



## Currituck County

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

### MEMORANDUM

**To:** Mark S. Bissell, P.E., Bissell Professional Group  
Justin Old, Wilson Ridge of Moyock, LLC  
Jerry Old, Currituck Homes

**From:** Planning Staff **Response dated 11-16-23 is shown in highlighted text.**

**Date:** September 14, 2023

**Re:** PB 23-26 Wilson Ridge - Preliminary Plat, Special Use Permit  
13 lot Traditional Subdivision

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The following comments were received for the September 12, 2023, TRC meeting. To be scheduled for the November 20, 2023 Board of Commissioners meeting, please address all comments and resubmit a corrected plan by noon on September 28, 2023. TRC comments are valid for six months from the date of the TRC meeting.

#### **Planning (Anna Cherry, 252-232-6066, Jennie Turner, 252-232-6031)**

Reviewed

1. The applicant is responsible for providing evidence that the application meets the four findings of fact required for the Board of Commissioners to approve a special use permit. **Understood.**
2. A finding must be made by the Board of Commissioners that adequate public school facilities are available to serve this proposed development. This development is in the Moyock Elementary School district. The BOC may attach additional conditions of approval, including timing limits on residential building lots available for occupancy to assure adequate school facilities remain sufficient to serve the development. **The applicant's responsibilities are understood (comments 1 and 2).**
3. Please clarify applicant name on the Preliminary Plat page 1. **The applicant has been clarified.**
4. Please label utility and drainage easement on the typical lot detail. The lot line swales are depicted outside of the property boundaries and need to run the length of the property. **The easement has been labeled, and the swale details have been updated accordingly.**
5. Please show how cul-de-sac lots (7, 8, and 9) meet minimum lot width per UDO Section 10.3.3.B.3. **The cul-de-sac lots have been updated to be at least 100' wide 80' back as required.**
6. Please add symbology to the legend for what appears to be power poles in/near the right of way.
7. Please describe the types of amenities and passive or active recreational improvements to open space areas that are proposed for this development. **The front part of the open space area will be for stormwater and visual relief; the back part will have a trail and picnic area with typical picnic facilities and improvements.**
8. UDO Section 7.1.3.C.3 states "Lands set aside as open space shall be compact and contiguous unless the land is used as a continuation of an existing trail, or specific natural or topographic features require a different configuration." **The open space connection between the front and rear open space areas does not appear to meet this provision of the**

ordinance. Will there be a trail along the rear of the property lines to connect the front and rear open space areas? Also, Lot 1 and Lot 13 configurations are not ideal. Can lots 1 and 13 be evaluated to reduce wetland/riparian buffer impacts to property lines? Is it possible to reconfigure lots to create a more accessible and useable open space area for the development. For example: can lots be pushed back into the rear "open space area" to create more useable/compact open space in the front of the development? A paved trail has been added for access to the rear open space area. The recommendations for reconfiguration were studied and we did not find a practicable way to move the lots farther back without created nonconforming lots (length to width ratios) due to the shape of the property. We believe the proposed configuration meets the UDO to the greatest degree practicable within the site constraints and is consistent with other similar developments that have been approved (e.g. Windswept Pines, Waterleigh, Baxter Station).

9. Please correct the placement of the planting easement to meet the requirement that street trees be planted within 50 feet of the centerline of the right of way. The detail shows trees 50' from the centerline. The easement extends farther to provide space for maintenance.
10. Please provide any information from Army Corps regarding the perimeter ditches, if jurisdictional please show the ditches as such on the existing conditions page. There are no jurisdictional ditches in the jurisdictional determination.
11. Are there heritage trees on the site? If so, provide heritage tree protection and/or mitigation plan in accordance with UDO Section 7.2.3. No heritage trees have been identified.
12. Please confirm fire hydrant is proposed in the right of way, can the hydrant be moved closer to a shared lot line? Yes; the hydrant has been moved as requested.
13. Correct stop sign placement (depicted on the left side of the street). The stop sign placement has been corrected.
14. Provide street name on preliminary plat. The street name has been added to the plat.
15. Recommendation: Consider working with North Carolina Wildlife Resources Commission, Habitat Conservation Division, to develop a native pollinator habitat in the open space area. NCWRC will be consulted as suggested.

**Currituck County Building and Fire Inspections (Bill News, 252-232-6023, Richard Godsey, 252-232-6020)**

Reviewed All building and fire recommendations will be incorporated into the final design.

1. Cluster mailbox units must be accessible (accessible route, reach ranges)
2. 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.
3. Curb cuts at vehicular traffic areas and pedestrian crossings must be ADA compliant and have detectable warning devices installed.
4. Fire hydrants must be within 500' of all road frontages. Placed a Minimum of 3' from property lines.
5. Maintain 20' width for streets, 13'6" clear height.
6. 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.
7. Mark fire hydrant's locations in the center of road/street with blue reflectors per UDO.
8. Dwellings greater than 4800 sq. ft. and/or greater than 2 stories will be calculated using the ISO commercial method for fire flow requirements.

**Stormwater Review, (McAdams, Stormwater Consultant)**

Under review

1. Comments will be forwarded once received.

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

Reviewed

1. Reference the county's 10 year / 2 year detention requirement in the Proposed Conditions of the Stormwater Narrative when mentioning the sizing of the ponds. Reference has been added.
2. Lot 1 is listed as unsuitable soils by Albemarle Regional Health Dept and will require 12"-24" of fill. Design of lot 1 may cause issues to builder trying to meet 10' fill setbacks. This lot has been reconfigured to improve the building area.

3. Provide a 25' maintenance access drainage easement for the drainage feature on the property line bordering lot 9 and the rear open space parcel. The easement has been added.

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

Reviewed

1. Tap on panther landing side must be a reverse tap. This will be shown on the construction drawings at the next stage of review.
2. No room between the waterline and the road.

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

Reviewed

No comments.

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

Reviewed

Addresses will be assigned by GIS during Final Plat review.

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

Reviewed

No Comment.

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

Reviewed

No Comment.

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

See attached letter.

**US Post Office**

Contact the local post office for mail delivery requirements.

**No comments received from:**

- Currituck Fire and Emergency Medical Services (Chief Ralph Melton, 252-232-7746)
- NC Division of Coastal Management (Ron Renaldi, 252-264-3901)
- NC DOT (Caitlin Spear, 252-331-4737)
- 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.

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

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

#### Typical Use Permit (Quasi-Judicial) Hearing at BOC

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



**Kim Mason, NC Area Director**

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

216 B Shannonhouse Road

Edenton NC, 27932

Edenton: 252-482-5583

Plymouth: 252-793-2491

Mobile: 252-497-0328

RE: New Build & Development

Dear Development manager;

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

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

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

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

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

**Bertie County**

Colerain

Kelford

Lewiston

Powellsville

Roxobel

Windsor

**Camden County**

Camden

Shiloh

South Mills

**Martin County**

Jamesville

**Northampton County**

Conway

Galatia

Jackson

Rich Square

Seaboard

Severn

Woodland

**Chowan County**

Arrowhead / Chowan Beach

Edenton

**Currituck County**

Barco

Currituck

Grandy

Moyock

Point Harbor

Poplar Branch

Tulls Bay

**Perquimans County**

Hertford

Winfall

**Tyrrell County**

Columbia

**Washington County**

Creswell

Plymouth

Roper

**About Mediacom Communications**

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

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

Best regards,

*Kim Mason*

Kim Mason

Operations Director, North Carolina

# **Conceptual Stormwater Management Narrative**

## **Wilson Ridge Subdivision**

Moyock, NC

August 23, 2023

### **General**

Wilson Ridge Subdivision is a single family residential development to be located on a 19.04 acre parcel located on Tulls Creek Road across from Panther Landing Road just south of Moyock. The development will consist of 13 single family lots, with associated open space and infrastructure.

### **Summary of Existing Conditions**

The subject property is currently undeveloped and generally drains to an existing highway ditch along Tulls Creek Road along the north side of the property. There are perimeter ditches, which are located primarily off-site and are not intended to be used to drain the subdivision. Per the NRCS Soils Report, the soils in this area consist entirely of Roanaoke fine sandy loam. These soil conditions do not lend themselves to the installation of stormwater infiltration systems. The existing site is partly wooded, with typical undergrowth, and is relatively flat (existing surface elevations generally range from about 8' near the south boundary to approximately 6 feet MSL near the north boundary. there are two isolated wetland pockets at the northern end of the site near Tulls Creek Road. There is an existing remnant ditch that runs parallel to the Tulls Creek Road ditch, about 50-70' into the site, which appears to serve no purpose. 0' to 12'), but is relatively well drained toward the Forbes ditch.

### **Summary of Proposed Conditions**

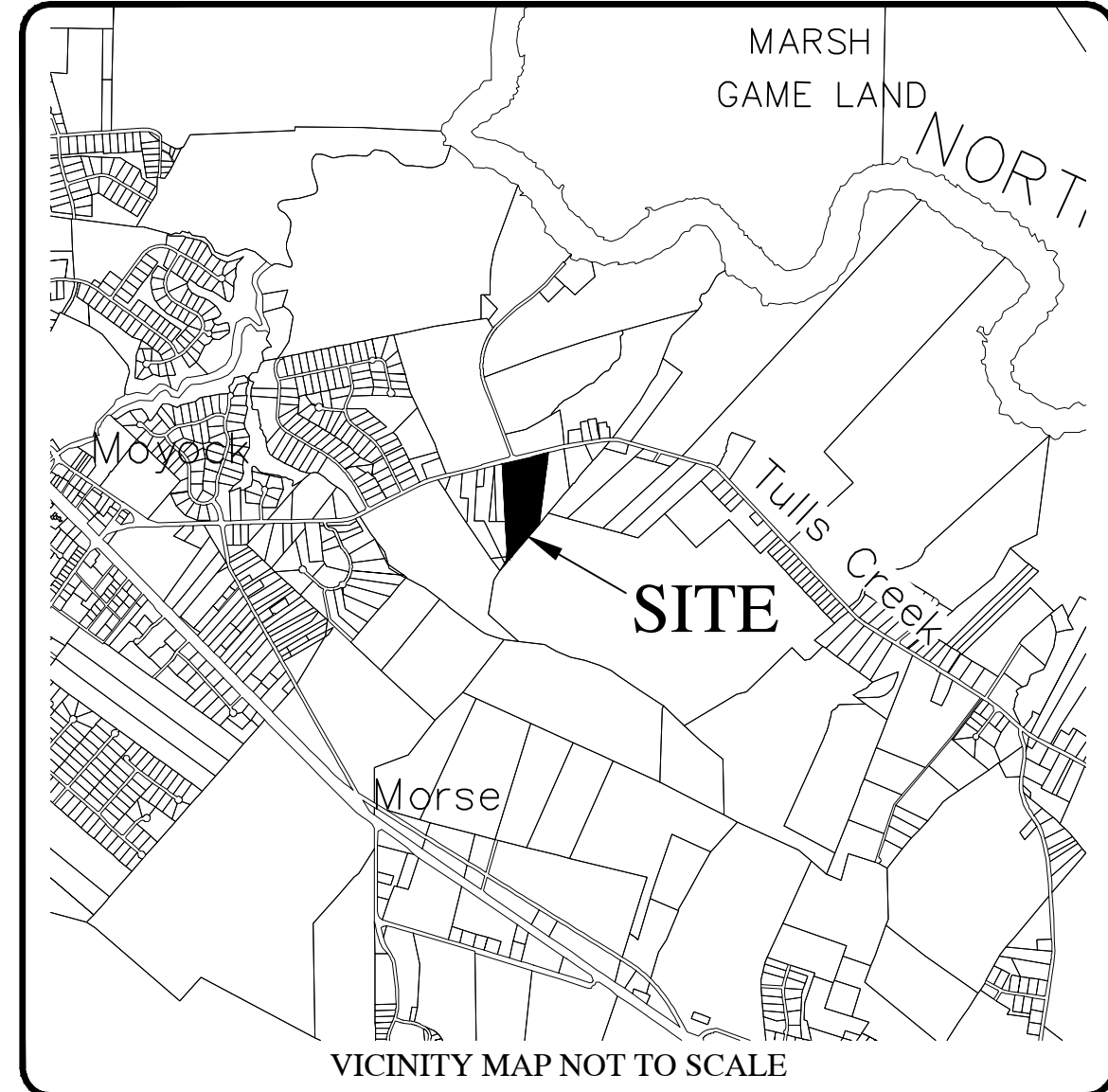
Since the soils are relatively poorly drained, and do not readily support the installation of infiltration based stormwater management systems, it is proposed to meet Currituck County's Stormwater Management Ordinance requirements by installing wet ponds that will flank the entrance road in the vicinity of the existing wetlands, where the site naturally drains. These ponds will be sized in accordance with Currituck County Stormwater Ordinance requirements to mitigate peak flows / mitigate increases in downstream water surface elevations associated with the proposed development. The ponds will be interconnected and will discharge via a control structure to the adjacent Tulls Creek Road ditch. Swales that will be constructed along the proposed roadway will accept runoff from the lots and convey it to the proposed BMP.

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

Surface drainage from the lots will flow via shallow lot-line swales that will be installed to convey runoff to roadside swales . Lots are generally anticipated to be 1 to 2 feet above existing grade, roads are anticipated to be at about 0.5' to 1' above grade, unimproved open space will be at grade, and stormwater improvements will be below grade. The permanent pool within the ponds is expected to be established at / normalize at an elevation of around 5', which will be confirmed during final design.

## **Engineering Design**

Once the preliminary plat is approved, the engineer will build a drainage model of the proposed development and incorporate it into a model of the existing outfall ditch. The drainage model will demonstrate the interactions of the proposed system with the existing ditch system and will provide the basis for the sizing of the pond, sizing and layout of conveyances, and establishment of final grades throughout the subdivision. This model / design will then be presented to Currituck County for review as is customary in the Construction Drawing approval phase of the subdivision approval process. The County's 10-year/2-year detention requirement will be met in the sizing of the ponds.



