

GRANDY MANOR
POPLAR BRANCH TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA

**PRELIMINARY STORMWATER
MANAGEMENT NARRATIVE**

MARCH 27, 2025

PREPARED BY:



1805 West City Drive, Unit E
Elizabeth City, NC 27909
252.621.5030
License No. C-1652
www.timmons.com



Grandy Manor – 20-LOT SUBDIVISION

Site Information

Grandy Manor is a 23.04-acre project located adjacent to Poplar Branch Road to the east and the just off of U.S. Highway 158 – Caratoke Highway on the West in Grandy, Poplar Branch Township. The site does not contain any U.S. Army Corps of Engineers wetlands. The majority of the site is wooded with some fallow field and consist of existing perimeter drainage ditches and a cross ditch that captures the over land runoff from the property and further conveys that runoff downstream to “Outlaw Ditch.”

The topography of the site is gently sloping from East to West from Poplar Branch Road to the wooded areas and ditches. Elevations range from 10 to 12-foot MSL.

Soils within the site consist primarily of Portsmouth (Pt) fine sandy loam in the central area of the site and a mix of Conetoe (CnA) and Dragston (Ds) loamy fine sand soils throughout the remainder of the project.

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, new roadside ditches or directly to the stormwater BMP's. The BMP's will incorporate an outfall structure at the downstream ends that will outlet to the existing cross ditch that leads north to Outlaw Ditch. Off-site runoff from the adjacent parcels to the south of the property and highway drainage from the west will be allowed to continue draining through the existing ditches.

Preliminary Analysis

The proposed development will not negatively affect the existing off-site drainage. Perimeter ditches will be unchanged and cross ditches only relocated as necessary to work with the proposed development pattern. 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 Outlaw Ditch will be below 0.01 feet. HEC-RAS models for the site will be provided during the Permitting & Construction document phase.

Proposed Street Name Review and Addition to Master Street List Form

To Be Completed By Applicant

Subdivision Name: Grandy Manor
Subdivision Type: Conservation Subdivision
Applicant: Howard Land Development, Inc.
Address: 2854A Cataoke Highway
Subject Parcel - PIN # 009400161B0000, 009400161C0000, 009400001680000
Phone: 252-202-3500 Fax: _____

Proposed Street Name(s):

<u>Eldon Drive</u>	<u>X</u>	<u>ELDON LN DENIED</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

<u>Grandy Manor Way</u>	<u>✓</u>	_____
_____	_____	_____

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: _____

Date: 3/27/25

Add the following data to the Master Street List:

Street Name: _____

Address Range: _____

F&R #: _____

Community: _____

ZIP: _____

Location: _____

Plat Approval Date: _____

Plat Approved By: _____

ALBEMARLE REGIONAL HEALTH SERVICES

451417

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Site Location:

Lot 1 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Shallow Placement - Type II System

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 \$420

Comments:

A benchmark should be set so original grade is known. Some sand fill may be needed since removal of trees typically lowers ground elevation.

EHS:



Carver, Kevin

Date: 04/09/2025

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

451418

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 2 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451419

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 3 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451420

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 4 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451421

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 5 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451422

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 6 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451423

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 7 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451425

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 8 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451426

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 9 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451427

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 10 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451428

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 11 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451429

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 12 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451430

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 13 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451431

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 14 Poplar Branch Road
Grandy, NC 27939

GPD: 360 **LTAR:** 0.500 **Classification:** Suitable

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ALBEMARLE REGIONAL HEALTH SERVICES

451432

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 15 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451433

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 16 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451435

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 17 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451436

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 18 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451437

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 19 Poplar Branch Road
Grandy, NC 27939

GPD: 360	LTAR: 0.500	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

451438

Applicant:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, NC 27929

Owner:

Howard Land Dev. Co
2854 A Caratoke Hwy
Currituck, 27929

Site Location:

Lot 20 Poplar Branch Road
Grandy, NC 27939

GPD: 360 **LTAR:** 0.500 **Classification:** Suitable

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EHS:



Carver, Kevin

Date: 04/09/2025

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



Currituck County Mainland Water Capacity Availability Form

County Contact Information

Will Rumsey, Utilities Manager
444 Maple Road
Maple, NC 27956

Phone: 252.232.2769
Fax: 252.453.3721

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

Request

This request is for:

- ☐ Single Family Residence
☒ Residential Development
☐ Non-residential

Owner Information

Name(s): Howard Land Development, Inc. _____

Mailing Address: 2854 A Caratoke Hwy., Currituck, NC 27929 _____

E-Mail Address: cahowardjr@hotmail.com _____

Phone Number: 252.202.3500 _____

Applicant Information (if different from Owner)

Name(s): _____

Mailing Address: _____

E-Mail Address: _____

Phone Number: _____

Parcel Information

PIN(s): 0094000161B0000, 0094000161C00000, 0094000016800000

Street Address: Poplar Branch Road _____

Project Information

Name of Project: Grandy Manor _____

Number of Units: 20

Projected Daily Project Demand (gpd): 7200

Anticipated Water Access Date: August 2025

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

4-15-25

Date

Note: Water connection and/or developmental fees are due at building permit application. See the Currituck County Master Fee Schedule for rates.

<https://co.currituck.nc.us/master-fee-schedule/>

For Office Use Only

☒ Water capacity is available for this project.

☐ Water capacity is not available for this project.

Utilities Manager

4-16-25

Date

County Manager

4/16/2025

Date

This capacity availability is good for one year

Currituck County

Public Services Department

Will Rumsey, Utilities Manager



446 Maple Rd.
Maple NC 27956
Phone 252-232-6061
Fax 252-453-3721
Email: will.rumsey@CurrituckCountyNC.gov

March, 28 2025

Mr. Jason Mizelle / Timmons Group
1805 West City Drive
Elizabeth City, NC 27909
2600 North Croatan Hwy Suite 100
Kill Devil Hills, NC 27948

Subject: Commitment to serve letter for Grandy Manor

The Currituck Mainland Water System will commit to serving water for Grandy Manor a 20-lot subdivision off Poplar Branch Road, when all fees are paid to the system and the project final approval is given by the Currituck County Engineering and Planning staff. Please submit a Mainland Water Capacity Availability Form.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Rumsey", is written over a horizontal line.

Will Rumsey
Utilities Manager
Currituck County

Currituck County

Public Services Department

Will Rumsey, Utilities Manager



446 Maple Rd.
Maple NC 27956
Phone 252-232-6061
Fax 252-453-3721
Email: will.rumsey@CurrituckCountyNC.gov

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