

August 29, 2023

Ms. Tammy Glave  
Currituck County Planning Department

**Subject: Response to TRC Comments  
Ashbrook Estates  
Timmons Group Job #48235**

Dear Ms. Glave:

Please accept the following for resubmittal to TRC. We have enclosed 3 full sized copies of the revised plans, one 8.5 X 11 reduced copy of the plans, a revised drainage narrative, and a copy of the wetland jurisdiction determination. A disc is also enclosed containing the plans and documents in pdf format.

My responses to your comments are below.

**Planning, (Tammy Glave, 252-232-6025 and Anna Cherry 252-232-6066)**  
Denied, Resubmit

1. The application is incomplete. Please provide a copy of the USACE Wetland certification letter and map. (Application Submittal Checklist, Administrative Manual). I made an error on accepting this application on submittal day and I apologize for that. **A copy of the USACOE Wetland Determination is enclosed.**
2. Please show the entire parcel and appropriate riparian buffers for the wetlands, etc. for the rear of the lot. (Administrative Manual) **Shown per the USACOE determination.**
3. Imagine Currituck classifies this property as O2 Reserved Lands, so 43 lots are allowed in O2 (1du/3 acres). 52 lots are proposed. An LUP amendment to a denser LUP classification must be approved by the Board of Commissioners to allow density over the maximum allowed for O2. What classification will you be requesting the BOC to designate the property as? (Imagine Currituck) **Since there is not a classification for 1du/2acre, we'd ask the BOC to reclassify this as G-1, Low Density Growth which allows up to 1du/acre.**
4. Per Note 17 – where is the 20' easement measured from? The "See Note 17" on Lot 37 is not clear. You may want to reference typical lot detail or perhaps show the easement line. **Line has been added to the plan.**
5. Please reconcile conflict in Notes 17 and 8. (15' vs 20' easement established for drainage and utilities). Make sure the notes are consistent with the Easement Establishment Statement and the typical lot detail. **We've eliminated note 17 and made note 8 more clear.**
6. The owner address in Note 1 does not match the Tax records. Please rectify. **Corrected.**
7. Name "Street 2" in Note 9. **Added.**
8. Note 10, approved by whom? **Have corrected note to clarify "permitted by NCDEQ".**
9. Correct Statement name: ~~Public Dedication~~ Payment-in-Lieu of Recreation and Park Area Statement. (Administrative Manual) **Corrected.**
10. There is general concern that the UDO allows a maximum of 24" of fill for a septic system (Section 7.3.4.C). Per ARHS site evaluations, 6 lots are requiring the maximum 24" of fill and eight lots are requiring between 20-22" of fill for the septic systems. If during construction of a dwelling on a lot it is determined that more than 24" of fill is necessary for the septic system to function properly, construction must cease and an alternative method of treating the sewage

requiring 24" or less of fill must be proposed and approved by ARHS and the building permit application revised. **Duly Noted.**

11. There are general school capacity concerns with the elementary schools for this district (Moyock/Central/Shawboro) being at 133% committed capacity and high schools being at 103% committed capacity. (UDO Section 6.6) **Duly Noted.**

12. By final plat, the Stormwater Statement must be added to the plat. (Administrative Manual) **Duly Noted.**

13. Show the left street tree on the typical street detail. (UDO Section 6.2.1.L) **Amended.**

14. Staff suggest a front setback greater than 20' since the sidewalks are in easements in front yards and not in the rights-of-way to allow houses to setback far enough to allow proper parking areas and eliminate conflict with sidewalk/driveway crossings, etc. that we see with existing subdivision with similar lot layouts. The Board of Commissioners is currently proposing a text amendment to require a 50' front yard setback that would help rectify this issue. **We have adjusted to a 30-foot front setback.**

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

Reviewed with comments:

1. Provide "no street parking" signage at street entrances, cul de sacs, private alleys (where alley is part of fire access) **Signs have been added.**
2. Provide "no parking signage at fire hydrants". **Signs have been added.**
3. Indicate sign types and locations on construction plans for TRC approval. **The signs are indicated on the Preliminary Plat. Additional Details will be provided at Construction Plan submittal.**
4. Mark fire hydrant's locations in the center of road/street with blue reflectors per UDO. **For clarity, these are not on the Preliminary Plat, but will be designated on the Construction Plans.**
5. Dwellings greater than 4800 sq. ft. and/or greater than 2 stories will be calculated using the ISO commercial method for fire flow requirements. **Duly Noted.**
6. 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. **Duly Noted.**
7. Curb cuts at vehicular traffic areas and pedestrian crossings must be ADA compliant and have detectable warning devices installed. **Duly Noted.**
8. Soil engineering reports for footings will be required for lots that have fill placed on them where the footings do not rest at a minimum of 12" below grade on undisturbed natural soil. Site preparation, the area within the foundation walls shall have all vegetation, topsoil and foreign material removed. **Duly Noted.**
9. Compaction testing will be required for slabs and thickened footing areas that exceed 24" of fill. Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches (203 mm) for earth. Where fill has been placed on unsuitable soils a soil evaluation will still be required for the site that fill is being placed. **Duly Noted.**

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

Reviewed without comment.

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

Reviewed with comment:

1. GIS will assign lot addresses during final plat review.

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

Reviewed without comment.

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

Approved with corrections:

1. Existing ditch running east to west from Maple Road needs debris clearing and maintenance beyond tree line from 36.4049 N, -76.0220 W to approx. 36.4052 N, -76.0223. **We've added a note to C1.0 for this to be cleaned out as necessary.**
2. Potential Conflict between conceptual Stormwater Pond on page C.02 and Stormwater BMP on page C3.0 in vicinity of Lots 17-21. **C.02 was the Conservation & Development Plan. This was an earlier draft prior to integrating preliminary design elements. What is on the preliminary plat C3.0 is the intended BMP.**

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

Reviewed without comments.

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

N/A

**NCDOT (Caitlin Spear, 252-331-4737)**

Reviewed without comment.

**NC Division of Coastal Management (Ron Renaldi, 252-264-3901)**

N/A

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

Site evaluations received for each lot.

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

Reviewed with comment:

1. Any impacts to jurisdictional waters or wetlands of the US requires prior approval from the US Army Corps of Engineers. **We have Anthony formal letter now for the Jurisdiction Determination.**

**McAdams – Stormwater Review (Daniel Wiebke, 919-614-0289)**

Reviewed with comments. See attached. Resubmit for full TRC review.

General

1. **SW-002 is not required when submitting a Major Subdivision (noted on the form).**

Major Subdivision Application

2. **On-site Septic Evaluations were provided with the submittal. No connection to centralized wastewater systems are proposed.**
3. **Wetland Jurisdiction Determination Letter Provided.**

Preliminary Stormwater Management Narrative

4. **Duly Noted.**
5. **Duly Noted.**
6. **Revised Stormwater Narrative enclosed.**
7. **Revised Stormwater Narrative enclosed.**

Preliminary Plat

8. **As has been customary with past submittals, the general direction of drainage and BMP locations have been shown on the plans. Detailed grading (inverts, spot grades, contours) will be determined with Construction & Permit Plans.**
9. **C.02 was the Conservation & Development Plan. This was an earlier draft prior to integrating preliminary design elements. What is on the preliminary plat C3.0 is the intended BMP.**
10. **This is the proposed rear lot line ditch conveying that area to the BMP. We've amended the note to further clarify.**

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

See attached letter. **Duly noted.**

**US Post Office**

Contact the local post office for mail delivery requirements. **Duly noted.**

Please let me know if you need any additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason A. Mizelle". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason A. Mizelle, PLS  
Sr. Project Manager  
Timmons Group

Cc: File

SITE DATA:

- 1. OWNER / DEVELOPER: ASHBROOK ESTATES, LLC... 2. SITE INFORMATION: MAPLE ROAD, MAPLE, NC 27956... 3. THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 372089660L... 4. SITE AREA: LOT AREA: 2,024,707 SF = 46.48 AC (35.55%)... 5. MINIMUM REQUIRED BUILDING SETBACKS: FRONT: 30'... 6. MINIMUM DIMENSIONAL STANDARDS: MINIMUM LOT SIZE: 30,000 SF... 7. STREETS: TUNSTALL LOOP: 50' R/W, 3,518 LF... 8. A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS... 9. ACCESS DRIVEWAYS TO CORNER LOTS SHALL BE TO THE INTERNAL STREET... 10. ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION... 11. SOIL TYPES PRESENT ON SITE: ALTAVISTA (AA), AUGUSTA (AT), CONETOE (CA), DRAGSTON (DS), MUNDEN (MU), NIMMO (NC), PONZER (PO), STATE (ST)... 12. NO STREET LIGHTING IS PROPOSED... 13. ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT... 14. BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD NC GRID COORDINATES... 15. WETLANDS AS PER USAGE PRELIMINARY JURISDICTION DETERMINATION FILE NUMBER: SAW-2023-01652 DATED 08-23-2023... 16. CONSERVATION THEME: THE PURPOSE OF THE PRIMARY CONSERVATION AREA IS TO PRESERVE THOSE AREAS THAT CONTAIN 40% WETLANDS AND THE SUBSEQUENT BUFFERS...