- GENERAL NOTES:**  
PROJECT NAME: THE WILSON TRACT
- APPLICANT: CURRITUCK HOMES  
101 OAK STREET  
MOYOCK, NC 27958
  - OWNER: WILSON RIDGE OF MOYOCK, LLC  
417D CARATOKE HIGHWAY  
MOYOCK, NC 27958
  - PROPERTY DATA:  
PARCEL ID#: 0014-000-0023-0000  
PRIMARY ADDRESS: TULLIS CREEK ROAD  
MOYOCK, NC  
RECORDED REFERENCES: D.B. 1640, PG. 829
  - PROPERTY ZONING: SFM
  - F.I.R.M. DATA:  
ZONE X, F.E.M.A. F.I.R.M. MAP PANEL 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.
  - THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS PER ACTION I.D. SAW-2021-01359 DATED JULY 2, 2021.
  - A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' EASEMENT ALONG FRONT PROPERTY LINES IS HEREBY ESTABLISHED.
  - A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
  - EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
    - 2023 FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
    - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP
    - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM
  - SUBDIVISION IS DESIGNED FOR SINGLE FAMILY DWELLINGS OF LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES.
  - AVAILABLE WATER SUPPLY IS 1299 GPM PER COUNTY GIS.
  - A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS. A 25' DRAINAGE EASEMENT IS HEREBY ESTABLISHED FROM THE TOP OF BANK OF ALL DITCHES DRAINING 5 OR MORE ACRES, WHICH MAY EXTEND BEYOND DEDICATED OPEN SPACE AREAS ONTO SOME LOTS, AS SHOWN.
  - A 10 FT. EASEMENT IS HEREBY ESTABLISHED ALONG ALL LOTS ABUTTING A STREET RIGHT-OF-WAY FOR THE PLANTING AND MAINTENANCE OF STREET TREES. (SEE DETAILS SHEET 9)
  - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - A PAYMENT IN LIEU OF RECREATION AND PARK AREA DEDICATION WILL BE PROVIDED IN ACCORDANCE WITH CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENT IN LIEU OF RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION AND DEVELOPMENT OF RECREATION PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF THE NORTH CAROLINA GENERAL STATUTES SECTION 160D, OR DEDICATION WILL BE PROVIDED AS SHOWN ON PLAN. (13 LOTS X 0.0255 AC./LOT = 0.332 AC.)

**DEVELOPMENT NOTES:**

TOTAL TRACT AREA:	19.04 AC.
PROPOSED LOT AREA:	11.94 AC.
PROPOSED R/W AREA:	1.32 AC.
REQUIRED OPEN SPACE (30%):	5.71 AC.
OPEN SPACE PROVIDED:	5.78 AC.
LUP CLASSIFICATION:	RURAL
# OF PROPOSED LOTS:	13 LOTS
AVERAGE LOT AREA:	40,000 S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	50 FT.
PROPOSED PAVED ROADWAY WIDTH:	20 FT. E.O.P.-E.O.P.
LINEAR FEET OF ON-SITE ROADWAY:	892 L.F.±

**LOT DEVELOPMENT CONFIGURATION:**

LOT AREAS: ALL EXACTLY	40,000 S.F.
MINIMUM LOT WIDTH:	125 FT. (EXCEPT CUL-DE-SAC LOTS)
SETBACKS:	
FRONT:	30 FT.
SIDE:	10 FT.
BACK:	25 FT.
CORNER SIDE YARD:	30 FT.

**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 PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAN 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 PLAN 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\_\_\_\_.

DATE \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**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 \_\_\_\_\_

**APPROVAL CERTIFICATE**  
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAN 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 \_\_\_\_\_

**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.

**LEGEND**

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	PROPOSED SWALE W/ FLOW ARROW
	PROPOSED SWALE HIGH POINT
	EXISTING GRADE CONTOUR
	EXISTING CULVERT
	PROPOSED CULVERT
	PROPOSED DRAINAGE STRUCTURE

**UTILITY LEGEND**

	EXISTING WATER LINE
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER SERVICE
	PROPOSED VALVE
	PROPOSED BLOW-OFF ASSEMBLY
	UTILITY POLE + GUY WIRE

**PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE**  
I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAN 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 \_\_\_\_\_

**REVIEW OFFICER CERTIFICATE**  
STATE OF NORTH CAROLINA  
COUNTY OF CURRITUCK

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

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
I, MICHAEL D. BARR, CERTIFY THAT THIS PLAN 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 PLAN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

Signature: *Michael D. Barr*  
L-1756  
C6DA34EC9CBF428...

# PRELIMINARY DEVELOPMENT PLANS FOR

# THE WILSON TRACT

## A 13 PARCEL SUBDIVISION

## MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING SITE FEATURES & CONDITIONS PLAN
3	SITE PLAN & STORMWATER DRAINAGE PLAN
4	WATER MAIN EXTENSION & RESIDENTIAL SERVICE PLAN
5	LANDSCAPING, BUFFERING & SIGNAGE PLAN
6	PROPOSED METES & BOUNDS PLAN
7	PROPOSED METES & BOUNDS PLAN
8	PROPOSED METES & BOUNDS PLAN
9	TYPICAL CONSTRUCTION DETAILS & TABLES

**BISSELL PROFESSIONAL GROUP**  
3572 North Carolina Highway  
K-10, Box 1088  
Kings Mountain, North Carolina 27149  
(704) 761-3000  
(704) 761-3006  
FAX (704) 281-1190

**EXISTING SITE FEATURES & CONDITIONS PLAN**

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**WILSON TRACT**  
CURRITUCK COUNTY, NORTH CAROLINA

**PRELIMINARY DEVELOPMENT PLAN**

NO.	DATE	DESCRIPTION	BY	SCALE
1	11/23/23	COUNTY COMMENTS	MSB	

**REVISIONS**

DATE: 7/23/21 SCALE: 1" = 100'

DESIGNED: BPG CHECKED: MSB

DRAWN: KFW APPROVED: BPG

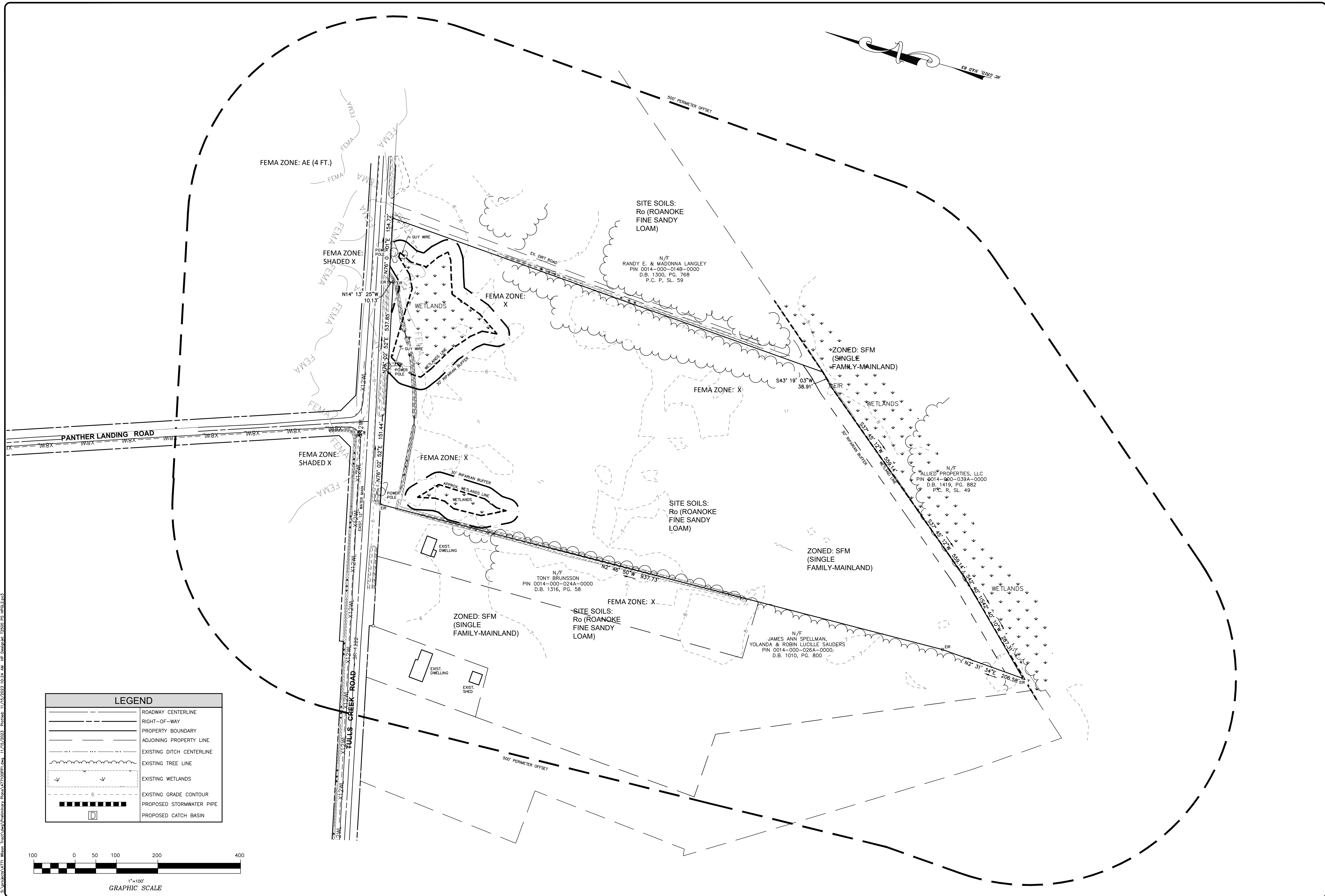
SHEET: 1 OF 9

CAD FILE: 477100PP1

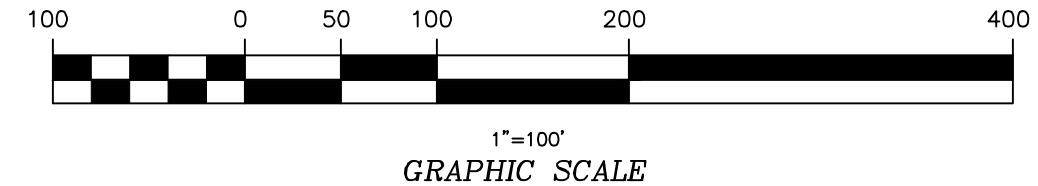
PROJECT NO: 4771

S:\projects\17271\_Mooc\_Traffic\_Visual\_Analysis\_Plan\_V17100pp1.dwg 11/23/2023 11:05:20 AM JPB AutoCAD LT2020 15 1002.0





LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	EXISTING TREE LINE
	EXISTING WETLANDS
	EXISTING GRADE CONTOUR
	PROPOSED STORMWATER PIPE
	PROPOSED CATCH BASIN



S:\projects\4771\Wilson Tract\Wilson Tract.dwg, 11/15/2023, 10:24 AM, JRP, 11/15/2023, 12:00 PM, WPC, 2/23

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

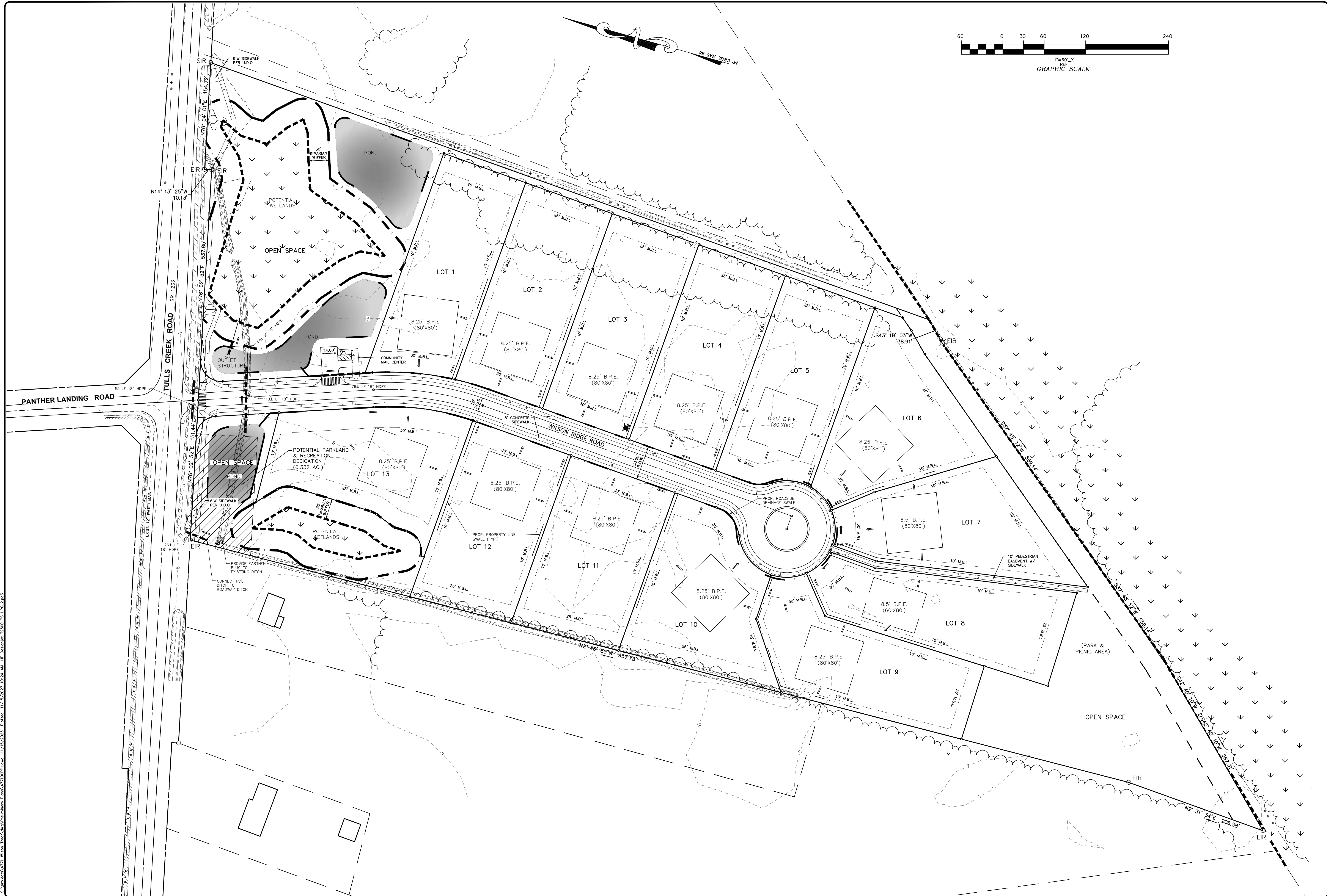
**EXISTING SITE FEATURES  
& CONDITIONS PLAN**  
THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITY  
HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR  
IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF BPG,  
THE MAJOR, WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S.  
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**WILSON TRACT**  
CURRITUCK COUNTY, NORTH CAROLINA  
MOYOCK TOWNSHIP  
**PRELIMINARY DEVELOPMENT PLAN**

