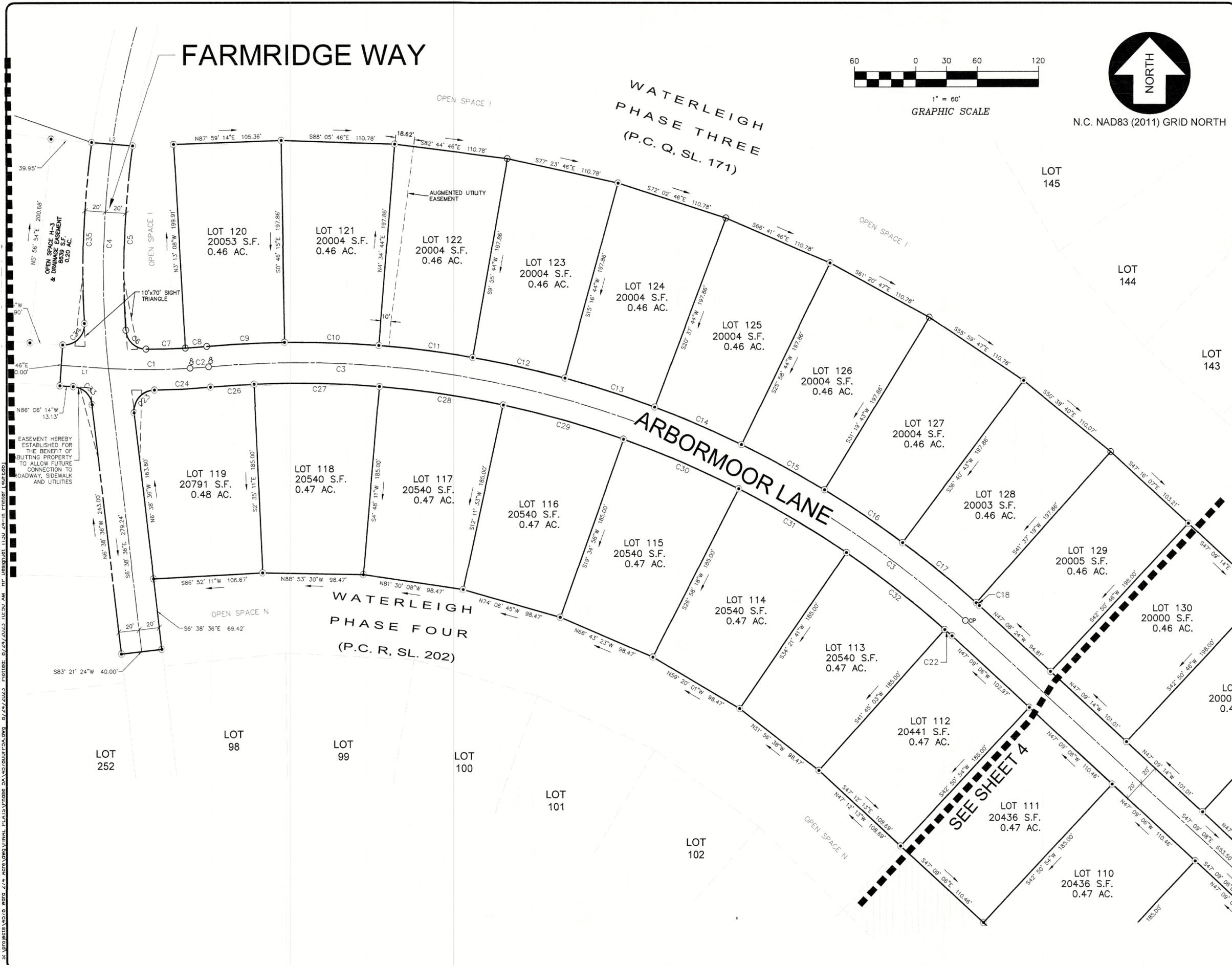
WATERLEIGH PHASE THREE (P.C. Q, SL. 171)

ARBORMOOR LANE

WATERLEIGH PHASE FOUR (P.C. R, SL. 202)



N.C. NAD83 (2011) GRID NORTH



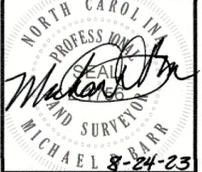
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Engineers, Planners, Surveyors
 and Environmental Specialists
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WATERLEIGH PHASE 5A
LOT LAYOUT
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
FINAL CONSERVATION SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY
1	08/27/23	TRC COMMENTS	AKM



DATE:	06/27/23	SCALE:	1"=60'
DESIGNED:	AKM	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	3 OF 6		
CAD FILE:	457800FP5A		
PROJECT NO:	4578		

