

Proposed Street Name Review and Addition to Master Street List Form

To Be Completed By Applicant

Subdivision Name: Windswept Pines Phase 3
Subdivision Type: Traditional Development
Applicant: Allied Properties, LLC
Address: PO Box 743
Moyock, NC 27958
Phone: (252) 435-2718 Fax: _____

Proposed Street Name(s):
N. Tall Pines Trail ✓ _____
S. Tall Pines Trail ✓ _____

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

To Be Completed By County Staff

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

Reviewed By: Harry P. Lee Date: 6/20/2019

Add the following data to the Master Street List:
Street Name: _____
Address Range: _____
F&R #: _____
Community: _____
ZIP: _____
Location: _____

Plat Approval Date: _____
Plat Approved By: _____



Currituck County
Preliminary Stormwater Management Plan Report
Narrative and Basis of Design

Project:

Windswept Pines Subdivision – Phase 3
Moyock Township, Currituck County, North Carolina

Prepared By:

Bissell Professional Group
P.O. Box 1068
3512 N. Croatan Highway
Kitty Hawk, North Carolina 27949

June 27, 2019

**PRELIMINARY
For Review Purposes Only**

STORMWATER MANAGEMENT NARRATIVE:

PROPOSED DEVELOPMENTAL ACTIVITIES

The intent of the stormwater management design, to the maximum extent possible, is to employ best management practices through the use of vegetative conveyances, vegetative buffers and wet-detention BMP's to serve the proposed development. As a whole, the development will consist of (72) residential single family home lots located on a nearly 63 acre tract of land. The Windswept Pines subdivision is located off of Baxter's Lane, just east of NC 168 in Moyock Township, Currituck County, North Carolina.

The subdivision is being developed in multiple phases. Phases 1 & 2 have been constructed and include a total of (58) lots. The following outlines developmental activities associated with a proposed Phase 3:

- a) (14) additional single family residential home parcels with a minimum lot size of 20,000 square feet
- b) 1,620 l.f. +/- of 27' wide asphalt subdivision road with curb & gutter, sidewalks on both sides of the street and 1 cul-de-sac
- c) Utility Improvements
- d) Drainage and Stormwater BMP Improvements

SITE SOILS

Protocol Sampling Services, Inc. of Raleigh, NC conducted an on-site evaluation to determine the presence of restrictive horizons, seasonal high water table (SHWT) conditions and subsurface permeabilities of the existing soils located in the vicinity of the project's proposed stormwater BMPs. Five soil borings were advanced to 60 inches below the land surface in the areas of the proposed BMPs as illustrated on the Boring map provided with the soils report. According to the report, the soil was found to have an apparent depth to SHWT of 16" below existing ground all borings. Existing ground elevations near the borings were then used to determine an average apparent SHWT elevation of 7.0' msl. For purposes of providing adequate on-site stormwater management, a permanent pool elevation of 6.5' is being established with the proposed wet retention ponds.

The following is a description summary of the soils typically found across the project site:

Ro: Roanoke Fine Sandy Loam: Nearly level, poorly drained soil on broad flats and in slightly depressed waterways. Permeability is slow with a seasonal high water table at or near the surface. Permeability in the first 45" of soil is described as being 0.06 in/hr – 2.0 in/hr.

Information referenced from United States Department of Agriculture, Soil Conservation Service, Soil Survey of Currituck County, North Carolina

EXISTING SITE CONDITIONS, TOPOGRAPHY AND DRAINAGE FEATURES

The site's existing topography is generally flat, with slopes ranging between 0-1%. Elevations across the tract range from just below 7.0 ft msl in eastern portions to nearly 9.5 ft msl in western portions. The development area is bounded by the Chesapeake and Albemarle Railroad to the West, private residences and woodlands to the North, residual woodlands of same ownership to the East and Baxter Lane and private residences to the South. Existing use of the land is primarily agricultural. An existing man made pond is also situated in the southeastern corner of the site and was constructed in conjunction with the adjoining residential lot development that fronts on Baxter Lane. A portion of this adjoining residential property was recombined to become part of the Windswept Pines tract. Surrounding development is primarily residential single family homes with some commercial along Baxter Ln and Hwy 168 and woodlands and agricultural fields to the north and east. Infrastructure improvements related to Phases 1 & 2 of the development have been constructed.

A system of typical farm ditches cross and surround most of the site, some in close parallel proximity to each other along the southern boundary. Runoff primarily drains south through several existing off-site ditch & culvert conveyances that connect to a ditch running along the south side of Baxter Lane. This Baxter Lane ditch drains east and connects to an unnamed tributary to Moyock Run, also known as Shingle Landing Creek, that empties east to the Northwest River. Runoff from northeastern portions of the property drains east through existing ditches in the northeast corner that ultimately drain north through adjoining agricultural field ditches that are believed to continue into Virginia. In addition to on-site runoff, a significant amount of upstream off-site flow is routed through the property. Approximately 200 acres of agricultural fields and residential development located west of HWY 168 drain east under HWY 168, under the railroad and flow in to the northwest corner of the property. Flow entering the northwest corner primarily turns south and flows through a diversion ditch along the western boundary of Phase 1 before crossing under Baxter Ln. and connecting to the ditch noted above.

METHODOLOGY OF MANAGING STORMWATER RUNOFF

In addition to NCDEQ's low-density permitting requirements, the development's stormwater management system shall be designed in accordance with the standards prescribed for Major Subdivisions as outlined in Chapter 7.3 of the Currituck County UDO and Chapter 2.4 of the Currituck County Stormwater Manual.

