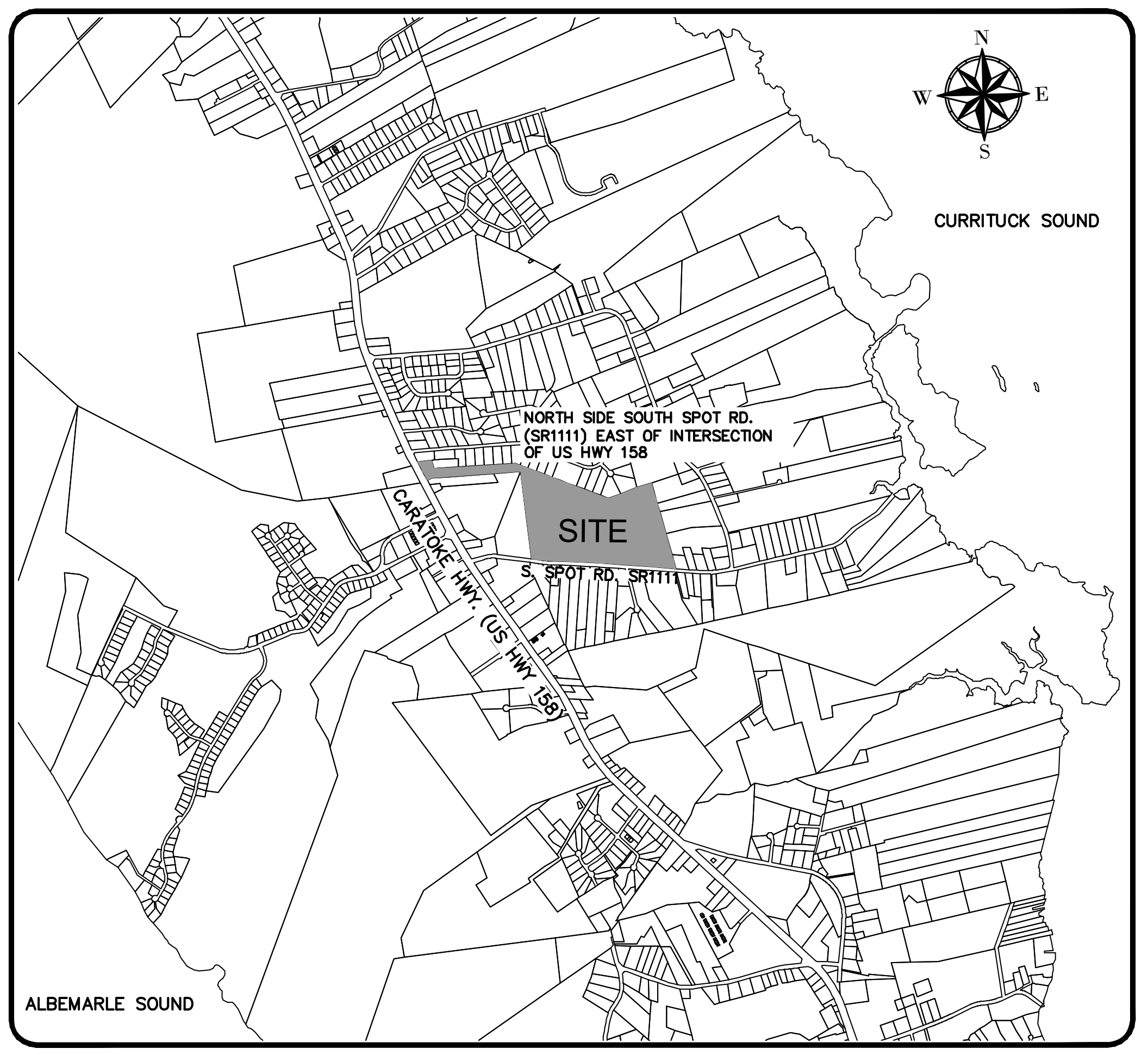
CONSTRUCTION DRAWINGS FOR

SEASIDE MEADOWS

A 56 LOT CONSERVATION SUBDIVISION

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA


CURRITUCK SOUND
NORTH SIDE SOUTH SPOT RD. (SR1111) EAST OF INTERSECTION OF US HWY 158
SITE
CARATOKE HWY. (US HWY 158)
S. SPOT RD. SR1111
ALBEMARLE SOUND

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. PROJECT NAME: SEASIDE MEADOWS
2. APPLICANT: SOUTH SPOT, LLC

   OWNERS:
   SOUTH SPOT, LLC [PARCEL 3]
   2522 S. CROATAN HWY. SUITE 1C
   NAGS HEAD, NC 27959

   M.A. SHOES, LLC [PARCEL 1, 2 & 4]
   2522 S. CROATAN HWY. SUITE 1C
   NAGS HEAD, NC 27959

3. PROPERTY DATA:
   ADDRESS: SOUTH SPOT ROAD, POWELL'S POINT, NC 27966
   PINS: 0124–000–036A–0000 (PARCEL 1), 0124–000–036B–0000 (PARCEL 2), 0124–000–0028–0000 (PARCEL 3) & 0124–000–0037–0000 (PARCEL 4).
   RECORDED REFERENCES: D.B. 1010, PG. 343; D.B. 1390, PG. 684; D.B. 1720, PG. 292; P.C. D, SL. 300,
   PROPERTY ZONING: GB–GENERAL BUSINESS (PARCELS 1 & 4), AG–AGRICULTURE (PARCEL 2) & SFM–SINGLE FAMILY–MAINLAND (PARCEL 3)
4. F.I.R.M. DATA:
   ZONE X PER F.I.R.M. MAP NO. 3720983700K HAVING AN EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
5. THIS PROPERTY CONTAINS ACOE "404' JURISDICTIONAL WETLANDS AS SHOWN AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
6. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG THE REAR AND SIDE PROPERTY LINES AND A 25' EASEMENT FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINES IS HEREBY ESTABLISHED. PEDESTRIAN ACCESS AND STREET TREE EASEMENTS ARE HEREBY PROVIDED PER TYPICAL LOT DETAIL ON SHEET 6. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO CURRITUCK COUNTY.

   A 25' DRAINAGE EASEMENT SHALL BE ESTABLISHED ALONG ALL MAJOR DRAINAGE WAYS SERVING MORE THAN 5 ACRES. A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
7. EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
   - 2024 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
   - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP.
   - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
8. SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. NCDOT'S MAINTENANCE RESPONSIBILITY IS INCLUSIVE OF THE RIGHT–OF–WAY ONLY. MAINTENANCE OF UPSTREAM AND DOWNSTREAM CONVEYANCES AND ANY PIPES OR STRUCTURES LOCATED OUTSIDE OF OR SPANNING ACROSS THE RIGHT–OF–WAY ARE THE EXPRESS RESPONSIBILITY OF THE DEVELOPER OR HOMEOWNER'S ASSOCIATION.

DEVELOPMENT NOTES:

1. EXISTING PROPERTY SUMMARY:

PARCEL 1 AREA:	1.00 AC.
PARCEL 2 AREA:	3.41 AC.
PARCEL 3 AREA:	61.58 AC.
PARCEL 4 AREA:	0.76 AC.
TOTAL AREA:	66.75 AC.

2. PROPOSED PROPERTY SUMMARY:

RECOMBINED LOT 4 AREA:	0.76 AC. (NOT A PART)
RECOMBINED SUBDIVISION AREA:	65.99 AC. (PROJECT AREA)

3. DEVELOPMENT SUMMARY:

PROPOSED LOT AREA:	32.14 AC.
PROPOSED R/W AREA:	6.71 AC.
PROPOSED OPEN SPACE AREA:	27.14 AC.
TOTAL AREA:	65.99 AC.
# OF PROPOSED RESIDENTIAL LOTS:	56
PROPOSED RIGHT–OF–WAY WIDTH:	50'
PROPOSED ENTRANCE ROADWAY WIDTH:	20' (EOP–EOP)
PROPOSED C&G ROADWAY WIDTH:	27' (BOC–BOC)
LINEAR FEET OF SUBDIVISION ROADWAY:	5,340 L.F.±

4. IMPERVIOUS COVERAGE SUMMARY:

RESIDENTIAL LOT COVERAGE:	9.64 AC.
ROADWAY COVERAGE:	3.54 AC.
PARKING COVERAGE:	0.06 AC.
SIDEWALK COVERAGE:	1.17 AC.
MISC. AMENITY COVERAGE:	0.19 AC.
TOTAL AREA:	14.60 AC.
% COVERAGE:	22.12%

5. PROPOSED DISTURBED AREA: 61.5 AC

FINAL DRAWING
NOT RELEASED FOR CONSTRUCTION

SPECIAL USE PERMIT APPROVAL CONDITIONS:

1. DEVELOPER WILL RECORD A RESTRICTIVE COVENANT TO REQUIRE CURBSIDE TRASH SERVICE PRIOR TO PUTTING THE FIRST PHASE OF SUBDIVISION TO RECORD.
2. IF ALLOWED BY NCDOT, VEHICULAR ACCESS TO SOUTH SPOT ROAD WOULD BE RESTRICTED TO EMERGENCY ACCESS ONLY, ONE–WAY, OR SIMILAR DESIGN. IF NOT ALLOWED BY NCDOT, WHISTLEWOOD LANE WILL TERMINATE IN A CUL–DE–SAC OR SIMILAR DESIGN. LOT LINES MAY BE ADJUSTED TO ACCOMMODATE THIS SO LONG AS THE TOTAL NUMBER OF LOTS DOES NOT INCREASE AND THE TOTAL AMOUNT OF OPEN SPACE DOES NOT DECREASE.
3. DEVELOPER SHALL CLEAN TIG–MA–TAR DITCH BETWEEN THE SUBJECT PROPERTY AND THE POINTE GOLF COURSE PRIOR TO PUTTING FIRST PLAT PHASE OF SUBDIVISION TO RECORD. THE OBLIGATION TO CLEAN OUT THE DITCH IS SUBJECT TO DEVELOPER RECEIVING RIGHTS TO ENTER AND ACCESS FROM NECESSARY PROPERTY OWNERS, NCDOT, AND OTHER APPLICABLE JURISDICTIONS.
4. TIG–MA–TAR DITCH AND THE ENTIRETY OF ITS DRAINAGE AREA FROM ITS ORIGIN NORTH OF FREEDOM BUSINESS PARK TO A POINT SOUTH OF THE POINTE GOLF COURSE WILL BE MODELED IN EPA SWMM FOR THE PRE–CONSTRUCTION AND POST CONSTRUCTION CONDITIONS. THE FINDINGS OF THIS MODELING WILL BE DOCUMENTED IN A REPORT THAT WILL BE MADE AVAILABLE TO CURRITUCK COUNTY. IN ADDITION TO THE CURRITUCK COUNTY 10–YEAR STORM PEAK FLOW REDUCTION REQUIREMENTS, THE DEVELOPER WILL DESIGN AND INSTALL AN ON–SITE STORMWATER MANAGEMENT SYSTEM THAT WILL ALSO MAINTAIN POST–CONSTRUCTION PEAK FLOW FROM THE SITE AT OR BELOW THE PRE–CONSTRUCTION PEAK FLOW FROM A 100–YEAR RAINFALL EVENT.
5. PHASE 1 WOULD CONTAIN NO MORE THAN 35 LOTS AND THE EARLIEST LOT OF RECORD WOULD BE RECORDED JUNE 1, 2026. PHASE 2 WOULD CONSIST OF NO MORE THAN 21 LOTS AND THE EARLIEST LOT OF RECORD WOULD BE RECORDED DECEMBER 1, 2026.
6. THE APPLICANT AGREES TO KEEP THE EXISTING VEGETATIVE BUFFER BETWEEN THE SUBDIVISION AND SOUTH SPOT ROAD WHERE APPLICABLE.

THE FOLLOWING PERMITS ARE REQUIRED PRIOR TO PROJECT CONSTRUCTION:

PERMIT	AGENCY	REFERENCE NUMBER	DATE
SEDIMENTATION AND EROSION CONTROL PERMIT	N.C.D.E.Q. – DIVISION OF LAND RESOURCES	CURRI–2026–0155	3/16/2026
STORMWATER MANAGEMENT PERMIT	N.C.D.E.Q – DIVISION OF LAND RESOURCES	SW7260301	3/13/2026
WATERLINE EXTENSION AUTHORIZATION TO CONSTRUCT	N.C.D.E.Q – PUBLIC WATER SUPPLY	26–00189	3/2/2026
DRIVEWAY PERMIT	N.C.D.O.T.		
ENCROACHMENT AGREEMENT	N.C.D.O.T.		
NO PERMIT REQUIRED LETTER	U.S.A.C.O.E.	38338	3/9/2026
CURRITUCK COUNTY PRELIMINARY PLAT & USE PERMIT	CURRITUCK COUNTY BOARD OF COMMISSIONERS	PB 24–27	5/19/2025
CURRITUCK COUNTY CONSTRUCTION AUTHORIZATION	CURRITUCK COUNTY PLANNING STAFF	–	

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING CONDITIONS & SITE FEATURES
3	EXISTING CONDITIONS & SITE FEATURES
4	DEVELOPMENT OVERVIEW AND PHASING PLAN
5	GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN
6	GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN
7	EROSION & SEDIMENT CONTROL PLAN
8	EROSION & SEDIMENT CONTROL PLAN
9	WATERMAIN EXTENSION AND WATER SERVICE PLAN
10	WATERMAIN EXTENSION AND WATER SERVICE PLAN
11	LANDSCAPING, BUFFERING, SIGNAGE AND LIGHTING PLAN
12	PINEBROOK LN. PLAN & PROFILE STA. 0+00 – 9+00
13	PINEBROOK LN. PLAN & PROFILE STA. 9+00 – 18+00
14	PINEBROOK LN. PLAN & PROFILE STA. 18+00 – 27+00
15	PINEBROOK LN. PLAN & PROFILE STA. 27+00 – 36+00
16	PINEBROOK LN. PLAN & PROFILE STA. 36+00 – 39+26
17	WHISTLEWOOD DR. PLAN & PROFILE STA. 0+00 – 4+95
18	DANBURY LN. PLAN & PROFILE STA. 0+00 – 6+00
19	DANBURY LN. PLAN & PROFILE STA. 4+00 – 9+79
20	U.S. HWY. 158 RIGHT TURN LANE PLAN AND DETAILS
21	ROADWAY & CURBING TYP. CONSTRUCTION DETAILS
22	SIDEWALK AND DRAINAGE TYP. CONSTRUCTION DETAILS
23	GRADING AND DRAINAGE TYP. CONSTRUCTION DETAILS
24	EROSION AND SEDIMENT CONTROL NOTES & DETAILS
25	NCG01–GROUND STABILIZATION & MATERIALS HANDLING
26	NCG01–SELF INSPECTION, RECORD KEEPING & REPORTING

North Carolina
One–Call Center
Inc.
811
Know what's below
Call before you dig.

STORMWATER CERTIFICATE

I, ______________________, OWNER/AGENT HEREBY CERTIFY THE INFORMATION INCLUDED ON THIS AND ATTACHED PAGES IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ON THE PLAN ENTITLED, CONSTRUCTION DRAWINGS FOR SEASIDE MEADOWS – GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN, STORMWATER DRAINAGE IMPROVEMENTS SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS AND APPROVED BY CURRITUCK COUNTY. YEARLY INSPECTIONS ARE REQUIRED AS PART OF THE STORMWATER PLAN. THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE REQUIRED. CURRITUCK COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE, OR PERFORMANCE OF THE STORMWATER IMPROVEMENTS.

________________ DATE

________________________________. OWNER/AGENT

SURVEY LEGEND

SCM ⊡	SET CONCRETE MONUMENT
SIR ⊙	SET IRON ROD
EIR ○	EXISTING IRON ROD
EIP ○	EXISTING IRON PIPE
CP ∘	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

PLAN LEGEND

— – — – —	ROADWAY CENTERLINE
—— – – ——	RIGHT–OF–WAY
———	PROPERTY BOUNDARY
— — — —	ADJOINING PROPERTY LINE
—— ∘∘∘ ——	EXISTING DITCH CENTERLINE
//////	EXISTING DITCH TOP OF BANK
	EXISTING WETLANDS
— — — —	30' UNDISTURBED BUFFER (COUNTY)
⇒	PROPOSED SWALE W/ FLOW ARROW
⇐ ● ⇒	PROPOSED SWALE HIGH POINT
▨	EXISTING DITCH TO BE FILLED
—— FEMA —— FEMA ——	FEMA BOUNDARY LINE
– – – 6 – – –	EXISTING GRADE CONTOUR
——6——	PROPOSED GRADE CONTOUR
X 0.00	EXISTING SPOT GRADE
•0.00	PROPOSED SPOT GRADE
	EXISTING CULVERT
	PROPOSED CULVERT
D	PROPOSED DRAINAGE STRUCTURE
—— EWL —— EWL ——	EXISTING WATER LINE
—— WL —— WL ——	PROPOSED WATER LINE (SIZE NOTED)
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER SERVICE
⧓	PROPOSED GATE VALVE
	PROPOSED BLOW–OFF ASSEMBLY
◀	PROPOSED REDUCER
🟥	PROPOSED LIMITS OF DISTURBANCE
—□——□—	PROPOSED SILT FENCE
D	PROPOSED INLET PROTECTION
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED TEMPORARY CHECK DAM

PROFILE LEGEND

– – – – – –	EXISTING GRADE @ ROAD C/L
———	PROPOSED GRADE @ ROAD C/L
—— WL —— WL ——	PROPOSED WATER LINE (SIZE NOTED)
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED REDUCER

NOTE:
EXISTING SITE INFORMATION DESCRIBED HEREON IS BELIEVED TO BE ACCURATE, HOWEVER, BPG INC. MAKES NO WARRANTY AS TO THE ACCURACY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THIS INFORMATION BEFORE RELYING ON IT. THE CONTENT OF THESE DOCUMENTS MAY ALSO INCLUDE TECHNICAL INACCURACIES OR TYPOGRAPHICAL ERRORS. IF SUCH CONDITIONS EXIST, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO PROCEEDING WITH THE SCHEDULED WORK AND MAY CONTINUE AFTER AN AUTHORIZATION TO PROCEED HAS BEEN GRANTED.