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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C36	139.88'	245.00'	137.99'	N84° 36' 39"E	32°42'47"
C37	52.40'	50.40'	50.07'	N85° 53' 42"W	59°34'17"
C38	63.30'	279.54'	63.16'	N60° 36' 11"E	12°58'27"
C39	129.03'	510.11'	128.68'	S61° 21' 44"W	14°29'32"
C40	180.97'	1667.37'	180.88'	S71° 43' 03"W	6°13'07"
C41	50.57'	127.36'	50.24'	N63° 27' 09"E	22°44'55"
C42	112.81'	264.80'	111.96'	N39° 52' 24"E	24°24'35"

FUTURE DEVELOPMENT
(RESIDUE OF PARCEL ID
NO. 0014-000-039A-0000)
(NOT INCLUDED)

PRIMARY
CONSERVATION AREA
27,358 S.F.
0.63 AC.

OPEN SPACE H-2
447182 S.F.
10.27 AC.

OPEN SPACE H
P.C. R. SL. 243

POND

POND

SECONDARY
CONSERVATION AREA
419,825 S.F.
9.64 AC.

N66° 03' 53"E 128.49'

S64° 19' 10"W 15.59'

N0° 53' 44"E 598.90'

N79° 01' 58"W 133.59'

C37

C38

C39

C40

C41

C42

C36

C37

C38

C39

C40

C41

C42



1" = 100'
GRAPHIC SCALE

FUTURE DEVELOPMENT
(RESIDUE OF PARCEL ID
NO. 0014-000-039A-0000)
(NOT INCLUDED)



N.C. NAD83 (2011) GRID NORTH

SEE SHEET 3

PHASE 5B
(FUTURE)

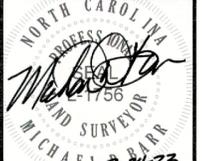
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PROJECT: WATERLEIGH PHASE 5A LOT LAYOUT
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY
1	08/16/23	TRC COMMENTS	AKM



DATE: 08/16/23 SCALE: 1"=100'
DESIGNED: AKM CHECKED: MDB
DRAWN: AKM APPROVED: BPG
SHEET: 5 OF 6
CAD FILE: 457800FP5A
PROJECT NO: 4578

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LINE	LENGTH	BEARING
L1	46.37	N86° 06' 14"W
L2	40.06	S85° 10' 57"E
L3	18.77	N47° 09' 07"W
L4	40.00	S42° 50' 53"W

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	79.70'	662.23'	79.65'	N89° 52' 35"E	6°53'43"
C2	18.12'	655.00'	18.12'	N85° 37' 02"E	1°35'07"
C3	803.08'	969.00'	780.30'	N71° 25' 58"W	47°29'08"
C4	220.42'	898.13'	219.87'	S1° 00' 02"W	14°03'42"
C5	181.02'	875.00'	180.70'	S2° 11' 28"W	11°51'13"
C6	30.05'	20.00'	27.31'	S46° 47' 05"E	86°05'54"
C7	38.32'	635.00'	38.31'	N88° 26' 14"E	3°27'27"
C8	20.88'	635.00'	20.88'	N85° 46' 00"E	1°53'02"
C9	76.01'	989.00'	76.01'	S87° 01' 37"W	4°24'16"
C10	92.35'	989.00'	92.31'	N88° 05' 46"W	5°21'00"
C11	92.35'	989.00'	92.31'	N82° 44' 46"W	5°21'00"
C12	92.35'	989.00'	92.31'	N77° 23' 46"W	5°21'00"
C13	92.35'	989.00'	92.31'	N72° 02' 46"W	5°21'00"
C14	92.35'	989.00'	92.31'	N66° 41' 46"W	5°21'00"
C15	92.35'	989.00'	92.31'	N61° 20' 47"W	5°21'00"
C16	92.35'	989.00'	92.31'	N55° 59' 47"W	5°21'00"
C17	93.04'	989.00'	93.00'	N50° 37' 35"W	5°23'23"
C18	4.17'	989.00'	4.17'	N47° 48' 39"W	0°14'30"
C19	26.81'	20.00'	24.84'	S85° 33' 03"E	76°47'36"
C20	36.03'	20.00'	31.35'	N4° 27' 01"E	103°12'15"
C21	66.32'	435.00'	66.26'	N60° 25' 14"E	8°44'09"
C22	9.26'	949.00'	9.26'	N47° 58' 10"W	0°33'33"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C23	33.55'	20.00'	29.75'	S41° 24' 49"W	96°06'49"
C24	54.73'	675.00'	54.72'	N87° 08' 51"E	4°38'45"
C26	42.88'	949.00'	42.88'	S86° 07' 09"W	2°35'20"
C27	122.39'	949.00'	122.31'	N88° 53' 30"W	7°23'22"
C28	122.39'	949.00'	122.31'	N81° 30' 08"W	7°23'22"
C29	122.39'	949.00'	122.31'	N74° 06' 45"W	7°23'22"
C30	122.39'	949.00'	122.31'	N66° 43' 23"W	7°23'22"
C31	122.39'	949.00'	122.31'	N59° 20' 01"W	7°23'22"
C32	122.39'	949.00'	122.31'	N51° 56' 38"W	7°23'22"
C33	27.74'	20.00'	25.57'	N46° 22' 25"W	79°27'38"
C34	33.88'	20.00'	29.97'	N45° 22' 06"E	97°03'21"
C35	177.79'	915.00'	177.51'	S2° 24' 25"W	11°07'59"