NO.	DATE	DESCRIPTION	BY

DocuSigned by:  
*Mark Spellman*  
0804346C308428  
11/15/23

DATE: 7/23/21	SCALE: 1" = 100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 2	OF 9
CAD FILE: 477100PP1	
PROJECT NO: 4771	



**BISSELL**  
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**SITE PLAN & STORMWATER  
 DRAINAGE PLAN**

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**WILSON TRACT**  
 CURRITUCK COUNTY NORTH CAROLINA  
 MOYOCK TOWNSHIP

**PRELIMINARY DEVELOPMENT PLAN**

NO.	DATE	DESCRIPTION	BY	SCALE

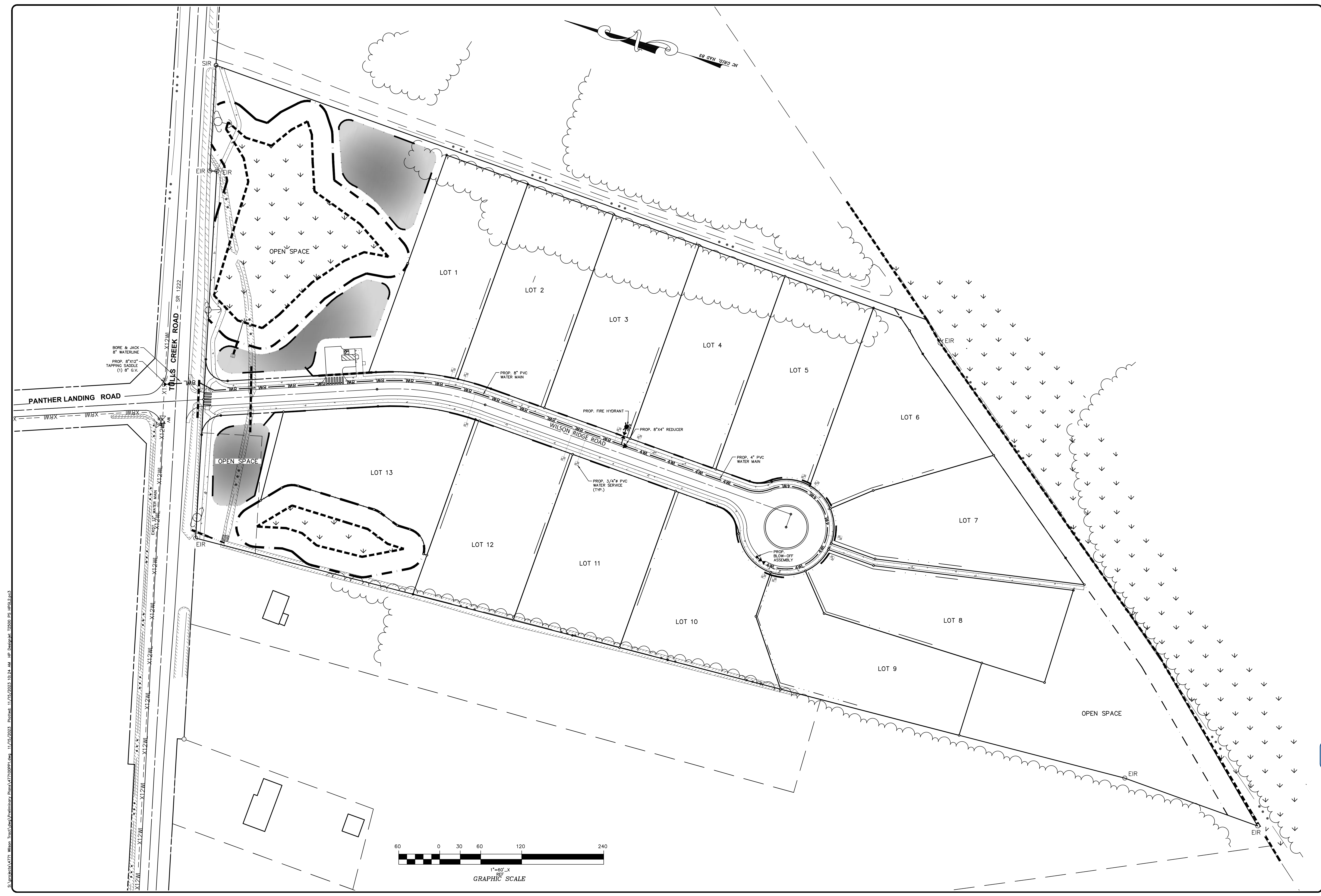
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 11/15/23

DATE: 6/29/23  
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 DRAWN: KFW  
 SHEET: 3 OF 9

SCALE: 1" = 60'  
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CAD FILE: 477100PP1  
 PROJECT NO: 4771

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and Environmental Specialists

Bissell Professional Group  
3512 North Carolina Highway  
K-10, Box 1088  
Kittlingham, North Carolina 27549  
(252) 261-2866  
FAX (252) 261-1790

**WATER MAIN EXTENSION &  
RESIDENTIAL SERVICE PLAN**

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**WILSON TRACT**  
CURRITUCK COUNTY, NORTH CAROLINA

**PRELIMINARY DEVELOPMENT PLAN**

NO.	DATE	DESCRIPTION	BY
	11/25/23	COUNTY COMMENTS	STL

DocuSigned by:  
Kitty Hawk  
C6D434EC9CBF428  
11/15/23

DATE: 6/29/23 SCALE: 1" = 60'

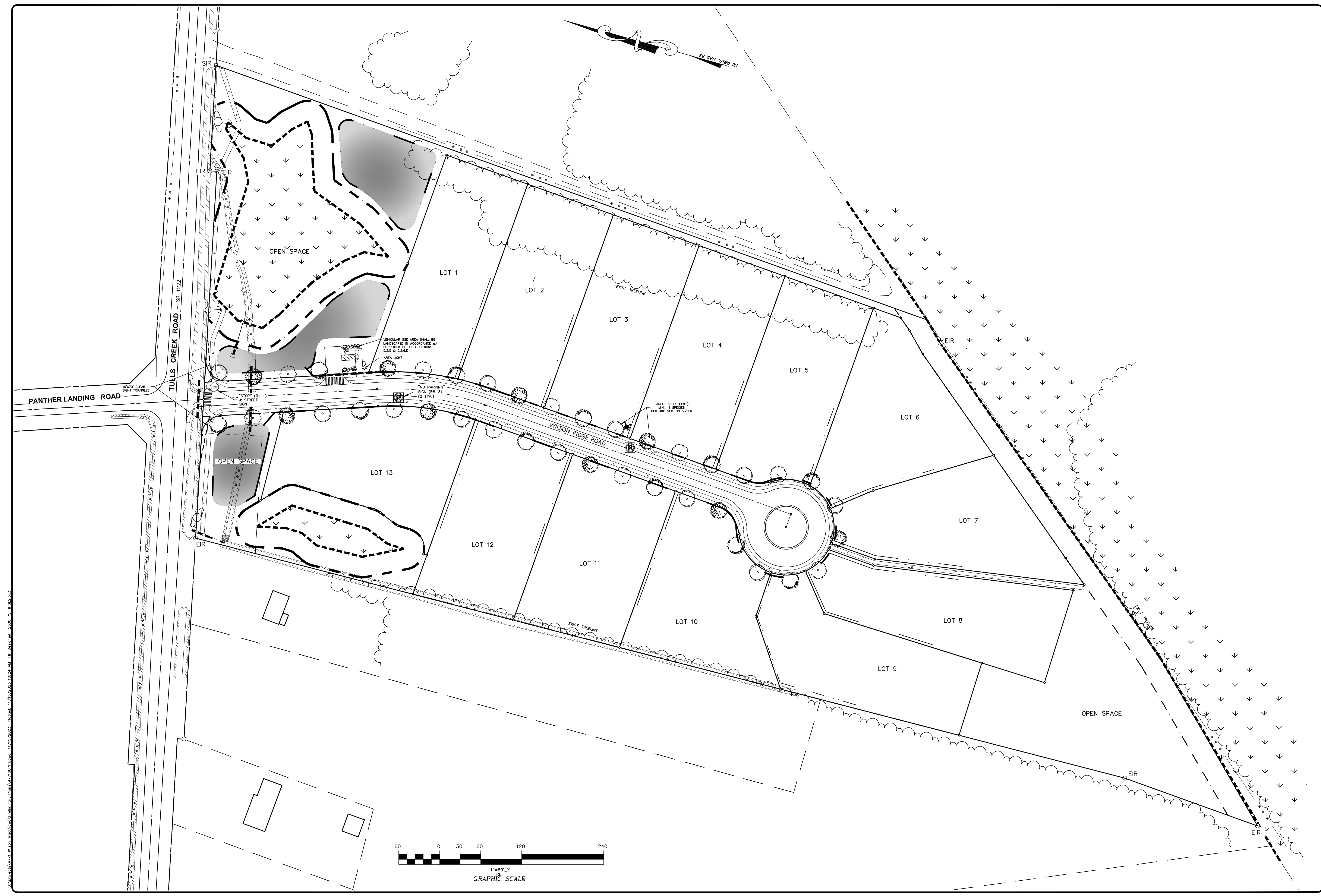
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DRAWN: KFW APPROVED: BPG

SHEET: 4 OF 9

CAD FILE: 477100PP1

PROJECT NO: 4771



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Kinston, North Carolina 27949  
(252) 261-2866  
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LANDSCAPING, BUFFERING &  
SIGNAGE PLAN

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PROJECT: WILSON TRACT  
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY
1	11/15/23	COUNTY COMMENTS	MSB

DATE: 6/29/23 SCALE: 1" = 60'

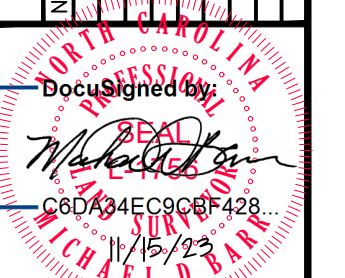
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DRAWN: KFW APPROVED: BPG

SHEET: 5 OF 9

CAD FILE: 477100PP1

PROJECT NO: 4771





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 Kinston, North Carolina 27949  
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**PROPOSED METES &  
 BOUNDS PLAN**

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**WILSON TRACT**  
 CURRITUCK COUNTY, NORTH CAROLINA

**PRELIMINARY DEVELOPMENT PLAN**

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/15/23	COUNTY COMMENTS		

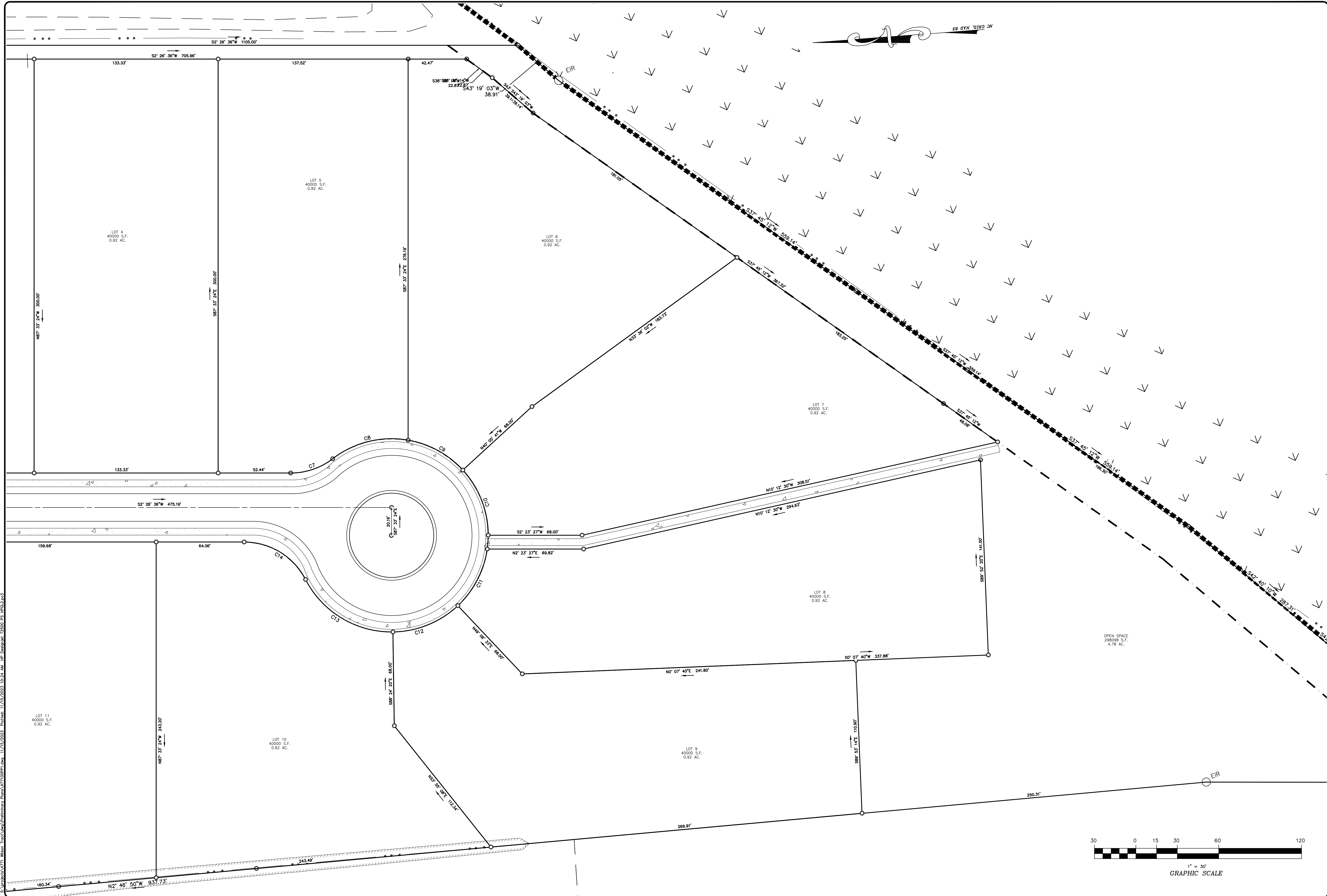
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*Michael...*  
 CRDA34EC90BF428  
 11/15/23