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists
Bissell Professional Group
Firm License # C–956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261–3266
FAX (252) 261–1760

COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

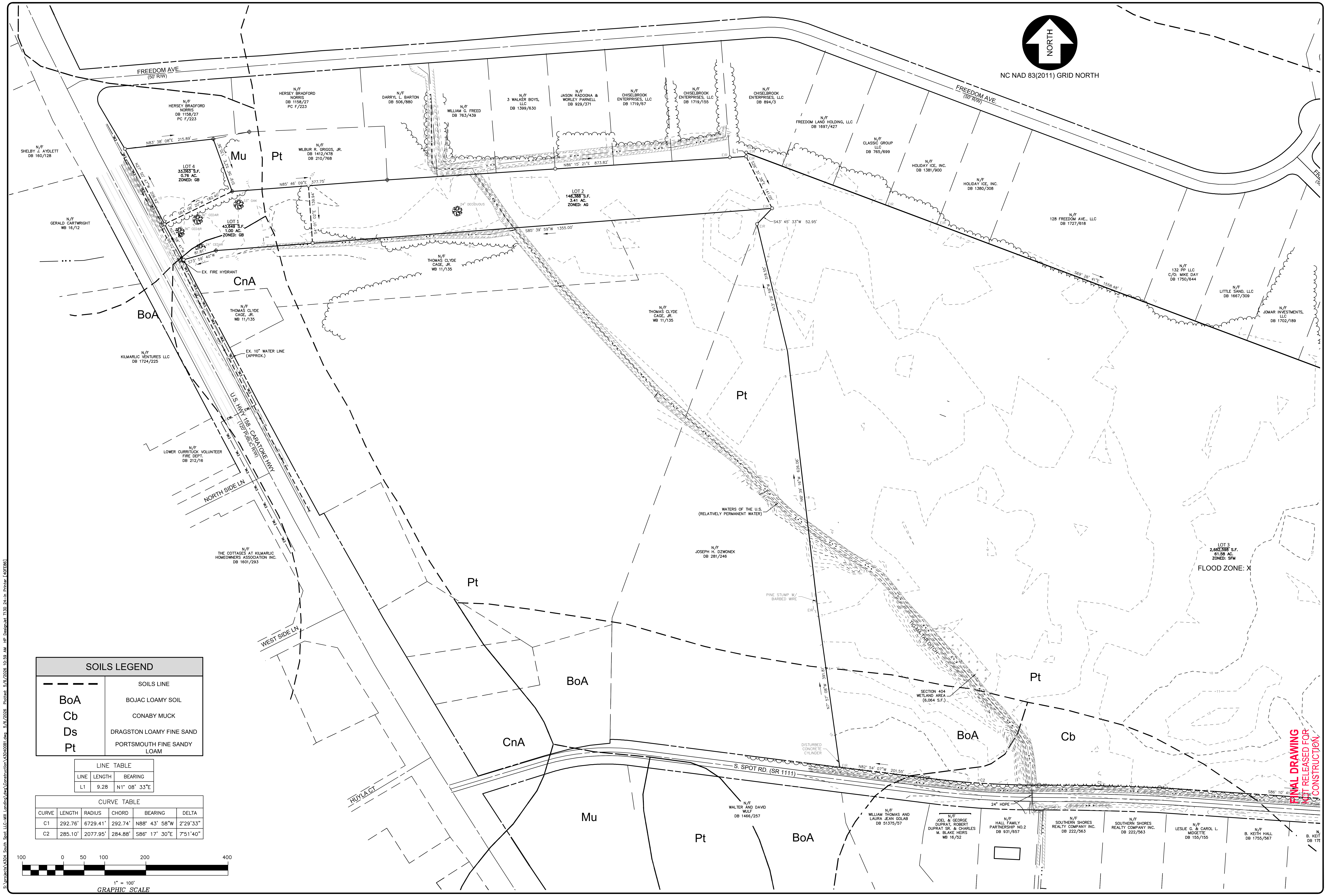
PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4–28–26	ADD NOTE 10, UPDATE PERMIT TABLE	DMK

DocuSigned by:
SEAL 042639
DAVID M. KLEBITZ
76B82DFDFA6D4CB...
5/6/26

DATE: 12-24-25	SCALE: AS SHOWN
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG
SHEET: 1 OF 26	
CAD FILE: 430400B1	
PROJECT NO: 4304	


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE.
(50' R/W)
N/F
HERSEY BRADFORD
NORRIS
DB 1158/27
PC F/223
N/F
HERSEY BRADFORD
NORRIS
DB 1158/27
PC F/223
N/F
DARRYL L. BARTON
DB 506/880
N/F
WILLIAM G. FREED
DB 763/439
N/F
3 WALKER BOYS,
LLC
DB 1399/630
N/F
JASON RADOGNA &
WORLEY PARNELL
DB 929/371
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 1719/67
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 1719/155
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 894/3
N/F
FREEDOM LAND HOLDING, LLC
DB 1697/427
N/F
CLASSIC GROUP
LLC
DB 765/699
N/F
HOLIDAY ICE, INC.
DB 1381/900
N/F
HOLIDAY ICE, INC.
DB 1380/308
N/F
128 FREEDOM AVE., LLC
DB 1727/618
N/F
132 PP LLC
C/O: MIKE DAY
DB 1750/644
N/F
LITTLE SAND, LLC
DB 1667/309
N/F
JOMAR INVESTMENTS,
LLC
DB 1702/189
N/F
SHELBY J. AYDLETT
DB 160/128
N/F
GERALD CARTWRIGHT
WB 16/12
N/F
WILBUR R. GRIGGS, JR.
DB 1412/478
DB 210/768
Mu
Pt
LOT 4
33,063 S.F.
0.76 AC.
ZONED: GB
N83° 38' 08"E 215.89'
S19° 56' 52"E 135.36'
N27° 50' 47"W 206.92'
S64° 06' 20"W 182.40'
N85° 46' 09"E 377.75'
S4° 01' 02"E 139.94'
33" OAK
36" CEDAR
36" CEDAR
24" CEDAR
LOT 1
43,649 S.F.
1.00 AC.
ZONED: GB
N27° 58' 41"W 98.02'
81.81'
S73° 59' 40"W
EX. FIRE HYDRANT
EWL
CnA
BoA
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
EX. 10" WATER LINE
(APPROX.)
N/F
KILMARLIC VENTURES LLC
DB 1724/225
U.S. HWY 158 - CARATOKE HWY
(120' PUBLIC R/W)
N/F
LOWER CURRITUCK VOLUNTEER
FIRE DEPT.
DB 212/16
NORTH SIDE LN
N/F
THE COTTAGES AT KILMARLIC
HOMEOWNERS ASSOCIATION INC.
DB 1601/293
WEST SIDE LN
HUYLA CT
24" DECIDUOUS
LOT 2
148,388 S.F.
3.41 AC.
ZONED: AG
N86° 15' 21"E 873.82'
S85° 39' 59"W 1355.00'
L1
BENT
EIR
S26° 31' 38"E 141.05'
S43° 45' 33"W 52.95'
N13° 29' 59"W 318.55'
S69° 26' 41"E 1558.48'
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
Pt
N6° 39' 16"W 626.06'
WATERS OF THE U.S.
(RELATIVELY PERMANENT WATER)
N/F
JOSEPH H. DZWONEK
DB 281/246
PINE STUMP W/
BARBED WIRE
TIG-MA-TAR DITCH
LOT 3
2,682,595 S.F.
61.58 AC.
ZONED: SFM
FLOOD ZONE: X
Pt
BoA
CnA
N7° 57' 08"W 391.81'
SECTION 404
WETLAND AREA
(6,064 S.F.)
Pt
BoA
Cb
DISTURBED
CONCRETE
CYLINDER
N82° 54' 07"W 201.55'
S. SPOT RD. (SR 1111)
C1
C2
CP
24" HDPE
S86° 10' 41" 635.06'
Mu
Pt
BoA
N/F
WALTER AND DAVID
WULF
DB 1466/257
N/F
WILLIAM THOMAS AND
LAURA JEAN GOLAB
DB 51375/57
N/F
JOEL & GEORGE
DUPRAT, ROBERT
DUPRAT SR. & CHARLES
M. BLAKE HEIRS
WB 16/52
N/F
HALL FAMILY
PARTNERSHIP NO.2
DB 931/657
N/F
SOUTHERN SHORES
REALTY COMPANY INC.
DB 222/563
N/F
SOUTHERN SHORES
REALTY COMPANY INC.
DB 222/563
N/F
LESLIE G. & CAROL L.
MIDGETTE
DB 155/155
N/F
B. KEITH HALL
DB 1755/567
100
0
50
100
200
400
1" = 100'
GRAPHIC SCALE

SOILS LEGEND

— — — —	SOILS LINE
BoA	BOJAC LOAMY SOIL
Cb	CONABY MUCK
Ds	DRAGSTON LOAMY FINE SAND
Pt	PORTSMOUTH FINE SANDY LOAM

LINE TABLE

LINE	LENGTH	BEARING
L1	9.28	N1° 08' 33"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	292.76'	6729.41'	292.74'	N88° 43' 58"W	2°29'33"
C2	285.10'	2077.95'	284.88'	S86° 17' 30"E	7°51'40"

S:\projects\4304 South Spot LLC–Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 10:59 AM HP DesignJet T130 24–in Printer [40FE86]

FINAL DRAWING
NOT RELEASED FOR CONSTRUCTION

Bissell Professional Group
Firm License # C–956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261–3266
FAX (252) 261–1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

EXISTING CONDITIONS & SITE FEATURES PLAN

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

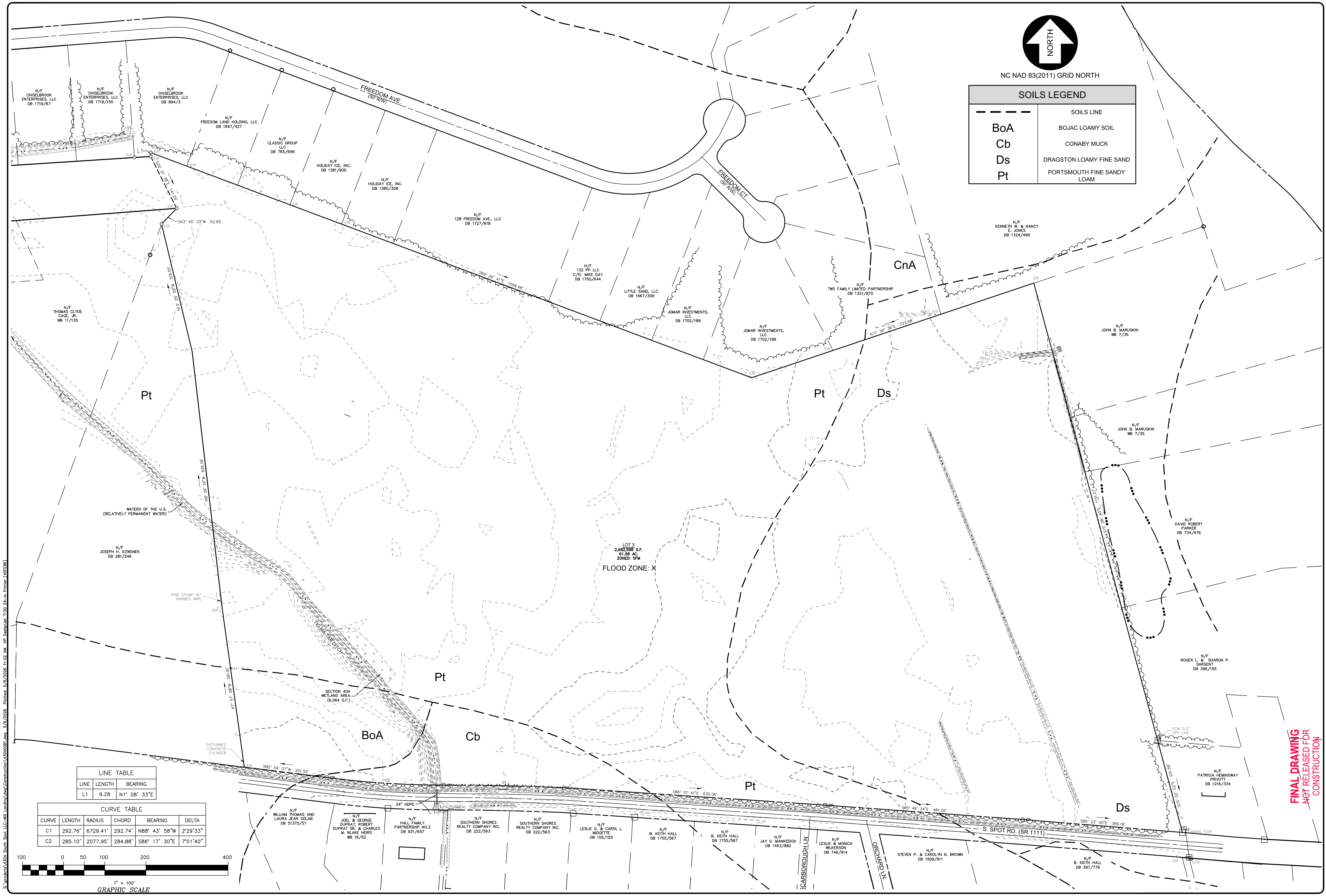
DocuSigned by:
SEAL
042639
76B82DFDFA6D4CB...
DAVID M.