Among other provisions, the following primary standards shall be met:

- I. Major subdivisions shall implement adequate stormwater practices to reduce the post-development peak discharge from the 24-hour storm event with a 10-year recurrence interval down to the pre-development discharge rate from the 24-hour storm event with a 2-year recurrence interval based on pre-development conditions from a wooded site, regardless of actual pre-development site conditions.
- II. Major subdivisions shall provide Minimum Building Pad Elevations required to prevent flooding from the 24-hour storm event with a 10-year recurrence interval.
- III. Minimum Finished Floor Elevations for all principal structures shall be above the 100-year Regulatory Flood Protection Elevation, or 18 inches above the 24-hour storm event with a 10-year recurrence interval, or at least 6 inches above septic system fill, whichever is higher.

Additional project conditions prescribed through the County's Conditional Rezoning and Preliminary Plat/Use Permit approval processes include the following:

- IV. Install a new culvert under Baxter's Lane to improve off-site drainage, size to be determined after engineering evaluations
- V. Perform an evaluation of existing main ditch along Truran/Ward property line from site to Baxter's Lane and if warranted, seek permission to improve ditch cross-section
- VI. Explore the possibility of routing a portion of stormwater runoff to the northeast.
- VII. Install a new diversion ditch along the western project boundary and culvert under Baxter Lane to handle off-site flows from the northwest and, thereby, substantially reduce flows through the current main outfall that bisects the property and crossed between the adjoining Truran & Ward properties before reaching Baxter Lane.

STORMWATER RUNOFF COLLECTION AND MANAGEMENT

Existing Drainage Pattern:

Exhibit A shows existing drainage patterns within and adjacent to the subdivision, including the developed areas of Phases 1 & 2 and the undeveloped area of Phase 3. This exhibit also illustrates the subdivision's existing stormwater manage network, including the provision of (4) stormwater management ponds and associated outlet control structures. Off-site Drainage Outlets are also labeled "A", "B" & "C" as shown.

The majority of stormwater that flows from the west under NC 168 and the Chesapeake and Albemarle

Railroad is conveyed along the western boundary with the railroad and crosses under Baxter's Lane before turning east to the Baxter's Lane outfall, labeled Outlet "A".

Runoff from Phase 1 of the development is primarily managed by BMPs #1, #2, and #3 and is discharged through outlet control structures that ultimately flow to Outlet "A" along Baxter's Lane. Runoff from Phase 2 of the development is primarily managed by BMPs #4A and #4B and is discharged through outlet control structures that ultimately flow to Outlets "B" and "C."

Proposed Drainage Plan:

Exhibit B shows the drainage patterns proposed with the addition of Phase 3. As illustrated, runoff from all proposed lots and roadways in Phase 3 will be collected and conveyed to proposed expansions of the existing BMPs #4A and #4B. The existing outlet control structures provided in both BMP's will continue to provide a controlled release to Outlets "B" and "C." No modifications to drainage measures with Phases 1 and 2 are proposed. For internal drainage, in general, runoff from the residential lots will primarily sheet flow overland into vegetative property line swales. Runoff from the roadways will be collected in curb & gutter and outlet periodically to vegetative swales that will convey runoff to the wet-detention BMP's as illustrated on the preliminary drawings and as described above. Drawdown from the BMP's will continue to be handled via typical drawdown devices and overflow will be managed through typical spillways. Swales will act as broad, shallow, vegetative filters, constructed with side slopes of 3:1 or greater and vegetated with grass. Longitudinal slopes are being kept relatively flat, to provide for low velocity flows, thereby aiding infiltration and sediment removal in accordance with passive best management practices.

STORMWATER MANAGEMENT OVERVIEW

The following information is in conformance with the Currituck County Unified Development Ordinance:

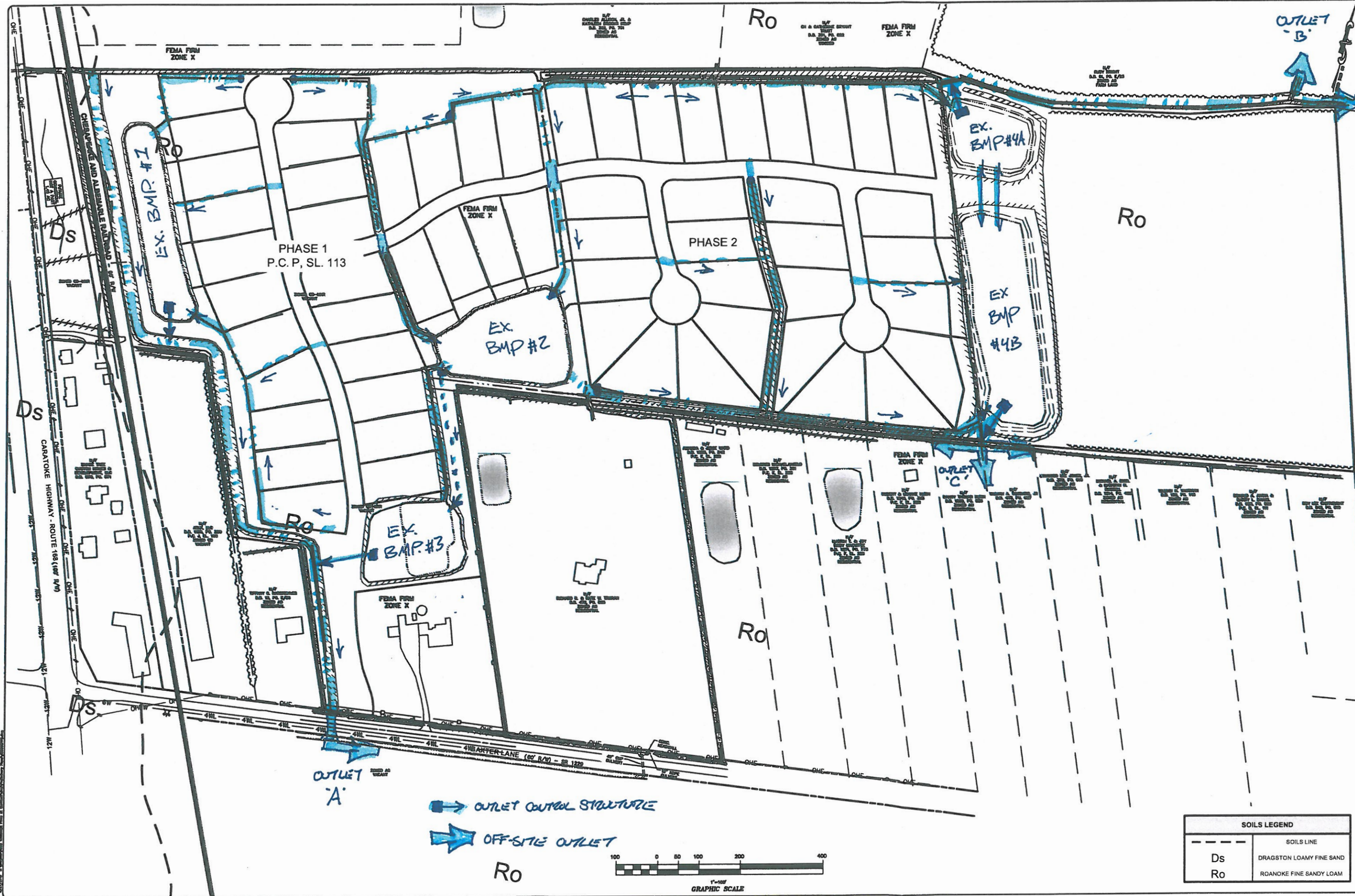
- 1) Proposed impervious coverage of less than 30% for each residential lot.
- 2) Provision of vegetative conveyance swales to collect and transport stormwater runoff from all impervious surfaces to the existing and proposed BMPs.
- 3) Provision of wet-detention BMP's with drawdown devices and overflow spillways that outlet to adjoining outlet ditches. The BMP's are designed with storage depths to manage the design storm.
- 4) Provision of vegetative buffers.
- 5) The site lies entirely in an X flood Zone so building pad and first floor elevations will be dictated by the stormwater analysis at the preconstruction approval stage, as well as by the Health Department.

OPERATION & MAINTENANCE

PRELIMINARY SCHEDULE OF COMPLIANCE

The developer shall maintain the responsibility for the stormwater management system until at which time a Property Owner's Association assumes responsibility. The stormwater measures are to be installed and maintained as follows:

- A. The BMPs, swales and other vegetated conveyances shall be constructed, vegetated, and maintained to be operational.
- B. During construction, erosion shall be kept to a minimum and any eroded areas of the swales or other vegetated conveyances will be repaired immediately.
- C. The following operation & maintenance measures must be performed on all stormwater management measures for optimum efficiency of the stormwater management system:
 1. Inspections- at least (1) every 6 months or after any significant rainfall event.
 2. Sediment Removal - at least (1) every 6 months or after any significant rainfall.
 3. Mowing, and revegetating of the side slope once a month.
 4. Immediate repair of eroded slopes.
 5. General maintenance of side slopes in accordance with approved plans & specs.



➡ OUTLET OUTLET STRUCTURE
➡ OFF-SITE OUTLET

SOILS LEGEND	
SOILS LINE	
Ds	DRAGSTON LOAMY FINE SAND
Ro	ROANOKE FINE SANDY LOAM

BUSSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Scientists

EXISTING CONDITIONS
AND SITE FEATURES PLAN

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IS STRICTLY PROHIBITED. BPG, INC., COPYRIGHT 2016.

PROJECT: WINDSWEEP PINES - PHASE 3
MOYOCK TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS

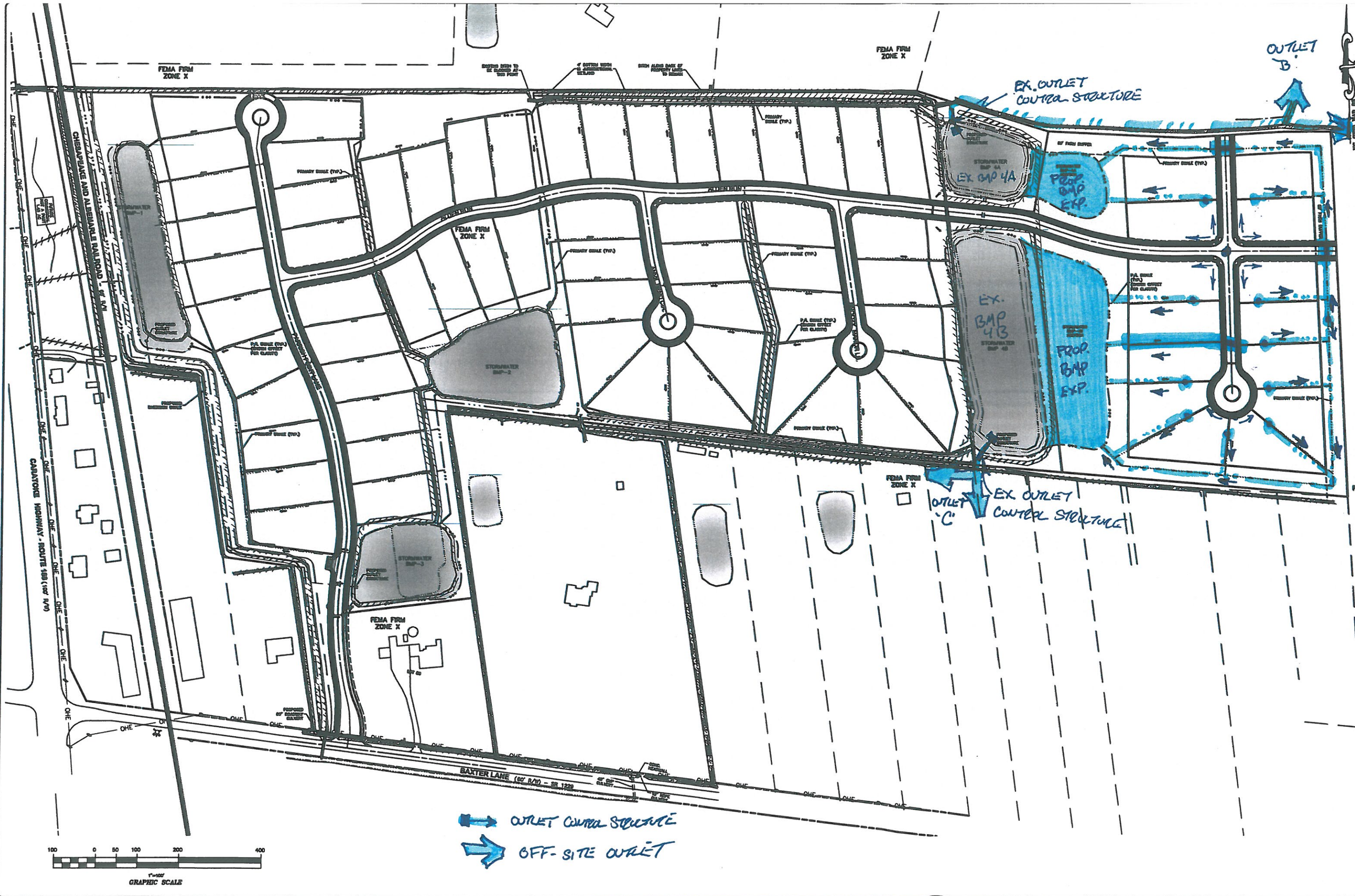
REVISIONS

DATE	SCALE
02/25/16	N/A
DRAWN	CHECKED
BPG	MJB
DATE	SCALE
KFW	BPG

SHEET: 2 of 7
CAD FILE: 455800PP3
PROJECT NO: 4558

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

EXHIBIT A - EXISTING DRAINAGE PATTERN



 OUTLET CONTROL STRUCTURE
 OFF-SITE OUTLET

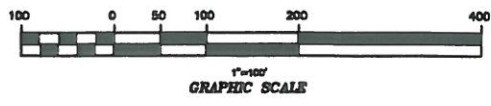


EXHIBIT B - PROPOSED DRAINAGE PLAN

Russell Professional Group
 1000 S. Salisbury Highway
 Salisbury, NC 28156
 Phone: 704.333.1111
 Fax: 704.333.1112

RUSSELL
 PROFESSIONAL GROUP

STORMWATER MANAGEMENT AND DRAINAGE PLAN

WINDSWEEP PINES - PHASE 3
 CURRITUCK COUNTY
 NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS

PROJECT: MOYOCK TOWNSHIP

REVISIONS	DATE	SCALE
1	02/25/16	1"=100'

PRELIMINARY DO NOT USE FOR CONSTRUCTION

DESIGNED BY	BPG	CHECKED BY	MSB
DRAWN BY	KFW	PROJECT NO.	MSB

SHEET: 4 of 7
 CAD FILE: 455800PP3
 PROJECT NO: 4558

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Currituck County Water System Reservation Form

County Contact Information

Superintendents or Utilities Director
Yama E. Jones

Phone: 252-232-6061
Fax: 252-453-3721

Website: <https://co.currituck.nc.us/departments/water/>

Request

This request is reserve:

- X Residential
 Non-residential

Owner Information

Name(s): Allied Properties, LLC

Mailing Address: P.O. Box 743, Moyock, NC 27958

E-Mail Address: jold@qualityhomesofcurrituck.com

Phone Number: (252) 435-2718

Applicant Information (If different from Owner)

Name(s): Same

Mailing Address: _____

E-Mail Address: _____

Phone Number: _____

Parcel Information

PIN(s): 0009000006A0000

Street Address: Eastern extension of Alden Run in Windswept Pines

Project Information

Number of Units: 14

Projected Daily Project Demand (gpd): 5600

Anticipated Water Access Date: January 2020

Applicant's Signature

I declare, that to the best of my knowledge, the information provided herein is true, correct, and complete.



Property Owner/Applicant Signature

6-18-19

Date

For Office Use Only

X Water capacity is available for this project.

Water capacity is not available for this project.



Utilities Director Date



County Manager Date

This commitment is good through: 6-26-20

Date

ALBEMARLE REGIONAL HEALTH SERVICES

279179

Applicant:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Site Location:

LOT 60 ALDEN RUN
, NC

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

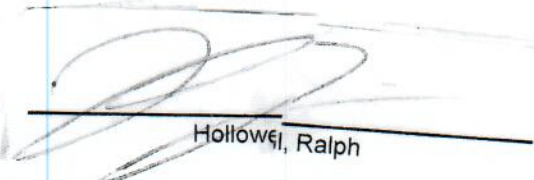
- * Fill Area 103 ft. by 68 ft. with 24 in. of Sand
- * Other: Fill house pad 6" higher than finished septic tank grade.
Loamy sand 5.5 ft below top of fill.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

EHS:


Holloway, Ralph

Date: 06/18/2019

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

279180

Applicant:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 61 ALDEN RUN
, NC

GPD: 480 **LTAR:** 0.300 **Classification:** PS w/Fill

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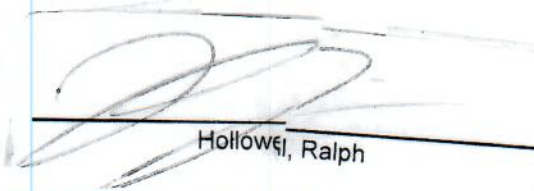
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ALBEMARLE REGIONAL HEALTH SERVICES

279181

Applicant:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 62 ALDEN RUN
, NC

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

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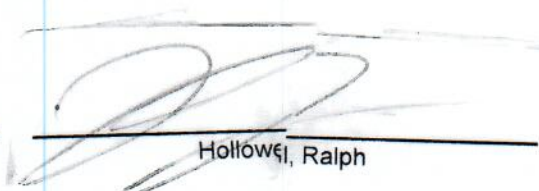
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ALBEMARLE REGIONAL HEALTH SERVICES

279182

Applicant:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 63 ALDEN RUN
, NC

GPD: 480 **LTAR:** 0.300 **Classification:** PS w/Fill

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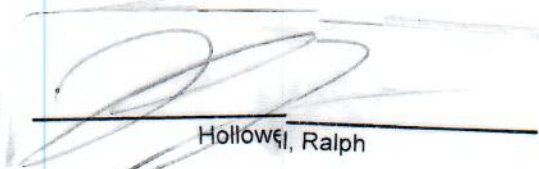
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Comments:

EHS:



Holloway, Ralph

Date: 06/18/2019

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ALBEMARLE REGIONAL HEALTH SERVICES

279183

Applicant:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 64 ALDEN RUN
, NC

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

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279185

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422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

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MOYOCK, 27958

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279186

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MOYOCK, NC 27958

Owner:

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MOYOCK, 27958

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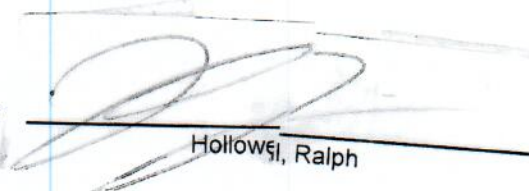
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ALBEMARLE REGIONAL HEALTH SERVICES

279188

Applicant:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 67 ALDEN RUN
, NC

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

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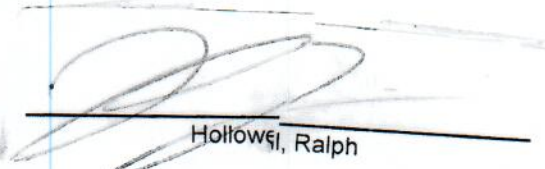
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ALBEMARLE REGIONAL HEALTH SERVICES

279189

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ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 68 ALDEN RUN
, NC

GPD: 480 **LTAR:** 0.300 **Classification:** PS w/Fill

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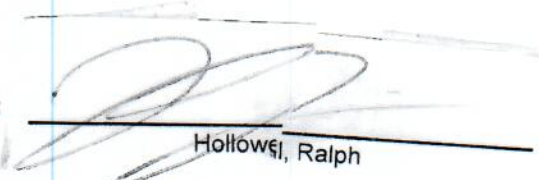
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ALBEMARLE REGIONAL HEALTH SERVICES

279190

Applicant:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CAATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 69 ALDEN RUN
, NC

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

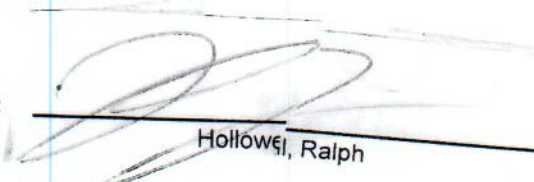
- * Fill Area 103 ft. by 68 ft. with 24 in. of Sand
- * Other: Fill house pad 6" higher than finished septic tank grade.
Loamy sand 5.5 ft below top of fill.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

EHS:



Holloway, Ralph

Date: 06/18/2019

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

279192

Applicant:

ALLIED PROPERTIES LLC
422A CARATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CARATOKE HWY SUITE 2
MOYOCK, NC 27958

Site Location:

LOT 70 ALDEN RUN
MOYOCK, NC 27958

GPD: 480 **LTAR:** 0.300 **Classification:** PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

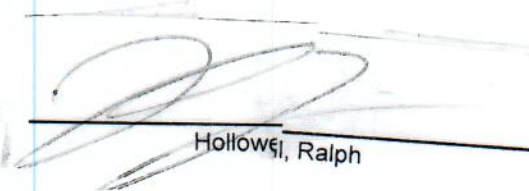
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Comments:

EHS:



Holloway, Ralph

Date: 06/18/2019

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ALBEMARLE REGIONAL HEALTH SERVICES

279194

Applicant:

ALLIED PROPERTIES LLC
422A CARATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CARATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 71 ALDEN RUN
MOYOCK, NC 27958

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

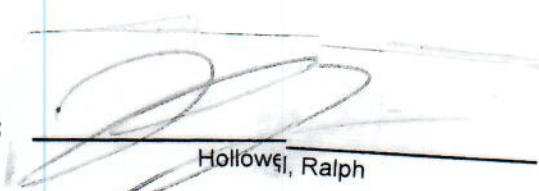
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Loamy sand 5.5 ft below top of fill.