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

ENVIRONMENTAL CONCERN CERTIFICATE

THIS SUBDIVISION (OR PORTIONS THEREOF) IS LOCATED WITHIN AN AREA OF ENVIRONMENTAL CONCERN.

DATE LOCAL PERMIT OFFICER

IMPROVEMENTS CERTIFICATE

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

DATE REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

OWNERSHIP AND DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAN 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...

DATE OWNER

I, \_\_\_\_\_, A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY,

NORTH CAROLINA, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE

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

DATE OWNER

ADJACENT ACTIVE FARMLAND STATEMENT

AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES THAT IS ANTICIPATED TO GENERATE NOISE, LIGHT, DUST, OR VIBRATION AS PART OF ITS NORMAL OPERATION.

AIRPORT OVERLAY DISTRICT STATEMENT

ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.

EASEMENT ESTABLISHMENT STATEMENT

A 10 FOOT EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15 FOOT EASEMENT ALONG THE FRONT PROPERTY LINE IS HEREBY ESTABLISHED.

FLOODWAY/FLOODPLAIN STATEMENT

USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

PAYMENT-IN-LIEU OF RECREATION AND PARK AREA STATEMENT

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

STORMWATER STATEMENT

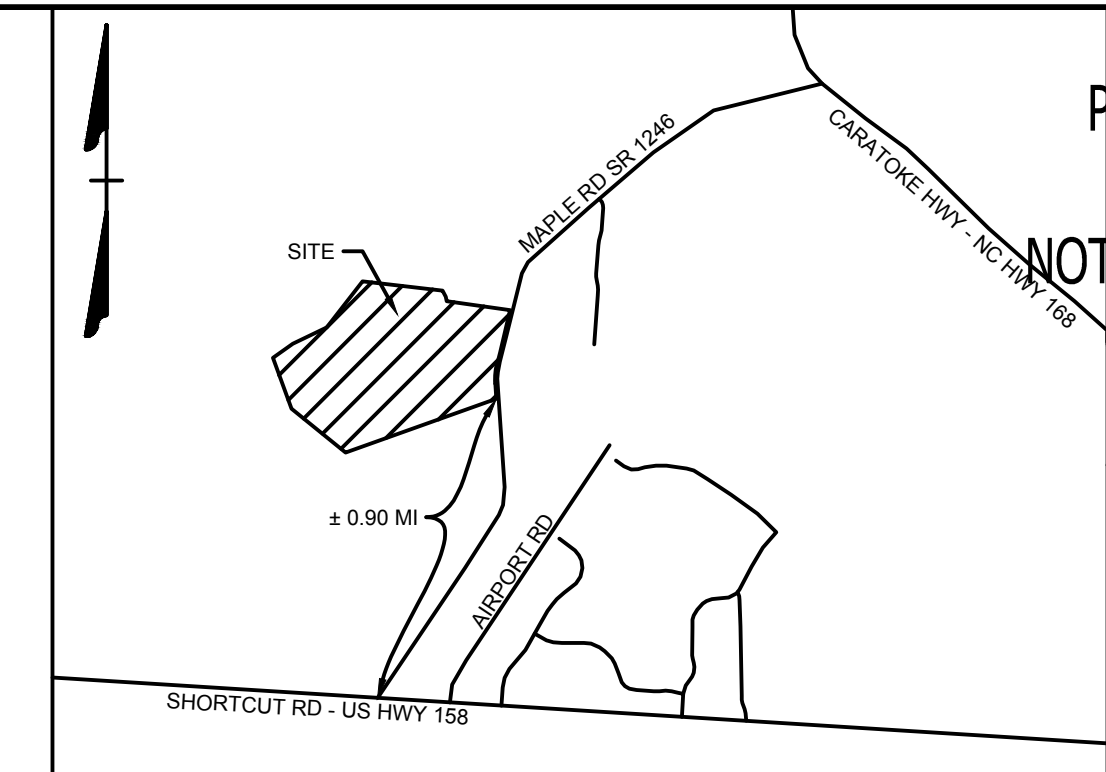
NO MORE THAN TBD SF OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK, STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER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

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN DEED BOOK 1640, PAGE 711; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

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

JASON A. MIZELLE, PLS L-4917



VICINITY MAP NO SCALE

PRELIMINARY PLAT AUG 29, 2023 NOT FOR RECORDATION OR CONVEYANCE

THIS DRAWING PREPARED AT THE ELIZABETH CITY OFFICE 1805 West City Drive, Unit E | Elizabeth City, NC 27909 TEL 252.621.3030 FAX 252.362.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Table with columns: REVISION DESCRIPTION, DATE, and SCALE. Includes entries for 08-29-2023 and 06-20-2023.

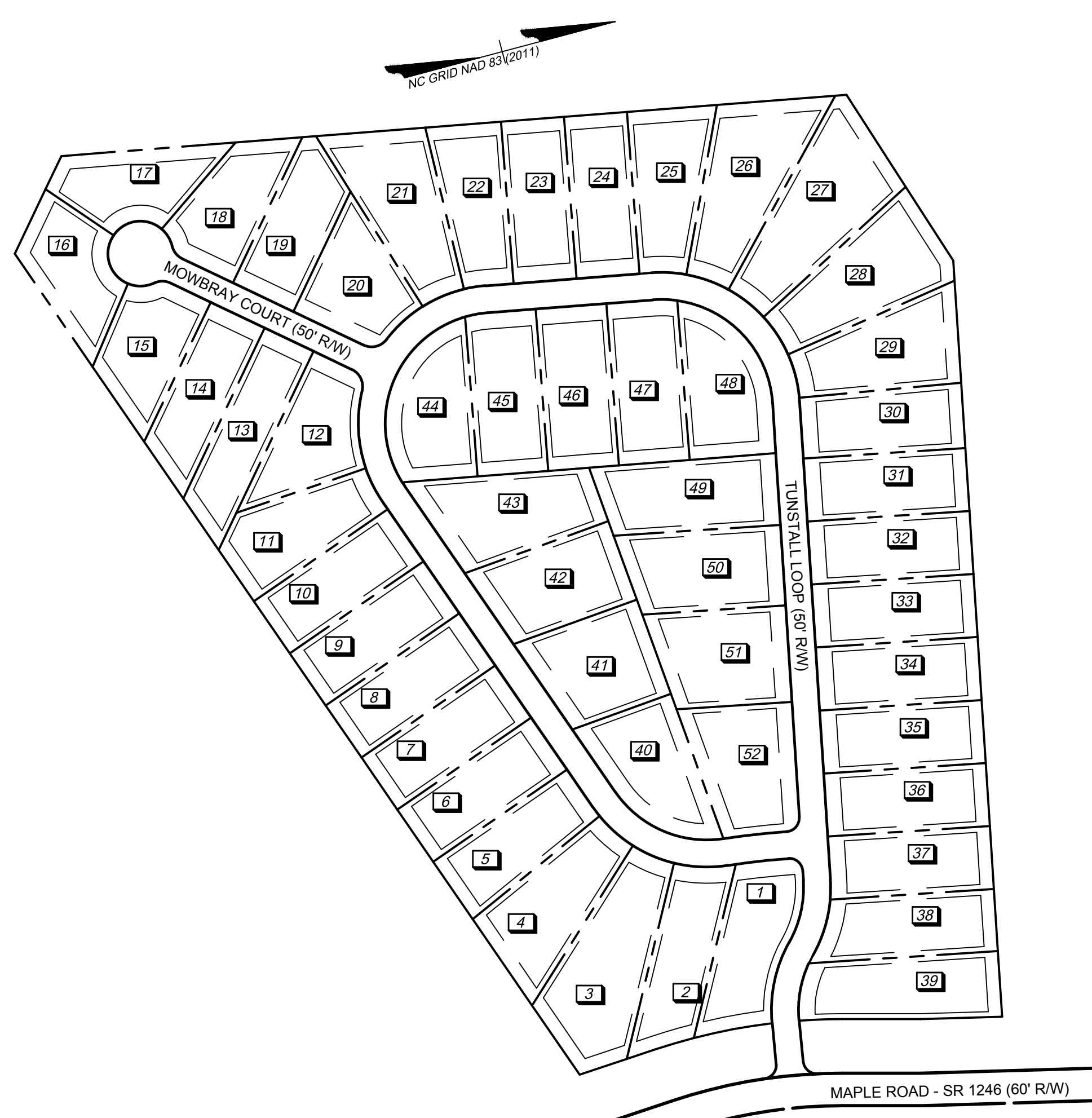


Table with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD BEARING, CHORD. Lists curve data for curves C1 through C45.