DATE: 12-24-25	SCALE: 1" = 100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 2 OF 26

CAD FILE: 430400B1

PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 1719/67
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 1719/155
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 894/3
N/F
FREEDOM LAND HOLDING, LLC
DB 1697/427
N/F
CLASSIC GROUP
LLC
DB 765/699
N/F
HOLIDAY ICE, INC.
DB 1381/900
N/F
HOLIDAY ICE, INC.
DB 1380/308
FREEDOM AVE.
(50' R/W)
FREEDOM CT.
(50' R/W)
N/F
128 FREEDOM AVE., LLC
DB 1727/618
N/F
132 PP LLC
C/O: MIKE DAY
DB 1750/644
N/F
LITTLE SAND, LLC
DB 1667/309
N/F
JOMAR INVESTMENTS,
LLC
DB 1702/189
N/F
JOMAR INVESTMENTS,
LLC
DB 1702/189
N/F
TWS FAMILY LIMITED PARTNERSHIP
DB 1321/870
CnA
N/F
KENNETH W. & NANCY
E. JONES
DB 1324/499
L1
BENT
EIR
S26° 31' 38"E 141.05'
S43° 45' 33"W 52.95'
N13° 29' 59"W 318.55'
S69° 26' 41"E 1558.48'
N71° 26' 36"E 723.08'
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
Pt
Pt
Ds
N/F
JOHN B. MARUSKIN
WB 7/35
N/F
JOHN B. MARUSKIN
WB 7/35
N6° 39' 16"W 626.06'
WATERS OF THE U.S.
(RELATIVELY PERMANENT WATER)
N/F
JOSEPH H. DZWONEK
DB 281/246
LOT 3
2,682,598 S.F.
61.58 AC.
ZONED: SFM
FLOOD ZONE: X
S15° 08' 40"E 1151.07'
N/F
DAVID ROBERT
PARKER
DB 734/476
PINE STUMP W/
BARBED WIRE
TIG-MA-TAR DITCH
SECTION 404
WETLAND AREA
(6,064 S.F.)
N7° 57' 08"W 391.81'
Pt
BoA
Cb
N/F
ROGER L. & SHARON P.
SARGENT
DB 396/155
DISTURBED
CONCRETE
CYLINDER
N82° 54' 07"W 201.55'
C2
C1
CP
S86° 10' 41"E 635.06'
Pt
ECM 0.3'
OFF LINE
S15° 02' 52"E 231.59'
N/F
PATRICIA HEMINGWAY
PRIVOTT
DB 1216/334
24" HDPE
S85° 49' 34"E 481.05'
Ds
S85° 23' 00"E 389.18'
LEANING ECM
S. SPOT RD. (SR 1111)
ECM
N/F
WILLIAM THOMAS AND
LAURA JEAN GOLAB
DB 51375/57
N/F
JOEL & GEORGE
DUPRAT, ROBERT
DUPRAT SR. & CHARLES
M. BLAKE HEIRS
WB 16/52
N/F
HALL FAMILY
PARTNERSHIP NO.2
DB 931/657
N/F
SOUTHERN SHORES
REALTY COMPANY INC.
DB 222/563
N/F
SOUTHERN SHORES
REALTY COMPANY INC.
DB 222/563
N/F
LESLIE G. & CAROL L.
MIDGETTE
DB 155/155
N/F
B. KEITH HALL
DB 1755/567
N/F
B. KEITH HALL
DB 1755/567
N/F
JAY G. MANKEDICK
DB 1463/882
SCARBOROUGH LN.
N/F
LESLIE & MONICA
WILKERSON
DB 746/914
ORCHARD LN.
N/F
STEVEN P. & CAROLYN N. BROWN
DB 1509/911
N/F
B. KEITH HALL
DB 397/779
100 0 50 100 200 400
1" = 100'
GRAPHIC SCALE

SOILS LEGEND	
- - - - -	SOILS LINE
BoA	BOJAC LOAMY SOIL
Cb	CONABY MUCK
Ds	DRAGSTON LOAMY FINE SAND
Pt	PORTSMOUTH FINE SANDY LOAM

LINE TABLE

LINE	LENGTH	BEARING
L1	9.28	N1° 08' 33"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	292.76'	6729.41'	292.74'	N88° 43' 58"W	2°29'33"
C2	285.10'	2077.95'	284.88'	S86° 17' 30"E	7°51'40"

S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 11:02 AM HP DesignJet T130 24-in Printer [40FE86]

FINAL DRAWING
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CONSTRUCTION

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

EXISTING CONDITIONS & SITE FEATURES PLAN

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PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

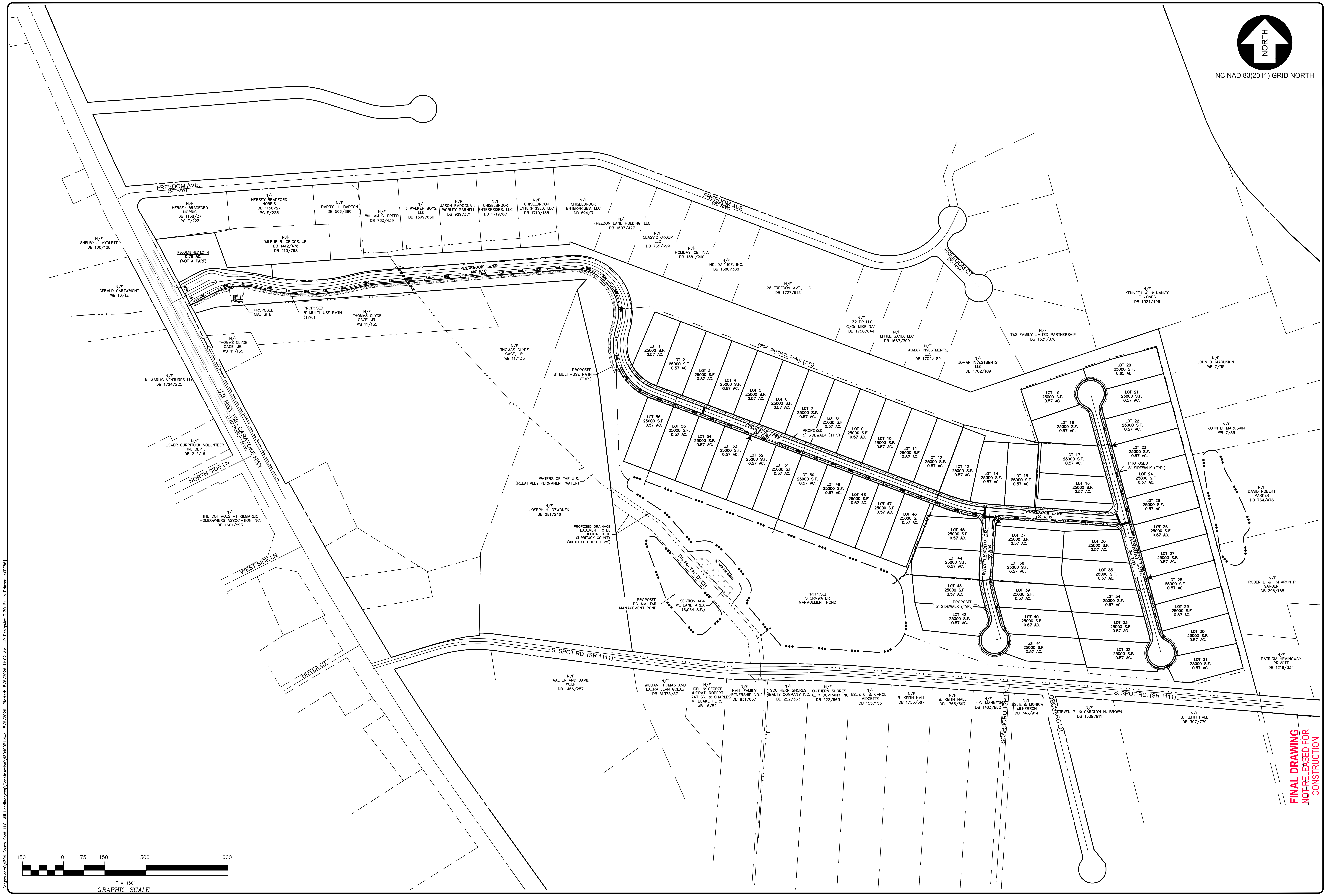
DocuSigned by:
SEAL
042639
76B82DFDEA6D4CB

DATE: 12-24-25	SCALE: 1" = 100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET:
3 OF 26

CAD FILE:
430400B1

PROJECT NO:
4304


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE.
(50' R/W)
FREEDOM AVE.
(50' R/W)
FREEDOM CT.
(50' R/W)
N/F
HERSEY BRADFORD
NORRIS
DB 1158/27
PC F/223
N/F
HERSEY BRADFORD
NORRIS
DB 1158/27
PC F/223
N/F
DARRYL L. BARTON
DB 506/880
N/F
WILLIAM G. FREED
DB 763/439
N/F
3 WALKER BOYS,
LLC
DB 1399/630
N/F
JASON RADOGNA &
WORLEY PARNELL
DB 929/371
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 1719/67
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 1719/155
N/F
CHISELBROOK
ENTERPRISES, LLC
DB 894/3
N/F
FREEDOM LAND HOLDING, LLC
DB 1697/427
N/F
CLASSIC GROUP
LLC
DB 765/699
N/F
HOLIDAY ICE, INC.
DB 1381/900
N/F
HOLIDAY ICE, INC.
DB 1380/308
N/F
128 FREEDOM AVE., LLC
DB 1727/618
N/F
132 PP LLC
C/O: MIKE DAY
DB 1750/644
N/F
LITTLE SAND, LLC
DB 1667/309
N/F
JOMAR INVESTMENTS,
LLC
DB 1702/189
N/F
JOMAR INVESTMENTS,
LLC
DB 1702/189
N/F
TWS FAMILY LIMITED PARTNERSHIP
DB 1321/870
N/F
KENNETH W. & NANCY
E. JONES
DB 1324/499
N/F
JOHN B. MARUSKIN
WB 7/35
N/F
JOHN B. MARUSKIN
WB 7/35
N/F
DAVID ROBERT
PARKER
DB 734/476
N/F
ROGER L. & SHARON P.
SARGENT
DB 396/155
N/F
PATRICIA HEMINGWAY
PRIVOTT
DB 1216/334
N/F
SHELBY J. AYDLETT
DB 160/128
N/F
WILBUR R. GRIGGS, JR.
DB 1412/478
DB 210/768
RECOMBINED LOT 4
0.76 AC.
(NOT A PART)
N/F
GERALD CARTWRIGHT
WB 16/12
PINEBROOK LANE
(50' R/W)
8WL
PROPOSED
CBU SITE
PROPOSED
8' MULTI-USE PATH
(TYP.)
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
PROPOSED
8' MULTI-USE PATH
(TYP.)
N/F
KILMARLIC VENTURES LLC
DB 1724/225
U.S. HWY 158 - CARATOKE HWY
(120' PUBLIC R/W)
N/F
LOWER CURRITUCK VOLUNTEER
FIRE DEPT.
DB 212/16
NORTH SIDE LN
N/F
THE COTTAGES AT KILMARLIC
HOMEOWNERS ASSOCIATION INC.
DB 1601/293
WEST SIDE LN
HUYLA CT
WATERS OF THE U.S.
(RELATIVELY PERMANENT WATER)
N/F
JOSEPH H. DZWONEK
DB 281/246
PROPOSED DRAINAGE
EASEMENT TO BE
DEDICATED TO
CURRITUCK COUNTY
(WIDTH OF DITCH + 25')
PROPOSED
TIG-MA-TAR
MANAGEMENT POND
TIG-MA-TAR DITCH
30' WETLAND BUFFER
SECTION 404
WETLAND AREA
(6,064 S.F.)
PROPOSED
STORMWATER
MANAGEMENT POND
PROP. DRAINAGE SWALE (TYP.)
PROPOSED
5' SIDEWALK (TYP.)
LOT 1
25000 S.F.
0.57 AC.
LOT 2
25000 S.F.
0.57 AC.
LOT 3
25000 S.F.
0.57 AC.
LOT 4
25000 S.F.
0.57 AC.
LOT 5
25000 S.F.
0.57 AC.
LOT 6
25000 S.F.
0.57 AC.
LOT 7
25000 S.F.
0.57 AC.
LOT 8
25000 S.F.
0.57 AC.
LOT 9
25000 S.F.
0.57 AC.
LOT 10
25000 S.F.
0.57 AC.
LOT 11
25000 S.F.
0.57 AC.
LOT 12
25000 S.F.
0.57 AC.
LOT 13
25000 S.F.
0.57 AC.
LOT 14
25000 S.F.
0.57 AC.
LOT 15
25000 S.F.
0.57 AC.
LOT 16
25000 S.F.
0.57 AC.
LOT 17
25000 S.F.
0.57 AC.
LOT 18
25000 S.F.
0.57 AC.
LOT 19
25000 S.F.
0.57 AC.
LOT 20
25000 S.F.
0.65 AC.
LOT 21
25000 S.F.
0.57 AC.
LOT 22
25000 S.F.
0.57 AC.
LOT 23
25000 S.F.
0.57 AC.
PROPOSED
5' SIDEWALK (TYP.)
LOT 24
25000 S.F.
0.57 AC.
LOT 25
25000 S.F.
0.57 AC.
LOT 26
25000 S.F.
0.57 AC.
LOT 27
25000 S.F.
0.57 AC.
LOT 28
25000 S.F.
0.57 AC.
LOT 29
25000 S.F.
0.57 AC.
LOT 30
25000 S.F.
0.57 AC.
LOT 31
25000 S.F.
0.57 AC.
LOT 32
25000 S.F.
0.57 AC.
LOT 33
25000 S.F.
0.57 AC.
LOT 34
25000 S.F.
0.57 AC.
LOT 35
25000 S.F.
0.57 AC.
LOT 36
25000 S.F.
0.57 AC.
LOT 37
25000 S.F.
0.57 AC.
LOT 38
25000 S.F.
0.57 AC.
LOT 39
25000 S.F.
0.57 AC.
LOT 40
25000 S.F.
0.57 AC.
LOT 41
25000 S.F.
0.57 AC.
LOT 42
25000 S.F.
0.57 AC.
LOT 43
25000 S.F.
0.57 AC.
LOT 44
25000 S.F.
0.57 AC.
LOT 45
25000 S.F.
0.57 AC.
LOT 46
25000 S.F.
0.57 AC.
LOT 47
25000 S.F.
0.57 AC.
LOT 48
25000 S.F.
0.57 AC.
LOT 49
25000 S.F.
0.57 AC.
LOT 50
25000 S.F.
0.57 AC.
LOT 51
25000 S.F.
0.57 AC.
LOT 52
25000 S.F.
0.57 AC.
LOT 53
25000 S.F.
0.57 AC.
LOT 54
25000 S.F.
0.57 AC.
LOT 55
25000 S.F.
0.57 AC.
LOT 56
25000 S.F.
0.57 AC.
PROPOSED
5' SIDEWALK (TYP.)
WHISTLEWOOD DR.
(50' R/W)
DANBURY LANE
(50' R/W)
S. SPOT RD. (SR 1111)
S. SPOT RD. (SR 1111)
N/F
WALTER AND DAVID
WULF
DB 1466/257
N/F
WILLIAM THOMAS AND
LAURA JEAN GOLAB
DB 51375/57
N/F
JOEL & GEORGE
UPRAT, ROBERT
RAT SR. & CHARLES
M. BLAKE HEIRS
WB 16/52
N/F
HALL FAMILY
RTNERSHIP NO.2
DB 931/657
N/F
SOUTHERN SHORES
REALTY COMPANY INC.
DB 222/563
N/F
OUTHERN SHORES
ALTY COMPANY INC.
DB 222/563
N/F
ESLIE G. & CAROL
MIDGETTE
DB 155/155
N/F
B. KEITH HALL
DB 1755/567
N/F
B. KEITH HALL
DB 1755/567
N/F
G. MANKEDICK
DB 1463/882
SCARBOROUGH LN.
N/F
ESLIE & MONICA
WILKERSON
DB 746/914
ORCHARD LN.
N/F
STEVEN P. & CAROLYN N. BROWN
DB 1509/911
N/F
B. KEITH HALL
DB 397/779
150
0
75
150
300
600
1" = 150'
GRAPHIC SCALE

S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 11:02 AM HP DesignJet T130 24-in Printer [40FE86]

FINAL DRAWING
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CONSTRUCTION

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

DEVELOPMENT OVERVIEW
AND PHASING PLAN

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-11-26	ENLARGE POND 2	DMK
2	3-13-26	REMOVE PHASING	DMK
3	4-28-26	REVISE ENTRANCE	DMK

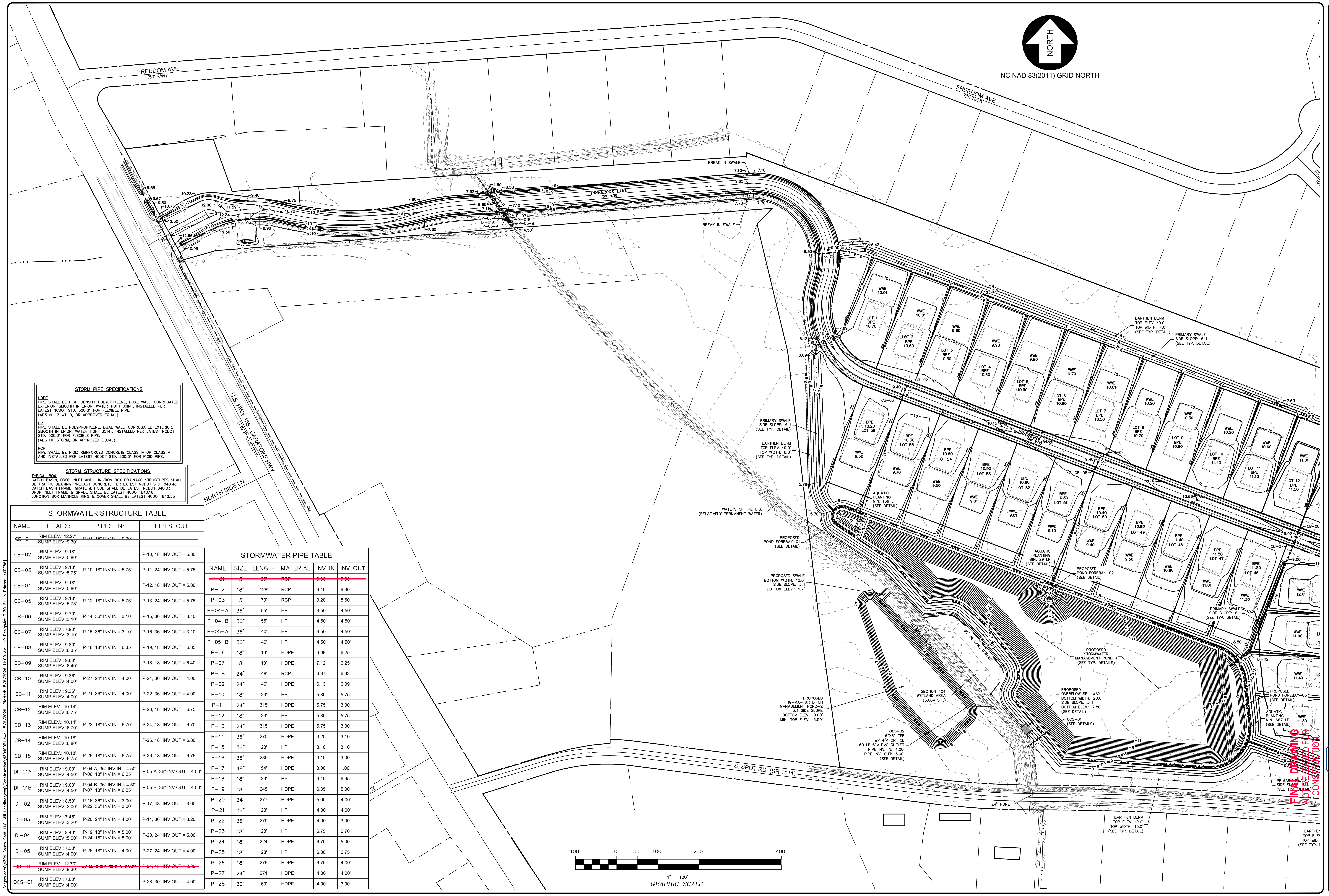
DocuSigned by:
SEAL
042639
76B82DFDFA6D4CB...
DAVID M. KLEBITZ
5-6-26

