

Millstone Crossing Subdivision
Attachment to Use Permit Application

Purpose:

The Millstone Crossing subdivision proposes the division of approximately 110 acres into a conservation subdivision of 41 lots, in two parts. The northern tract of 30.31 acres, zoned SFM, will be divided into 10 lots ranging in size from 30,000 to 43,000 sq ft. The southern tract of 79.34 acres (net of a small wetland area) is zoned AG and will be divided into 31 lots with a minimum of 30,000 square feet and over 60% open space. All lots are proposed as single-family detached. Roadway and drainage improvements are proposed, along with waterlines and open space areas.

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 accordance with NCDEQ regulations. Stormwater will be modeled for the 100-year storm event.
 2. Albemarle Regional Health Services has evaluated each of the 41 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. Potable water supply is being provided in accordance with NC Public Water Supply rules and meeting the fire code requirements for fire protection.
- B. Land on three sides is either developed as residential or has been platted for residential development, and the 4th side backs up to wetlands. Values will be similar to those in nearby subdivisions. The use will not injure the value of adjoining or abutting lands, and will be in harmony with the surrounding area.
- C. The 2020 Land Use Plan (Imagine Currituck) classifies this northern tract as O2 Reserved, even though it is farmland, which prescribes a density up to 0.4 unit per acre, and the southern tract is classified as G-1 low density growth, with a suggested density of up to 1 dwelling unit per acre. The proposed overall density is 0.37 unit per acre.
- D. The following policies of the plan appear to support the proposed request:
The **Moyock Subarea policy** to properly manage the increased urban level of growth in Moyock is supported.
Land Use Goal 1: Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils, adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services. **Land Use Policy 1.3:** Consider community character and established visions for the community.

- **Parks and Recreation Policy 2:** Increase pedestrian and bicycle connectivity by expanding greenways, multi-use paths, and trails. (Internal walkways are being provided) Consider community character and established visions for the community.

Other:

- Continue to protect water quality through stormwater management practices, preservation of riparian buffers, water quality and quantity standards to protect groundwater and prevent pollution, saltwater intrusion and draw-downs

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

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: 8-28-25

TRC Date: _____

Project Name: Millstone Crossing (Steingold)

Applicant/Property Owner: _____

Major Subdivision – Preliminary Plat Submittal Checklist		
1	Complete Major Subdivision application	X
2	Complete Special Use Permit Review Standards, if applicable	X
3	Stormwater Review Fee Deposit (see fee schedule)	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 (suitable or provisionally suitable) 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.	N/A
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	N/A
15	Economic and public facilities impact narrative, if required by administrator	N/A
16	Conservation Subdivision: Approved conservation and development plan	N/A
17	Plans	X
18	Application fee for Preliminary Plat - \$150 per lot or \$250 total for amended plat	X

For Staff Only

Pre-application Conference

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

Comments

Millstone Crossing Community Meeting

August 19, 2025

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

A community meeting was held for the proposed Meadows subdivision at 6:00pm on August 19, 2024 at the Moyock Library.

The following persons were in attendance:

Community residents (refer to attached sign-in sheet)

**Also: Millicent Ott and Jo Hood representing
Currituck County
Justin Old and John Vomund representing the
Developer
Mark Bissell representing the engineering firm**

The meeting started a few minutes after 6:00pm and lasted until about 7:20pm.

Mark Bissell presented an overview of the development plan and the county review process. A number of questions were asked and comment and responses to the concerns are outlined below:

Comments from the Community	How Addressed
Who will be responsible for the facilities?	The developer initially and the HOA after it is built out.
What is the density?	0.4 house per acre
How far off the back of Cesil property will houses be?	The closest lot is 50', but the house will likely be 300' away.
There is flooding adjacent to Tulls Creek Road. Will the pond be adequate?	Actually, the majority of drainage will go to the bigger pond in the back.
We have a problem with ponds bringing geese.	The ordinance requires the pond for stormwater management.
What are you going to do to screen the Capuano property?	It was later agreed to construct a berm with pampas grass.
Will it be slab on grade?	Yes, but probably a raised slab.
How big is the buffer?	Generally 50'.
Concern about stormwater and pond overflowing and causing problems.	The stormwater will be modeled to handle the 100-year storm event and will be stored and slow-released to the stone outlet ditch. Based on the model, berms will also be provided if necessary to store additional water on site to avoid impacting the neighborhoods.
Concern about bringing values down.	We generally see values go up with this type of development.

ALBEMARLE REGIONAL HEALTH SERVICES

457681

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, VA 23454

Site Location:

Lot 1 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

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- * Sand Backfill Trenches to a depth of 5 ft.

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- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

457682

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 2 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457684

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 3 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457686

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 4 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457687

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 5 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

457688

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 6 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457689

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 7 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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457690

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 8 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457691

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 9 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

457692

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 10 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457693

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 11 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457694

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 12 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457695

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 13 Tulls Creek Road
Moyock, NC 27958

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ALBEMARLE REGIONAL HEALTH SERVICES

457696

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 14 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

457698

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 15 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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ALBEMARLE REGIONAL HEALTH SERVICES

457699

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 16 Tulls Creek Road
Moyock, NC 27958

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Carver, Kevin

Date: 08/26/2025

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

457700

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 17 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

457701

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 18 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

To obtain an Authorization to Construct:

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- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

ALBEMARLE REGIONAL HEALTH SERVICES

457702

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 19 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
-----------------	--------------------	---------------------------------

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

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
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- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

ALBEMARLE REGIONAL HEALTH SERVICES

457703

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 20 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

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

ALBEMARLE REGIONAL HEALTH SERVICES

457704

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 21 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
-----------------	--------------------	---------------------------------

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

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
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- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:

Carver, Kevin

Date: 08/26/2025

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

ALBEMARLE REGIONAL HEALTH SERVICES

457706

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 22 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
-----------------	--------------------	---------------------------------

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

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
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- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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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

457707

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 23 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

To obtain an Authorization to Construct:

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- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

ALBEMARLE REGIONAL HEALTH SERVICES

457708

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 24 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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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

457710

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 25 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
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- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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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

457711

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 26 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
-----------------	--------------------	---------------------------------

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

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

457712

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 27 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
-----------------	--------------------	---------------------------------

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

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

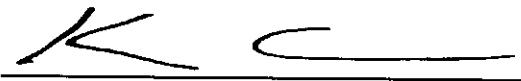
To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:


Carver, Kevin

Date: 08/26/2025

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

457713

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 28 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.