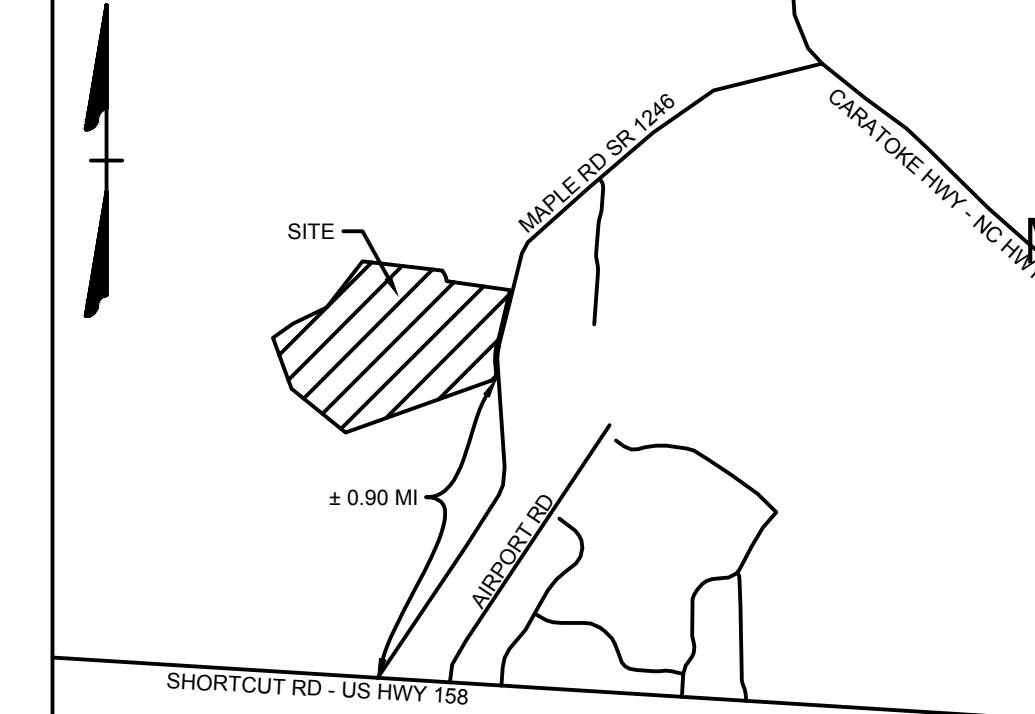
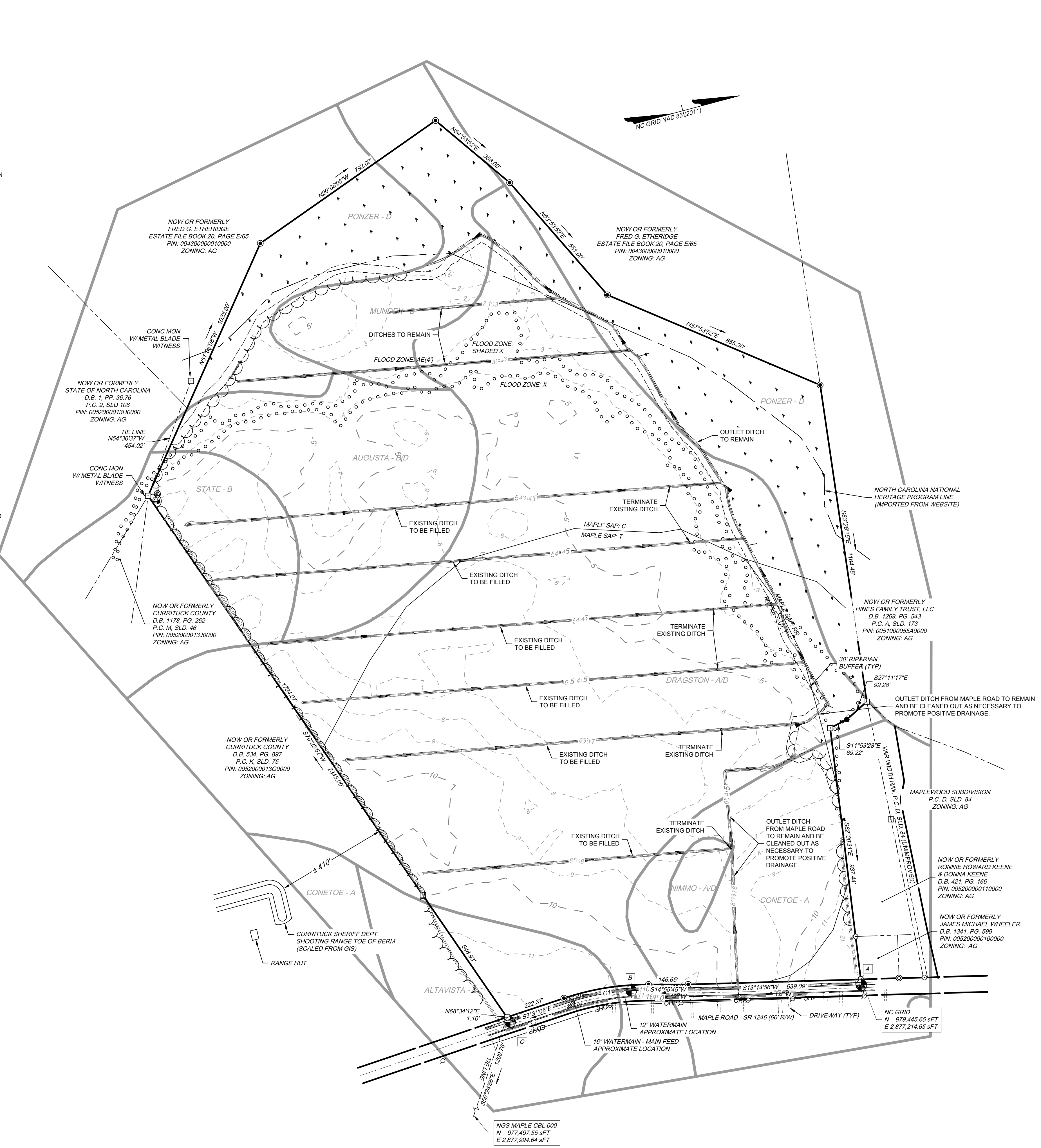
TIMMONS GROUP NORTH CAROLINA LICENSE NO. C-1652

ASHBROOK ESTATES CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA COVER SHEET

JOB NO. 48235 SHEET NO. C.O.



- SITE DATA:**
- OWNER / DEVELOPER:  
ASHBROOK ESTATES, LLC  
PO BOX 85  
MOYOCK, NC 27958  
(252) 619-8919  
STUARTINNES1@GMAIL.COM
  - SITE INFORMATION:  
MAPLE ROAD, MAPLE, NC 27956  
PIN: 00520000120000  
GPN: 8977-58-4666  
D.B. 1640, PG. 711  
P.C. R. SLD. 147  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAY DISTRICT  
EXISTING USE: AGRICULTURAL  
PROPOSED USE: RESIDENTIAL  
PARCEL AREA: 130.73 AC  
PROPOSED LOTS: 52  
MINIMUM REQUIRED LOT SIZE: 30,000 SF
  - THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 3720896600L, DATED DECEMBER 21, 2018.1
  - SITE AREA:  
LOT AREA: 2,024,707 SF = 46.48 AC (35.55%)  
RIGHT-OF-WAY AREA: 207,782 SF = 4.77 AC (3.65%)  
OPEN SPACE AREA: 3,462,184 SF = 79.48 AC (60.80%)  
TOTAL AREA: 5,694,674 SF = 130.73 AC (100.0%)  
CONSERVATION AREA REQUIRED:  
60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
0.60 X 130.73 = 78.44 AC OPEN SPACE REQUIRED  
PRIMARY CONSERVATION AREA PROVIDED = 26.51 AC  
SECONDARY CONSERVATION AREA PROVIDED = 52.97 AC  
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.79%)  
OVERALL DENSITY CALCULATION PER UDO SECTION 3.3.3:  
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS  
PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
  - MINIMUM REQUIRED BUILDING SETBACKS:  
FRONT: 30'  
SIDE: 10'  
SIDE CORNER: 15'  
REAR: 25'  
MINIMUM LOT WIDTH AT SETBACK: 85'
  - MINIMUM DIMENSIONAL STANDARDS:  
MINIMUM LOT SIZE: 30,000 SF  
SMALLEST LOT SHOWN: 35,000 SF  
AVERAGE LOT SIZE: 38,936 SF
  - STREETS:  
TUNSTALL LOOP: 50' R.W., 3.518 LF  
MOWBRAY COURT: 50' R.W., 498 LF
  - A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS. A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
  - ACCESS DRIVEWAYS TO CORNER LOTS SHALL BE TO THE INTERNAL STREET. (LOTS 12 & 20 ACCESS PROPOSED MOWBRAY COURT.)
  - ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ.
  - SOIL TYPES PRESENT ON SITE:  
ALTAVISTA (AAA), AUGUSTA (AT), CONETOE (CNA), DRAGSTON (DS), MUNDEN (MU), NIMMO (NO), PONZER (PO), STATE (STA)
  - NO STREET LIGHTING IS PROPOSED.
  - ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.
  - BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD  
NO GRID COORDINATES  
HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD 88  
A N 979484.76 SFT  
E 2,877,209.80 SFT  
ELEV 12.09'  
B N 978,636.77 SFT  
E 2,877,010.91 SFT  
ELEV 11.89'  
C N 978,173.61 SFT  
E 2,877,007.22 SFT  
ELEV 13.09'
  - WETLANDS AS PER USACE PRELIMINARY JURISDICTION DETERMINATION FILE NUMBER: SAW-2023-01652 DATED 08-23-2023.
  - CONSERVATION THEME: THE PURPOSE OF THE PRIMARY CONSERVATION AREA IS TO PRESERVE THOSE AREAS THAT CONTAIN 404 WETLANDS AND THE SUBSEQUENT BUFFERS. SECONDARY CONSERVATION AREAS WHERE NOT USED FOR STORMWATER RETAINAGE OR REQUIRED BUFFER AREAS, WILL REMAIN AS ACTIVE AGRICULTURE.