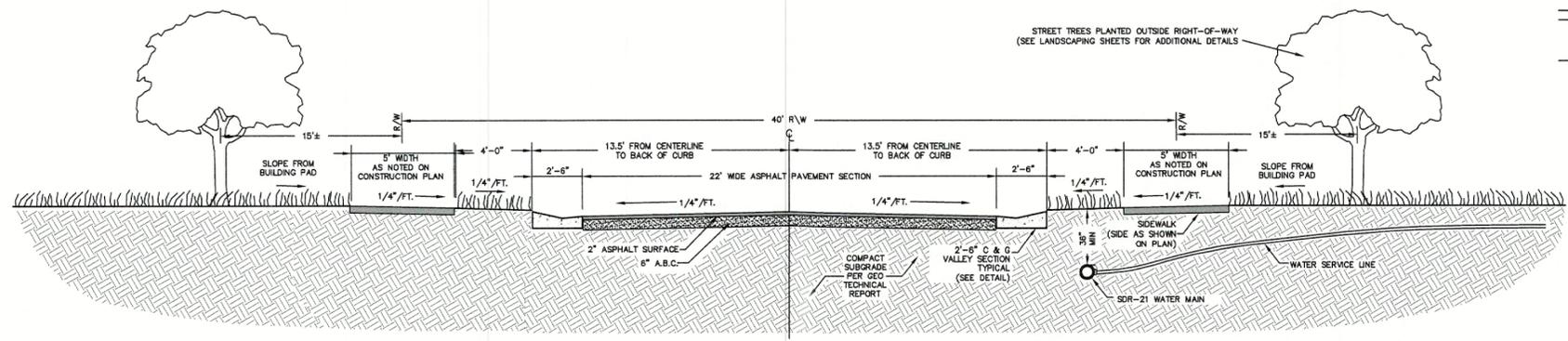
STREET ADDRESSES:
 LOT 107: 101 ARBORMOOR LANE
 LOT 108: 103 ARBORMOOR LANE
 LOT 109: 105 ARBORMOOR LANE
 LOT 110: 107 ARBORMOOR LANE
 LOT 111: 109 ARBORMOOR LANE
 LOT 112: 111 ARBORMOOR LANE
 LOT 113: 113 ARBORMOOR LANE
 LOT 114: 115 ARBORMOOR LANE
 LOT 115: 117 ARBORMOOR LANE
 LOT 116: 119 ARBORMOOR LANE
 LOT 117: 121 ARBORMOOR LANE
 LOT 118: 123 ARBORMOOR LANE
 LOT 119: 125 ARBORMOOR LANE
 LOT 120: 130 ARBORMOOR LANE
 LOT 121: 128 ARBORMOOR LANE
 LOT 122: 126 ARBORMOOR LANE
 LOT 123: 124 ARBORMOOR LANE
 LOT 124: 122 ARBORMOOR LANE
 LOT 125: 120 ARBORMOOR LANE
 LOT 126: 118 ARBORMOOR LANE
 LOT 127: 116 ARBORMOOR WAY
 LOT 128: 114 ARBORMOOR WAY
 LOT 129: 112 ARBORMOOR WAY
 LOT 130: 110 ARBORMOOR WAY
 LOT 131: 108 ARBORMOOR WAY
 LOT 132: 106 ARBORMOOR WAY
 LOT 133: 104 ARBORMOOR WAY
 LOT 134: 102 ARBORMOOR WAY
 LOT 135: 100 WATERLEIGH WAY

LOT	WWE	BPE	FFE
107	9.00	9.80	9.80
108	9.00	9.60	9.60
109	8.90	9.40	9.40
110	9.10	9.70	9.70
111	9.30	9.90	9.90
112	9.50	10.10	10.10
113	9.80	10.40	10.40
114	9.80	10.40	10.40
115	9.60	10.10	10.10
116	9.40	10.00	10.00
117	9.10	9.70	9.70
118	9.10	9.70	9.70