To obtain an Authorization to Construct:

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- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

457714

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 29 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

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ALBEMARLE REGIONAL HEALTH SERVICES

457715

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 30 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
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To obtain an Authorization to Construct:

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- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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

ALBEMARLE REGIONAL HEALTH SERVICES

457716

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot 31 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 109 ft. by 68 ft. with 12 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

To obtain an Authorization to Construct:

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- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill house pad higher than finished septic tank grade

EHS:



Carver, Kevin

Date: 08/26/2025

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



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT
WASHINGTON REGULATORY FIELD OFFICE
2407 W. 5TH STREET
WASHINGTON NORTH CAROLINA 27889

April 25, 2025

Regulatory Program/Division
SAW-2025-00841

Thelma Steingold, Trustee
C/O Justin Old
Post Office Box 4808
Virginia Beach, VA 23454

Dear Ms. Steingold:

This letter is in response to your request to the Wilmington District, Washington Regulatory Field Office for a preliminary jurisdictional determination (PJD). The project/review area is located at/or near 1155 Tulls Creek Road, adjacent to the Northwest River, at Latitude 36.510103 and Longitude -76.106493; near Moyock, Currituck County, North Carolina. The review area for this determination is limited to an approximately 235.5 acre(s) area, which is illustrated on the enclosed site maps. This project has been assigned the file number SAW-2025-00841. This file number should be referenced in all correspondence concerning this project. Parcels 8051-08-7335 and 8051-04-0367. Deed Book 729. Page 189.

Based on our review of the information you furnished, a site inspection conducted on April 17, 2025, and other information available to our office, we have preliminarily determined the above-referenced area may contain approximately 109.8 acre(s) of waters of the United States under the U.S. Army Corps of Engineers (Corps) regulatory jurisdiction. These waters are identified in the enclosed site maps. This determination was made in accordance with the Corps regulatory authority pursuant to Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, and based upon criteria contained in the 1987 Corps of Engineers Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain regional supplement.

Section 404 of the Clean Water Act requires a Department of the Army (DA) permit be obtained prior to the discharge of dredged or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for any work in, on, over or under navigable waters of the United States.

For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made based on a preliminary jurisdictional determination will treat all waters including 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 jurisdictional determination, which is an appealable action, by contacting the Corps district for further instructions. Please **sign and return** the attached PJD form within 30 days of receipt. If a signed PJD form is not received within 30 days of the date of this letter, the Corps will presume concurrence.

This determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the review area identified in this request. The 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.

You are cautioned that work performed in areas which may be waters of the United States, as indicated in the preliminary JD, without a Department of the Army permit could subject you to enforcement action.

If you have any questions concerning this correspondence, please contact Raleigh Bland, Washington Regulatory Field Office, 2407 W. 5th Street, Washington NC 27889 or 910-251-4564, by mail at the above address, or by email at Raleigh.w.bland@usace.army.mil. Please take a moment to complete our customer satisfaction survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,



Raleigh Bland, SPWS
Regulatory Project Manager

Enclosures

cc: Justin Old 104 Tulls Bay Drive Moyock , NC 27958

U.S. Army Corps of Engineers (USACE) PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) For use of this form, see Sec 404 CWA, Sec 10 RHA, Sec 103 MPRSA; the proponent agency is CECW-COR.				<i>Form Approved -</i> OMB No. 0710-0024 <i>Expires 2024-04-30</i>	
DATA REQUIRED BY THE PRIVACY ACT OF 1974					
Authority	Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.				
Principal Purpose	The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the review area that may be subject to federal jurisdiction under the regulatory authorities referenced above.				
Routine Uses	This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice or FOIA request as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in any resulting jurisdictional determination (JD), which may be made available to the public on the District's website and/or on the Headquarters USACE website.				
Disclosure	Submission of requested information is voluntary; however, if information is not provided, the request for a JD cannot be evaluated nor can a PJD be issued.				
The Agency Disclosure Notice (ADN)					
The public reporting burden for this collection of information, 0710-0024, is estimated to average 25 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.					
SECTION I - BACKGROUND INFORMATION					
A. REPORT COMPLETION DATE FOR PJD: 4/21/2025					
B. NAME AND ADDRESS OF PERSON REQUESTING PJD: Thelma Steingold Trustee Post Office Box 4808, Virginia Beach, VA 23454					
C. DISTRICT OFFICE, FILE NAME, AND NUMBER: Wilmington, 1155 Tulls Creek Road / Thelma Steingold Trustee / Currituck County, SAW 2025-00841					
D. PROJECT LOCATION AND BACKGROUND INFORMATION: (USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)					
State: <u>North Carolina</u> County/Parish/Borough: <u>Currituck</u> City: <u>Moyock</u>					
Center coordinates of site (lat/long in degree decimal format): Latitude: <u>36.510103°</u> Longitude: <u>-76.106493°</u>					
Universal Transverse Mercator: <u>18</u>					
Name of nearest waterbody: <u>Northwest River</u>					
E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):					
<input type="checkbox"/> Office (Desk) Determination. Date:					
<input checked="" type="checkbox"/> Field Determination					
Date(s): <u>4/17/2025</u>					
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)
W-1	36.510103	-76.106492	109.8 acre	Palustrine	Section 404

- 1) The Corps or 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 "preconstruction 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 selected to seek a permit authorization based on a PJD or no JD whatsoever, which do 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 USACE 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 or reliance on no JD whatsoever; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of USACE permit authorization based on a PJD or no JD whatsoever 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 USACE 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:

F. SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

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

Map: LIDAR TOPO GOOGLE SOILS NWI

- ☐ Data sheets prepared/submitted by or on behalf of the PJD requestor.
- ☐ Office concurs with data sheets/delineation report.
- ☐ Office does not concur with data sheets/delineation report.