**VICINITY MAP**  
NO SCALE

PRELIMINARY PLAN  
AUG 29 2023  
NOT FOR RECORDATION  
OR CONVEYANCE

THIS DRAWING PREPARED AT THE  
**ELIZABETH CITY OFFICE**  
1805 West City Drive, Suite E | Elizabeth City, NC 27909  
TEL 252.621.3030 FAX 252.392.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
08-29-2023	REVISED PER PLANNING DEPARTMENT

DATE	DRAWN BY
06-20-2023	JHS

CHECKED BY	SCALE
JAM	1" = 200'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652  
ASHBROOK ESTATES  
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
EXISTING CONDITIONS

**LEGEND**

	BENCHMARK
	IRON PIPE (IPF)
	IRON ROD FOUND (IRF)
	CONCRETE MONUMENT
	IRON ROD SET (IRS)
	CALCULATED POINT
	SIGN / MARKER
	UTILITY POLE
	TELECOM PEDESTAL
	MONITORING WELL
	PROPERTY BOUNDARY
	RIGHT OF WAY LINES
	ADJACENT PROPERTY LINES
	PROPERTY TIES
	SOIL TYPES
	MAPLE SMALL AREA PLAN (SAP)
	ACCESS EASEMENT
	12" WATERMAIN (APPROXIMATE)
	16" WATERMAIN (APPROXIMATE)
	APPROXIMATE WETLANDS (PRIMARY / SECONDARY CONSERVATION BOUNDARY)
	NORTH CAROLINA NATIONAL HERITAGE PROGRAM LINE
	EDGE OF PAVEMENT
	CENTERLINE ROAD
	UNIMPROVED PATH
	OVERHEAD POWER
	APPROXIMATE WETLANDS
	CENTER OF DITCH
	MAJOR CONTOUR
	MINOR CONTOUR
	STORM PIPE
	TREELINE

SCALE 1"=200'  
0 200' 400'



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	990.00'	318.76'	160.77'	18°26'53"	S5°42'19"W	317.38'

S:\10948235 - Ashbrook Estates - Maple, NCDWG\Sheet\CD\48235C - C1.D - EXIST COND.dwg | Printed on 8/29/2023 10:41 AM | by John Stawer

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

JOB NO.	48235
SHEET NO.	C1.0



PRELIMINARY PLAN  
 AUG 29 2023  
 NOT FOR RECORDATION  
 OR CONVEYANCE

THIS DRAWING PREPARED AT THE  
**ELIZABETH CITY OFFICE**  
 1805 West City Drive, Unit E | Elizabeth City, NC 27909  
 TEL 252.621.3030 FAX 252.392.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
 08-29-2023

DATE  
 06-20-2023

DRAWN BY  
 JHS

DESIGNED BY  
 JAM

CHECKED BY  
 JAM

SCALE  
 1" = 100'

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ASHBROOK ESTATES  
 CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
**PRELIMINARY PLAT & BUFFERING PLAN**

JOB NO.  
 48235

SHEET NO.  
 C2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



- SITE DATA:**
- OWNER / DEVELOPER:**  
 ASHBROOK ESTATES, LLC  
 PO BOX 85  
 MOYOCK, NC 27958  
 (252) 619-6919  
 STUARTINNES1@GMAIL.COM
  - SITE INFORMATION:**  
 MAPLE ROAD, MAPLE, NC 27956  
 PIN: 00520000120000  
 GPIN: 8977-58-4666  
 D.B. 1640, PG. 711  
 P.C. R. SLD. 147  
 ZONING: AG (AGRICULTURAL)  
 AIRPORT OVERLAY DISTRICT  
 EXISTING USE: AGRICULTURAL  
 PROPOSED USE: RESIDENTIAL  
 PARCEL AREA: 130.73 AC  
 PROPOSED LOTS: 52  
 MINIMUM REQUIRED LOT SIZE: 30,000 SF
  - THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4') AS SHOWN ON FIRM PANEL 3720896000, DATED DECEMBER 21, 2018.**
  - SITE AREA:**  
 LOT AREA: 2,024,707 SF = 46.48 AC (35.55%)  
 RIGHT-OF-WAY AREA: 207,782 SF = 4.77 AC (3.65%)  
 OPEN SPACE AREA: 3,462,184 SF = 79.48 AC (60.80%)  
 TOTAL AREA: 5,694,673 SF = 130.73 AC (100.00%)  
 CONSERVATION AREA REQUIRED:  
 60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
 0.60 X 130.73 = 78.44 AC OPEN SPACE REQUIRED  
 PRIMARY CONSERVATION AREA PROVIDED = 26.51 AC  
 SECONDARY CONSERVATION AREA PROVIDED = 52.97 AC  
 TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.79%)  
 OVERALL DENSITY CALCULATION PER UDO SECTION 3.3.3  
 AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS  
 PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
  - MINIMUM REQUIRED BUILDING SETBACKS:**  
 FRONT: 30'  
 SIDE CORNER: 15'  
 REAR: 25'  
 MINIMUM LOT WIDTH AT SETBACK: 85'
  - MINIMUM DIMENSIONAL STANDARDS:**  
 MINIMUM LOT SIZE: 30,000 SF  
 SMALLEST LOT SHOWN: 35,000 SF  
 AVERAGE LOT SIZE: 38,936 SF
  - STREETS:**  
 TUNSTALL LOOP: 50' RW, 3,518 LF  
 MOWBRAY COURT: 50' RW, 498 LF
  - A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS. A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.**
  - ACCESS DRIVEWAYS TO CORNER LOTS SHALL BE TO THE INTERNAL STREET. (LOTS 12 & 20 ACCESS PROPOSED MOWBRAY COURT.)**
  - ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION THAT IS PERMITTED BY NCDCE. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDCE.**
  - SOIL TYPES PRESENT ON SITE:**  
 ALTAVISTA (AAA), AUGUSTA (AT), CONETOE (CNA), DRAGSTON (DS), MUNDEN (MU), NIMMO (NO), PONZER (PO), STATE (STA)
  - NO STREET LIGHTING IS PROPOSED.**
  - ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.**
  - BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD**  
 NC GRID COORDINATES  
 HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK  
 VERTICAL DATUM REFERENCE: NAVD 88  
 A N 979464.76 SFT  
 E 2,877,208.80 SFT  
 ELEV 12.09'  
 B N 978,636.77 SFT  
 E 2,877,010.91 SFT  
 ELEV 11.89'  
 C N 978,173.81 SFT  
 E 2,877,007.22 SFT  
 ELEV 13.00'
  - WETLANDS AS PER USACE PRELIMINARY JURISDICTION DETERMINATION FILE NUMBER: SAW-2023-01652 DATED 08-23-2023.**
  - CONSERVATION THEME: THE PURPOSE OF THE PRIMARY CONSERVATION AREA IS TO PRESERVE THOSE AREAS THAT CONTAIN 404 WETLANDS AND THE SUBSEQUENT BUFFERS. SECONDARY CONSERVATION AREAS WHERE NOT USED FOR STORMWATER RETENTION OR REQUIRED BUFFER AREAS, WILL REMAIN AS ACTIVE AGRICULTURE.**

SCALE 1"=100'

0 100' 200'