DATE: 6/29/23 SCALE: 1" = 30'  
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 DRAWN: KFW APPROVED: BPG

SHEET: **6** OF **9**

CAD FILE: 477100PP1  
 PROJECT NO: 4771

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**PROFESSIONAL GROUP**  
 Engineers, Planners, Surveyors  
 and Environmental Specialists

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 3512 North Carolina Highway  
 K-10, Box 1088  
 Kinston, North Carolina 27949  
 (252) 261-2666  
 FAX (252) 261-1780

**PROPOSED METES & BOUNDS PLAN**

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**WILSON TRACT**  
 CURRITUCK COUNTY, NORTH CAROLINA

MOYOCK TOWNSHIP

**PRELIMINARY DEVELOPMENT PLAN**

NO.	DATE	DESCRIPTION	BY	SCALE
	11/15/23	COUNTY COMMENTS		

DocuSigned by:  
  
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 11/15/23

DATE:	6/29/23	SCALE:	1" = 30'
DRAWN:	KFW	CHECKED:	MSB
APPROVED:	BPG		
SHEET:	7	OF	9
CAD FILE:	477100PP1		
PROJECT NO.:	4771		



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and Environmental Specialists

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3512 North Carolina Highway  
K-10, Box 1088  
Kittlingwood, North Carolina 27949  
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**WILSON TRACT**  
CURRITUCK COUNTY, NORTH CAROLINA

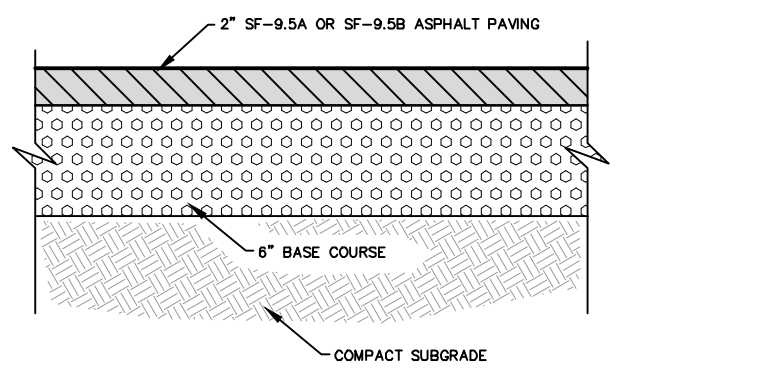
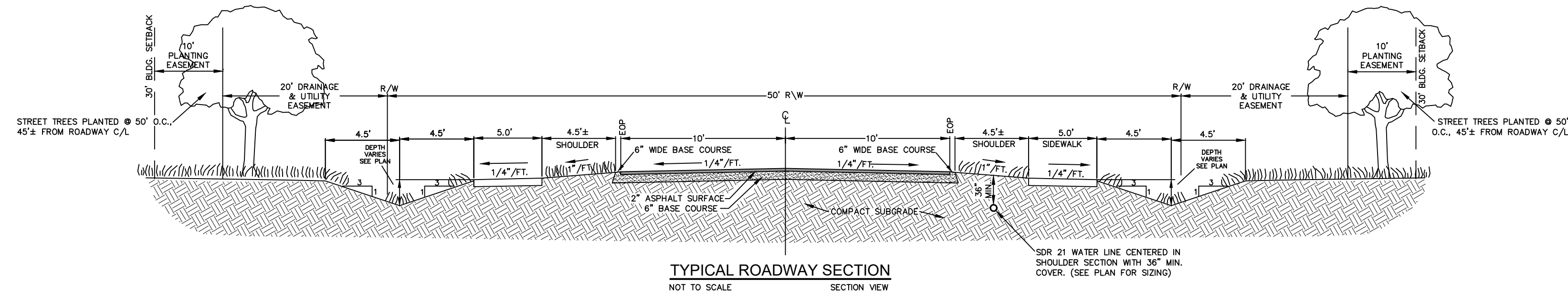
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PROJECT: MOYOCK TOWNSHIP

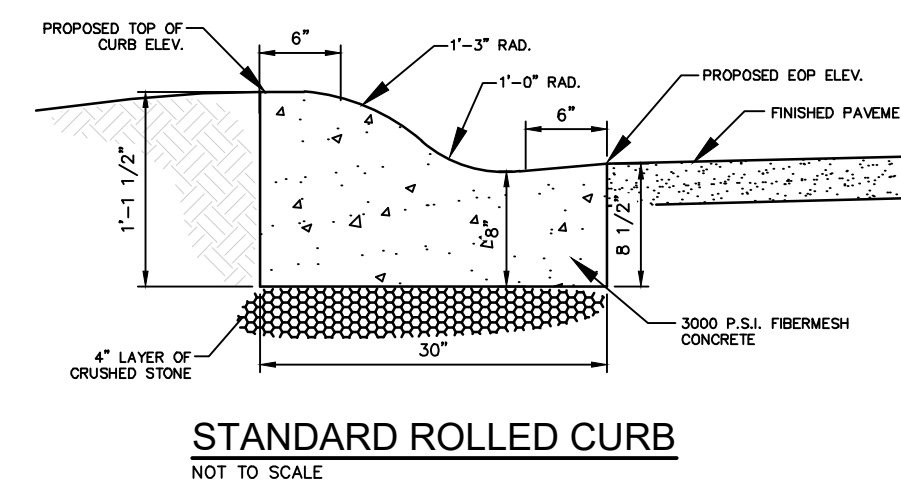
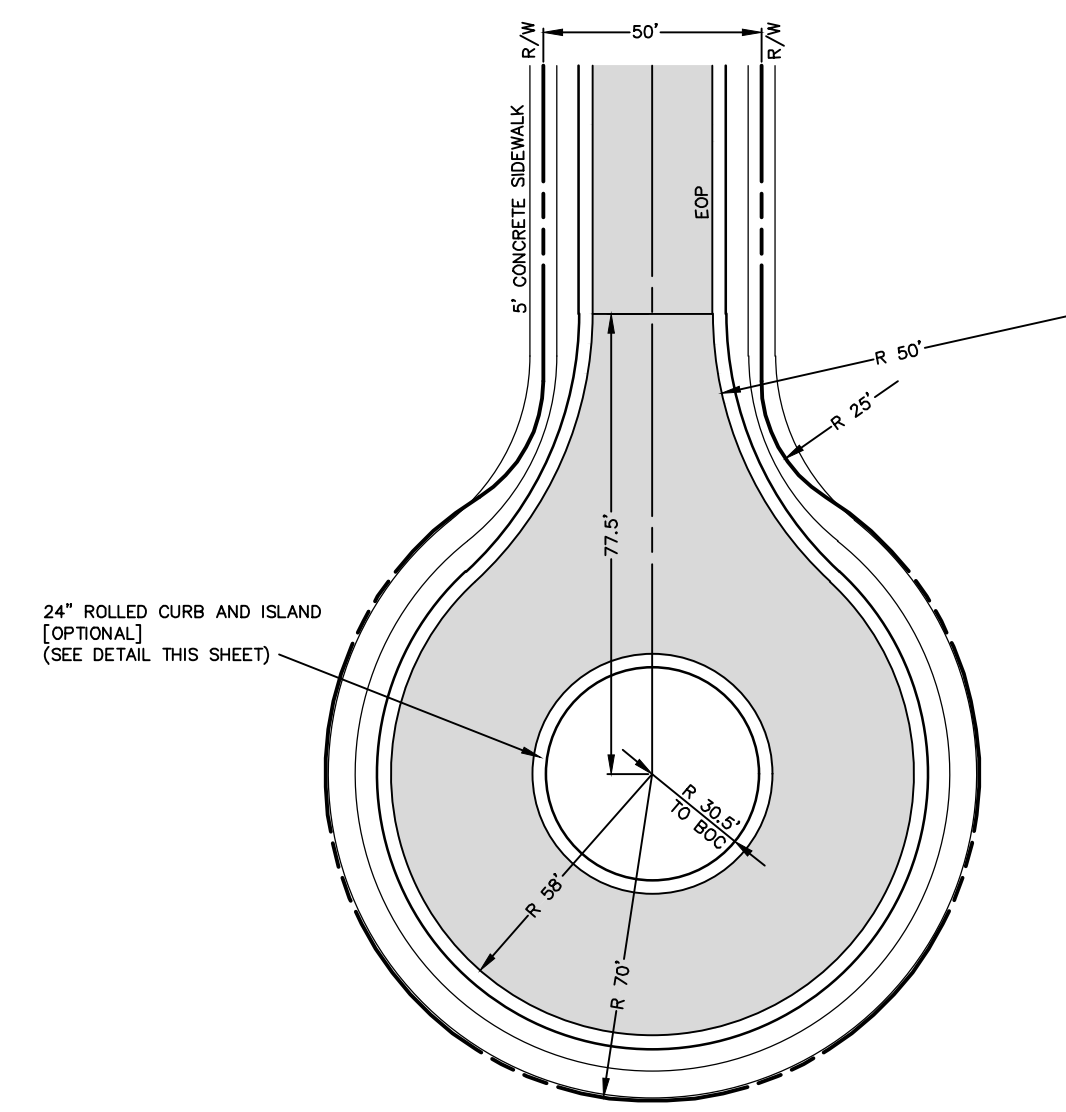
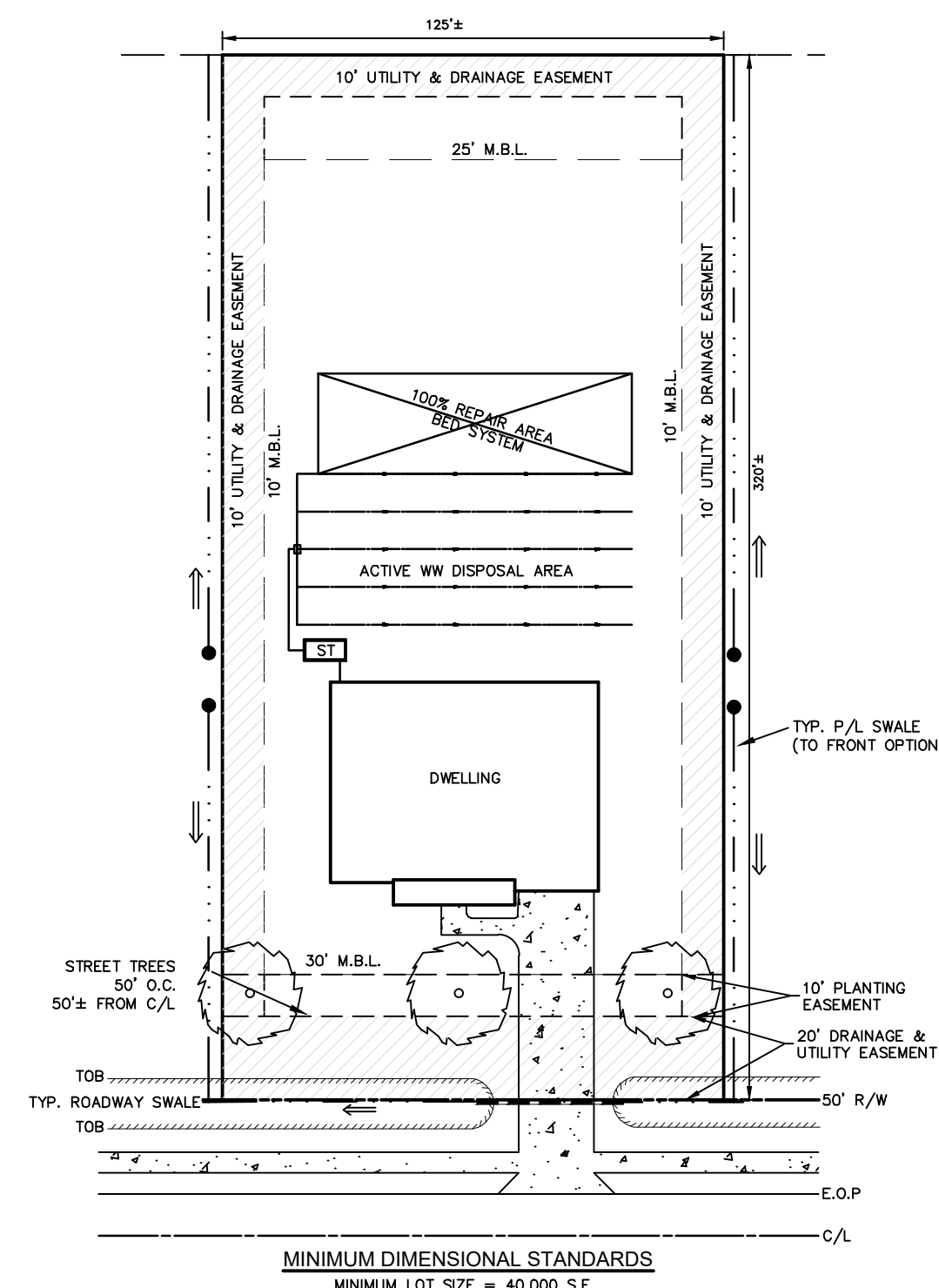
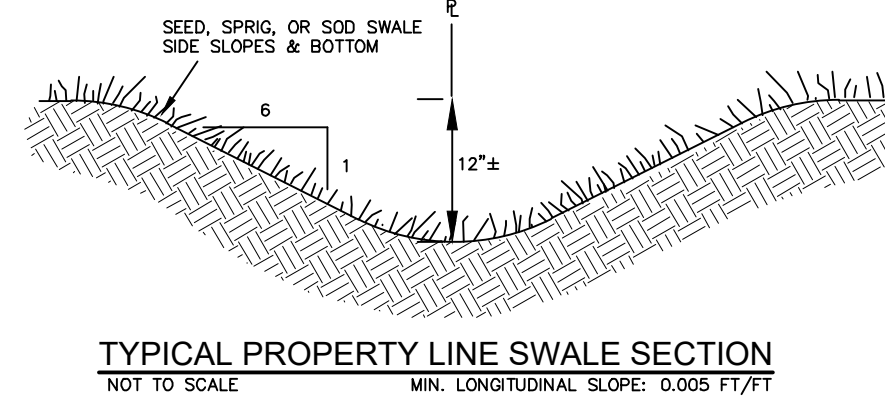
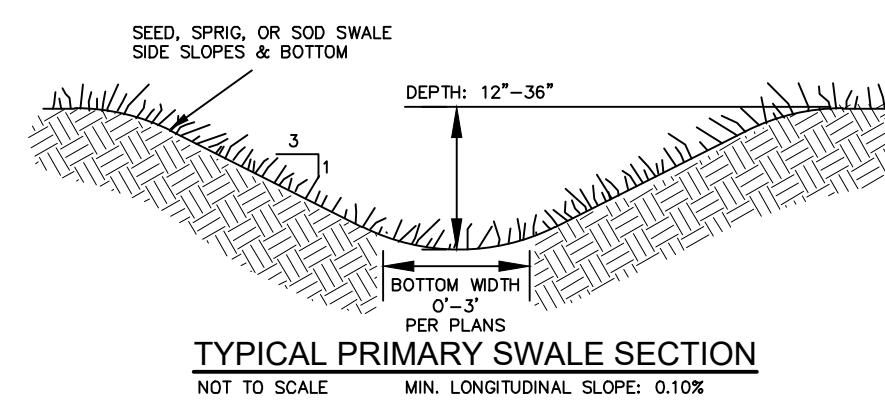
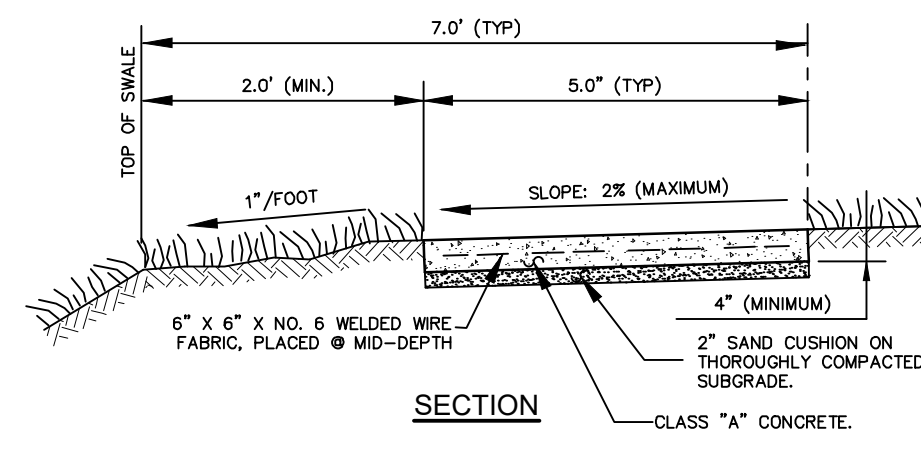
NO.	DATE	DESCRIPTION	BY	CHKD.
	11/15/23	COUNTY COMMENTS		