DATE: 12-24-25	SCALE: 1" = 150'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 4 OF 26

CAD FILE: 430400B1

PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE. (50' R/W)
FREEDOM AVE (50' R/W)
PINEBROOK LANE (50' R/W)
U.S. HWY 158 - CARATOKE HWY (100' PUBLIC R/W)
NORTH SIDE LN
S. SPOT RD. (SR 1111)
BREAK IN SWALE
WATERS OF THE U.S. (RELATIVELY PERMANENT WATER)
PRIMARY SWALE SIDE SLOPE: 6:1 (SEE TYP. DETAIL)
EARTHEN BERM TOP ELEV. :9.0' TOP WIDTH: 6.0' (SEE TYP. DETAIL)
PROPOSED POND FOREBAY-01 (SEE DETAIL)
PROPOSED SWALE BOTTOM WIDTH: 10.0' SIDE SLOPE: 3:1 BOTTOM ELEV.: 5.7'
PROPOSED TIG-MA-TAR DITCH MANAGEMENT POND-2 3:1 SIDE SLOPE BOTTOM ELEV.: 0.00' MIN. TOP ELEV.: 6.50'
TIG-MA-TAR DITCH
30' WETLAND BUFFER
SECTION 404 WETLAND AREA (6,064 S.F.)
OCS-02 6"X6" TEE W/ 4"ø ORIFICE 60 LF 6"ø PVC OUTLET PIPE INV. IN: 4.00' PIPE INV. OUT: 3.90' (SEE DETAIL)
AQUATIC PLANTING MIN. 169 LF (SEE DETAIL)
AQUATIC PLANTING MIN. 29 LF (SEE DETAIL)
PROPOSED POND FOREBAY-02 (SEE DETAIL)
PROPOSED STORMWATER MANAGEMENT POND-1 (SEE TYP. DETAILS)
PROPOSED OVERFLOW SPILLWAY BOTTOM WIDTH: 20.0' SIDE SLOPE: 3:1 BOTTOM ELEV.: 7.80' (SEE DETAIL)
OCS-01 (SEE DETAILS)
PROPOSED POND FOREBAY-03 (SEE DETAIL)
AQUATIC PLANTING MIN. 667 LF (SEE DETAIL)
EARTHEN BERM TOP ELEV. :9.0' TOP WIDTH: 4.0' (SEE TYP. DETAIL)
EARTHEN BERM TOP ELEV. :9.0' TOP WIDTH: 15.0' (SEE TYP. DETAIL)
24" HDPE
LOT 1 BPE 10.70
LOT 2 BPE 10.50
LOT 3 BPE 10.30
LOT 4 BPE 10.60
LOT 5 BPE 10.90
LOT 6 BPE 10.60
LOT 7 BPE 10.50
LOT 8 BPE 10.70
LOT 9 BPE 10.90
LOT 10 BPE 11.40
LOT 11 BPE 11.10
LOT 12 BPE 11.50
BPE 10.20 LOT 56
BPE 10.30 LOT 55
BPE 10.60 LOT 54
BPE 10.90 LOT 53
BPE 10.60 LOT 52
BPE 10.30 LOT 51
BPE 10.40 LOT 50
BPE 10.90 LOT 49
BPE 11.40 LOT 48
BPE 11.50 LOT 47
BPE 11.80 LOT 46
CB-02
CB-03
CB-04
CB-05
CB-06
CB-07
DI-01A
DI-01B
DI-02
P-05-A
P-05-B
P-06
P-07
P-08
P-22
100 0 50 100 200 400
1" = 100'
GRAPHIC SCALE

FINAL DRAWING NOT RELEASED FOR CONSTRUCTION

STORM PIPE SPECIFICATIONS

HDPE
PIPE SHALL BE HIGH-DENSITY POLYETHYLENE, DUAL WALL, CORRUGATED EXTERIOR, SMOOTH INTERIOR, WATER TIGHT JOINT, INSTALLED PER LATEST NCDOT STD. 300.01 FOR FLEXIBLE PIPE.
(ADS N-12 WT IB, OR APPROVED EQUAL)

HP
PIPE SHALL BE POLYPROPYLENE, DUAL WALL, CORRUGATED EXTERIOR, SMOOTH INTERIOR, WATER TIGHT JOINT, INSTALLED PER LATEST NCDOT STD. 300.01 FOR FLEXIBLE PIPE.
(ADS HP STORM, OR APPROVED EQUAL)

RCP
PIPE SHALL BE RIGID REINFORCED CONCRETE CLASS IV OR CLASS V AND INSTALLED PER LATEST NCDOT STD. 300.01 FOR RIGID PIPE.

STORM STRUCTURE SPECIFICATIONS

TYPICAL BOX
CATCH BASIN, DROP INLET AND JUNCTION BOX DRAINAGE STRUCTURES SHALL BE TRAFFIC BEARING PRECAST CONCRETE PER LATEST NCDOT STD. 840.46.
CATCH BASIN FRAME, GRATE & HOOD SHALL BE LATEST NCDOT 840.03.
DROP INLET FRAME & GRADE SHALL BE LATEST NCDOT 840.16
JUNCTION BOX MANHOLE RING & COVER SHALL BE LATEST NCDOT 840.55

STORMWATER STRUCTURE TABLE

NAME:	DETAILS:	PIPES IN:	PIPES OUT
~~CB-01~~	~~RIM ELEV.: 12.27' SUMP ELEV.:9.30'~~	~~P-01, 15" INV IN = 9.30'~~	
CB-02	RIM ELEV.: 9.18' SUMP ELEV.:5.80'		P-10, 18" INV OUT = 5.80'
CB-03	RIM ELEV.: 9.18' SUMP ELEV.:5.75'	P-10, 18" INV IN = 5.75'	P-11, 24" INV OUT = 5.75'
CB-04	RIM ELEV.: 9.18' SUMP ELEV.:5.80'		P-12, 18" INV OUT = 5.80'
CB-05	RIM ELEV.: 9.18' SUMP ELEV.:5.75'	P-12, 18" INV IN = 5.75'	P-13, 24" INV OUT = 5.75'
CB-06	RIM ELEV.: 9.70' SUMP ELEV.:3.10'	P-14, 36" INV IN = 3.10'	P-15, 36" INV OUT = 3.10'
CB-07	RIM ELEV.: 7.90' SUMP ELEV.:3.10'	P-15, 36" INV IN = 3.10'	P-16, 36" INV OUT = 3.10'
CB-08	RIM ELEV.: 9.80' SUMP ELEV.:6.35'	P-18, 18" INV IN = 6.35'	P-19, 18" INV OUT = 6.35'
CB-09	RIM ELEV.: 9.80' SUMP ELEV.:6.40'		P-18, 18" INV OUT = 6.40'
CB-10	RIM ELEV.: 9.36' SUMP ELEV.:4.00'	P-27, 24" INV IN = 4.00'	P-21, 36" INV OUT = 4.00'
CB-11	RIM ELEV.: 9.36' SUMP ELEV.:4.00'	P-21, 36" INV IN = 4.00'	P-22, 36" INV OUT = 4.00'
CB-12	RIM ELEV.: 10.14' SUMP ELEV.:6.75'		P-23, 18" INV OUT = 6.75'
CB-13	RIM ELEV.: 10.14' SUMP ELEV.:6.70'	P-23, 18" INV IN = 6.70'	P-24, 18" INV OUT = 6.70'
CB-14	RIM ELEV.: 10.18' SUMP ELEV.:6.80'		P-25, 18" INV OUT = 6.80'
CB-15	RIM ELEV.: 10.18' SUMP ELEV.:6.75'	P-25, 18" INV IN = 6.75'	P-26, 18" INV OUT = 6.75'
DI-01A	RIM ELEV.: 9.00' SUMP ELEV.:4.50'	P-04-A, 36" INV IN = 4.50' P-06, 18" INV IN = 6.25'	P-05-A, 36" INV OUT = 4.50'
DI-01B	RIM ELEV.: 9.00' SUMP ELEV.:4.50'	P-04-B, 36" INV IN = 4.50' P-07, 18" INV IN = 6.25'	P-05-B, 36" INV OUT = 4.50'
DI-02	RIM ELEV.: 8.50' SUMP ELEV.:3.00'	P-16, 36" INV IN = 3.00' P-22, 36" INV IN = 3.00'	P-17, 48" INV OUT = 3.00'
DI-03	RIM ELEV.: 7.45' SUMP ELEV.:3.20'	P-20, 24" INV IN = 4.00'	P-14, 36" INV OUT = 3.20'
DI-04	RIM ELEV.: 8.40' SUMP ELEV.:5.00'	P-19, 18" INV IN = 5.00' P-24, 18" INV IN = 5.00'	P-20, 24" INV OUT = 5.00'
DI-05	RIM ELEV.: 7.30' SUMP ELEV.:4.00'	P-26, 18" INV IN = 4.00'	P-27, 24" INV OUT = 4.00'
~~JB-01~~	~~RIM ELEV.: 12.70' SUMP ELEV.:9.30'~~	~~W/ MANHOLE RING & COVER~~	~~P-01, 15" INV OUT = 9.30'~~
OCS-01	RIM ELEV.: 7.00' SUMP ELEV.:4.00'		P-28, 30" INV OUT = 4.00'

STORMWATER PIPE TABLE

NAME	SIZE	LENGTH	MATERIAL	INV. IN	INV. OUT
~~P-01~~	~~15"~~	~~28'~~	~~RCP~~	~~9.30'~~	~~9.30'~~
P-02	18"	128'	RCP	9.40'	9.30'
P-03	15"	70'	RCP	9.20'	8.60'
P-04-A	36"	55'	HP	4.50'	4.50'
P-04-B	36"	55'	HP	4.50'	4.50'
P-05-A	36"	40'	HP	4.50'	4.50'
P-05-B	36"	40'	HP	4.50'	4.50'
P-06	18"	10'	HDPE	6.98'	6.25'
P-07	18"	10'	HDPE	7.12'	6.25'
P-08	24"	48'	RCP	6.37'	6.33'
P-09	24"	40'	HDPE	6.13'	6.09'
P-10	18"	23'	HP	5.80'	5.75'
P-11	24"	315'	HDPE	5.75'	3.00'
P-12	18"	23'	HP	5.80'	5.75'
P-13	24"	315'	HDPE	5.75'	3.00'
P-14	36"	270'	HDPE	3.20'	3.10'
P-15	36"	23'	HP	3.10'	3.10'
P-16	36"	285'	HDPE	3.10'	3.00'
P-17	48"	54'	HDPE	3.00'	1.00'
P-18	18"	23'	HP	6.40'	6.35'
P-19	18"	245'	HDPE	6.35'	5.00'
P-20	24"	277'	HDPE	5.00'	4.00'
P-21	36"	23'	HP	4.00'	4.00'
P-22	36"	279'	HDPE	4.00'	3.00'
P-23	18"	23'	HP	6.75'	6.70'
P-24	18"	224'	HDPE	6.70'	5.00'
P-25	18"	23'	HP	6.80'	6.75'
P-26	18"	275'	HDPE	6.75'	4.00'
P-27	24"	271'	HDPE	4.00'	4.00'
P-28	30"	60'	HDPE	4.00'	3.90'

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P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-13-26	POND-2/OCS-1&2/PLANTS/ SPILLWAY	DMK
2	3-13-26	REMOVE PHASING	DMK
3	4-28-26	ADD PIPE/STRC SPEC, REV ENTRANCE	DMK
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

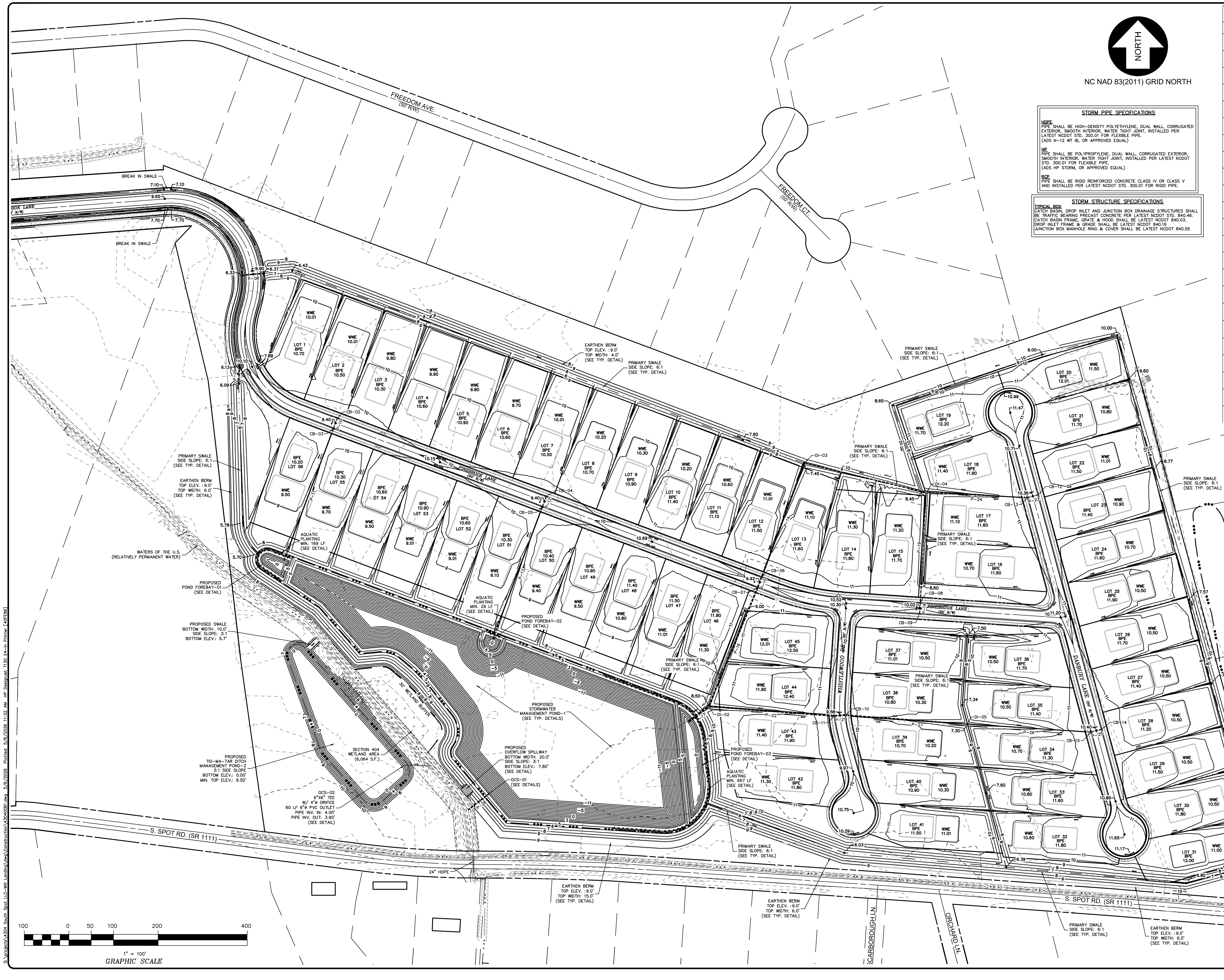
DocuSigned by:
76B82DFDEA6D4CB...
SEAL 042639
DAVID M. KLEBITZ
5-6-26

DATE: 12-24-25	SCALE: 1" = 100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET:
5 OF 26