SEE COVER SHEET FOR CURVE TABLE

S:\10948235 - Ashbrook Estates - Maple, NCDWG\Sheet\C2.0 - PRELIM PLAT.dwg | Plotted on 8/29/2023 10:43 AM by John Sawyer



PRELIMINARY PLAN  
 AUG 29 2023  
 NOT FOR RECORDATION  
 OR CONVEYANCE

THIS DRAWING PREPARED AT THE  
**ELIZABETH CITY OFFICE**  
 1805 West City Drive, Unit E | Elizabeth City, NC 27909  
 TEL 252.621.3030 FAX 252.392.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 08-29-2023  
 DATE: 06-20-2023  
 DESIGNED BY: JHS  
 CHECKED BY: JAM  
 SCALE: 1" = 100'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**ASHBROOK ESTATES**  
 CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

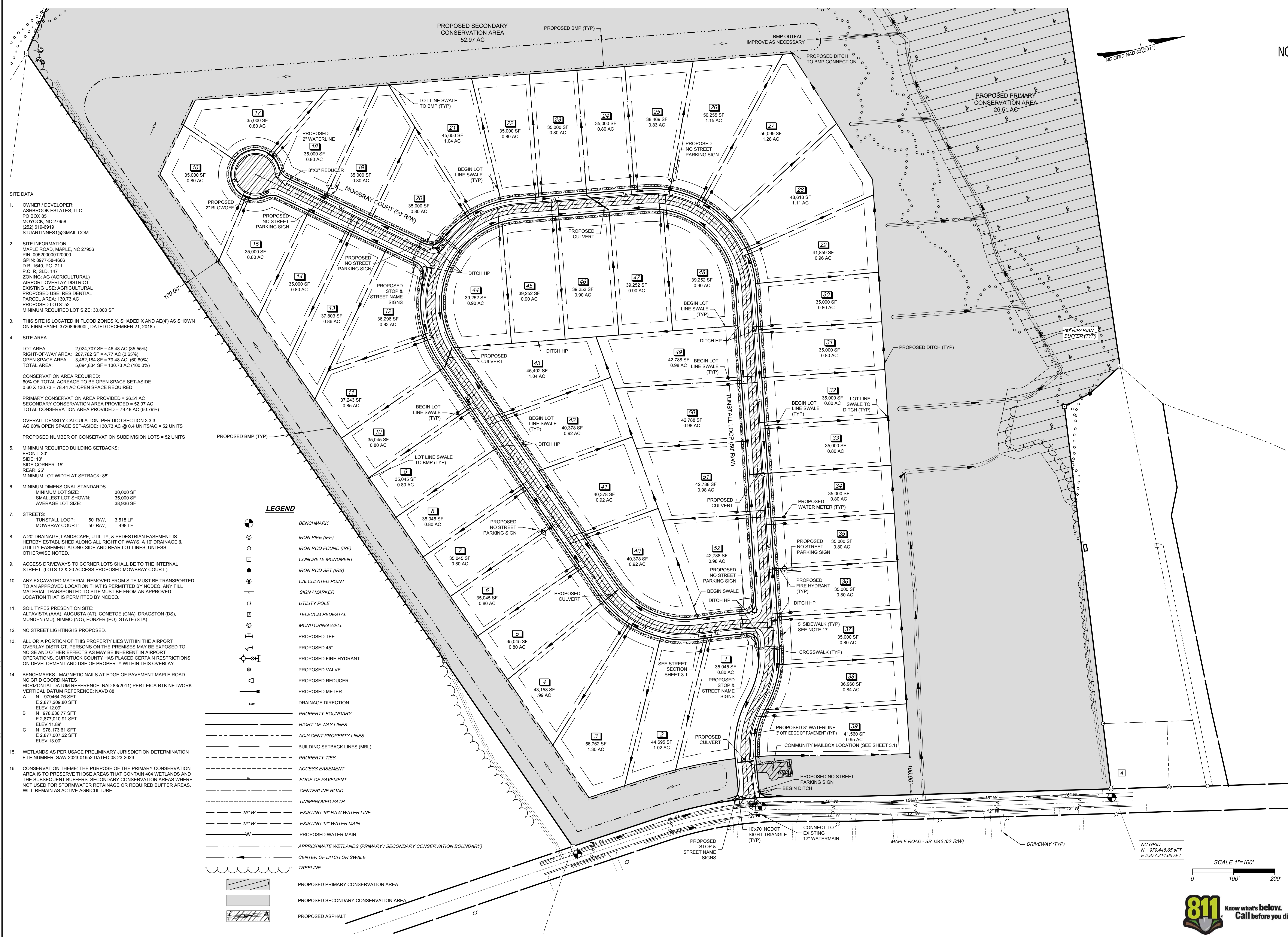
**PRELIMINARY PLAN - STORMWATER MANAGEMENT & UTILITIES**

JOB NO. 48235  
 SHEET NO. C3.0

- SITE DATA:**
- OWNER / DEVELOPER:  
 ASHBROOK ESTATES, LLC  
 PO BOX 85  
 MOYOCK, NC 27958  
 (252) 619-6919  
 STUARTINNES@GMAIL.COM
  - SITE INFORMATION:  
 MAPLE ROAD, MAPLE, NC 27956  
 PIN: 005200000120000  
 GRN: 8977-58-4666  
 D.B. 1640, PG. 711  
 P.C. R. SLD. 147  
 ZONING: AG (AGRICULTURAL)  
 AIRPORT OVERLAY DISTRICT  
 EXISTING USE: AGRICULTURAL  
 PROPOSED USE: RESIDENTIAL  
 PARCEL AREA: 130.73 AC  
 PROPOSED LOTS: 52  
 MINIMUM REQUIRED LOT SIZE: 30,000 SF
  - THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 3720896600L, DATED DECEMBER 21, 2018.
  - SITE AREA:  
 LOT AREA: 2,024,707 SF = 46.48 AC (35.55%)  
 RIGHT-OF-WAY AREA: 207,782 SF = 4.77 AC (3.65%)  
 OPEN SPACE AREA: 3,462,184 SF = 79.48 AC (60.80%)  
 TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)  
 CONSERVATION AREA REQUIRED:  
 60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
 0.60 X 130.73 = 78.44 AC OPEN SPACE REQUIRED  
 PRIMARY CONSERVATION AREA PROVIDED = 26.51 AC  
 SECONDARY CONSERVATION AREA PROVIDED = 52.97 AC  
 TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.79%)  
 OVERALL DENSITY CALCULATION PER UDO SECTION 3.3.3:  
 AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS  
 PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
  - MINIMUM REQUIRED BUILDING SETBACKS:  
 FRONT: 30'  
 SIDE: 10'  
 SIDE CORNER: 15'  
 REAR: 25'  
 MINIMUM LOT WIDTH AT SETBACK: 85'
  - MINIMUM DIMENSIONAL STANDARDS:  
 MINIMUM LOT SIZE: 30,000 SF  
 SMALLEST LOT SHOWN: 35,000 SF  
 AVERAGE LOT SIZE: 38,936 SF
  - STREETS:  
 TUNSTALL LOOP: 50' RW, 3,518 LF  
 MOWBRAY COURT: 50' RW, 498 LF
  - A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS. A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
  - ACCESS DRIVEWAYS TO CORNER LOTS SHALL BE TO THE INTERNAL STREET. (LOTS 12 & 20 ACCESS PROPOSED MOWBRAY COURT.)
  - ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ.
  - SOIL TYPES PRESENT ON SITE:  
 ALTAVISTA (AA), AUGUSTA (AT), CONTOE (CNA), DRAGSTON (DS), MUNDEN (MU), NIMMO (NO), FONZER (FO), STATE (STA)
  - NO STREET LIGHTING IS PROPOSED.
  - ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.
  - BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD  
 NC GRID COORDINATES  
 HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK  
 VERTICAL DATUM REFERENCE: NAVD 83  
 A N 979464.76 SFT  
 E 2,877,209.80 SFT  
 ELEV 12.09'  
 B N 978,636.77 SFT  
 E 2,877,010.91 SFT  
 ELEV 11.89'  
 C N 978,173.61 SFT  
 E 2,877,007.22 SFT  
 ELEV 13.00'
  - WETLANDS AS PER USACE PRELIMINARY JURISDICTION DETERMINATION FILE NUMBER: SAW-2023-01652 DATED 08-23-2023.
  - CONSERVATION THEME: THE PURPOSE OF THE PRIMARY CONSERVATION AREA IS TO PRESERVE THOSE AREAS THAT CONTAIN 404 WETLANDS AND THE SUBSEQUENT BUFFERS. SECONDARY CONSERVATION AREAS WHERE NOT USED FOR STORMWATER RETENANCE OR REQUIRED BUFFER AREAS, WILL REMAIN AS ACTIVE AGRICULTURE.