DocuSigned by:  
*Michael...*  
CIDA34E09CBF426  
11/15/23

DATE: 6/29/23	SCALE: 1" = 30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 8 OF 9	
CAD FILE: 477100PP1	
PROJECT NO: 4771	



**NOTE:**  
PAVING SHALL CONSIST OF FINE GRADING THE SPECIFIED PARKING & DRIVE AREAS AND INSTALLING 2\"/>



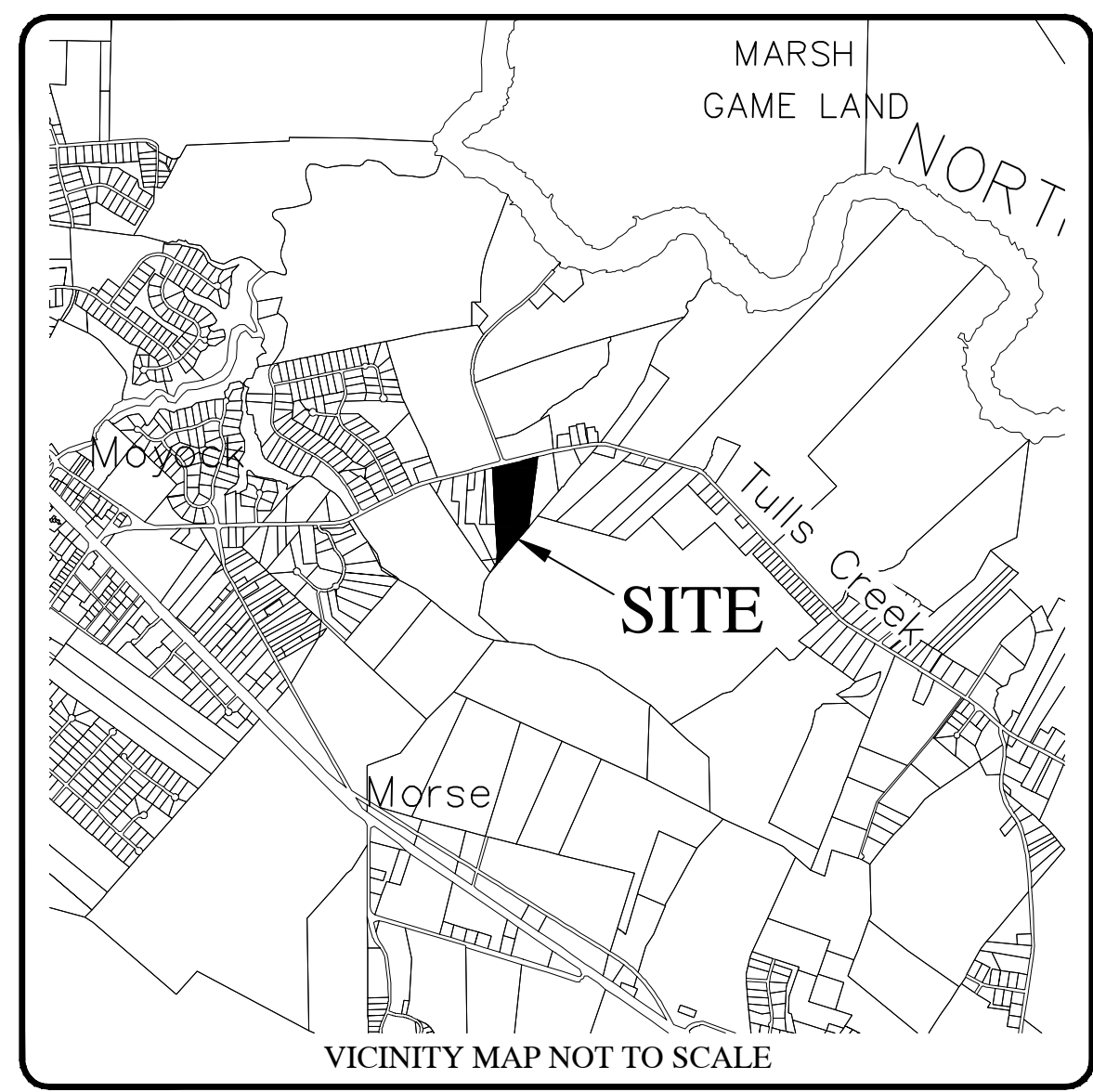
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	50.61'	30.00'	44.82'	S27° 42' 58"W	96°39'49"
C2	43.63'	30.00'	39.89'	N62° 17' 02"W	83°20'11"
C3	120.73'	425.00'	120.33'	S12° 28' 39"E	16°16'36"
C4	144.86'	374.99'	143.96'	N9° 32' 58"W	22°08'00"
C5	50.31'	425.00'	50.28'	S0° 56' 52"E	6°46'57"
C6	6.06'	375.00'	6.06'	N1° 58' 49"E	0°55'35"
C7	32.76'	50.00'	32.17'	N16° 19' 28"W	37°32'09"
C8	57.89'	70.00'	56.25'	N11° 24' 03"W	47°22'59"
C9	45.96'	70.00'	45.13'	N31° 05' 53"E	37°36'53"
C10	51.91'	70.00'	50.72'	S71° 08' 53"W	42°29'07"
C11	47.04'	70.00'	46.16'	N60° 08' 36"W	38°30'19"
C12	51.91'	70.00'	50.72'	N19° 38' 54"W	42°29'07"
C13	77.77'	70.00'	73.83'	N33° 25' 16"E	63°39'13"
C14	54.47'	50.00'	51.82'	N34° 02' 17"E	62°25'03"
C15	25.20'	30.00'	24.46'	S24° 03' 40"E	48°07'21"
C16	10.20'	30.48'	10.16'	S9° 44' 42"W	19°10'44"
C17	45.67'	30.00'	41.38'	S43° 36' 35"W	87°13'10"
C18	160.98'	400.00'	159.90'	N9° 05' 10"W	23°03'33"

NO.	DATE	DESCRIPTION	BY	APP.
1	11/25/23	COUNTY COMMENTS		

DocuSign  
06D344C0CBF428  
11/15/23

DATE:	6/29/23	SCALE:	1" = 30'
DESIGNED:	BPG	CHECKED:	MSB
DRAWN:	KFW	APPROVED:	BPG
SHEET:	9	OF	9
CAD FILE:	477100PP1		
PROJECT NO.:	4771		





# PRELIMINARY DEVELOPMENT PLANS FOR THE WILSON TRACT

## A 13 PARCEL SUBDIVISION

### MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

- GENERAL NOTES:**
- PROJECT NAME: THE WILSON TRACT
- APPLICANT: CURRITUCK HOMES  
101 OAK STREET  
MOYOCK, NC 27958
  - OWNER: WILSON RIDGE OF MOYOCK, LLC  
417D CARATOKE HIGHWAY  
MOYOCK, NC 27958
  - PROPERTY DATA:  
PARCEL ID# 0014-000-0023-0000  
PRIMARY ADDRESS: TULLIS CREEK ROAD  
MOYOCK, NC  
RECORDED REFERENCES: D.B. 1640, PG. 829
  - PROPERTY ZONING: SFM
  - F.I.R.M. DATA:  
ZONE X, F.E.M.A. F.I.R.M. MAP PANEL 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.
  - THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS PER ACTION I.D. SAW-2021-01359 DATED JULY 2, 2021.
  - A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' EASEMENT ALONG FRONT PROPERTY LINES IS HEREBY ESTABLISHED.
  - A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
  - EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
    - 2023 FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
    - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP
    - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
  - SUBDIVISION IS DESIGNED FOR SINGLE FAMILY DWELLINGS OF LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES.
  - AVAILABLE WATER SUPPLY IS 1299 GPM PER COUNTY GIS.
  - A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS. A 25' DRAINAGE EASEMENT IS HEREBY ESTABLISHED FROM THE TOP OF BANK OF ALL DITCHES DRAINING 5 OR MORE ACRES, WHICH MAY EXTEND BEYOND DEDICATED OPEN SPACE AREAS ONTO SOME LOTS, AS SHOWN.
  - A 10 FT. EASEMENT IS HEREBY ESTABLISHED ALONG ALL LOTS ABUTTING A STREET RIGHT-OF-WAY FOR THE PLANTING AND MAINTENANCE OF STREET TREES. (SEE DETAILS SHEET 9)
  - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - A PAYMENT IN LIEU OF RECREATION AND PARK AREA DEDICATION WILL BE PROVIDED IN ACCORDANCE WITH CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENT IN LIEU OF RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION AND DEVELOPMENT OF RECREATION PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF THE NORTH CAROLINA GENERAL STATUTES SECTION 160D, OR DEDICATION WILL BE PROVIDED AS SHOWN ON PLAN. (13 LOTS X 0.0255 AC./LOT = 0.332 AC.)

**DEVELOPMENT NOTES:**

TOTAL TRACT AREA:	19.04 AC.
PROPOSED LOT AREA:	11.94 AC.
PROPOSED R/W AREA:	1.32 AC.
REQUIRED OPEN SPACE (30%):	5.71 AC.
OPEN SPACE PROVIDED:	5.78 AC.
LUP CLASSIFICATION:	RURAL
# OF PROPOSED LOTS:	13 LOTS
AVERAGE LOT AREA:	40,000 S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	50 FT.
PROPOSED PAVED ROADWAY WIDTH:	20 FT. E.O.P.-E.O.P.
LINEAR FEET OF ON-SITE ROADWAY:	892 L.F.±

**LOT DEVELOPMENT CONFIGURATION:**

LOT AREAS: ALL EXACTLY	40,000 S.F.
MINIMUM LOT WIDTH:	125 FT. (EXCEPT CUL-DE-SAC LOTS)
SETBACKS:	
FRONT:	30 FT.
SIDE:	10 FT.
BACK:	25 FT.
CORNER SIDE YARD:	30 FT.