Rationale: _____

- ☒ Data sheets prepared by the USACE:

- ☐ Corps navigable waters' study:
dated

- ☒ 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: Pamlico Beach Quadrangle 7.5

- ☐ USDA Natural Resources Conservation Service Soil Survey.
Citation: dated

- ☒ National Wetlands Inventory map(s).
Cite Name: USFWS

- ☐ State/Local Wetland Inventory map(s):
dated

- ☐ FEMA/FIRM maps:

date

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

☒ Photographs: ☒ Aerial (Name & Date): Google 2023

or ☐ Other (Name & Date):

☐ Previous determination(s).
dated

☐ Other information (please specify):

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

Name of Regulatory Staff Member Completing PJD Raleigh Bland, Washington Regulatory Field Office, 2407 W. 5th Street, Washington NC 27889 or 910- 251-4564	Date	Signature of Regulatory Staff Member Completing PJD
Name of Person Requesting PJD	Date	Signature of Person Requesting PJD (<i>REQUIRED, unless obtaining the Signature is Impracticable</i>)

¹ 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.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Thelma Steingold Trustee	File Number: SAW-2025-00841	Date: 4/21/2025
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: Raleigh Bland, Washington Regulatory Field
Office, 2407 W. 5th Street, Washington NC 27889
or 910-251-4564

If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:

Krista Sabin
Regulatory Administrative Appeal Review Officer
U.S. Army Corps of Engineers
South Atlantic
60 Forsyth Street Room M9
Atlanta, Georgia 30303-8801

Phone: 904-314-9631

Email: Krista.D.Sabin@usace.army.mil

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:



Steingold Trust

Approximate Wetlands
Line

Steingold Trust

Approximate Wetlands
Line

USGS National Map 3D Elevation Program (3DEP), January 02, 2025, State of
North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA,
Maxar, State of North Carolina DOT, Esri, HERE, Garmin, IPC



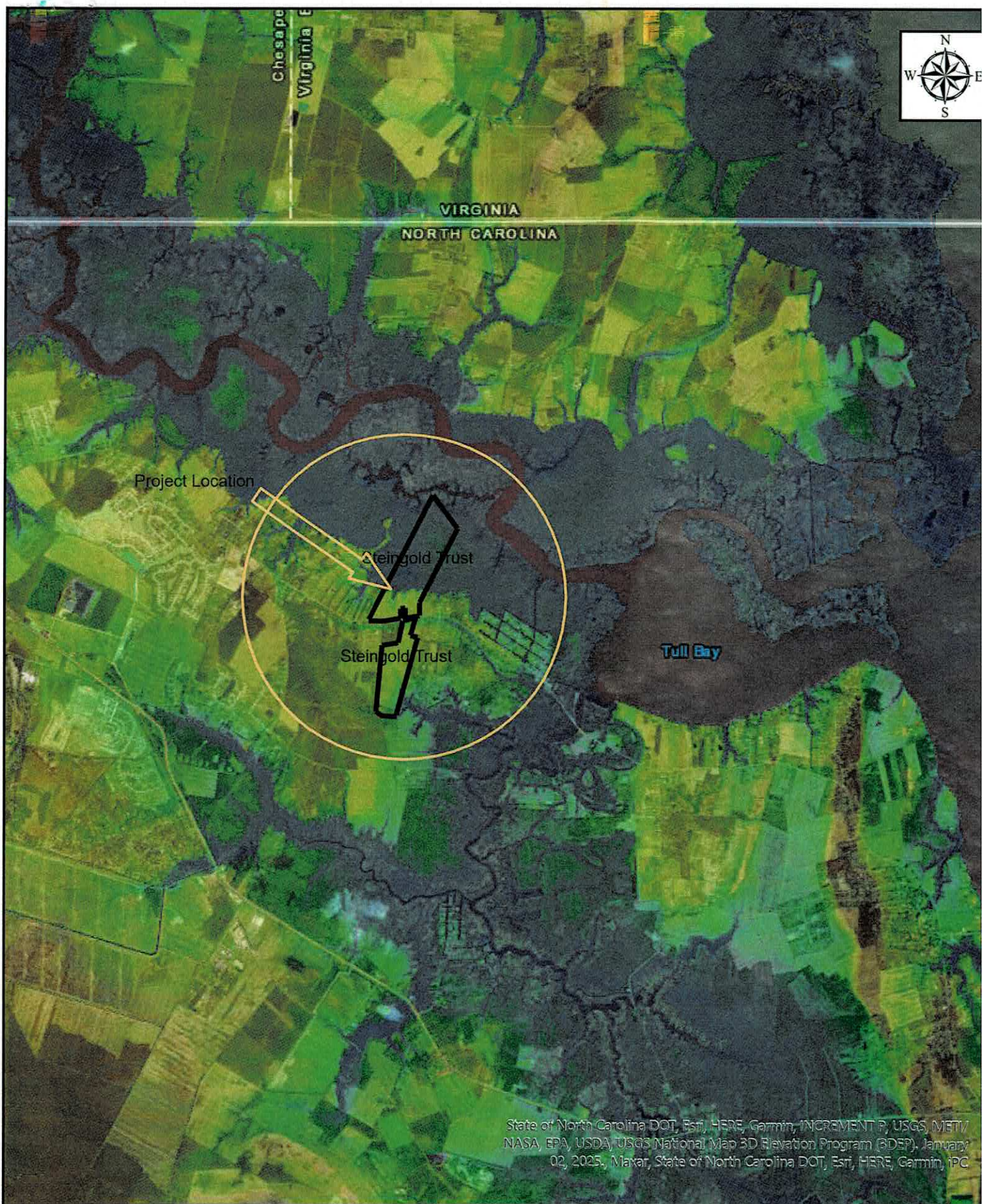
**Thelma Steingold
Trustee Tulls Creek
Road Currituck
County NC**

0 0.13 0.25 0.5
mi

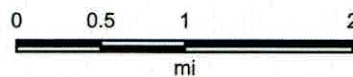
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Map Created by: Raleigh Bland, SPW
Date: 4/21/2025