**LEGEND**

- BENCHMARK
- IRON PIPE (IPF)
- IRON ROD FOUND (IRF)
- CONCRETE MONUMENT
- IRON ROD SET (IRS)
- CALCULATED POINT
- SIGN / MARKER
- UTILITY POLE
- TELECOM PEDESTAL
- MONITORING WELL
- PROPOSED TEE
- PROPOSED 45°
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED REDUCER
- PROPOSED METER
- DRAINAGE DIRECTION
- PROPERTY BOUNDARY
- RIGHT OF WAY LINES
- ADJACENT PROPERTY LINES
- BUILDING SETBACK LINES (MBL)
- PROPERTY TIES
- ACCESS EASEMENT
- EDGE OF PAVEMENT
- CENTERLINE ROAD
- UNIMPROVED PATH
- 16" W EXISTING 16" RAW WATER LINE
- 12" W EXISTING 12" WATER MAIN
- PROPOSED WATER MAIN
- APPROXIMATE WETLANDS (PRIMARY / SECONDARY CONSERVATION BOUNDARY)
- CENTER OF DITCH OR SWALE
- TREELINE
- PROPOSED PRIMARY CONSERVATION AREA
- PROPOSED SECONDARY CONSERVATION AREA
- PROPOSED ASPHALT



SCALE 1" = 100'

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

NC GRID  
 N 979,445.65 SFT  
 E 2,877,214.65 SFT

S:\10948235 - Ashbrook Estates - Maple, NCDWG\Sheet\C3.0 - PRELIM.PLAN.dwg (Plotted on 8/29/2023 10:45 AM) by John Sawyer



PRELIMINARY PLAT  
 AUG 29 2023  
 NOT FOR RECORDATION  
 OR CONVEYANCE

THIS DRAWING PREPARED AT THE  
**ELIZABETH CITY OFFICE**  
 1805 West City Drive, Unit E | Elizabeth City, NC 27909  
 TEL 252.621.5000 FAX 252.621.5974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.  
 REVISED PER PLANNING DEPARTMENT

DATE	REVISION DESCRIPTION
08-29-2023	REVISED PER PLANNING DEPARTMENT

DATE  
 06-20-2023

DRAWN BY  
 JHS

DESIGNED BY  
 JAM

CHECKED BY  
 JAM

SCALE  
 N/A

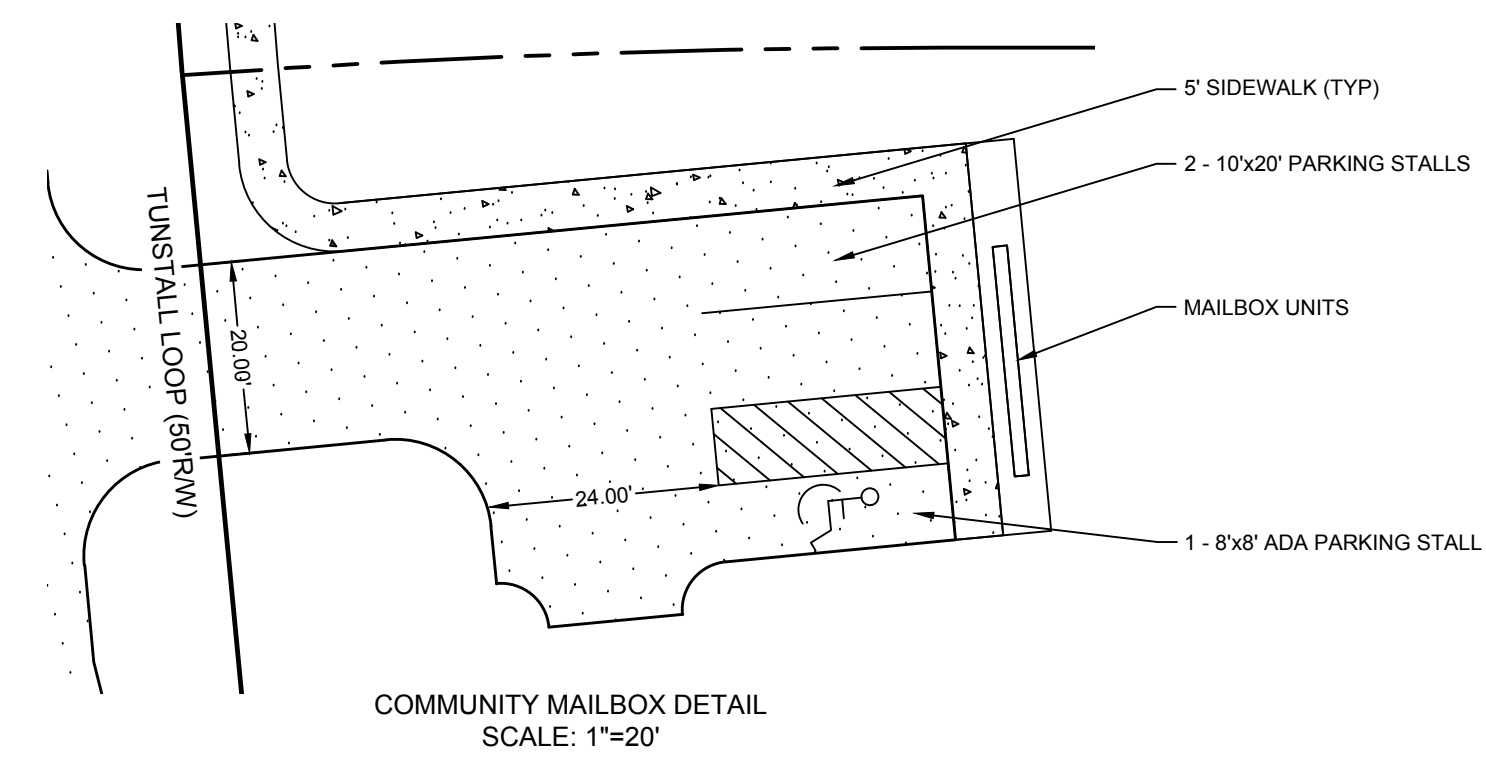
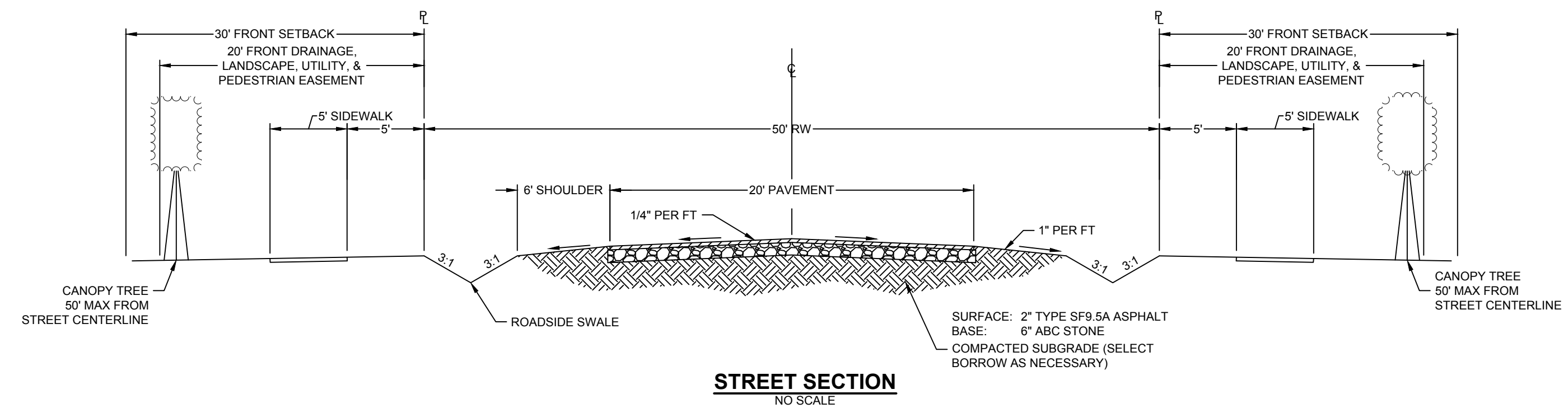
JOB NO.  
 48235

SHEET NO.  
 C3.1

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

**ASHBROOK ESTATES**  
 CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
**PRELIMINARY PLAT - STORMWATER MANAGEMENT & UTILITIES**



BUFFERING REQUIREMENTS		
SECTION 6.4.5 K 800 LF PROPOSED (25' WIDE)		
CANOPY TREES:	6 ACI PER 100 LF	= 48 ACI REQUIRED
UNDERSTORY TREES:	3 ACI PER 100 LF	= 24 ACI REQUIRED
SHRUBS:	5 SHRUBS PER 100 LF	= 40 SHRUBS REQUIRED



S:\10948235 - Ashbrook Estates - Maple, NCDWG\Sheet\CD\48235C - C3.1 - PRELIM PLAT.dwg | Plotted on 8/29/2023 10:46 AM | by John Sawyer

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



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

Action Id. SAW-2023-01652 County: Currituck U.S.G.S. Quad: NC-Currituck

**NOTIFICATION OF JURISDICTIONAL DETERMINATION**

Requestor: Ashbrook Estates, LLC  
Mr. Stuart Innes  
Address: Post Office Box 505  
Movock, North Carolina 27958  
Telephone Number: 252-619-6919  
E-mail: stuartinnes1@gmail.com

Size (acres)	<u>130.73</u>	Nearest Town	<u>Maple</u>
Nearest Waterway	<u>Buckskin Creek</u>	River Basin	<u>Albemarle-Chowan</u>
USGS HUC	<u>03010205</u>	Coordinates	Latitude: <u>36.402933</u> Longitude: <u>-76.025304</u>

Location description: The review area for the Jurisdictional Determination consists of 130.73 acres property located directly west of 353 Maple Road in Maple, Currituck County, North Carolina. The subject property is known as Currituck County Parcel Number (s) 052A00000010000. The property contains 22.79 acres of wetlands.