**Sheet Number**

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

**Sheet Title**

- COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
- EXISTING SITE FEATURES & CONDITIONS PLAN
- SITE PLAN & STORMWATER DRAINAGE PLAN
- WATER MAIN EXTENSION & RESIDENTIAL SERVICE PLAN
- LANDSCAPING, BUFFERING & SIGNAGE PLAN
- PROPOSED METES & BOUNDS PLAN
- PROPOSED METES & BOUNDS PLAN
- PROPOSED METES & BOUNDS PLAN
- TYPICAL CONSTRUCTION DETAILS & TABLES

**LEGEND**

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	PROPOSED SWALE W/ FLOW ARROW
	PROPOSED SWALE HIGH POINT
	EXISTING GRADE CONTOUR
	EXISTING CULVERT
	PROPOSED CULVERT
	PROPOSED DRAINAGE STRUCTURE

**UTILITY LEGEND**

	EXISTING WATER LINE
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER SERVICE
	PROPOSED VALVE
	PROPOSED BLOW-OFF ASSEMBLY
	UTILITY POLE + GUY WIRE

**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\_\_\_\_.

DATE \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**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 \_\_\_\_\_

**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 \_\_\_\_\_

**STORMWATER STATEMENT**  
NO MORE THAN 50% 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 PILING 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 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 \_\_\_\_\_

**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 \_\_\_\_\_

**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 15th DAY OF November, A.D., 2023.

SIGNATURE  
C6DA34EC9CBF428... L-1756

Bissell Professional Group  
3512 North Carolina Highway  
K-1, Box 1088  
Kittlingham, North Carolina 27849  
(252) 761-3000  
FAX (252) 261-1190

**BISSELL**  
PROFESSIONAL GROUP

Engineers, Planners, Surveyors  
and Environmental Specialists

**EXISTING SITE FEATURES & CONDITIONS PLAN**

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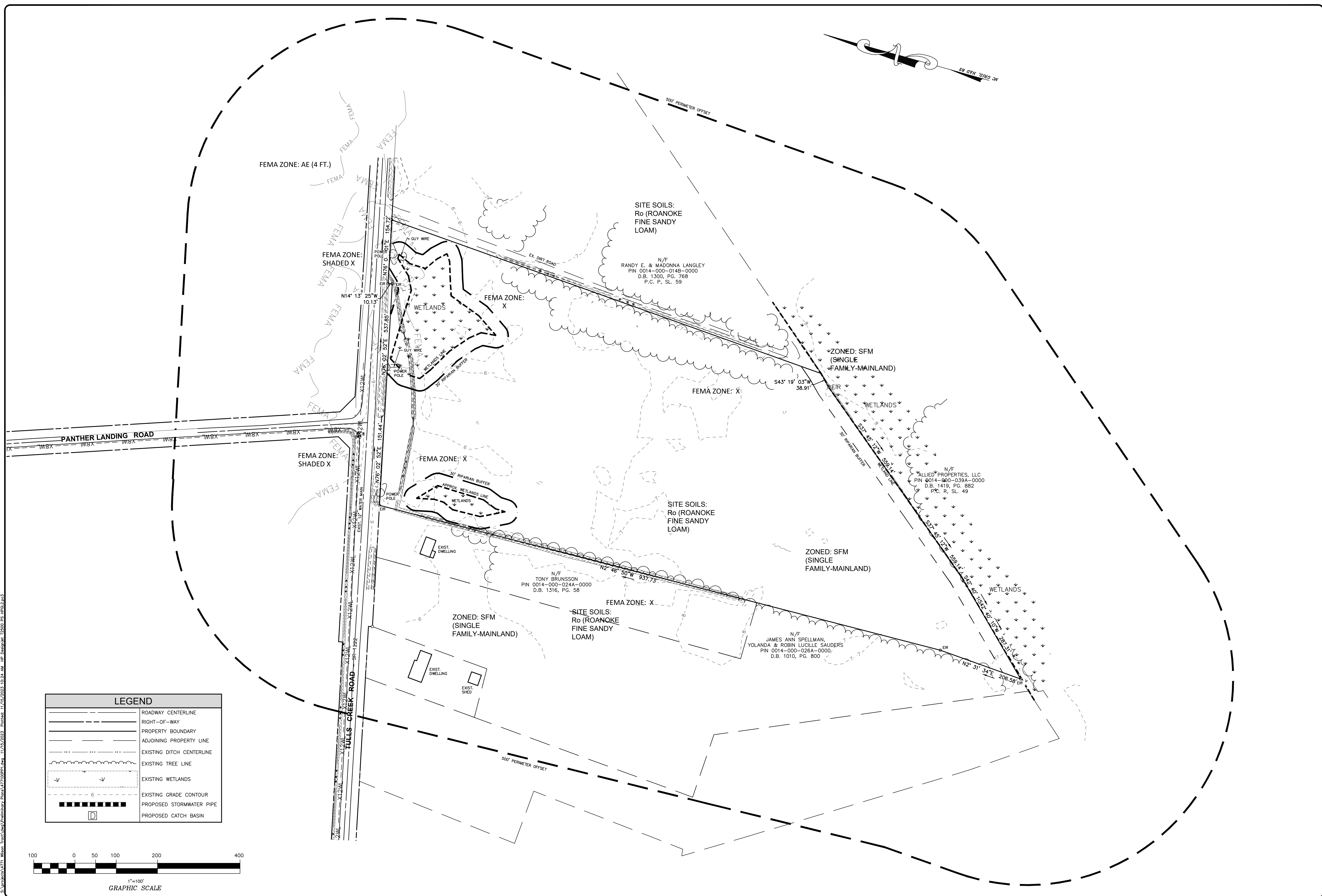
**WILSON TRACT**  
CURRITUCK COUNTY  
MOYOCK TOWNSHIP  
NORTH CAROLINA

**PRELIMINARY DEVELOPMENT PLAN**

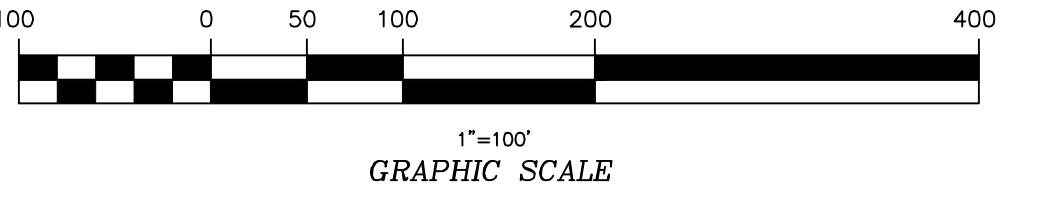
**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	11/25/23	COUNTY COMMENTS	SFB

DATE: 7/23/21 SCALE: 1" = 100'  
DESIGNED: BPG CHECKED: MSB  
DRAWN: KFW APPROVED: BPG  
SHEET: 1 OF 9  
CAD FILE: 477100PP1  
PROJECT NO: 4771



LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	EXISTING TREE LINE
	EXISTING WETLANDS
	EXISTING GRADE CONTOUR
	PROPOSED STORMWATER PIPE
	PROPOSED CATCH BASIN



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 3512 North Carolina Highway  
 P.O. Box 1088  
 Kinston, North Carolina 27844  
 (252) 761-2855  
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**EXISTING SITE FEATURES & CONDITIONS PLAN**

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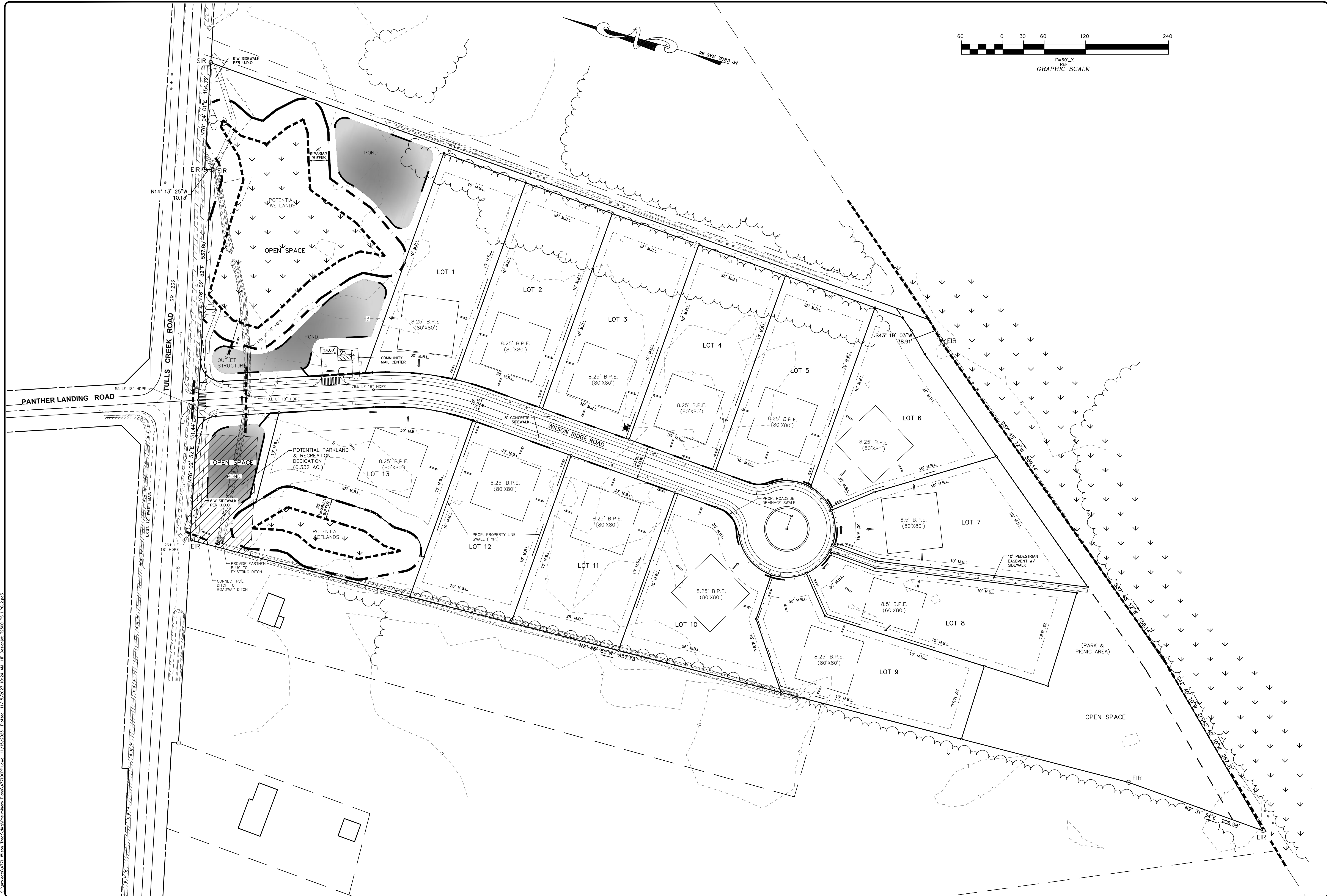
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**PRELIMINARY DEVELOPMENT PLAN**

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NO.	DATE

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 1/15/22

DATE:	7/23/21	SCALE:	1" = 100'
DESIGNED:	BPG	CHECKED:	MSB
DRAWN:	KFW	APPROVED:	BPG
SHEET:	2	OF	9
CAD FILE:	477100PP1		
PROJECT NO.:	4771		



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**SITE PLAN & STORMWATER  
DRAINAGE PLAN**

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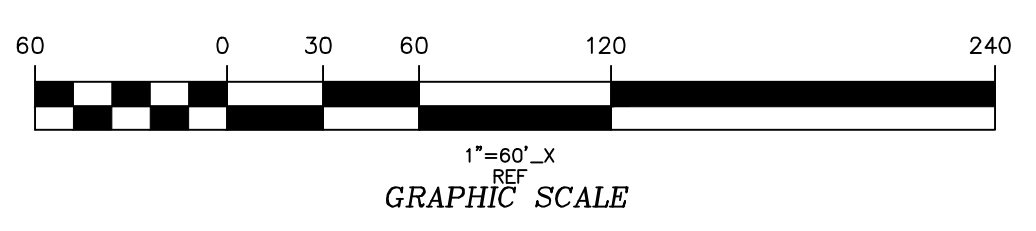
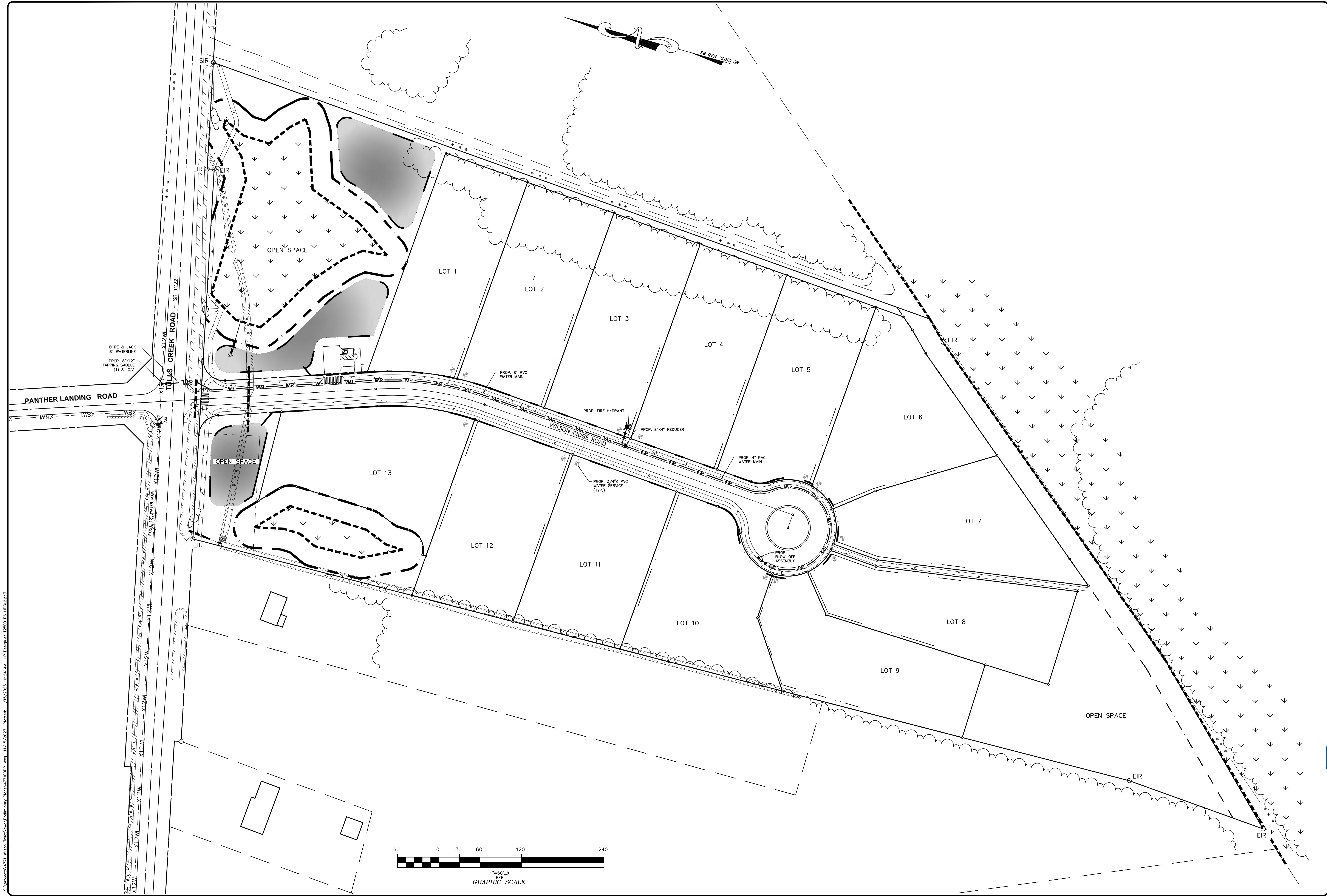
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NO.	DATE	DESCRIPTION	BY	SCALE