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Comments:

EHS:



Holloway, Ralph

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ALBEMARLE REGIONAL HEALTH SERVICES

279195

Applicant:

ALLIED PROPERTIES LLC
422A CARATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CARATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 72 ALDEN RUN
MOYOCK, NC 27958

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

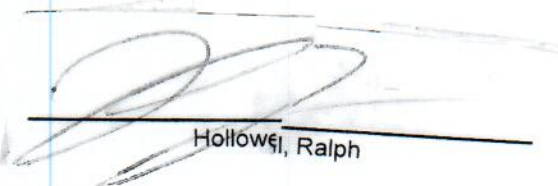
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Comments:

EHS:


Holloway, Ralph

Date: 06/18/2019

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Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

279197

Applicant:

ALLIED PROPERTIES LLC
422A CARATOKE HWY SUITE 2
MOYOCK, NC 27958

Owner:

ALLIED PROPERTIES LLC
422A CARATOKE HWY SUITE 2
MOYOCK, 27958

Site Location:

LOT 73 ALDEN RUN
MOYOCK, NC 27958

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

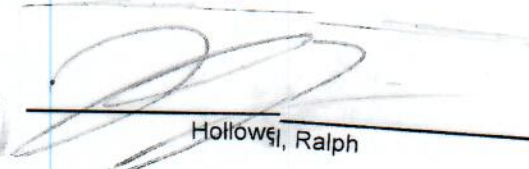
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Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

Major Subdivision Submittal Checklist – Preliminary Plat

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

**Major Subdivision
Submittal Checklist – Preliminary Plat**

Date Received: _____ TRC Date: _____

Project Name: Windswept Pines Phase 3

Applicant/Property Owner: _____

Major Subdivision – Preliminary Plat Submittal Checklist		
1	Complete Major Subdivision application	X
2	Complete Use Permit Review Standards, if applicable	X
3	Application fee at Preliminary Plat (\$100 per lot) or \$250 for amended plats	X
4	Community meeting written summary, if applicable	X
5	Preliminary Plat with professional's seal	X
6	Existing features plan	X
7	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	X
8	Stormwater management narrative and preliminary grading plan	X
9	Completely executed street name approval form	X
10	Septic evaluations by ARHS for each individual lot or letter of commitment from owner of centralized sewer service provider	X
11	Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system.	
12	Letter of commitment from centralized water provider, if applicable	X
13	Wetland certification letter and map, if applicable	X
14	Geological analysis for development or use of land containing a significant dune, if applicable	
15	Economic and public facilities impact narrative, if required by administrator	
16	Conservation Subdivision: Approved conservation and development plan	
17	3 copies of plans	X
18	1- 8.5" x 11" copy of plan	X
19	2 hard copies of ALL documents	X
20	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	X

For Staff Only

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

Comments

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

Action Id. SAW-2017-01621 County: Currituck U.S.G.S. Quad: Moyock SE

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner/Applicant: Windswept Pines / Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, North Carolina 27958
Telephone Number: 252-435-2718

Size (acres) 13.8-acres
Nearest Waterway Northwest River
USGS HUC 03010205

Nearest Town Moyock
River Basin Pasquotank
Coordinates Latitude: 36.543968 N
 Longitude: -76.181195 W

Location description: Property is an approximate 13.8-acre parcel located at the terminus of Alden Run, in the Windswept Pines Subdivision, adjacent to Shingle Landing Creek, in the Town of Moyock, Currituck County, North Carolina. Currituck County Deed Book 1391. Pages 856 & 861. The Project Area consists of an approximate 6.2-acre area including several drainage ditches.

Indicate Which of the Following Apply:

A. Preliminary Determination

- There are waters, including wetlands, on the above described property that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.

- There are wetlands on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the waters, including wetlands, have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the waters, including wetlands, at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

B. Approved Determination

- There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are waters of the U.S., including wetlands, on the above described property subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- We recommend you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

SAW-2017-01621 Windswept Pines

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

Corps Regulatory Official: _____

Paul W. Bland, P.W.S.

Date: March 1, 2019 Expiration Date: March 1, 2024

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

Copy Furnished: CESA W/ RG- W/ Bland

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

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

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

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

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:
**District Engineer, Wilmington Regulatory Division,
Attn: Raleigh W. Bland, PWS
2407 West 5th Street
Washington, North Carolina 27889
910-252-4558**

If you only have questions regarding the appeal process you may also contact:
**Mr. Jason Steele, Administrative Appeal Review Officer
CESAD-PDO
U.S. Army Corps of Engineers, South Atlantic Division
60 Forsyth Street, Room 10M15
Atlanta, Georgia 30303-8801
Phone: (404) 562-5137**

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

Signature of appellant or agent.	Date:	Telephone number:
----------------------------------	-------	-------------------

For appeals on Initial Proffered Permits send this form to:

**District Engineer, Wilmington Regulatory Division, Raleigh W. Bland, PWS, 2407 West 5th Street
Washington, North Carolina 27889**