**Indicate Which of the Following Apply:**

**A. Preliminary Determination**

- There appear to be **waters, including wetlands** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The **waters, including wetlands** have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. The approximate boundaries of these waters are shown on the enclosed delineation map dated 8/9/2023. Therefore, this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.
- There appear to be **waters, including wetlands** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the **waters, including wetlands** have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the **waters, including wetlands** at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the **waters, including wetlands** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

**B. Approved Determination**

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



**SAW-2023-01652**

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

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

**C. Basis For Determination: The wetlands within the property were delineated using the Corps of Engineers 1987 Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement Version 2.0. The wetlands within the property are wetlands that are part of a continuum that are adjacent to tributary of North River, which is within the Pasquotank River Basin.**

**D. Remarks: The potential wetlands within the property are depicted on the attached Survey entitled, "Wetland Survey for Ashbrook Estates, LLC", dated August 9, 2023.**

**E. Attention USDA Program Participants**

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

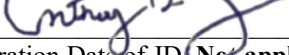
**F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)**

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

US Army Corps of Engineers  
South Atlantic Division  
Attn: Mr. Philip A. Shannin  
Administrative Appeal Review Officer  
60 Forsyth Street SW, Floor M9  
Atlanta, Georgia 30303-8803  
Phone: (404) 562-5136  
**AND PHILIP.A.SHANNIN@USACE.ARMY.MIL**

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **Not applicable**.

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

Corps Regulatory Official:   
Date of JD: **08/23/2023** Expiration Date of JD: **Not applicable**

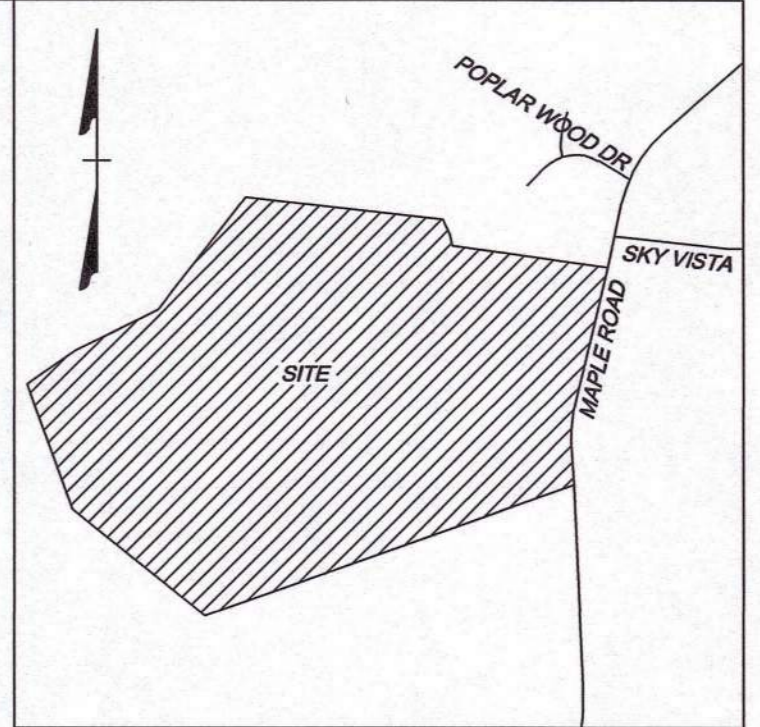


- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
  - THIS IS A WETLAND MAP ONLY. NOT FOR SALES OR CONVEYANCES.
  - LINES 1 - 16 ALONG FLAGGED LINE (FLAGS 4 - 20)  
LINES 17 - 69 ALONG NORTHERNMOST BANK OF DITCH
  - SEE SHEET 2 OF 2 FOR WETLAND LINE & CURVE TABLES.

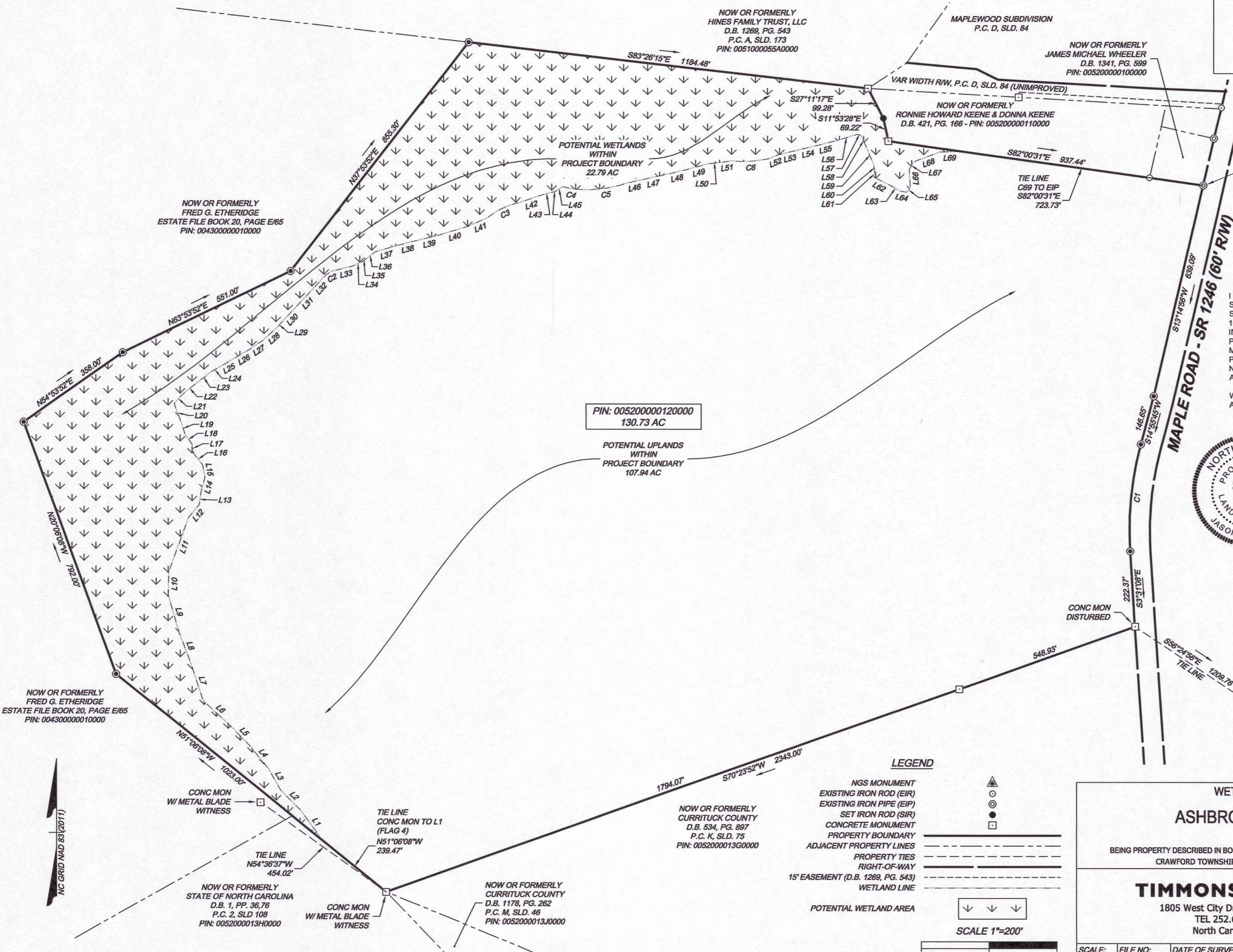
TOTAL PARCEL AREA: 130.73 ACRES  
PROJECT REVIEW BOUNDARY: 130.73 ACRES  
POTENTIAL WETLANDS WITHIN PROJECT BOUNDARY: 22.79 ACRES

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

REGULATORY OFFICIAL \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_  
USACE ACTION ID NO.: \_\_\_\_\_



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	990.00'	318.76'	160.77'	18°28'53"	S5°42'19"W	317.38'



VICINITY MAP (NOT TO SCALE)

NC GRID  
N 979,445.65 sFT  
E 2,877,214.65 sFT

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 1640, PAGE 711; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA 21 NCAC 56.1600. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH BOARD RULES.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL, THIS 9TH DAY OF AUGUST, 2023.