Coordinate System: WGS 1984 Web
Mercator Auxiliary Sphere



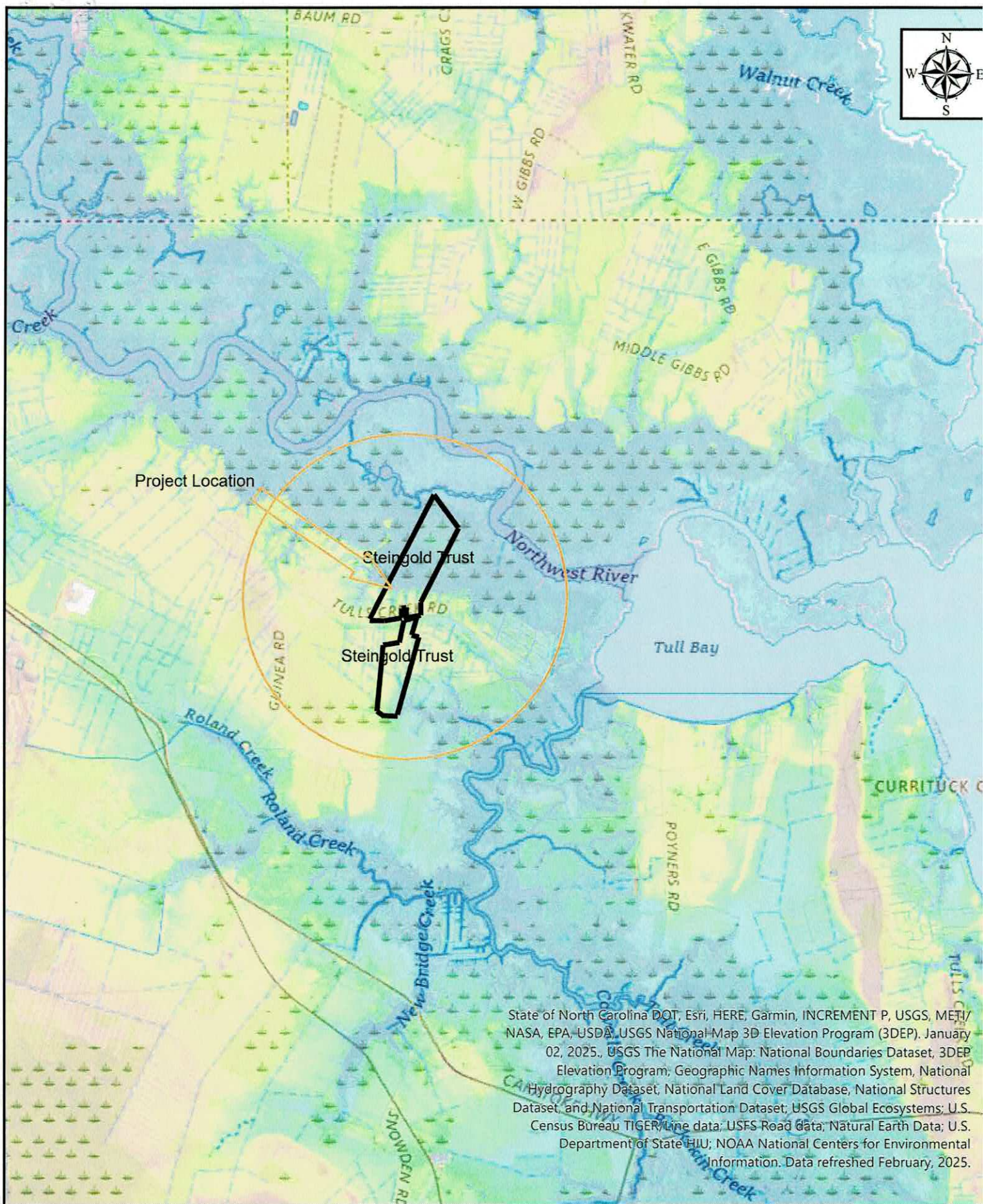
**Thelma Steingold
Trustee Tulls Creek
Road Currituck
County NC**



Map Center: 76.093726°W 36.50937°N

Map Created by: Raleigh Bland, SPW
Date: 4/21/2025

Coordinate System: WGS 1984 Web
Mercator Auxiliary Sphere



Project Location

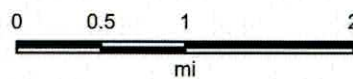
Steingold Trust

Steingold Trust

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA, USGS National Map 3D Elevation Program (3DEP), January 02, 2025, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program; Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HUI; NOAA National Centers for Environmental Information. Data refreshed February, 2025.



**Thelma Steingold
Trustee Tulls Creek
Road Currituck
County NC**

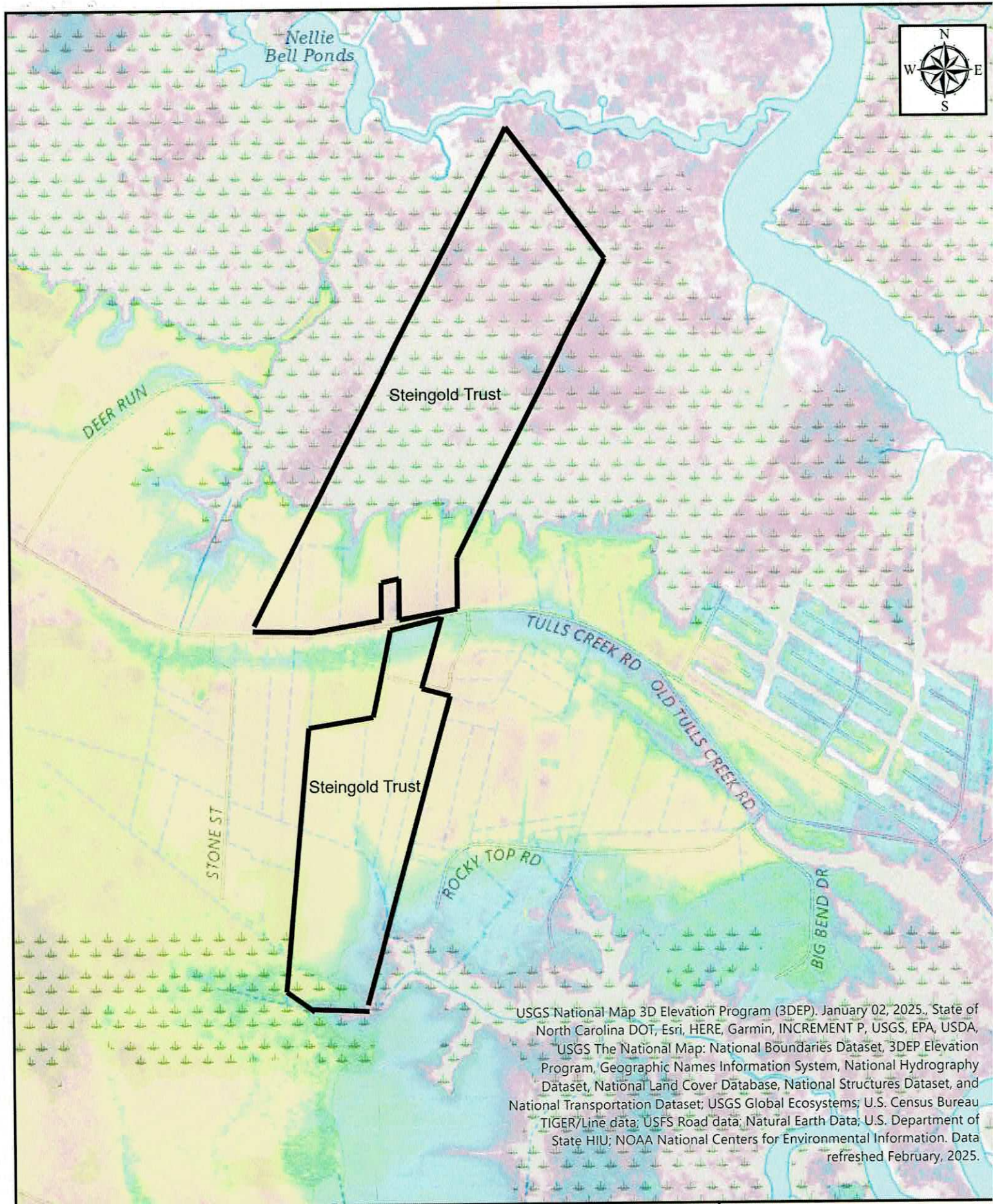


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Map Created by: Raleigh Bland, SPW