CAD FILE:
430400B1

PROJECT NO:
4304


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE. (50' R/W)
FREEDOM CT. (50' R/W)
PINEBROOK LANE (50' R/W)
WHISTLEWOOD DR. (50' R/W)
DANBURY LANE (60' R/W)
S. SPOT RD. (SR 1111)
SCARBOROUGH LN.
ORCHARD LN.
BREAK IN SWALE
BREAK IN SWALE
EARTHEN BERM TOP ELEV. :9.0' TOP WIDTH: 4.0' (SEE TYP. DETAIL)
EARTHEN BERM TOP ELEV. :9.0' TOP WIDTH: 6.0' (SEE TYP. DETAIL)
EARTHEN BERM TOP ELEV. :9.0' TOP WIDTH: 15.0' (SEE TYP. DETAIL)
PRIMARY SWALE SIDE SLOPE: 6:1 (SEE TYP. DETAIL)
AQUATIC PLANTING MIN. 169 LF (SEE DETAIL)
AQUATIC PLANTING MIN. 29 LF (SEE DETAIL)
AQUATIC PLANTING MIN. 667 LF (SEE DETAIL)
WATERS OF THE U.S. (RELATIVELY PERMANENT WATER)
PROPOSED POND FOREBAY-01 (SEE DETAIL)
PROPOSED POND FOREBAY-02 (SEE DETAIL)
PROPOSED POND FOREBAY-03 (SEE DETAIL)
PROPOSED SWALE BOTTOM WIDTH: 10.0' SIDE SLOPE: 3:1 BOTTOM ELEV.: 5.7'
PROPOSED TIG-MA-TAR DITCH MANAGEMENT POND-2 3:1 SIDE SLOPE BOTTOM ELEV.: 0.00' MIN. TOP ELEV.: 6.50'
TIG-MA-TAR DITCH
30' WETLAND BUFFER
SECTION 404 WETLAND AREA (6,064 S.F.)
OCS-02 6"X6" TEE W/ 4"ø ORIFICE 60 LF 6"ø PVC OUTLET PIPE INV. IN: 4.00' PIPE INV. OUT: 3.90' (SEE DETAIL)
PROPOSED STORMWATER MANAGEMENT POND-1 (SEE TYP. DETAILS)
PROPOSED OVERFLOW SPILLWAY BOTTOM WIDTH: 20.0' SIDE SLOPE: 3:1 BOTTOM ELEV.: 7.80' (SEE DETAIL)
OCS-01 (SEE DETAILS)
24" HDPE
CB-02
CB-03
CB-04
CB-05
CB-06
CB-07
CB-08
CB-09
CB-10
CB-11
CB-12
CB-13
CB-14
CB-15
DI-02
DI-03
DI-04
DI-05
LOT 1 BPE 10.70
LOT 2 BPE 10.50
LOT 3 BPE 10.30
LOT 4 BPE 10.60
LOT 5 BPE 10.90
LOT 6 BPE 10.60
LOT 7 BPE 10.50
LOT 8 BPE 10.70
LOT 9 BPE 10.90
LOT 10 BPE 11.40
LOT 11 BPE 11.10
LOT 12 BPE 11.50
LOT 13 BPE 11.60
LOT 14 BPE 11.80
LOT 15 BPE 11.70
LOT 16 BPE 11.60
LOT 17 BPE 11.60
LOT 18 BPE 11.90
LOT 19 BPE 12.20
LOT 20 BPE 12.01
LOT 21 BPE 11.70
LOT 22 BPE 11.50
LOT 23 BPE 11.40
LOT 24 BPE 11.60
LOT 25 BPE 11.90
LOT 26 BPE 11.70
LOT 27 BPE 11.40
LOT 28 BPE 11.20
LOT 29 BPE 11.50
LOT 30 BPE 11.80
LOT 31 BPE 12.00
LOT 32 BPE 11.80
LOT 33 BPE 11.60
LOT 34 BPE 11.30
LOT 35 BPE 11.40
LOT 36 BPE 11.70
LOT 37 BPE 11.01
LOT 38 BPE 10.80
LOT 39 BPE 10.70
LOT 40 BPE 10.90
LOT 41 BPE 11.50
LOT 42 BPE 11.80
LOT 43 BPE 11.90
LOT 44 BPE 12.40
LOT 45 BPE 12.50
BPE 11.80 LOT 46
BPE 11.50 LOT 47
BPE 11.40 LOT 48
BPE 10.90 LOT 49
BPE 10.40 LOT 50
BPE 10.30 LOT 51
BPE 10.60 LOT 52
BPE 10.90 LOT 53
BPE 10.60 LOT 54
BPE 10.30 LOT 55
BPE 10.20 LOT 56

100 0 50 100 200 400

1" = 100'

GRAPHIC SCALE

STORM PIPE SPECIFICATIONS

HDPE
PIPE SHALL BE HIGH-DENSITY POLYETHYLENE, DUAL WALL, CORRUGATED EXTERIOR, SMOOTH INTERIOR, WATER TIGHT JOINT, INSTALLED PER LATEST NCDOT STD. 300.01 FOR FLEXIBLE PIPE.
(ADS N-12 WT IB, OR APPROVED EQUAL)

HP
PIPE SHALL BE POLYPROPYLENE, DUAL WALL, CORRUGATED EXTERIOR, SMOOTH INTERIOR, WATER TIGHT JOINT, INSTALLED PER LATEST NCDOT STD. 300.01 FOR FLEXIBLE PIPE.
(ADS HP STORM, OR APPROVED EQUAL)

RCP
PIPE SHALL BE RIGID REINFORCED CONCRETE CLASS IV OR CLASS V AND INSTALLED PER LATEST NCDOT STD. 300.01 FOR RIGID PIPE.

STORM STRUCTURE SPECIFICATIONS

TYPICAL BOX
CATCH BASIN, DROP INLET AND JUNCTION BOX DRAINAGE STRUCTURES SHALL BE TRAFFIC BEARING PRECAST CONCRETE PER LATEST NCDOT STD. 840.46.
CATCH BASIN FRAME, GRATE & HOOD SHALL BE LATEST NCDOT 840.03.
DROP INLET FRAME & GRADE SHALL BE LATEST NCDOT 840.16
JUNCTION BOX MANHOLE RING & COVER SHALL BE LATEST NCDOT 840.55

STORMWATER STRUCTURE TABLE

NAME:	DETAILS:	PIPES IN:	PIPES OUT
~~CB-01~~	RIM ELEV.: 12.27' SUMP ELEV.:9.30'	~~P-01, 15" INV IN = 9.30'~~	
CB-02	RIM ELEV.: 9.18' SUMP ELEV.:5.80'		P-10, 18" INV OUT = 5.80'
CB-03	RIM ELEV.: 9.18' SUMP ELEV.:5.75'	P-10, 18" INV IN = 5.75'	P-11, 24" INV OUT = 5.75'
CB-04	RIM ELEV.: 9.18' SUMP ELEV.:5.80'		P-12, 18" INV OUT = 5.80'
CB-05	RIM ELEV.: 9.18' SUMP ELEV.:5.75'	P-12, 18" INV IN = 5.75'	P-13, 24" INV OUT = 5.75'
CB-06	RIM ELEV.: 9.70' SUMP ELEV.:3.10'	P-14, 36" INV IN = 3.10'	P-15, 36" INV OUT = 3.10'
CB-07	RIM ELEV.: 7.90' SUMP ELEV.:3.10'	P-15, 36" INV IN = 3.10'	P-16, 36" INV OUT = 3.10'
CB-08	RIM ELEV.: 9.80' SUMP ELEV.:6.35'	P-18, 18" INV IN = 6.35'	P-19, 18" INV OUT = 6.35'
CB-09	RIM ELEV.: 9.80' SUMP ELEV.:6.40'		P-18, 18" INV OUT = 6.40'
CB-10	RIM ELEV.: 9.36' SUMP ELEV.:4.00'	P-27, 24" INV IN = 4.00'	P-21, 36" INV OUT = 4.00'
CB-11	RIM ELEV.: 9.36' SUMP ELEV.:4.00'	P-21, 36" INV IN = 4.00'	P-22, 36" INV OUT = 4.00'
CB-12	RIM ELEV.: 10.14' SUMP ELEV.:6.75'		P-23, 18" INV OUT = 6.75'
CB-13	RIM ELEV.: 10.14' SUMP ELEV.:6.70'	P-23, 18" INV IN = 6.70'	P-24, 18" INV OUT = 6.70'
CB-14	RIM ELEV.: 10.18' SUMP ELEV.:6.80'		P-25, 18" INV OUT = 6.80'
CB-15	RIM ELEV.: 10.18' SUMP ELEV.:6.75'	P-25, 18" INV IN = 6.75'	P-26, 18" INV OUT = 6.75'
DI-01A	RIM ELEV.: 9.00' SUMP ELEV.:4.50'	P-04-A, 36" INV IN = 4.50' P-06, 18" INV IN = 6.25'	P-05-A, 36" INV OUT = 4.50'
DI-01B	RIM ELEV.: 9.00' SUMP ELEV.:4.50'	P-04-B, 36" INV IN = 4.50' P-07, 18" INV IN = 6.25'	P-05-B, 36" INV OUT = 4.50'
DI-02	RIM ELEV.: 8.50' SUMP ELEV.:3.00'	P-16, 36" INV IN = 3.00' P-22, 36" INV IN = 3.00'	P-17, 48" INV OUT = 3.00'
DI-03	RIM ELEV.: 7.45' SUMP ELEV.:3.20'	P-20, 24" INV IN = 4.00'	P-14, 36" INV OUT = 3.20'
DI-04	RIM ELEV.: 8.40' SUMP ELEV.:5.00'	P-19, 18" INV IN = 5.00' P-24, 18" INV IN = 5.00'	P-20, 24" INV OUT = 5.00'
DI-05	RIM ELEV.: 7.30' SUMP ELEV.:4.00'	P-26, 18" INV IN = 4.00'	P-27, 24" INV OUT = 4.00'
~~JB-01~~	RIM ELEV.: 12.70' SUMP ELEV.:9.30'	~~W/ MANHOLE RING & COVER~~	~~P-01, 15" INV OUT = 9.30'~~
OCS-01	RIM ELEV.: 7.00' SUMP ELEV.:4.00'		P-28, 30" INV OUT = 4.00'

STORMWATER PIPE TABLE

NAME	SIZE	LENGTH	MATERIAL	INV. IN	INV. OUT
~~P-01~~	~~15"~~	~~28'~~	~~RCP~~	~~9.30'~~	~~9.30'~~
P-02	18"	128'	RCP	9.40'	9.30'
P-03	15"	70'	RCP	9.20'	8.60'
P-04-A	36"	55'	HP	4.50'	4.50'
P-04-B	36"	55'	HP	4.50'	4.50'
P-05-A	36"	40'	HP	4.50'	4.50'
P-05-B	36"	40'	HP	4.50'	4.50'
P-06	18"	10'	HDPE	6.98'	6.25'
P-07	18"	10'	HDPE	7.12'	6.25'
P-08	24"	48'	RCP	6.37'	6.33'
P-09	24"	40'	HDPE	6.13'	6.09'
P-10	18"	23'	HP	5.80'	5.75'
P-11	24"	315'	HDPE	5.75'	3.00'
P-12	18"	23'	HP	5.80'	5.75'
P-13	24"	315'	HDPE	5.75'	3.00'
P-14	36"	270'	HDPE	3.20'	3.10'
P-15	36"	23'	HP	3.10'	3.10'
P-16	36"	285'	HDPE	3.10'	3.00'
P-17	48"	54'	HDPE	3.00'	1.00'
P-18	18"	23'	HP	6.40'	6.35'
P-19	18"	245'	HDPE	6.35'	5.00'
P-20	24"	277'	HDPE	5.00'	4.00'
P-21	36"	23'	HP	4.00'	4.00'
P-22	36"	279'	HDPE	4.00'	3.00'
P-23	18"	23'	HP	6.75'	6.70'
P-24	18"	224'	HDPE	6.70'	5.00'
P-25	18"	23'	HP	6.80'	6.75'
P-26	18"	275'	HDPE	6.75'	4.00'
P-27	24"	271'	HDPE	4.00'	4.00'
P-28	30"	60'	HDPE	4.00'	3.90'

FINAL DRAWING
~~NOT~~ RELEASED FOR
CONSTRUCTION

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-956
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Kitty Hawk, North Carolina 27949
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GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN

PROJECT:

SEASIDE MEADOWS

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-13-26	POND-2/OCS-1&2/PLANTS/ SPILLWAY	DMK
2	3-13-26	REMOVE PHASING	DMK
3	4-28-26	ADD PIPE/STRC SPEC, REV TABLE	DMK
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DocuSigned by:
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SEAL
042639
5-6-26

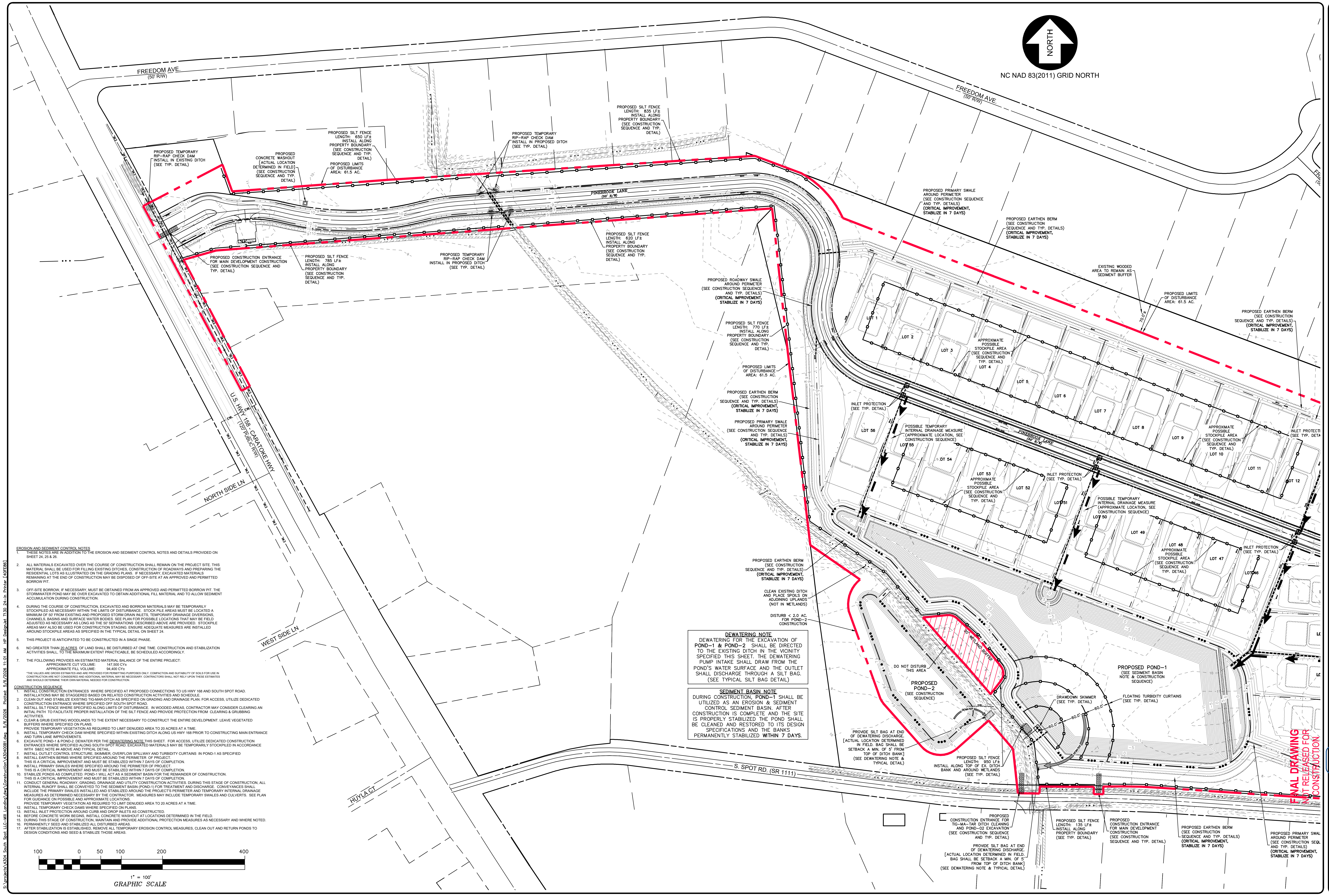
DATE: 12-24-25	SCALE: 1" = 100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 6 OF 26

CAD FILE: 430400B1

PROJECT NO: 4304

S:\projects\4304 South Spot LLC–Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 11:02 AM HP DesignJet T130 24–in Printer [40FE86]