JASON A. MIZELLE, PLS L-4719



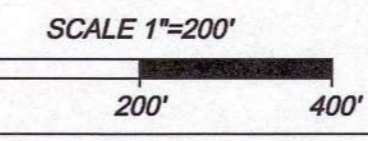
PIN: 00520000120000  
130.73 AC

POTENTIAL UPLANDS WITHIN PROJECT BOUNDARY  
107.94 AC

NGS MAPLE CBL 000  
N 977,497.55 sFT  
E 2,877,994.64 sFT

LEGEND

- NGS MONUMENT
- EXISTING IRON ROD (EIR)
- EXISTING IRON PIPE (EIP)
- SET IRON ROD (SIR)
- CONCRETE MONUMENT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- PROPERTY TIES
- RIGHT-OF-WAY
- 15' EASEMENT (D.B. 1269, PG. 543)
- WETLAND LINE
- POTENTIAL WETLAND AREA



WETLAND SURVEY FOR  
ASHBROOK ESTATES, LLC

SHEET 1 OF 2  
BEING PROPERTY DESCRIBED IN BOUNDARY SURVEY FOR ASHBROOK ESTATES, P.C. R, SLD. 147  
CRAWFORD TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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

SCALE: 1"=200'	FILE NO: 48235	DATE OF SURVEY: AUGUST 08, 2023	DRAFTED: JHS	DATE: AUGUST 09, 2023	CHECKED: JAM
----------------	----------------	---------------------------------	--------------	-----------------------	--------------

S:\109\48235 - Ashbrook Estates - Maple, NC\DWG\48235V\_wetland.dwg | Plotted on 8/19/2023 4:00 PM | by John Sawyer



**SAW-2023-01652**

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

Copy furnished:

Agent: **Atlantic Environmental Consultants, LLC**  
**Mr. Doug Dorman**  
Address: **Post Office Box 3266**  
**Kitty Hawk, North Carolina 27949**  
Telephone Number: **(252) 599-2603**  
E-mail: **dougdaec@gmail.com**



**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

Applicant: <u>Ashbrook Estates, LLC , Mr. Stuart Innes</u>	File Number: <u>SAW-2023-01652</u>	Date: <u>08/23/2023</u>
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL WITHOUT PREJUDICE	C
<input type="checkbox"/>	PERMIT DENIAL WITH PREJUDICE	D
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	E
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	F

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

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

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

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

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

**C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable**

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

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

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

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

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

**F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable**

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

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

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

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

[Philip.A.Shannin2@usace.army.mil](mailto:Philip.A.Shannin2@usace.army.mil)  
404-562-5136

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



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

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

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

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

**PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM**

**BACKGROUND INFORMATION**

- A. REPORT COMPLETION DATE FOR PJD:** 08/23/2023
- B. NAME AND ADDRESS OF PERSON REQUESTING PJD:** Ashbrook Estates, LLC , Mr. Stuart Innes, Post Office Box 505, Moyock, North Carolina 27958
- C. DISTRICT OFFICE, FILE NAME, AND NUMBER:** Wilmington District, 0 Maple Road / Maple / Currituck County, SAW-2023-01652
- D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:** The review area for the Jurisdictional Determination consists of 130.73 acres property located directly west of 353 Maple Road in Maple, Currituck County, North Carolina. The subject property is known as Currituck County Parcel Number (s) 052A00000010000. The property contains 22.79 acres of wetlands.

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

State: NC County: Currituck City: Maple  
Center coordinates of site (lat/long in degree decimal format): Latitude: 36.402933 Longitude: -76.025304

Universal Transverse Mercator:

Name of nearest waterbody: Buckskin Creek

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

- Office (Desk) Determination. Date:
- Field Determination. Date(s): 08/15/2023

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

Site Number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resources in review area (acreage and linear feet, if applicable)	Type of aquatic resources (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
SAW-2023-01652 Wetland	36.404173	-76.028437	22.79 acres	Wetland	Section 404



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

**SUPPORTING DATA. Data reviewed for PJD (check all that apply)** Checked items are included in the administrative record and are appropriately cited: Atlantic Environmental Consultants, LLC (AEC) submitted a jurisdictional determination to USACE WFO on August 11, 2023.

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

Map: Survey entitled, "Wetland Survey for Ashbrook Estates, LLC", dated August 9, 2023.

Data sheets prepared/submitted by or on behalf of the PJD requestor. Datasheets: AEC provided data sheet on August 11, 2023, with revision received on August 23, 2023.

Office concurs with data sheets/delineation report.

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

Data sheets prepared by the Corps: \_\_\_\_\_

Corps navigable waters' study:

U.S. Geological Survey Hydrologic Atlas:

USGS NHD data:

USGS 8 and 12 digit HUC maps:

U.S. Geological Survey map(s). Cite scale & quad name:

Natural Resources Conservation Service Soil Survey. Citation: Web Soil Survey Map provided by AEC.

National wetlands inventory map(s). Cite name: USFWS NWI Map provided by AEC.

State/local wetland inventory map(s): \_\_\_\_\_

FEMA/FIRM maps:

100-year Floodplain Elevation is: \_\_\_\_\_ (National Geodetic Vertical Datum of 1929)

Photographs:  Aerial (Name & Date):

or  Other (Name & Date):

Previous determination(s). File no. and date of response letter: \_\_\_\_\_

Other information (please specify): LiDAR and APT from 08/01/2023, 08/13/2023, and 08/15/2023 and Weather Station Data from Currituck County Airport from 08/13/2023 through 08/15/2023

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



Signature and date of Regulatory staff member completing PJD  
08/23/2023

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

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



**ASHBROOK ESTATES**  
**CRAWFORD TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA**

**PRELIMINARY STORMWATER  
MANAGEMENT NARRATIVE**

JUNE 20, 2023  
REVISED AUGUST 29, 2023

**PREPARED BY:**



**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.

1805 West City Drive, Unit E  
Elizabeth City, NC 27909  
252.621.5030  
License No. C-1652  
[www.timmons.com](http://www.timmons.com)



## **ASHBROOK ESTATES – 52-LOT SUBDIVISION**

### Site Information

Ashbrook Estates is a 130.73-acre parcel located adjacent to Black Swamp to the west and the Currituck County Regional Airport to the east on Maple Road in Maple, Crawford Township. The site contains approximately 104.22 acres of uplands and 26.51 acres of U.S. Army Corps of Engineers potential wetlands. The upland area is currently cultivated and consist of existing drainage ditches that captures the over land runoff from the property and further conveys that runoff downstream to Black Swamp.

The topography of the site is gently sloping from Southeast to Northwest from Maple Road to the Woods/Wetlands and outlet to the swamp. Elevations range from as high as 10 to 12-foot MSL at the road to 2 to 3-foot MSL at the wetlands.

Soils within the site consist primarily of Dragston (Ds) loamy fine sand in the central area of the site and a mix of Conetoe (CnA), Nimmo (No), Augusta (At), Altavista (AaA) and State (StA) soils throughout the remainder of the upland area. The wooded portion of the site containing the 404 jurisdictional wetlands contains primarily Ponzer (Po) muck and Munden (Mu) loamy sand. The upland soils are well drained from the current agricultural ditches.

### Proposed Development

The proposed development will utilize vegetative swales to convey runoff from the proposed lots alongside property lines, to either rear property line ditches or directly to the stormwater BMP. Those lots that drain to a rear ditch will continue to be directed through the proposed BMP to the west of the development. The BMP will incorporate an outfall structure at the downstream (northern) end that will outlet to the existing ditch to the north and then to Black Swamp. There is very minimal if any off-site runoff from the adjacent parcels to the north and south of the property which will be allowed to continue draining through the remaining ditches to the wetlands. The ditch running east to west from Maple Road will be left undisturbed, allowing that stormwater to bypass the proposed development.

### Preliminary Analysis

The proposed development will convert current constantly disturbed agricultural lands and steep sloped ditches to maintained grass lawns and vegetated grass swales with shallow grades to allow for reduced runoff rates and better treatment of runoff. Is the intention of this development to utilize the NCDEQ's Low Density Stormwater Permit option to ensure that the proposed development maintains a low impact design. The proposed BMP storage will be designed and constructed in accordance with the County's Stormwater Manual. It is anticipated that any rise in stormwater runoff to the downstream water surface of Black Swamp will be below 0.01 feet. HEC-RAS models for the site will be provided during the Permitting & Construction document phase.