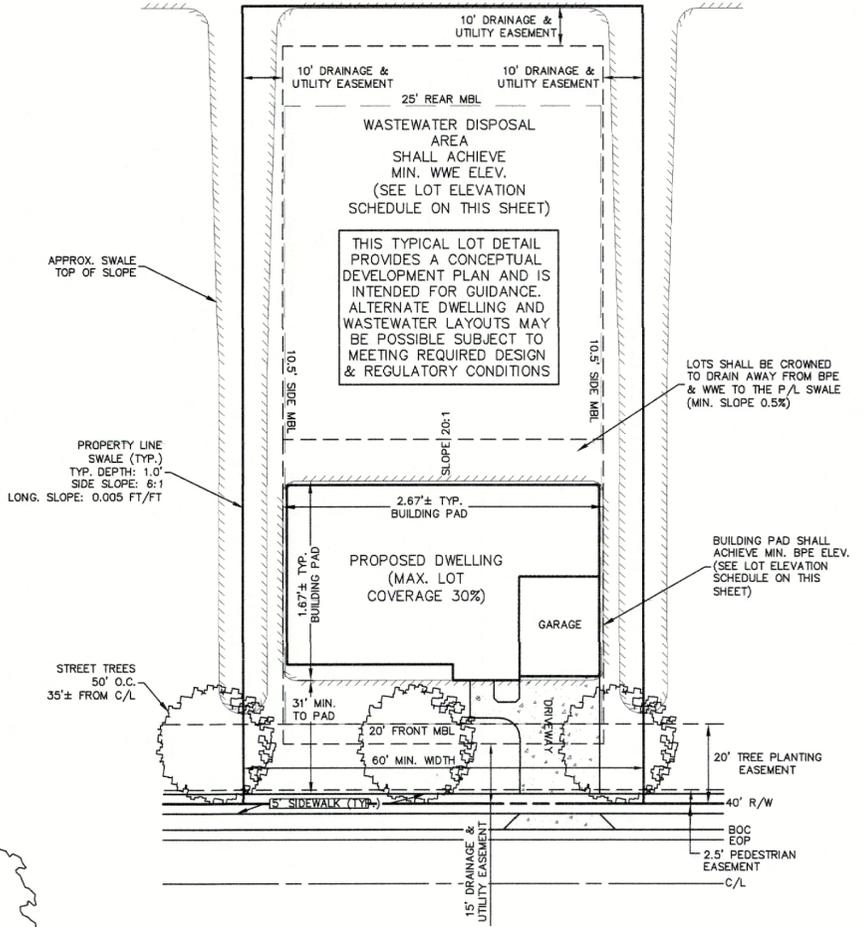
LOT	WWE	BPE	FFE
119	9.30	10.10	10.10
120	9.20	9.80	9.80
121	9.00	9.60	9.60
122	9.00	9.60	9.60
123	9.20	9.80	9.80
124	9.20	10.00	10.00
125	9.30	10.20	10.20
126	9.70	10.30	10.30
127	9.60	10.40	10.40
128	9.60	10.30	10.30
129	9.40	10.10	10.10
130	9.20	9.90	9.90

LOT	WWE	BPE	FFE
131	9.00	9.70	9.70
132	8.80	9.50	9.50
133	8.80	9.50	9.50
134	9.00	9.70	9.70
135	9.20	9.80	9.80

NOTE:
 BPE ELEVATIONS ARE A MINIMUM
 OF 18" ABOVE 10-YEAR STORM
 ELEVATION.



TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES
 NOT TO SCALE SECTION VIEW



TYPICAL LOT DEVELOPMENT EXHIBIT
 SCALE: 1"=30' TYP. LOT SIZE = 20,000 SF

Bissell Professional Group
 License # C-956
 3512 C-Eden Highway
 P.O. Box 1068
 Kitty Hawk, North Carolina 27949
 (252) 261-3266
 FAX (252) 261-1780

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
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PROJECT: WATERLEIGH PHASE 5A
 TABLES & DETAILS
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 FINAL CONSERVATION SUBDIVISION PLAN

NO.	DATE	DESCRIPTION	BY
1	08/16/23	ISSUE FOR PERMITS	AKM

NORTH CAROLINA
 LAND SURVEYOR
 MICHAEL S. BISSELL
 8-24-23

DATE: 08/16/23	SCALE: N/A
DESIGNED: AKM	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG
SHEET: 6	OF 6
CAD FILE: 457800FP5A	
PROJECT NO: 4578	

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