Date: 4/21/2025

Coordinate System: WGS 1984 Web
Mercator Auxiliary Sphere



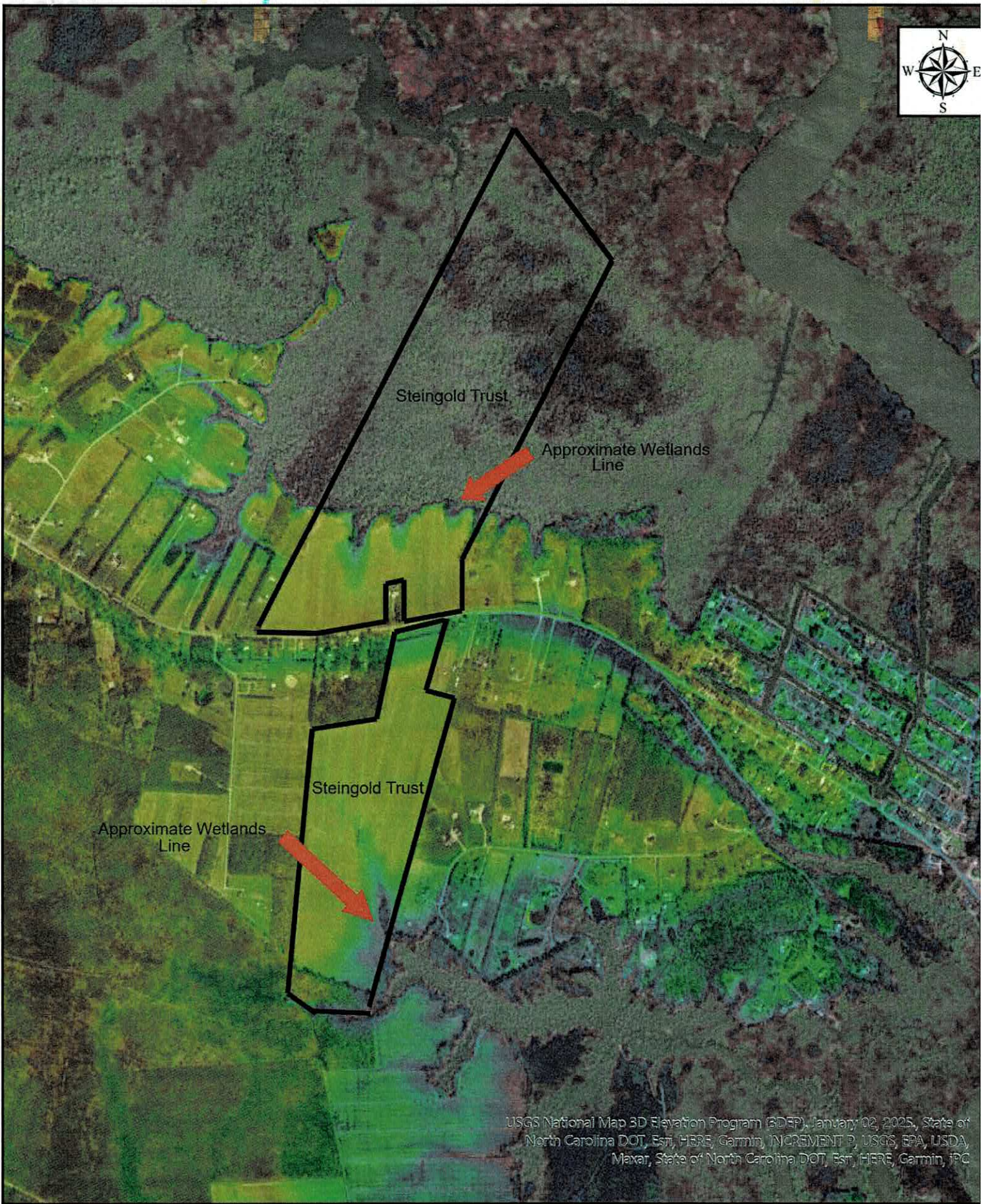
**Thelma Steingold
Trustee Tulls Creek
Road Currituck
County NC**

0 0.13 0.25 0.5
mi

Map Center: 76.102996°W 36.508542°N

Map Created by: Raleigh Bland, SPW
Date: 4/21/2025

Coordinate System: WGS 1984 Web
Mercator Auxiliary Sphere



USGS National Map 3D Elevation Program (NED), January 02, 2025, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Maxar, State of North Carolina DOT, Esri, HERE, Garmin, iPC



**Thelma Steingold
Trustee Tulls Creek
Road Currituck
County NC**

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mi

Map Center: 76.103382°W 36.508646°N

Map Created by: Raleigh Bland, SPW
Date: 4/21/2025

Coordinate System: WGS 1984 Web
Mercator Auxiliary Sphere

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: 1155 Tulls Creek Road Moyock City/County: Moyock / Currituck Sampling Date: 4 17 2025
 Applicant/Owner: Thelma Steingold Trustee State: NC Sampling Point: D-1
 Investigator(s): USACE Section, Township, Range: Creeds Quadrangle 7.5
 Landform (hillslope, terrace, etc.): Floodplain Local relief (concave, convex, none): none Slope (%): 0 %
 Subregion (LRR or MLRA): USDA LRR-T Lat: 36.510103 N Long: -76.106493 W Datum: NAD 83
 Soil Map Unit Name: Mapped as Dorovan muck NWI classification: Swamp Forest

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: All 3 required parameters are satisfied per the Corps of Engineers 1987 Manual and the Atlantic and Gulf Coastal Plain Regional Supplement.		