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

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

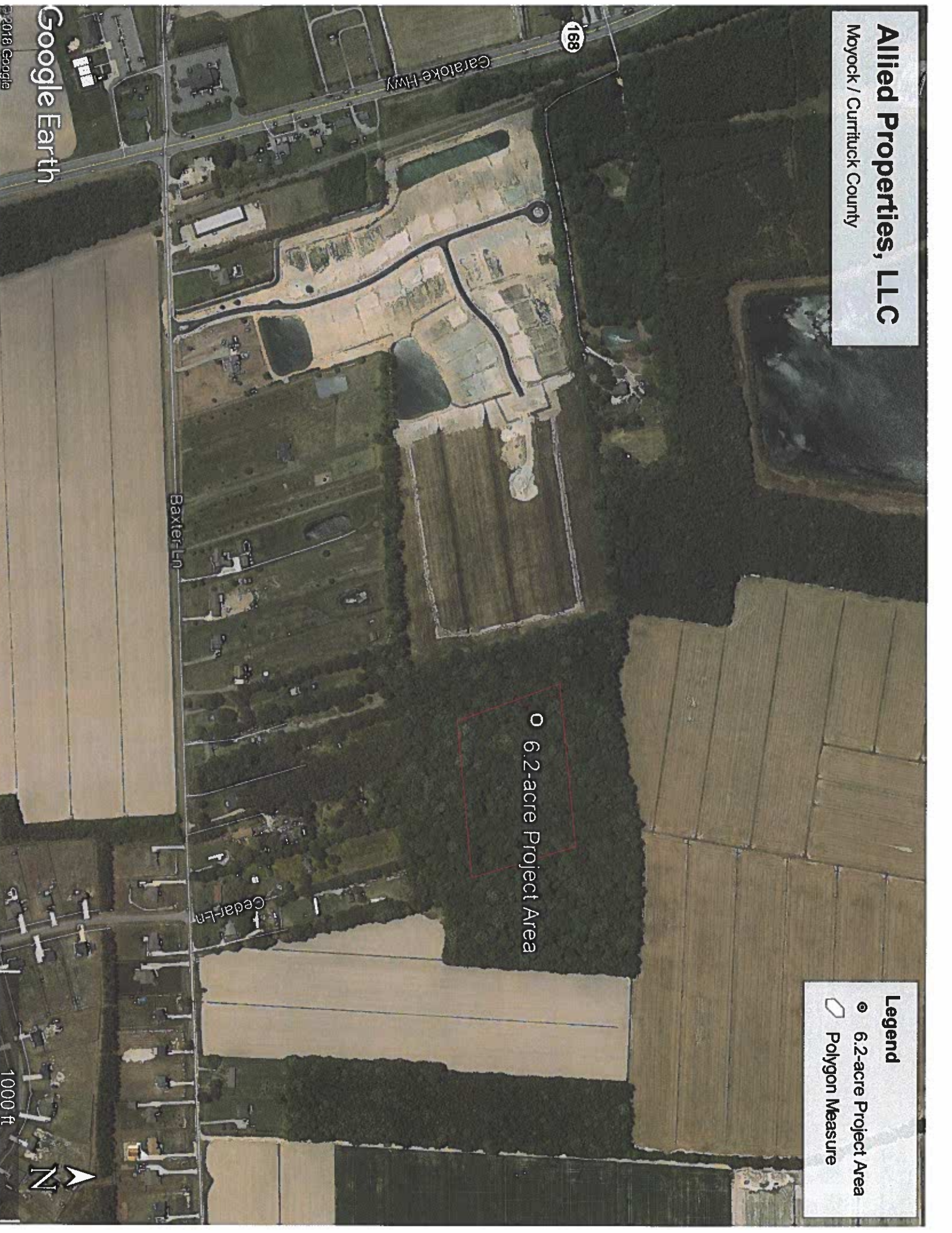


Allied Properties, LLC
Moyock / Currituck County

Legend

- 6.2-acre Project Area
- Polygon Measure

○ 6.2-acre Project Area



168

Caratoke Hwy

Baxter Ln

Cedar Ln

4558 Windswept Pines - Phase 3 Preliminary Plat/SUP

Community Meeting Minutes

Tuesday, April 25, 2023

Scheduled Time/Place: 6:00 pm, Moyock Library, Moyock, NC

Meeting Began at 6:10 pm

Attendees: Justin Old, Representing the Developer
Donna Voliva, Representing the Currituck County
Development Services Department
Mark Bissell, Representing the Engineering Firm
Nearby Community Residents (please refer to the
attached sign-in sheet)

Summary:

The residents were provided an overview of the review and approval process for this type of project, and were provided a description of the main elements of the development plan. A site plan showing the preliminary development plan was presented, along with a discussion of on- and off-site drainage, as well as drainage improvements that are currently underway along Baxter Lane.

The following comments and concerns were expressed by the Community members, and responses that were given are shown next to each comment below:

Comments from the Community	How Addressed
When will the ponds adjacent to phase 3 be maintained?	The plan has been to improve those along with phase 3, since they will need to be drained and enlarged in order to do the next phase.
We have been waiting for 3 years and do not want to wait longer.	The plan was to develop phase 3 in 2019, but the county did not approve the application so we had a waiting period and hope to move forward now.
Are you going to improve the north property line ditch?	There is no easement on the north side and no permission to do work there.

Can you clean out just the Windswept Pines side of the ditch?	The state says that you cannot clean out half of a ditch without disturbing the other half and you cannot disturb the other half without permission.
We think the developer should be required to maintain it as part of phase 3.	This ditch is now in the newly expanded Moyock drainage district and properties are being taxed, so Dylan Lloyd has included this on a priority list as part of an overall drainage mission to improve the drainage in the area. It is not really the developer's responsibility as the site drainage is handled independently of that ditch.
What are the alternatives to improving the farm ditch to the north?	There is a possibility of taking drainage to the east in two different locations; we might also find another outlet toward Baxter, or just keep things the way they are draining primarily to Baxter but partially to the northern ditch.
We don't see the benefit to deepening the farm ditch to the north.	There is a low area in the southwest corner of the field that could be helped by deepening this ditch and putting it on grade all the way to the outlet.
Part of the ditch is in Virginia. Is that a problem?	Does Virginia require a permit to improve a farm ditch?
Does the way you enlarge the pond in phase 3 affect the lot size?	Land has been set aside outside the lots for the expansion of the ponds.
Are you not sure what lot size will be?	Lot sizes are shown, and based on other modeling we have done we believe we have used the proper ratio of lot size to proposed BMP area for this phase.
Baxter Station is on county sewer, right? Lots are smaller than these.	No, it is on septic but this is a development with residents over 55 years of age and will generally have smaller households with less impact on septic systems.
There is nothing wrong with the northern ditch currently, we repaired it 3 years ago and we can fill in the low area so we don't need to deepen the ditch. What other options are there?	Excavate a ditch to the east across Jarvis, but there is less fall available. The north ditch already has a direct connection that can just be improved (Dylan explained that the deepening is not to drain water from the new homes but from existing low areas around the periphery that need to have ponding relieved).
Did the property along Baxter Lane have a drainage problem before?	Farmers have reported that there was a soy bean field there in the past that was always wet.
Are we able to object to phase 3 until the problems with existing ditches are corrected?	Again those ditches are not really a developer's responsibility but he is exploring options (Dylan Lloyd indicated that the stormwater district has money and will be