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*M. B. Bissell*  
C8DA24ECC08F428  
11/15/23

DATE: 6/29/23	SCALE: 1" = 60'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 3	OF 9
CAD FILE: 477100PP1	
PROJECT NO: 4771	

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**WATER MAIN EXTENSION &  
RESIDENTIAL SERVICE PLAN**  
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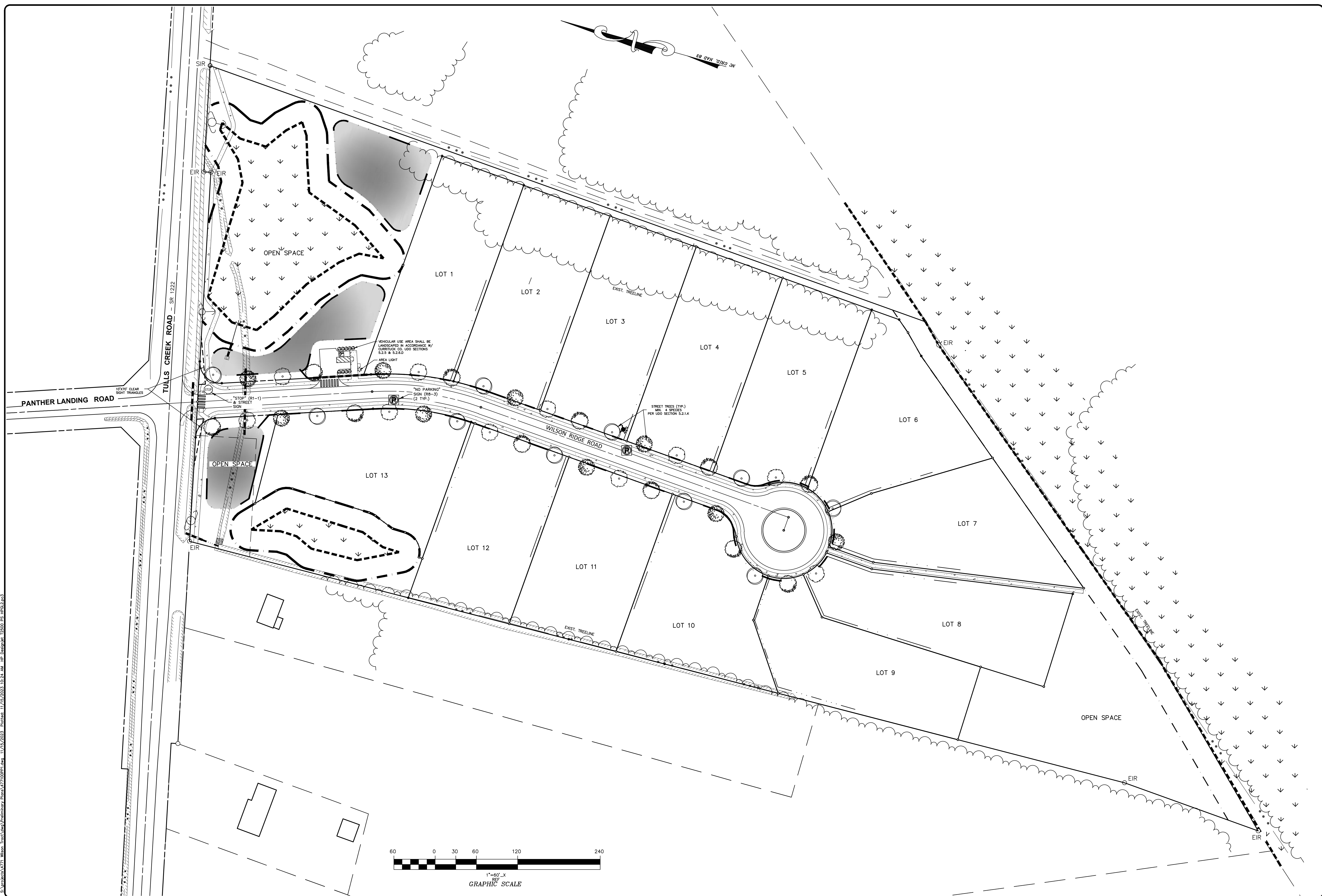
**WILSON TRACT**  
CURRITUCK COUNTY  
NORTH CAROLINA  
**PRELIMINARY DEVELOPMENT PLAN**

NO.	DATE	DESCRIPTION	BY
1	11/23/23	COUNTY COMMENTS	STL

DESIGNED BY: *M. B. G.*  
DATE: 6/29/23  
SCALE: 1" = 60'  
DESIGNED: BPG  
CHECKED: MSB  
DRAWN: KFW  
APPROVED: BPG

SHEET: **4** OF **9**  
CAD FILE: 477100PP1  
PROJECT NO: 4771

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**PRELIMINARY DEVELOPMENT PLAN**

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			11/15/23	COUNTY COMMENTS	MSB	

DATE: 6/29/23 SCALE: 1" = 60'

DESIGNED: BPG CHECKED: MSB

DRAWN: KFW APPROVED: BPG

SHEET: 5 OF 9

CAD FILE: 477100PP1

PROJECT NO: 4771



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**PROPOSED METES & BOUNDS PLAN**

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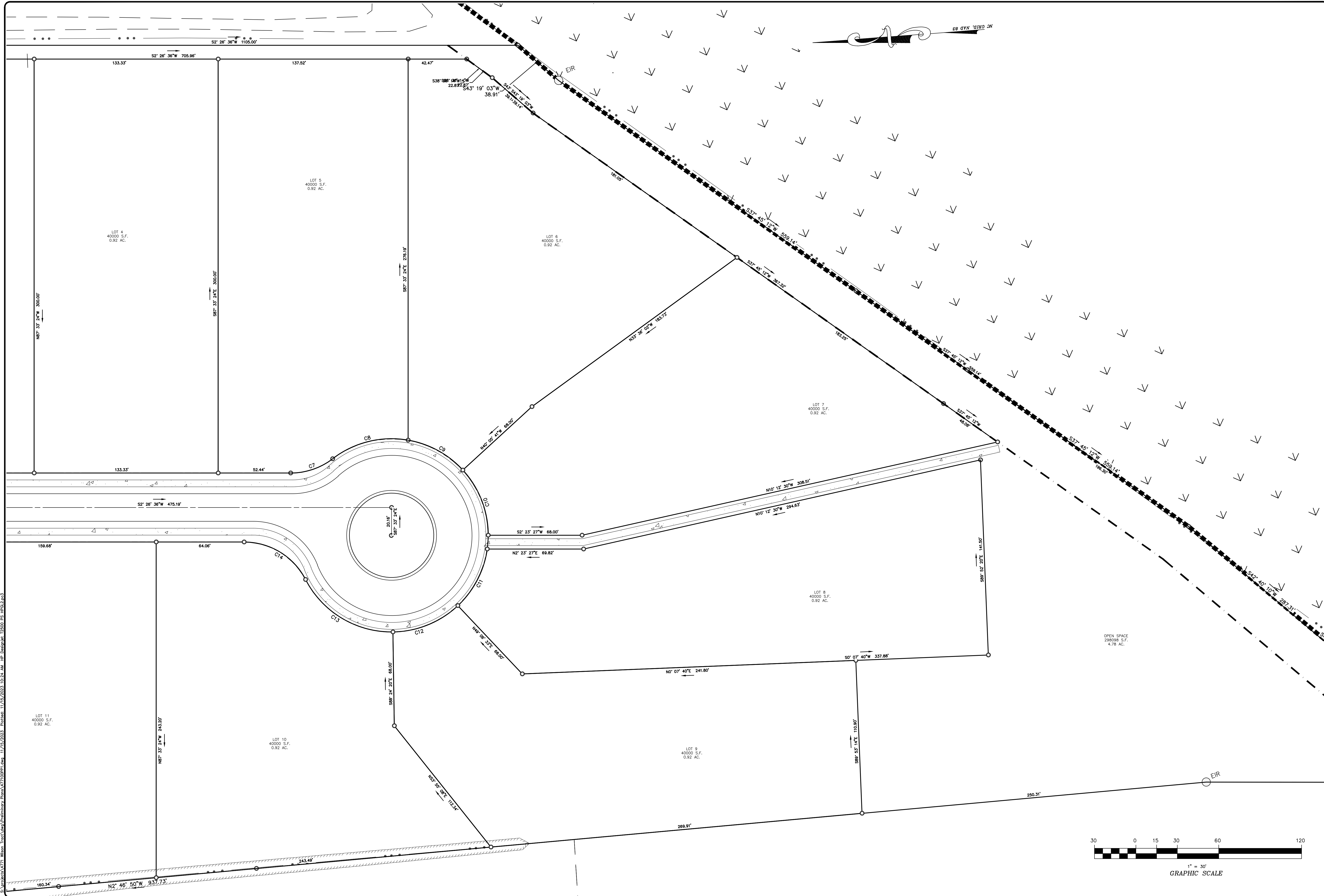
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MOYOCK TOWNSHIP

NO.	DATE	DESCRIPTION	BY	SCALE
1	11/15/23	COUNTY COMMENTS		

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 CRDA34EC90BF428  
 11/15/23

DATE:	6/29/23	SCALE:	1" = 30'
DRAWN:	KFW	CHECKED:	MSB
APPROVED:	BPG		
SHEET:	6	OF	9
CAD FILE:	477100PP1		
PROJECT NO.:	4771		



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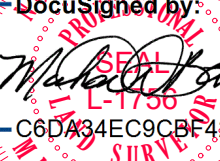
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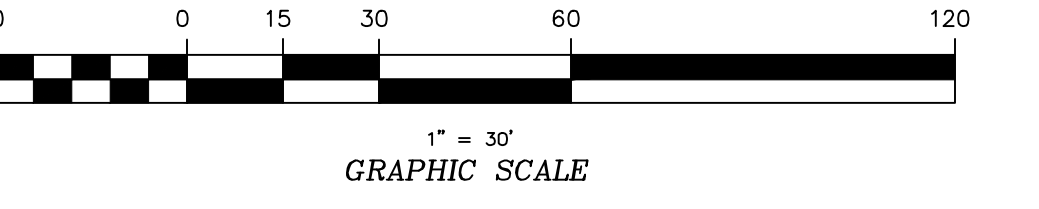
**WILSON TRACT**  
 CURRITUCK COUNTY NORTH CAROLINA  
 MOYOCK TOWNSHIP

**PRELIMINARY DEVELOPMENT PLAN**

REVISIONS	
NO.	DESCRIPTION

**DocuSigned by:**  
  
 Michael J. KFW  
 6/29/23

DATE: 6/29/23	SCALE: 1" = 30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG



SHEET: **7** OF **9**  
 CAD FILE: 477100PP1  
 PROJECT NO: 4771

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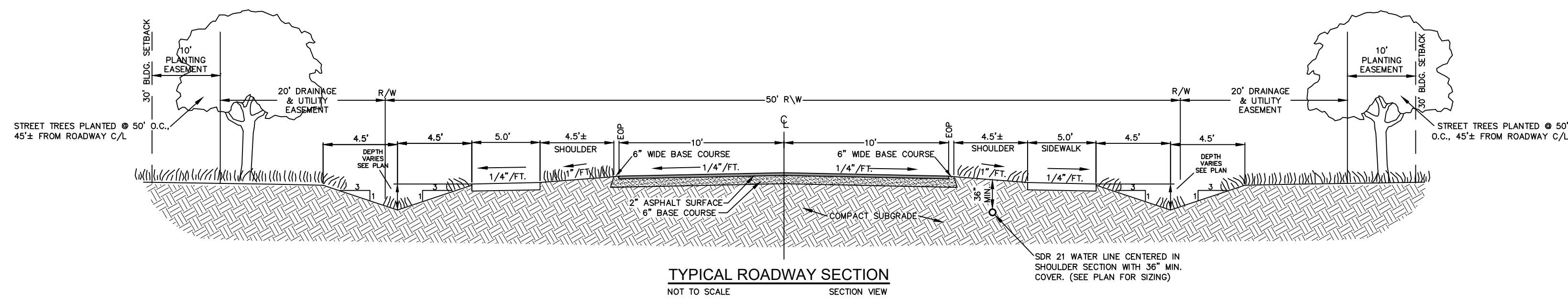
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NO.	DATE	DESCRIPTION	BY	CHKD.
	11/15/23	COUNTY COMMENTS		

DocuSigned by:  
*Michael...*  
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11/15/23

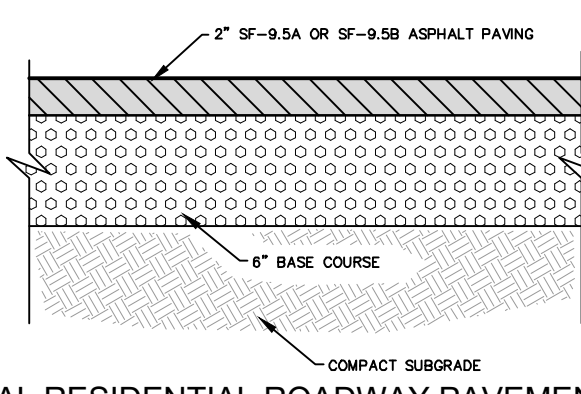
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SHEET: 8 OF 9	
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PROJECT NO: 4771	





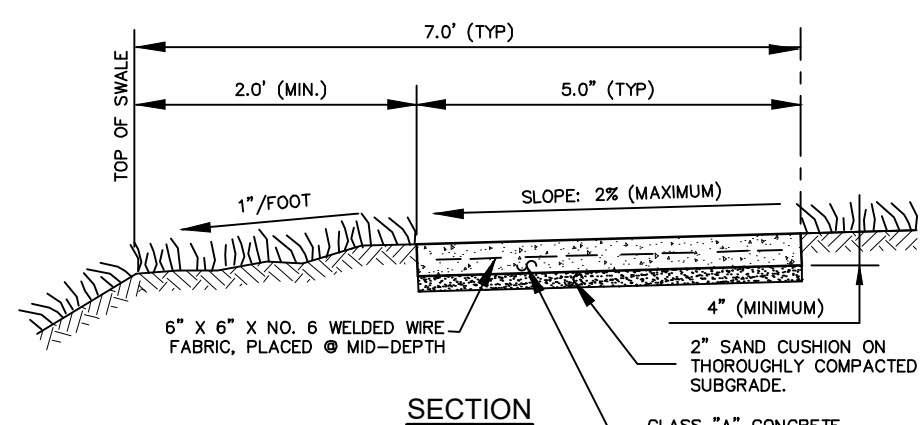
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NOT TO SCALE