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE.
(50' R/W)
FREEDOM AVE.
(50' R/W)
PINEBROOK LANE
(50' R/W)
U.S. HWY 158 - CARATOKE HWY
(100' PUBLIC R/W)
NORTH SIDE LN
WEST SIDE LN
HUYLA CT
S. SPOT RD. (SR 1111)
EWL
PROPOSED TEMPORARY RIP-RAP CHECK DAM INSTALL IN EXISTING DITCH (SEE TYP. DETAIL)
PROPOSED CONCRETE WASHOUT [ACTUAL LOCATION DETERMINED IN FIELD] (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED SILT FENCE LENGTH: 650 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED LIMITS OF DISTURBANCE AREA: 61.5 AC.
PROPOSED TEMPORARY RIP-RAP CHECK DAM INSTALL IN PROPOSED DITCH (SEE TYP. DETAIL)
PROPOSED SILT FENCE LENGTH: 835 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED CONSTRUCTION ENTRANCE FOR MAIN DEVELOPMENT CONSTRUCTION (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED SILT FENCE LENGTH: 785 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED TEMPORARY RIP-RAP CHECK DAM INSTALL IN PROPOSED DITCH (SEE TYP. DETAIL)
PROPOSED SILT FENCE LENGTH: 620 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED ROADWAY SWALE AROUND PERIMETER (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
PROPOSED SILT FENCE LENGTH: 770 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED LIMITS OF DISTURBANCE AREA: 61.5 AC.
PROPOSED EARTHEN BERM (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
PROPOSED PRIMARY SWALE AROUND PERIMETER (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
PROPOSED EARTHEN BERM (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
CLEAN EXISTING DITCH AND PLACE SPOILS ON ADJOINING UPLANDS (NOT IN WETLANDS)
DISTURB < 2.0 AC. FOR POND-2 CONSTRUCTION
PROPOSED PRIMARY SWALE AROUND PERIMETER (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
PROPOSED EARTHEN BERM (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
EXISTING WOODED AREA TO REMAIN AS SEDIMENT BUFFER
70.0'±
PROPOSED LIMITS OF DISTURBANCE AREA: 61.5 AC.
PROPOSED EARTHEN BERM (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
APPROXIMATE POSSIBLE STOCKPILE AREA (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
APPROXIMATE POSSIBLE STOCKPILE AREA (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
INLET PROTECTION (SEE TYP. DETAIL)
INLET PROTECTION (SEE TYP. DETAIL)
INLET PROTECTION (SEE TYP. DETAIL)
INLET PROTECTION (SEE TYP. DETAIL)
POSSIBLE TEMPORARY INTERNAL DRAINAGE MEASURE (APPROXIMATE LOCATION, SEE CONSTRUCTION SEQUENCE)
POSSIBLE TEMPORARY INTERNAL DRAINAGE MEASURE (APPROXIMATE LOCATION, SEE CONSTRUCTION SEQUENCE)
LOT 56
LOT 55
LOT 54
LOT 53
APPROXIMATE POSSIBLE STOCKPILE AREA (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
APPROXIMATE POSSIBLE STOCKPILE AREA (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
LOT 47
LOT 46
30' WETLAND BUFFER
DO NOT DISTURB THIS AREA
PROPOSED POND-2 (SEE CONSTRUCTION SEQUENCE)
DEWATER
PROVIDE SILT BAG AT END OF DEWATERING DISCHARGE. [ACTUAL LOCATION DETERMINED IN FIELD. BAG SHALL BE SETBACK A MIN. OF 5' FROM TOP OF DITCH BANK] (SEE DEWATERING NOTE & TYPICAL DETAIL)
PROPOSED SILT FENCE LENGTH: 950 LF± INSTALL ALONG TOP OF EX. DITCH BANK AND AROUND WETLANDS (SEE TYP. DETAIL)
PROPOSED POND-1 (SEE SEDIMENT BASIN NOTE & CONSTRUCTION SEQUENCE)
DRAWDOWN SKIMMER (SEE TYP. DETAIL)
FLOATING TURBIDITY CURTAINS (SEE TYP. DETAIL)
60.0'
60.0'
60.0'
DEWATER
PROPOSED CONSTRUCTION ENTRANCE FOR TIG-MA-TAR DITCH CLEANING AND POND-02 EXCAVATION (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROVIDE SILT BAG AT END OF DEWATERING DISCHARGE. [ACTUAL LOCATION DETERMINED IN FIELD. BAG SHALL BE SETBACK A MIN. OF 5' FROM TOP OF DITCH BANK] (SEE DEWATERING NOTE & TYPICAL DETAIL)
PROPOSED SILT FENCE LENGTH: 135 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE TYP. DETAIL)
PROPOSED CONSTRUCTION ENTRANCE FOR MAIN DEVELOPMENT CONSTRUCTION (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED EARTHEN BERM (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
PROPOSED PRIMARY SWAL AROUND PERIMETER (SEE CONSTRUCTION SEQU AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)

DEWATERING NOTE

DEWATERING FOR THE EXCAVATION OF **POND-1 & POND-2** SHALL BE DIRECTED TO THE EXISTING DITCH IN THE VICINITY SPECIFIED THIS SHEET. THE DEWATERING PUMP INTAKE SHALL DRAW FROM THE POND'S WATER SURFACE AND THE OUTLET SHALL DISCHARGE THROUGH A SILT BAG. (SEE TYPICAL SILT BAG DETAIL)

SEDIMENT BASIN NOTE

DURING CONSTRUCTION, **POND-1** SHALL BE UTILIZED AS AN EROSION & SEDIMENT CONTROL SEDIMENT BASIN. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS PROPERLY STABILIZED THE POND SHALL BE CLEANED AND RESTORED TO ITS DESIGN SPECIFICATIONS AND THE BANKS PERMANENTLY STABILIZED **WITHIN 7 DAYS.**

EROSION AND SEDIMENT CONTROL NOTES

1. THESE NOTES ARE IN ADDITION TO THE EROSION AND SEDIMENT CONTROL NOTES AND DETAILS PROVIDED ON SHEET 24, 25 & 26.
2. ALL MATERIALS EXCAVATED OVER THE COURSE OF CONSTRUCTION SHALL REMAIN ON THE PROJECT SITE. THIS MATERIAL SHALL BE USED FOR FILLING EXISTING DITCHES, CONSTRUCTION OF ROADWAYS AND PREPARING THE RESIDENTIAL LOTS AS ILLUSTRATED ON THE GRADING PLANS. IF NECESSARY, EXCAVATED MATERIALS REMAINING AT THE END OF CONSTRUCTION MAY BE DISPOSED OF OFF-SITE AT AN APPROVED AND PERMITTED BORROW PIT.
3. OFF-SITE BORROW, IF NECESSARY, MUST BE OBTAINED FROM AN APPROVED AND PERMITTED BORROW PIT. THE STORMWATER POND MAY BE OVER EXCAVATED TO OBTAIN ADDITIONAL FILL MATERIAL AND TO ALLOW SEDIMENT ACCUMULATION DURING CONSTRUCTION.
4. DURING THE COURSE OF CONSTRUCTION, EXCAVATED AND BORROW MATERIALS MAY BE TEMPORARILY STOCKPILED AS NECESSARY WITHIN THE LIMITS OF DISTURBANCE. STOCK PILE AREAS MUST BE LOCATED A MINIMUM OF 50' FROM EXISTING AND PROPOSED STORM DRAIN INLETS, TEMPORARY DRAINAGE DIVERSIONS, CHANNELS, BASINS AND SURFACE WATER BODIES. SEE PLAN FOR POSSIBLE LOCATIONS THAT MAY BE FIELD ADJUSTED AS NECESSARY AS LONG AS THE 50' SEPARATIONS DESCRIBED ABOVE ARE PROVIDED. STOCKPILE AREAS MAY ALSO BE USED FOR CONSTRUCTION STAGING. ENSURE ADEQUATE MEASURES ARE INSTALLED AROUND STOCKPILE AREAS AS SPECIFIED IN THE TYPICAL DETAIL ON SHEET 24.
5. THIS PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN A SINGE PHASE.
6. NO GREATER THAN 20 ACRES OF LAND SHALL BE DISTURBED AT ONE TIME. CONSTRUCTION AND STABILIZATION ACTIVITIES SHALL, TO THE MAXIMUM EXTENT PRACTICABLE, BE SCHEDULED ACCORDINGLY.
7. THE FOLLOWING PROVIDES AN ESTIMATED MATERIAL BALANCE OF THE ENTIRE PROJECT:

APPROXIMATE CUT VOLUME:	147,500 CY±
APPROXIMATE FILL VOLUME:	94,400 CY±

*THE VALUES ARE GROSS ESTIMATES AND ARE PROVIDED FOR PERMITTING PURPOSES ONLY. COMPACTION AND SUITABILITY OF SOILS FOR USE IN CONSTRUCTION ARE NOT CONSIDERED AND ADDITIONAL MATERIAL MAY BE NECESSARY. CONTRACTORS SHALL NOT RELY UPON THESE ESTIMATES AND SHOULD DETERMINE THEIR OWN MATERIAL NEEDED FOR CONSTRUCTION.

CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCES WHERE SPECIFIED AT PROPOSED CONNECTIONS TO US HWY 168 AND SOUTH SPOT ROAD. INSTALLATIONS MAY BE STAGGERED BASED ON RELATED CONSTRUCTION ACTIVITIES AND SCHEDULE.
2. CLEAN OUT AND STABILIZE EXISTING TIG-MAR-DITCH AS SPECIFIED ON GRADING AND DRAINAGE PLAN. FOR ACCESS, UTILIZE DEDICATED CONSTRUCTION ENTRANCE WHERE SPECIFIED OFF SOUTH SPOT ROAD.
3. INSTALL SILT FENCE WHERE SPECIFIED ALONG LIMITS OF DISTURBANCE. IN WOODED AREAS, CONTRACTOR MAY CONSIDER CLEARING AN INITIAL PATH TO FACILITATE PROPER INSTALLATION OF THE SILT FENCE AND PROVIDE PROTECTION FROM CLEARING & GRUBBING ACTIVITIES.
4. CLEAR & GRUB EXISTING WOODLANDS TO THE EXTENT NECESSARY TO CONSTRUCT THE ENTIRE DEVELOPMENT. LEAVE VEGETATED BUFFERS WHERE SPECIFIED ON PLANS.
   PROVIDE TEMPORARY VEGETATION AS REQUIRED TO LIMIT DENUDED AREA TO 20 ACRES AT A TIME.
5. INSTALL TEMPORARY CHECK DAM WHERE SPECIFIED WITHIN EXISTING DITCH ALONG US HWY 168 PRIOR TO CONSTRUCTING MAIN ENTRANCE AND TURN LANE IMPROVEMENTS.
6. EXCAVATE POND-1 & POND-2. DEWATER PER THE DEWATERING NOTE THIS SHEET. FOR ACCESS, UTILIZE DEDICATED CONSTRUCTION ENTRANCES WHERE SPECIFIED ALONG SOUTH SPOT ROAD. EXCAVATED MATERIALS MAY BE TEMPORARILY STOCKPILED IN ACCORDANCE WITH S&EC NOTE #4 ABOVE AND TYPICAL DETAIL.
7. INSTALL OUTLET CONTROL STRUCTURE, SKIMMER, OVERFLOW SPILLWAY AND TURBIDITY CURTAINS IN POND-1 AS SPECIFIED
8. INSTALL EARTHEN BERMS WHERE SPECIFIED AROUND THE PERIMETER OF PROJECT.
   THIS IS A CRITICAL IMPROVEMENT AND MUST BE STABILIZED WITHIN 7 DAYS OF COMPLETION.
9. INSTALL PRIMARY SWALES WHERE SPECIFIED AROUND THE PERIMETER OF PROJECT.
   THIS IS A CRITICAL IMPROVEMENT AND MUST BE STABILIZED WITHIN 7 DAYS OF COMPLETION.
10. STABILIZE PONDS AS COMPLETED. POND-1 WILL ACT AS A SEDIMENT BASIN FOR THE REMAINDER OF CONSTRUCTION.
    THIS IS A CRITICAL IMPROVEMENT AND MUST BE STABILIZED WITHIN 7 DAYS OF COMPLETION.
11. CONDUCT GENERAL ROADWAY, GRADING, DRAINAGE AND UTILITY CONSTRUCTION ACTIVITIES. DURING THIS STAGE OF CONSTRUCTION, ALL INTERNAL RUNOFF SHALL BE CONVEYED TO THE SEDIMENT BASIN (POND-1) FOR TREATMENT AND DISCHARGE. CONVEYANCES SHALL INCLUDE THE PRIMARY SWALES INSTALLED AND STABILIZED AROUND THE PROJECT'S PERIMETER AND TEMPORARY INTERNAL DRAINAGE MEASURES AS DETERMINED NECESSARY BY THE CONTRACTOR. MEASURES MAY INCLUDE TEMPORARY SWALES AND CULVERTS. SEE PLAN FOR GUIDANCE ON POSSIBLE AND APPROXIMATE LOCATIONS.
    PROVIDE TEMPORARY VEGETATION AS REQUIRED TO LIMIT DENUDED AREA TO 20 ACRES AT A TIME.
12. INSTALL TEMPORARY CHECK DAMS WHERE SPECIFIED ON PLANS.
13. INSTALL INLET PROTECTION AROUND CURB AND DROP INLETS AS CONSTRUCTED.
14. BEFORE CONCRETE WORK BEGINS, INSTALL CONCRETE WASHOUT AT LOCATIONS DETERMINED IN THE FIELD.
15. DURING THIS STAGE OF CONSTRUCTION, MAINTAIN AND PROVIDE ADDITIONAL PROTECTION MEASURES AS NECESSARY AND WHERE NOTED.
16. PERMANENTLY SEED AND STABILIZED ALL DISTURBED AREAS.
17. AFTER STABILIZATION IS ESTABLISHED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, CLEAN OUT AND RETURN PONDS TO DESIGN CONDITIONS AND SEED & STABILIZE THOSE AREAS.

100 0 50 100 200 400

1" = 100'

GRAPHIC SCALE

FINAL DRAWING
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CONSTRUCTION

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

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EROSION & SEDIMENT CONTROL PLAN

PROJECT:

SEASIDE MEADOWS

POPLAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-13-26	ENLARGE POND 2/TURB CURTAINS	DMK
2	3-13-26	REMV PHASING, ADDRESS E&S	DMK

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042639
5/6/26

DATE: 12-24-25	SCALE: 1" = 100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET:
7 OF 26