	cleaning out these property line ditches, but just cleaning out these ditches will not solve all the problems by itself without improving outlets. He would like to have all 3 outlets improved but needs cooperation from property owners.)
Why not expand the phase 3 ponds first and then do the development later?	The development approval provides construction money to do the needed drainage improvements.
Can you put money in to improve the north and south ditches at the same time?	While this is not a requirement for the development approval, but the developer may be willing to help.
Why not clean out the property line ditches first and then see if an outlet to the north is needed?	Cleaning the property line ditch out by itself will not likely solve the problem but just create more ponding in the low area where the ditch has not been graded properly and doesn't have a good outlet.
Does the north property line ditch drain into the Windswept pond and if not would it help if it did?	No, because the north ditch receives water from northwest of 168 which would over load the pond if turned into it.
I thought that the original permitting would have considered this at phase 1.	Phase 3 was not rezoned for development until well after phases 1 and 2 were approved.
What is the next step?	We will file an application, which will be followed by a couple of rounds of TRC review at the staff level, then a public hearing will be advertised. If everything goes according to schedule, that will tentatively take place on July 17 th .
Can we have better sign placement?	The county will place a second sign near the subdivision entrance.
Do you take these comments to Justin?	Yes, to Justin and also we provide them to the county.
We think the applicant should be required to be here.	He intended to be here but due to a scheduling mix-up he didn't have the right night on his schedule and ended up with a conflict but I will make him aware of these comments as his authorized agent.
Do you know what the timeframe is for the development?	We hope to have the permits in place to start work shortly after the first of the year.

Summary:

The main part of the meeting ended at approximately 7:00 PM; with several community members staying to look at the maps and further discuss the details of the development after the regular meeting had adjourned, until about 7:20.

**Windswept Pines Phase 3 Preliminary Plat
Attachment to Use Permit Application**

Purpose:

The Windswept Pines Phase 3 development proposes the division of approximately 14 acres into an MXR subdivision of 14 lots. 20,000+ square foot single-family lots are proposed with residual open space areas and buffers to adjacent properties.

Suggested Findings:

- A. The use will not endanger the public health or safety due to the following:
1. Stormwater management will be provided in accordance with the current Currituck County stormwater manual and the UDO and in addition will be modeled for the 100-year storm event. Additional stormwater retention ponds will be constructed to manage stormwater from the 100-year storm.
 2. Albemarle Regional Health Services has evaluated each of the 14 new lots for suitability for wastewater disposal and has provisionally approved each lot as being capable of properly treating domestic wastewater with properly filled and drained lots.
 3. The project is being designed in accordance with the NC Department of Energy, Mineral and Land Resources sedimentation & erosion control standards, and will therefore minimize erosion and will contain siltation on site.
 4. All lots are being accessed from interior streets.
- B. Land to the west has been developed into single family homes; the land to the north is farmland and residential; land to the south is farmland and single family lots. Land to the east is farmland and woodland. This tract will be developed similarly to the adjacent Phases 1 and 2 of this subdivision. Values will be similar to those in the adjacent subdivisions. The use will not injure the value of adjoining or abutting lands, and will be in harmony with the surrounding area.
- C. The Moyock Small Area Plan classifies this area as Full Service. The proposed development density is just under 1 unit per acre, well below the densities of 1.5 to 3 units per acre envisioned in the Moyock Small Area Plan.

The following Moyock Small Area Plan policy is relevant to and supports this request:

POLICY IS5: Encourage retrofitting of NCDOT drainage infrastructure to manage nuisance flooding.

- D. Currituck County appears to have adequate public facilities to serve the proposed subdivision.



Currituck County Water System Reservation Form

County Contact Information

Superintendents or Utilities Director
Yama E. Jones

Phone: 252-232-6061
Fax: 252-453-3721

Website: <https://co.currituck.nc.us/departments/water/>

Request

This request is reserve:

- X Residential
 Non-residential

Owner Information

Name(s): Allied Properties, LLC

Mailing Address: PO Box 743, Moyock, NC 27958

E-Mail Address: jold@qhoc.com

Phone Number: 252-435-2718

Applicant Information (if different from Owner)

Name(s): Same

Mailing Address: _____

E-Mail Address: _____

Phone Number: _____

Parcel Information

PIN(s): 0009-000-006A-0000

Street Address: Eastern extension of Alden Run in Windswept Pines

Project Information

Number of Units: 14 Projected Daily Project Demand (gpd): 5600

Anticipated Water Access Date: January 2024

Applicant's Signature

I declare, that to the best of my knowledge, the information provided herein is true, correct, and complete.



Property Owner/Applicant Signature

4-26-23

Date

For Office Use Only

X Water capacity is available for this project.

Water capacity is not available for this project.

Utilities Director

Date

County Manager

Date

This commitment is good through: _____
Date