SDR 21 WATER LINE CENTERED IN SHOULDER SECTION WITH 36\"/>

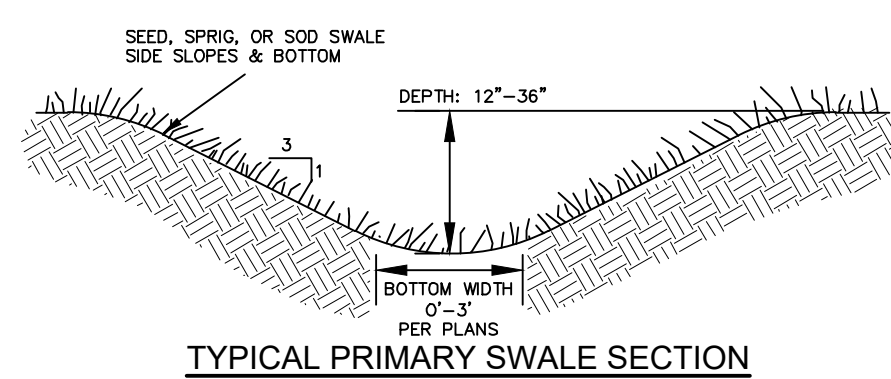


TYPICAL RESIDENTIAL ROADWAY PAVEMENT SECTION  
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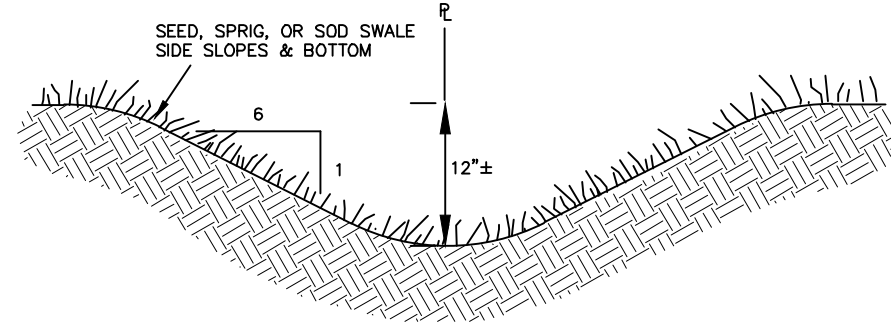
NOTE: PAVING SHALL CONSIST OF FINE GRADING THE SPECIFIED PARKING & DRIVE AREAS AND INSTALLING 2\"/>



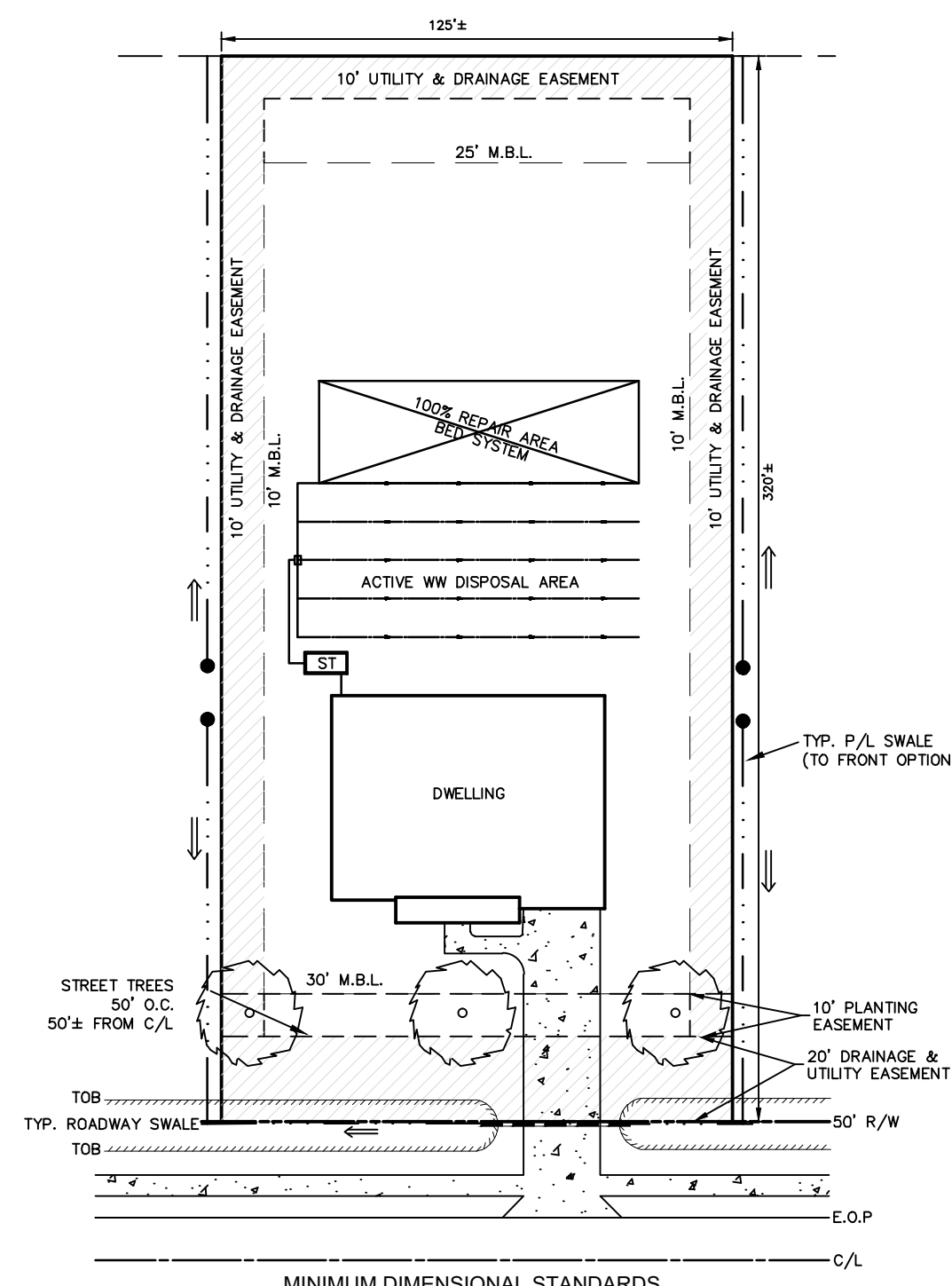
SECTION  
CONCRETE SIDEWALK DETAIL  
NOT TO SCALE



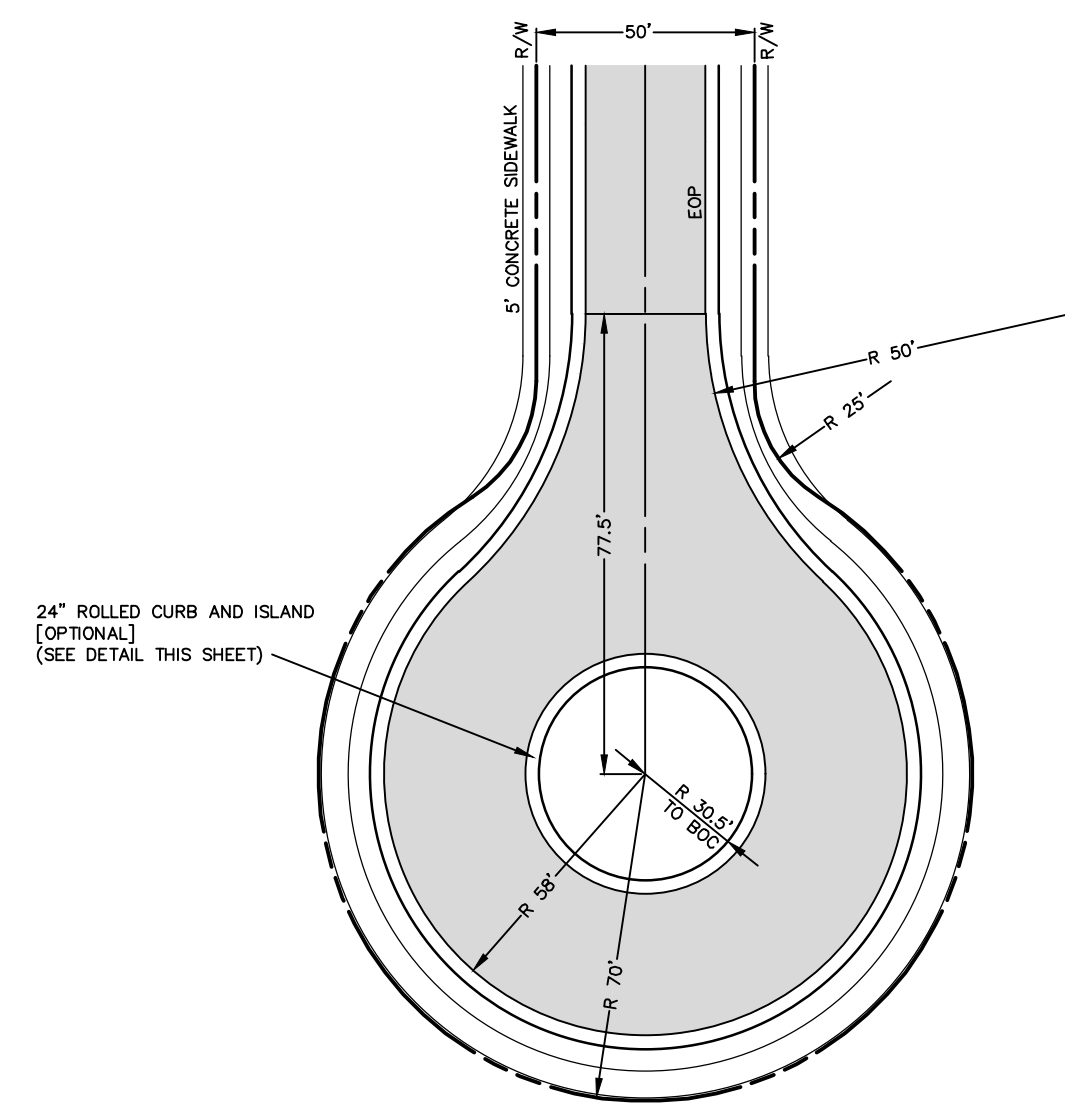
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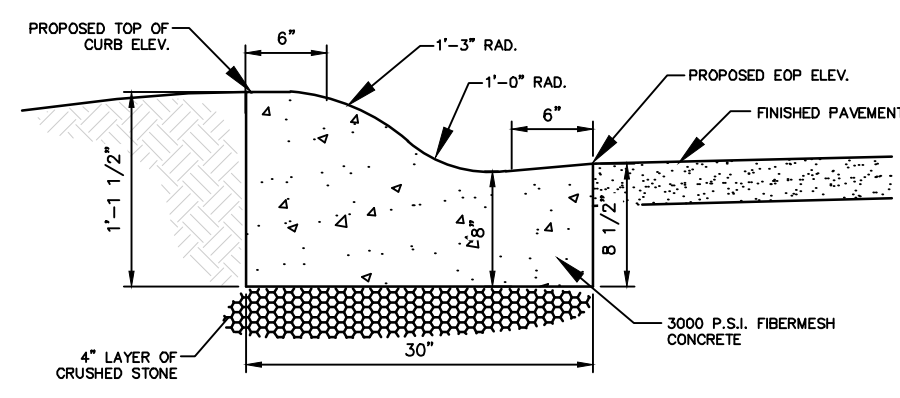
TYPICAL PROPERTY LINE SWALE SECTION  
NOT TO SCALE



MINIMUM DIMENSIONAL STANDARDS  
MINIMUM LOT SIZE = 40,000 S.F.  
MINIMUM LOT WIDTH = 125'  
(EXCEPT CUL-DE-SAC LOTS)  
SCALE 1" = 40'



PAVEMENT SECTION AREA W/ ROLLED CURB OPTION  
TYPICAL CUL-DE-SAC PLAN  
NOT TO SCALE



STANDARD ROLLED CURB  
NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	50.61'	30.00'	44.82'	S27° 42' 58"W	96° 39' 49"
C2	43.63'	30.00'	39.89'	N62° 17' 02"W	83° 20' 11"
C3	120.73'	425.00'	120.33'	S12° 28' 39"E	16° 16' 36"
C4	144.86'	374.99'	143.96'	N9° 32' 58"W	22° 08' 00"
C5	50.31'	425.00'	50.28'	S0° 56' 52"E	6° 46' 57"
C6	6.06'	375.00'	6.06'	N1° 58' 49"E	0° 55' 35"
C7	32.76'	50.00'	32.17'	N16° 19' 28"W	37° 32' 09"
C8	57.89'	70.00'	56.25'	N11° 24' 03"W	47° 22' 59"
C9	45.96'	70.00'	45.13'	N31° 05' 53"E	37° 36' 53"
C10	51.91'	70.00'	50.72'	S71° 08' 53"W	42° 29' 07"
C11	47.04'	70.00'	46.16'	N60° 08' 36"W	38° 30' 19"
C12	51.91'	70.00'	50.72'	N19° 38' 54"W	42° 29' 07"
C13	77.77'	70.00'	73.83'	N33° 25' 16"E	63° 39' 13"
C14	54.47'	50.00'	51.82'	N34° 02' 17"E	62° 25' 03"
C15	25.20'	30.00'	24.46'	S24° 03' 40"E	48° 07' 21"
C16	10.20'	30.48'	10.16'	S9° 44' 42"W	19° 10' 44"
C17	45.67'	30.00'	41.38'	S43° 36' 35"W	87° 13' 10"
C18	160.98'	400.00'	159.90'	N9° 05' 10"W	23° 03' 33"

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Kings Mountain, Carolina 27149  
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TYPICAL CONSTRUCTION  
DETAILS & TABLES

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CURRITUCK COUNTY, NORTH CAROLINA  
MOYOCK TOWNSHIP

PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/25/23	COUNTY COMMENTS		

DocuSign Envelope ID: 06D434EC9CBF428  
11/15/23

DATE: 6/29/23 SCALE: 1" = 30'  
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DRAWN: KFW APPROVED: BPG  
SHEET: 9 OF 9  
CAD FILE: 477100PP1  
PROJECT NO: 4771

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