CAD FILE:
430400B1

PROJECT NO:
4304

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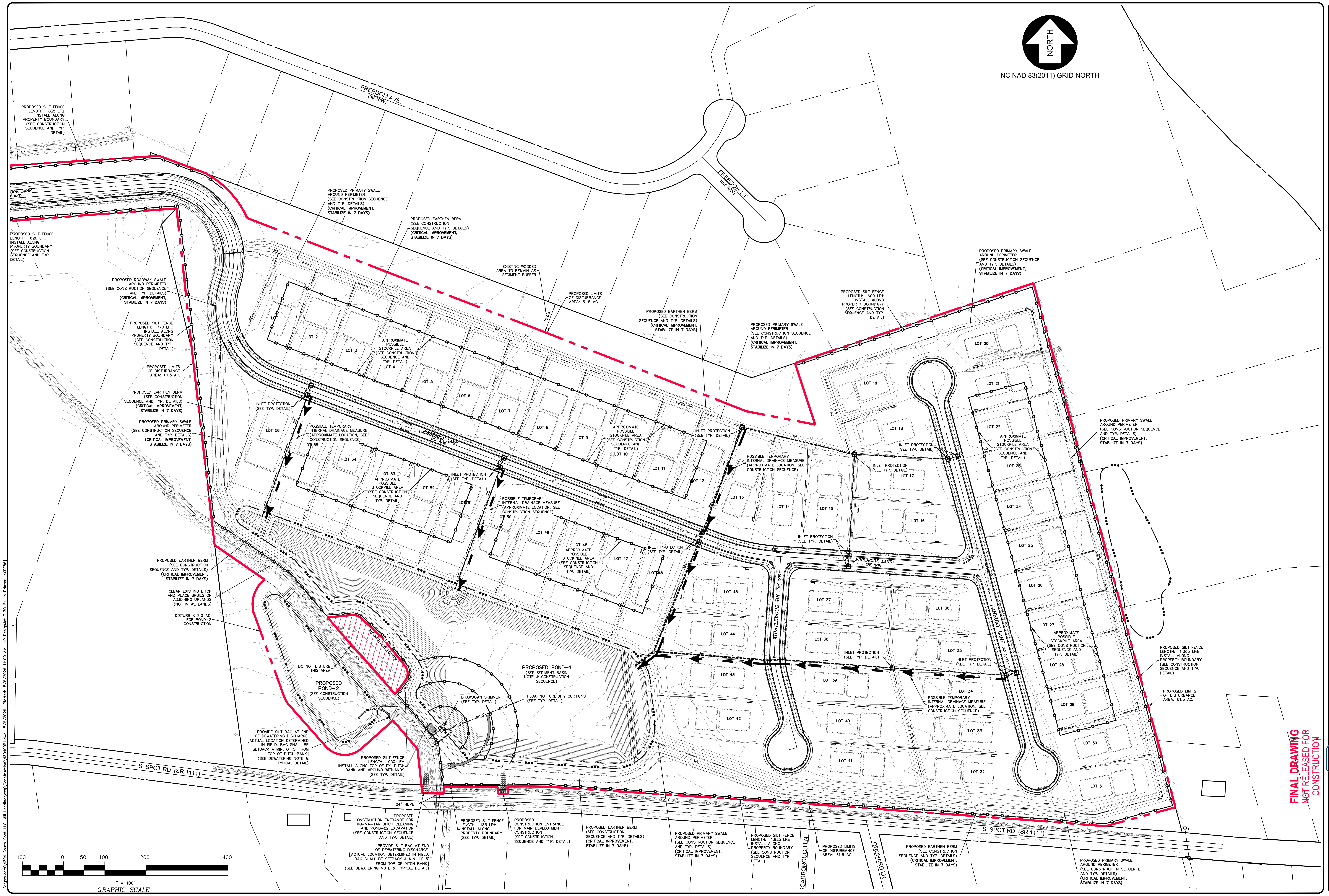
NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE. (50' R/W)
FREEDOM CT. (50' R/W)
PROPOSED SILT FENCE LENGTH: 835 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED SILT FENCE LENGTH: 620 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED ROADWAY SWALE AROUND PERIMETER (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
PROPOSED SILT FENCE LENGTH: 770 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED LIMITS OF DISTURBANCE AREA: 61.5 AC.
PROPOSED EARTHEN BERM (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
PROPOSED PRIMARY SWALE AROUND PERIMETER (SEE CONSTRUCTION SEQUENCE AND TYP. DETAILS) (CRITICAL IMPROVEMENT, STABILIZE IN 7 DAYS)
EXISTING WOODED AREA TO REMAIN AS SEDIMENT BUFFER
70.0'±
PROPOSED SILT FENCE LENGTH: 600 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
APPROXIMATE POSSIBLE STOCKPILE AREA (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
INLET PROTECTION (SEE TYP. DETAIL)
POSSIBLE TEMPORARY INTERNAL DRAINAGE MEASURE (APPROXIMATE LOCATION, SEE CONSTRUCTION SEQUENCE)
PINEBROOK LANE (60' R/W)
PINEBROOK LANE (50' R/W)
WHISTLEWOOD DR. (50' R/W)
DANBURY LANE (50' R/W)
LOT 1
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LOT 55
LOT 56
CLEAN EXISTING DITCH AND PLACE SPOILS ON ADJOINING UPLANDS (NOT IN WETLANDS)
DISTURB < 2.0 AC. FOR POND-2 CONSTRUCTION
DO NOT DISTURB THIS AREA
30' WETLAND BUFFER
PROPOSED POND-2 (SEE CONSTRUCTION SEQUENCE)
DEWATER
PROPOSED POND-1 (SEE SEDIMENT BASIN NOTE & CONSTRUCTION SEQUENCE)
DRAWDOWN SKIMMER (SEE TYP. DETAIL)
FLOATING TURBIDITY CURTAINS (SEE TYP. DETAIL)
60.0'
PROVIDE SILT BAG AT END OF DEWATERING DISCHARGE. [ACTUAL LOCATION DETERMINED IN FIELD. BAG SHALL BE SETBACK A MIN. OF 5' FROM TOP OF DITCH BANK] (SEE DEWATERING NOTE & TYPICAL DETAIL)
PROPOSED SILT FENCE LENGTH: 950 LF± INSTALL ALONG TOP OF EX. DITCH BANK AND AROUND WETLANDS (SEE TYP. DETAIL)
S. SPOT RD. (SR 1111)
24" HDPE
PROPOSED CONSTRUCTION ENTRANCE FOR TIG-MA-TAR DITCH CLEANING AND POND-02 EXCAVATION (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED SILT FENCE LENGTH: 135 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE TYP. DETAIL)
PROPOSED CONSTRUCTION ENTRANCE FOR MAIN DEVELOPMENT CONSTRUCTION (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
PROPOSED SILT FENCE LENGTH: 1,625 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
SCARBOROUGH LN.
ORCHARD LN.
PROPOSED SILT FENCE LENGTH: 1,305 LF± INSTALL ALONG PROPERTY BOUNDARY (SEE CONSTRUCTION SEQUENCE AND TYP. DETAIL)
100
0
50
100
200
400
1" = 100'
GRAPHIC SCALE

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Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

EROSION & SEDIMENT CONTROL PLAN

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PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-13-26	ENLARGE POND 2/TURB CURTAINS	DMK
2	3-13-26	REMV PHASING, ADDRESS E&S	DMK

DocuSigned by:
SEAL 042639
76B82DFDEA6D4CB...
DAVID M KLEBITZ

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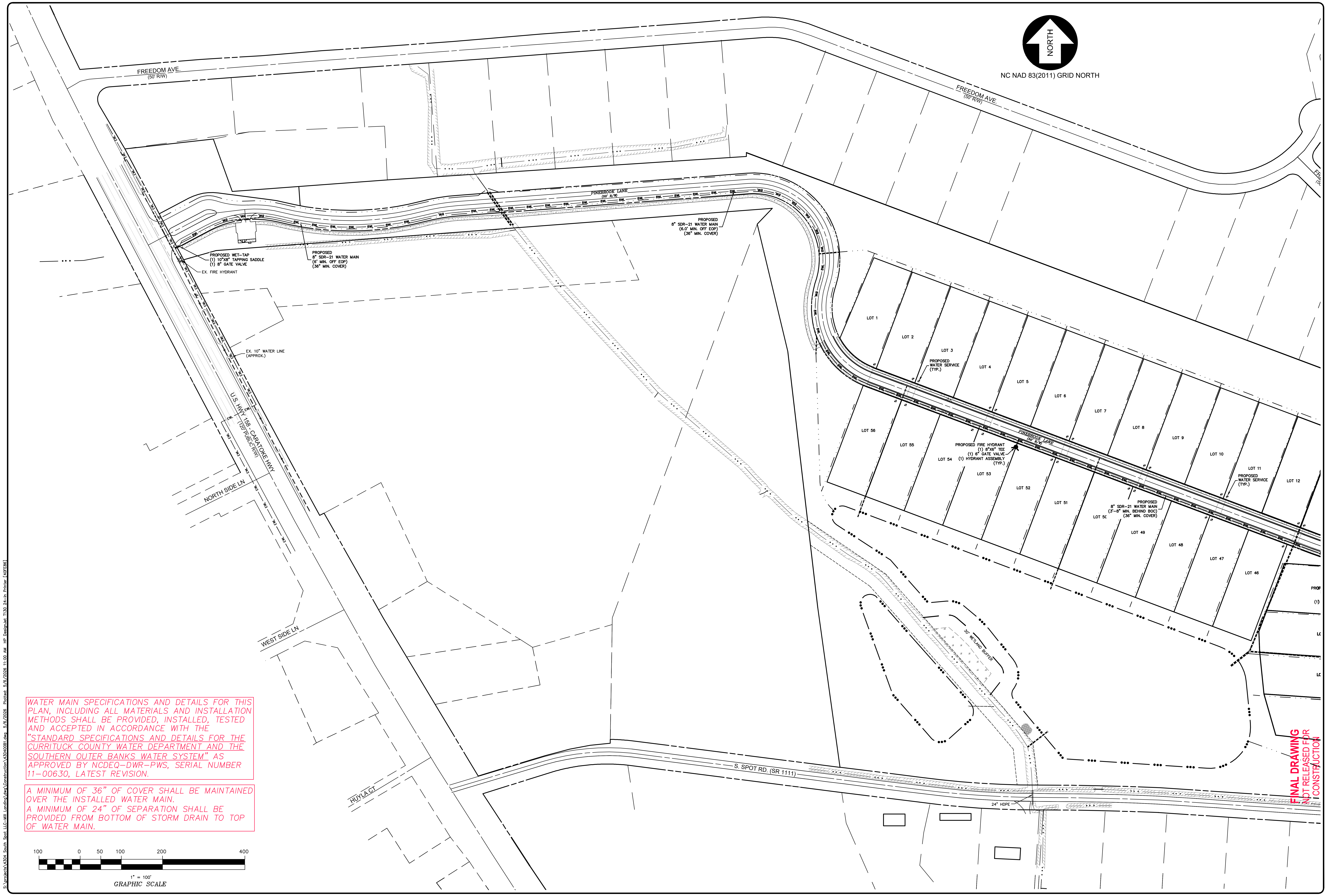
SHEET: 8 OF 26
CAD FILE: 430400B1
PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE.
(50' R/W)
FREEDOM AVE.
(50' R/W)
PINEBROOK LANE
(50' R/W)
8WL
EWL
PROPOSED WET-TAP
(1) 10"X8" TAPPING SADDLE
(1) 8" GATE VALVE
EX. FIRE HYDRANT
PROPOSED
8" SDR-21 WATER MAIN
(6' MIN. OFF EOP)
(36" MIN. COVER)
PROPOSED
8" SDR-21 WATER MAIN
(6.0' MIN. OFF EOP)
(36" MIN. COVER)
EX. 10" WATER LINE
(APPROX.)
U.S. HWY 158 - CARATOKE HWY
(100' PUBLIC R/W)
NORTH SIDE LN
WEST SIDE LN
HUYLA CT
S. SPOT RD. (SR 1111)
24" HDPE
30' WETLAND BUFFER
LOT 1
LOT 2
LOT 3
PROPOSED
WATER SERVICE
(TYP.)
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
PROPOSED
WATER SERVICE
(TYP.)
LOT 12
LOT 56
LOT 55
LOT 54
PROPOSED FIRE HYDRANT
(1) 8"X6" TEE
(1) 6" GATE VALVE
(1) HYDRANT ASSEMBLY
(TYP.)
LOT 53
LOT 52
LOT 51
LOT 50
PROPOSED
8" SDR-21 WATER MAIN
(3'-8" MIN. BEHIND BOC)
(36" MIN. COVER)
LOT 49
LOT 48
LOT 47
LOT 46
PROP
(1)
LO
LO
100
0
50
100
200
400
1" = 100'
GRAPHIC SCALE

WATER MAIN SPECIFICATIONS AND DETAILS FOR THIS PLAN, INCLUDING ALL MATERIALS AND INSTALLATION METHODS SHALL BE PROVIDED, INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS AND DETAILS FOR THE CURRITUCK COUNTY WATER DEPARTMENT AND THE SOUTHERN OUTER BANKS WATER SYSTEM" AS APPROVED BY NCDEQ–DWR–PWS, SERIAL NUMBER 11–00630, LATEST REVISION.

A MINIMUM OF 36" OF COVER SHALL BE MAINTAINED OVER THE INSTALLED WATER MAIN.
A MINIMUM OF 24" OF SEPARATION SHALL BE PROVIDED FROM BOTTOM OF STORM DRAIN TO TOP OF WATER MAIN.

FINAL DRAWING
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BISSELL PROFESSIONAL GROUP
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P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

WATERMAIN EXTENSION AND WATER SERVICES PLAN

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

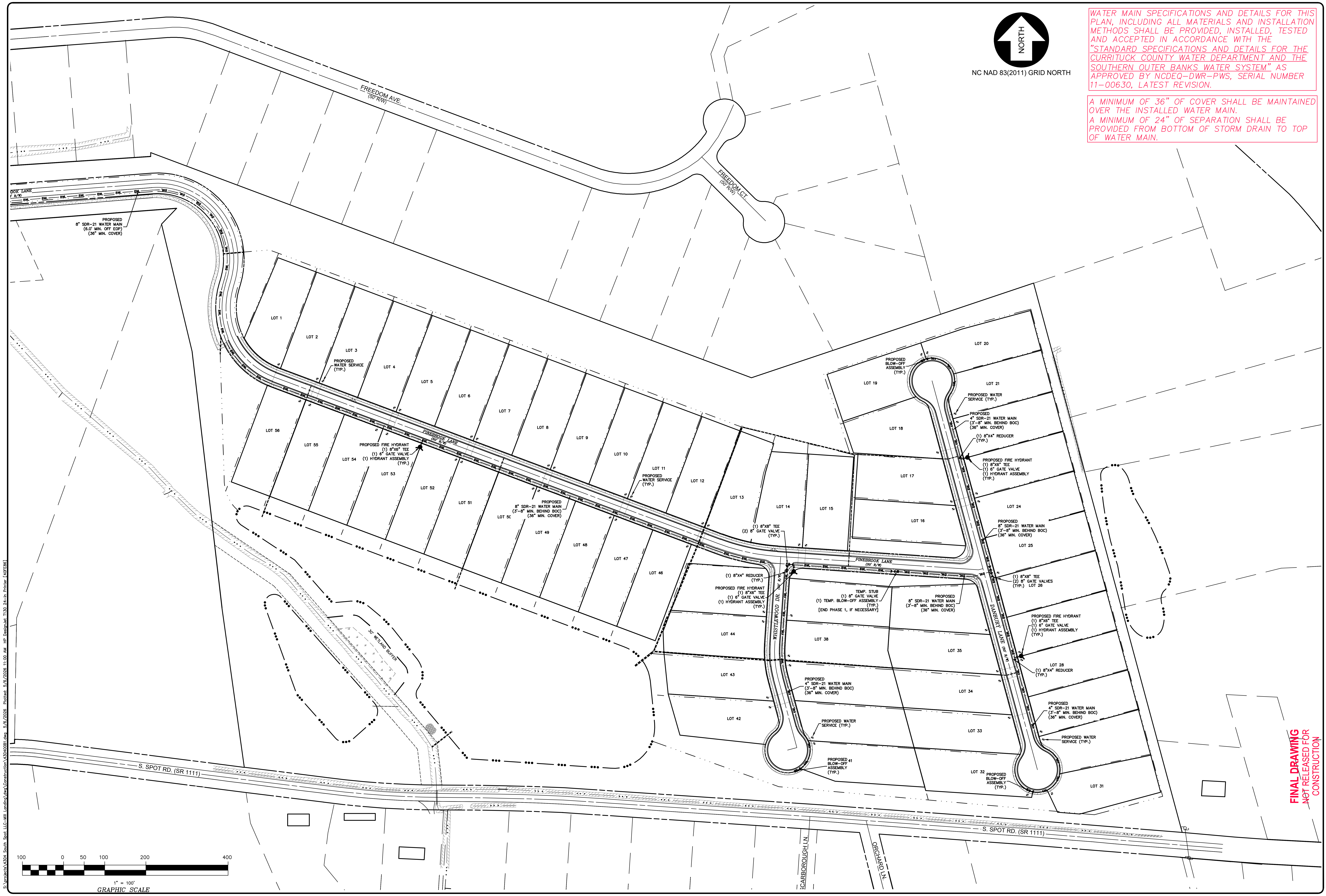
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-28-26	RELOCATE WATER AWAY FROM ROAD	DMK

DocuSigned by:
76B82DFDEA6D4CB...
NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL
042639
DAVID M KLEBITZ

DATE: 12-24-25	SCALE: 1" = 100'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 9 OF 26
CAD FILE: 430400B1
PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE. (50' R/W)
FREEDOM CT. (50' R/W)
PINEBROOK LANE (50' R/W)
WHISTLEWOOD DR. (50' R/W)
DANBURY LANE (50' R/W)
S. SPOT RD. (SR 1111)
SCARBOROUGH LN.
ORCHARD LN.
30' WETLAND BUFFER
LOT 1
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LOT 47
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LOT 49
LOT 50
LOT 51
LOT 52
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LOT 56
8WL
4WL
PROPOSED 8" SDR-21 WATER MAIN (6.0' MIN. OFF EOP) (36" MIN. COVER)
PROPOSED WATER SERVICE (TYP.)
PROPOSED FIRE HYDRANT (1) 8"X6" TEE (1) 6" GATE VALVE (1) HYDRANT ASSEMBLY (TYP.)
PROPOSED 8" SDR-21 WATER MAIN (3'-8" MIN. BEHIND BOC) (36" MIN. COVER)
(1) 8"X8" TEE (2) 8" GATE VALVE (TYP.)
(1) 8"X4" REDUCER (TYP.)
TEMP. STUB (1) 8" GATE VALVE (1) TEMP. BLOW-OFF ASSEMBLY (TYP.) [END PHASE 1, IF NECESSARY]
PROPOSED BLOW-OFF ASSEMBLY (TYP.)
PROPOSED 4" SDR-21 WATER MAIN (3'-8" MIN. BEHIND BOC) (36" MIN. COVER)
(1) 8"X8" TEE (2) 8" GATE VALVES (TYP.) LOT 26
100 0 50 100 200 400
1" = 100'
GRAPHIC SCALE

WATER MAIN SPECIFICATIONS AND DETAILS FOR THIS PLAN, INCLUDING ALL MATERIALS AND INSTALLATION METHODS SHALL BE PROVIDED, INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS AND DETAILS FOR THE CURRITUCK COUNTY WATER DEPARTMENT AND THE SOUTHERN OUTER BANKS WATER SYSTEM" AS APPROVED BY NCDEQ–DWR–PWS, SERIAL NUMBER 11–00630, LATEST REVISION.

A MINIMUM OF 36" OF COVER SHALL BE MAINTAINED OVER THE INSTALLED WATER MAIN.
A MINIMUM OF 24" OF SEPARATION SHALL BE PROVIDED FROM BOTTOM OF STORM DRAIN TO TOP OF WATER MAIN.