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input checked="" type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input checked="" type="checkbox"/> Saturation (A3) <input checked="" type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)		Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>surface</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>surface</u> (includes capillary fringe)		Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Aerial photography reveals freshwater swamp forest		
Remarks: Swamp Forest. Data point taken along upland interface line above surface water area		

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: LS-1

Tree Stratum (Plot size: <u>30 ft</u>)			Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1.	<u>Nyssa sylvatica</u>		30	<input checked="" type="checkbox"/>	FAC	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>3</u> (A)
2.	<u>Taxodium distichum</u>		20	<input checked="" type="checkbox"/>	OBL	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3.	<u>Nyssa biflora</u>		10	<input type="checkbox"/>	OBL	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4.				<input type="checkbox"/>			
5.				<input type="checkbox"/>			
6.				<input type="checkbox"/>			
7.				<input type="checkbox"/>			
8.				<input type="checkbox"/>			
			50 % = Total Cover				
			50% of total cover: <u>30</u>	20% of total cover: <u>12</u>			
Sapling/Shrub Stratum (Plot size: <u>30 ft</u>)			Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>	
1.	<u>Persea palustris</u>		15	<input checked="" type="checkbox"/>	FAC		
2.	<u>Magnolia virginiana</u>		10	<input type="checkbox"/>	FAC		
3.				<input type="checkbox"/>			
4.				<input type="checkbox"/>			
5.				<input type="checkbox"/>			
6.				<input type="checkbox"/>			
7.				<input type="checkbox"/>			
8.				<input type="checkbox"/>			
			25 % = Total Cover				
			50% of total cover: <u>12.5</u>	20% of total cover: <u>5</u>			
Herb Stratum (Plot size: <u>30 ft</u>)			Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
1.				<input type="checkbox"/>			
2.				<input type="checkbox"/>			
3.				<input type="checkbox"/>			
4.				<input type="checkbox"/>			
5.				<input type="checkbox"/>			
6.				<input type="checkbox"/>			
7.				<input type="checkbox"/>			
8.				<input type="checkbox"/>			
9.				<input type="checkbox"/>			
10.				<input type="checkbox"/>			
11.				<input type="checkbox"/>			
12.				<input type="checkbox"/>			
			% = Total Cover				
			50% of total cover: <u> </u>	20% of total cover: <u> </u>			
Woody Vine Stratum (Plot size: <u>30 ft</u>)			Absolute % Cover	Dominant Species?	Indicator Status	Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or larger in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft. (1m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines, greater than 3.28 ft. in height.	
1.				<input type="checkbox"/>			
2.				<input type="checkbox"/>			
3.				<input type="checkbox"/>			
4.				<input type="checkbox"/>			
5.				<input type="checkbox"/>			
			% = Total Cover				
			50% of total cover: <u> </u>	20% of total cover: <u> </u>			
						Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: (If observed, list morphological adaptations below). Swamp Forest interface							

SOIL

Sampling Point: LS-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6 inch	10 YR 2/2	100					muck	
6-36 inch	10 YR 2/1	100					muck	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ Organic Bodies (A6) (LRR P, T, U)
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
☒ Muck Presence (A8) (LRR U)
☐ 1 cm Muck (A9) (LRR P, T)
☐ Depleted Below Dark Surface (A11)
☒ Thick Dark Surface (A12)
☐ Coast Prairie Redox (A16) (MLRA 150A)
☐ Sandy Mucky Mineral (S1) (LRR O, S)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR P, S, T, U)

- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
☐ Thin Dark Surface (S9) (LRR S, T, U)
☐ Loamy Mucky Mineral (F1) (LRR O)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ Marl (F10) (LRR U)
☐ Depleted Ochric (F11) (MLRA 151)
☐ Iron-Manganese Masses (F12) (LRR O, P, T)
☐ Umbric Surface (F13) (LRR P, T, U)
☐ Delta Ochric (F17) (MLRA 151)
☐ Reduced Vertic (F18) (MLRA 150A, 150B)
☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils³:

- ☐ 1 cm Muck (A9) (LRR O)
☐ 2 cm Muck (A10) (LRR S)
☐ Reduced Vertic (F18) (outside MLRA 150A,B)
☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present?

Yes ☒ No ☐

Remarks:

Matches USDA-NCSS Soil Web Network Link Profile Mapping for Dorovan Series

Jurisdictional Determination Request



US Army Corps
of Engineers
Wilmington District

This form is intended for use by anyone requesting a jurisdictional determination (JD) from the U.S. Army Corps of Engineers, Wilmington District (Corps). Please include all supporting information, as described within each category, with your request. You may submit your request via mail, electronic mail, or facsimile. Requests should be sent to the appropriate project manager of the county in which the property is located. A current list of project managers by assigned counties can be found on-line at:

<http://www.saw.usace.army.mil/Missions/RegulatoryPermitProgram/Contact/CountyLocator.aspx>,

by calling 910-251-4633, or by contacting any of the field offices listed below. Once your request is received you will be contacted by a Corps project manager.

ASHEVILLE & CHARLOTTE REGULATORY FIELD OFFICES

US Army Corps of Engineers
151 Patton Avenue, Room 208
Asheville, North Carolina 28801-5006
General Number: (828) 271-7980
Fax Number: (828) 281-8120

WASHINGTON REGULATORY FIELD OFFICE

US Army Corps of Engineers
2407 West Fifth Street
Washington, North Carolina 27889
General Number: (910) 251-4610
Fax Number: (252) 975-1399

RALEIGH REGULATORY FIELD OFFICE

US Army Corps of Engineers
3331 Heritage Trade Drive, Suite 105
Wake Forest, North Carolina 27587
General Number: (919) 554-4884
Fax Number: (919) 562-0421

WILMINGTON REGULATORY FIELD OFFICE

US Army Corps of Engineers
69 Darlington Avenue
Wilmington, North Carolina 28403
General Number: 910-251-4633
Fax Number: (910) 251-4025

INSTRUCTIONS:

All requestors must complete Parts A, B, C, D, E, F and G.

NOTE TO CONSULTANTS AND AGENCIES: If you are requesting a JD on behalf of a paying client or your agency, please note the specific submittal requirements in **Part H**.

NOTE ON PART D – PROPERTY OWNER AUTHORIZATION: Please be aware that all JD requests must include the current property owner authorization for the Corps to proceed with the determination, which may include inspection of the property when necessary. This form must be signed by the current property owner(s) or the owner(s) authorized agent to be considered a complete request.

NOTE ON PART D - NCDOT REQUESTS: Property owner authorization/notification for JD requests associated with North Carolina Department of Transportation (NCDOT) projects will be conducted according to the current NCDOT/USACE protocols.

NOTE TO USDA PROGRAM PARTICIPANTS: A Corps approved or preliminary JD 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 also request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

Jurisdictional Determination Request

A. PARCEL INFORMATION

Street Address: 1155 Tulls Creek Road

City, State: Moyock NC

County: Currituck

Parcel Index Number(s) (PIN): 8051-08-7335 & 8051-04-0367

B. REQUESTOR INFORMATION

Name: Thelma Steingold Trustee

Mailing Address: Post Office Box 4808
Virginia Beach, VA 23454

Telephone Number: _____

Electronic Mail Address: _____

Select one:

☒

I am the current property owner.

☐

I am an Authorized Agent or Environmental Consultant¹

☐

Interested Buyer or Under Contract to Purchase

☐

Other, please explain. _____

C. PROPERTY OWNER INFORMATION²

Name: _____

Mailing Address: _____

Telephone Number: _____

Electronic Mail Address: _____

¹ Must provide completed Agent Authorization Form/Letter.

² Documentation of ownership also needs to be provided with request (copy of Deed, County GIS/Parcel/Tax Record).

Jurisdictional Determination Request

D. PROPERTY ACCESS CERTIFICATION^{3,4}

By signing below, I authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) to enter upon the property herein described for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am either a duly authorized owner of record of the property identified herein, or acting as the duly authorized agent of the owner of record of the property.

Trustee

Print Name

Capacity: ☒ Owner ☐ Authorized Agent⁵

Date

April 17, 2025

Signature

E. REASON FOR JD REQUEST: (Check as many as applicable)

- ☒ I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all aquatic resources.
- ☐ I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
- ☐ I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps, and the JD would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
- ☐ I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps; this request is accompanied by my permit application and the JD is to be used in the permitting process.
- ☐ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district Section 10 list and/or is subject to the ebb and flow of the tide.
- ☐ A Corps JD is required in order obtain my local/state authorization.
- ☐ I intend to contest jurisdiction over a particular aquatic resource and request the Corps confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
- ☐ I believe that the site may be comprised entirely of dry land.
- ☐ Other: _____

³ For NCDOT requests following the current NCDOT/USACE protocols, skip to Part E.

⁴ If there are multiple parcels owned by different parties, please provide the following for each additional parcel on a continuation sheet.

⁵ Must provide agent authorization form/letter signed by owner(s).

Jurisdictional Determination Request

F. JURISDICTIONAL DETERMINATION (JD) TYPE (Select One)

- ☒ I am requesting that the Corps provide a preliminary JD for the property identified herein.

A Preliminary Jurisdictional Determination (PJD) provides an indication that there may be "waters of the United States" or "navigable waters of the United States" on a property. PJDs are sufficient as the basis for permit decisions. For the purposes of permitting, all waters and wetlands on the property will be treated as if they are jurisdictional "waters of the United States". PJDs cannot be appealed (33 C.F.R. 331.2); however, a PJD is "preliminary" in the sense that an approved JD can be requested at any time. PJDs do not expire.

- ☐ I am requesting that the Corps provide an approved JD for the property identified herein.

An Approved Jurisdictional Determination (AJD) is a determination that jurisdictional "waters of the United States" or "navigable waters of the United States" are either present or absent on a site. An approved JD identifies the limits of waters on a site determined to be jurisdictional under the Clean Water Act and/or Rivers and Harbors Act. Approved JDs are sufficient as the basis for permit decisions. AJDs are appealable (33 C.F.R. 331.2). The results of the AJD will be posted on the Corps website. A landowner, permit applicant, or other "affected party" (33 C.F.R. 331.2) who receives an AJD may rely upon the AJD for five years (subject to certain limited exceptions explained in Regulatory Guidance Letter 05-02).

- ☐ I am unclear as to which JD I would like to request and require additional information to inform my decision.

G. ALL REQUESTS

- ☒ Map of Property or Project Area. This Map must clearly depict the boundaries of the review area.
- ☒ Size of Property or Review Area 235.5 acres.
- ☒ The property boundary (or review area boundary) is clearly physically marked on the site.

Jurisdictional Determination Request

H. REQUESTS FROM CONSULTANTS

☒ Project Coordinates (Decimal Degrees): Latitude: 36.510103
Longitude: -76.106493

☒ A legible delineation map depicting the aquatic resources and the property/review area. Delineation maps must be no larger than 11x17 and should contain the following: (Corps signature of submitted survey plats will occur after the submitted delineation map has been reviewed and approved).⁶

- North Arrow
- Graphical Scale
- Boundary of Review Area
- Date
- Location of data points for each Wetland Determination Data Form or tributary assessment reach.

For Approved Jurisdictional Determinations:

- Jurisdictional wetland features should be labeled as Wetland Waters of the US, 404 wetlands, etc. Please include the acreage of these features.
- Jurisdictional non-wetland features (i.e. tidal/navigable waters, tributaries, impoundments) should be labeled as Non-Wetland Waters of the US, stream, tributary, open water, relatively permanent water, pond, etc. Please include the acreage or linear length of each of these features as appropriate.
- Isolated waters, waters that lack a significant nexus to navigable waters, or non-jurisdictional upland features should be identified as Non-Jurisdictional. Please include a justification in the label regarding why the feature is non-jurisdictional (i.e. "Isolated", "No Significant Nexus", or "Upland Feature"). Please include the acreage or linear length of these features as appropriate.

For Preliminary Jurisdictional Determinations:

- Wetland and non-wetland features should not be identified as Jurisdictional, 404, Waters of the United States, or anything that implies jurisdiction. These features can be identified as Potential Waters of the United States, Potential Non-wetland Waters of the United States, wetland, stream, open water, etc. Please include the acreage and linear length of these features as appropriate.

☒ Completed Wetland Determination Data Forms for appropriate region
(at least one wetland and one upland form needs to be completed for each wetland type)

⁶ Please refer to the guidance document titled "Survey Standards for Jurisdictional Determinations" to ensure that the supplied map meets the necessary mapping standards. <http://www.saw.usace.army.mil/Missions/Regulatory-Permit-Program/Jurisdiction/>

Jurisdictional Determination Request

- ☒ Completed appropriate Jurisdictional Determination form
 - **PJDs**, please complete a Preliminary Jurisdictional Determination Form⁷ and include the Aquatic Resource Table
 - **AJDs**, please complete an Approved Jurisdictional Determination Form⁸
- ☒ Vicinity Map
- ☒ Aerial Photograph
- ☒ USGS Topographic Map
- ☒ Soil Survey Map
- ☒ Other Maps, as appropriate (e.g. National Wetland Inventory Map, Proposed Site Plan, previous delineation maps, LIDAR maps, FEMA floodplain maps)
- ☐ Landscape Photos (if taken)
- ☐ NCSAM and/or NCWAM Assessment Forms and Rating Sheets
- ☐ NC Division of Water Resources Stream Identification Forms
- ☐ Other Assessment Forms

⁷ www.saw.usace.army.mil/Portals/59/docs/regulatory/regdocs/JD/RGL_08-02_App_A_Prelim_JD_Form_fillable.pdf

⁸ Please see <http://www.saw.usace.army.mil/Missions/Regulatory-Permit-Program/Jurisdiction/>

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.

Conceptual Stormwater Management Narrative

Millstone Crossing Subdivision

Moyock, NC

August 28, 2025

General

Millstone Crossing Subdivision is a single-family detached residential development to be located on two tracts totaling about 110 acres, located on both sides of Tulls Creek Road about one half mile west of Tulls Bay Colony. The northern tract development will consist of 1 single family lots on 31.31 acres, and the southern tract development will have 31 single-family lots on 79.34 acres. Both tracts will have over 60% open space and will have customary infrastructure (stormwater management facilities, waterlines, and sidewalks).

Summary of Existing Conditions

The northern tract is currently undeveloped and generally drains to an existing wetland to the north, which then drains to the Northwest River. A small portion of the southern tract drains to the highway ditch along Tulls Creek Road along the north side of the property, but the majority of the tract drains to the Stone South Outlet ditch, which runs through the property and continues southeast and outlets to Tulls Creek.. There are perimeter ditches, which are located partially off-site and are not intended to be used to drain the subdivision. Per the NRCS Soils Report, the soils on the south tract consist primarily of Roanoke fine sandy loam. The north tract consists primarily of Wahee fine sandy loam. These soil conditions do not lend themselves to the installation of stormwater infiltration systems. The existing site is primarily farmland, with a small wooded area in the southwest corner. Both tracts are relatively flat, with the northern tract draining generally south to north from about 7' MSL to about 4' MSL toward the wetlands. Most of the lots are in an area with 6' to 7' elevations. The southern tract, except for a low area just south of Tulls Creek Road, also ranges from about 6 to 7' MSL in elevation, and generally drains through a series of farm ditches to the Stone South Outlet ditch. There is a small wetland area adjacent to the Stone South Outlet ditch as it leaves the property on its way to Tulls Creek.

Summary of Proposed Conditions

Since the soils are relatively poorly drained, and do not readily support the installation of infiltration-based stormwater management systems, it is proposed to meet Currituck County's Stormwater Management Ordinance requirements by installing wet ponds. One pond is proposed in the low area adjacent to Tulls Creek Road, a second larger pond on the south tract will accept runoff from the majority of the development and then will have a controlled outlet to the existing ditch, and the north tract will drain to a BMP that is being proposed adjacent to the wetlands to the north of the development property. These ponds will be sized in accordance with Currituck County Stormwater Ordinance requirements to mitigate peak flows / mitigate increases in downstream water surface elevations associated with the proposed development. All ponds will discharge via control structures. Swales that will be constructed along the proposed roadways and along rear property lines will accept runoff from the lots and convey it to the proposed BMPs. A portion of the roads will have curb and gutter; the lots fronting on this part of the street will generally drain to collector swales in the rear, which will convey runoff to the BMP.

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

Lots are generally anticipated to be 1 to 2 feet above existing grade, roads are anticipated to be at about 0.5' to 1' above grade, unimproved open space will be at grade, and stormwater improvements will be below grade. The permanent pool within the ponds is expected to be established at / normalize at an elevation of around 4', which will be confirmed during final design.

Engineering Design

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

Proposed Street Name Review and Addition to Master Street List Form

To Be Completed By Applicant

Subdivision Name: Millstone Crossing
Subdivision Type: Conservation
Applicant: Allied Properties, LLC
Address: 227 Caratoke Highway
Moyock, NC 27958
Phone: 252-435-2718 Fax: _____

Proposed Street Name(s):

<u>Stonebrook Court</u>	<u>✓</u>	_____
<u>Hammermill Way</u>	<u>✓</u>	_____
<u>Wheatfeld Court</u>	<u>✓</u>	_____
<u>Clearview Way</u>	<u>✓</u>	_____
_____	_____	_____
_____	_____	_____

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

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: 8/26/25

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

457718

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M1 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457721

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M2 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457722

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M3 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457723

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M4 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.


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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457724

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M5 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.


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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457725

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M6 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457726

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M7 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457727

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M8 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457729

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M9 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad higher than finished septic tank grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457730

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M10 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.


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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad higher than finished septic tank grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457718

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M1 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457721

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M2 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457722

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M3 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457723

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M4 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.


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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457724

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M5 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.


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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457725

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M6 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457726

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M7 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457727

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M8 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad Higher than finished septic tank Grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457729

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M9 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad higher than finished septic tank grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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

457730

Applicant:

Allied Properties LLC
227 Caratoke Highway
Moyock, NC 27958

Owner:

Maurice & Thelma Steingold, Trustees
PO Box 4808
Virginia Beach, 23454

Site Location:

Lot M10 Tulls Creek Road
Moyock, NC 27958

GPD: 480	LTAR: 0.300	Classification: Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Sand Backfill Trenches to a depth of 5 ft.

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
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$496

Comments:

Fill House pad higher than finished septic tank grade (12")

EHS:



Carver, Kevin

Date: 08/26/2025

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): Maurice & Thelma Steingold, TTEE

Mailing Address: Tulls Creek Road, Moyock, NC 27959

E-Mail Address:

Phone Number:

Applicant Information (if different from Owner)

Name(s): Allied Properties, LLC

Mailing Address: 227 Caratoke Highway, Moyock, NC 27958

E-Mail Address: jold@qhoc.com

Phone Number: 252-435-2718

Parcel Information

PIN(s): 002200000010000 & 0022000000480000

Street Address: Tulls Creek Road

Project Information

Name of Project: Millstone Crossing

Number of Units: 53

Projected Daily Project Demand (gpd): 21,200

Anticipated Water Access Date: 12-2026

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

8-25-25
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

Date

County Manager

Date

This capacity availability is valid for one year from approval date.