FINAL DRAWING
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WATERMAIN EXTENSION
AND WATER SERVICES PLAN

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PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

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76B82DFDFA6D4CB...
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5-6-26

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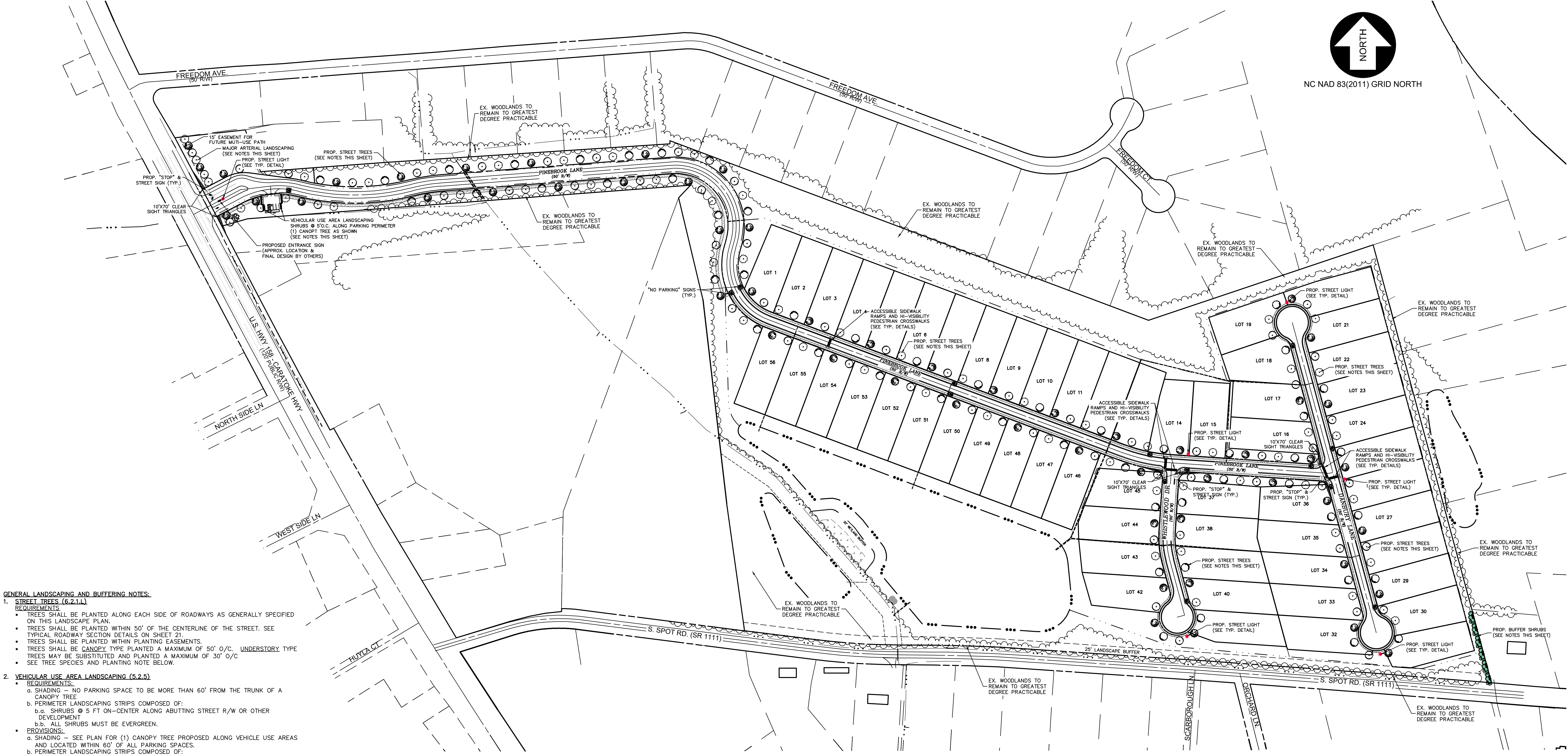
PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE. (50' R/W)
FREEDOM AVE. (50' R/W)
FREEDOM CT. (50' R/W)
U.S. HWY 158 CARATOKE HWY (120' PUBLIC R/W)
NORTH SIDE LN
WEST SIDE LN
HUYLA CT
S. SPOT RD. (SR 1111)
SCARBOROUGH LN
ORCHARD LN
PINEBROOK LANE (50' R/W)
WHISTLEWOOD DR. (50' R/W)
DANBURY LANE (50' R/W)
15' EASEMENT FOR FUTURE MUTI-USE PATH
MAJOR ARTERIAL LANDSCAPING (SEE NOTES THIS SHEET)
PROP. STREET LIGHT (SEE TYP. DETAIL)
PROP. "STOP" & STREET SIGN (TYP.)
10'X70' CLEAR SIGHT TRIANGLES
VEHICULAR USE AREA LANDSCAPING SHRUBS @ 5'O.C. ALONG PARKING PERIMETER (1) CANOPT TREE AS SHOWN (SEE NOTES THIS SHEET)
PROPOSED ENTRANCE SIGN (APPROX. LOCATION & FINAL DESIGN BY OTHERS)
PROP. STREET TREES (SEE NOTES THIS SHEET)
EX. WOODLANDS TO REMAIN TO GREATEST DEGREE PRACTICABLE
"NO PARKING" SIGNS (TYP.)
ACCESSIBLE SIDEWALK RAMPS AND HI-VISIBILITY PEDESTRIAN CROSSWALKS (SEE TYP. DETAILS)
PROP. BUFFER SHRUBS (SEE NOTES THIS SHEET)
25' LANDSCAPE BUFFER
LOT 1
LOT 2
LOT 3
LOT 4
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LOT 56

GENERAL LANDSCAPING AND BUFFERING NOTES:

1. STREET TREES (6.2.1.L)
   REQUIREMENTS
   - TREES SHALL BE PLANTED ALONG EACH SIDE OF ROADWAYS AS GENERALLY SPECIFIED ON THIS LANDSCAPE PLAN.
   - TREES SHALL BE PLANTED WITHIN 50' OF THE CENTERLINE OF THE STREET. SEE TYPICAL ROADWAY SECTION DETAILS ON SHEET 21.
   - TREES SHALL BE PLANTED WITHIN PLANTING EASEMENTS.
   - TREES SHALL BE CANOPY TYPE PLANTED A MAXIMUM OF 50' O/C. UNDERSTORY TYPE TREES MAY BE SUBSTITUTED AND PLANTED A MAXIMUM OF 30' O/C
   - SEE TREE SPECIES AND PLANTING NOTE BELOW.

2. VEHICULAR USE AREA LANDSCAPING (5.2.5)
   - REQUIREMENTS:
     a. SHADING – NO PARKING SPACE TO BE MORE THAN 60' FROM THE TRUNK OF A CANOPY TREE
     b. PERIMETER LANDSCAPING STRIPS COMPOSED OF:
        b.a. SHRUBS @ 5 FT ON-CENTER ALONG ABUTTING STREET R/W OR OTHER DEVELOPMENT
        b.b. ALL SHRUBS MUST BE EVERGREEN.
   - PROVISIONS:
     a. SHADING – SEE PLAN FOR (1) CANOPY TREE PROPOSED ALONG VEHICLE USE AREAS AND LOCATED WITHIN 60' OF ALL PARKING SPACES.
     b. PERIMETER LANDSCAPING STRIPS COMPOSED OF:
        b.a. SEE PLAN FOR EVERGREEN SHRUBS SPACED @ 5' O.C. ALONG PERIMETER OF PARKING AREA.

3. STREETSCAPE (5.2.8)
   - REQUIREMENTS: [PER MAJOR ARTERIAL W/ ACCESS]
     a. (6) AGGREGATE CALIPER INCHES OF CANOPY TREES PER 100 LINEAR FEET.
     b. (3) AGGREGATE CALIPER INCHES OF UNDERSTORY TREES PER 100 LINEAR FEET.
     c. (5) SHRUBS PER 100 LINEAR FEET.
   - PROVISIONS:
     a. SEE PLAN FOR 305 LF OF MAJOR ARTERIAL STREETSCAPING. PLANTINGS SHALL BE INSTALLED AS REQUIRED ABOVE
     b. EXISTING TREES RETAINED AFTER CONSTRUCTION MAY BE CREDITED.

4. PERIMETER LANDSCAPE BUFFER
   - A 25' LANDSCAPE BUFFER SHALL TO BE PROVIDED ALONG THE BOUNDARY WITH S. SPOT ROAD
   - EXISTING WOODLANDS SHALL BE RETAINED TO THE GREATEST DEGREE PRACTICABLE AROUND THE PERIMETER OF THE PROJECT TO BUFFER ADJOINING PROPERTIES. SUPPLEMENT WITH PROPOSED SHRUBS IN AREAS WHERE MINIMAL TO NO VEGETATION IS MAINTAINED.

TREE & SHRUB SPECIES AND PLANTING GUIDELINES:

ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING STANDARDS SPECIFIED IN SECTION 3.5 OF THE CURRITUCK COUNTY ADMINISTRATIVE MANUAL AND THIS PLAN.

- CANOPY AND UNDERSTORY TREE SPECIES SHALL BE OF THOSE LISTED UNDER "TABLE 3.4.6: RECOMMENDED PLANTINGS" IN THE SAME MANUAL.
- TREE SPECIES SHALL BE DIVERSE. A MINIMUM OF (4) DIFFERENT SPECIES OF CANOPY AND UNDERSTORY TREES SHALL BE INSTALLED IN ROUGHLY EQUAL PROPORTIONS.
- AT INSTALLATION, CANOPY TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES MEASURED AT 6 INCHES. ABOVE GRADE. EIGHT FOOT HIGH TREES MAY BE PLANTED AS AN ALTERNATIVE.
- AT INSTALLATION, UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES MEASURES AT 6 INCHES ABOVE GRADE. SIX FOOT HIGH TREES MAY BE PLANTED AS AN ALTERNATIVE.
- SHRUBS SHALL BE PLANTED AT THE SPACING NOTED ON THE PLANS AND FORM A VISUAL SCREEIN WITH A MIN. MATURE HEIGHT OF 36". SHRUBS SHALL BE EVERGREEN AS NOTED AND BE A MINIMUM OF (3) GALLON SIZE AT PLANTING.
- MATERIALS SHALL BE OF HIGH-QUALITY NURSERY GRADE.
- THE USE OF NATIVE, DROUGHT TOLERANT TREES IS ENCOURAGED.
- A REPUTABLE LANDSCAPE CONTRACTOR OR SUPPLIER SHALL PREPARE AN ITEMIZED SCHEDULE OF TREES TO BE INSTALLED IN ACCORDANCE WITH THIS LANDSCAPE PLAN. THIS SCHEDULE SHALL BE REVIEWED BY CURRITUCK COUNTY AND THE ENGINEER TO DETERMINE COMPLIANCE BEFORE ORDERING AND INSTALLATION. ALTERNATE TREES AND SPECIFICATIONS MAY BE PRESENTED FOR REVIEW AND APPROVAL.

SIDEWALK, WALKING TRAIL AND MULTI-USE PATH NOTE:

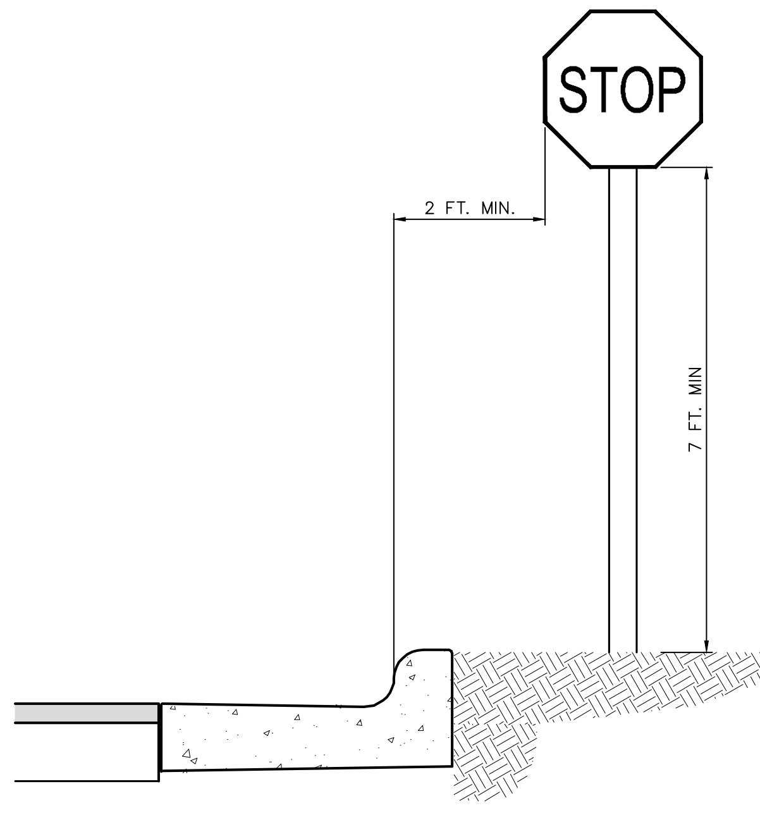
ALL SIDEWALKS, WALKING TRAILS AND MULTI-USE PATHS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY CODE. WALKS, TRAILS AND PATHS SHALL BE HARD SURFACE WITH CROSS SLOPES NOT EXCEEDING 2% AND LONGITUDINAL SLOPES NOT EXCEEDING 20:1. WALKWAYS LESS THAN 5' IN WIDTH SHALL PROVIDE A 5' WIDE PASSING ZONE EVERY 200'.

STREET SIGN ORDERING INFORMATION / CURRITUCK DEPARTMENT OF PLANNING

SIGN SPECIFICATIONS:
9"WIDE EXTRUDED ALUMINUM BLADE
5"WHITE LETTERS ON GREEN BACKGROUND
PVT DESIGNATION AS REQUIRED (INDICATES "PRIVATE")
STOP SIGNS ARE TO BE 24"IN SIZE.

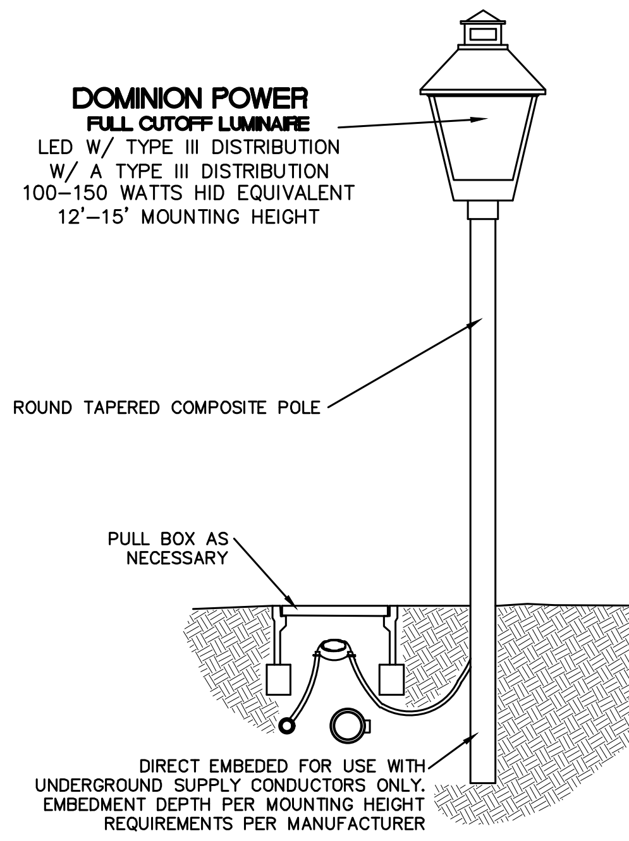
INSTALLATION:
STREET SIGN POSTS SHALL BE INSTALLED AT LEAST 2 FT. OFF THE EDGE OF PAVEMENT. IT IS RECOMMENDED THAT THE STREET BLADE BE LOCATED 7'-8' ABOVE THE FINISHED GROUND SURFACE. (SEE DETAIL.) INSTALL NO PARKING SIGNS AT ALL FIRE HYDRANTS.

FOR STOP SIGN INSTALLATIONS, PLEASE CONTACT NCDOT MAPLE MAINTENANCE YARD.
STREET NAME AND STOP SIGNS MUST BE INSTALLED PRIOR TO APPROVAL OF PRIVATE ACCESS AND FINAL SUBDIVISIONS.


STOP
2 FT. MIN.
7 FT. MIN

NOT TO SCALE

ROAD SIGN INSTALLATION


DOMINION POWER
FULL CUTOFF LUMINAIRE
LED W/ TYPE III DISTRIBUTION
W/ A TYPE III DISTRIBUTION
100–150 WATTS HID EQUIVALENT
12'–15' MOUNTING HEIGHT
ROUND TAPERED COMPOSITE POLE
PULL BOX AS NECESSARY
DIRECT EMBEDED FOR USE WITH UNDERGROUND SUPPLY CONDUCTORS ONLY. EMBEDMENT DEPTH PER MOUNTING HEIGHT REQUIREMENTS PER MANUFACTURER

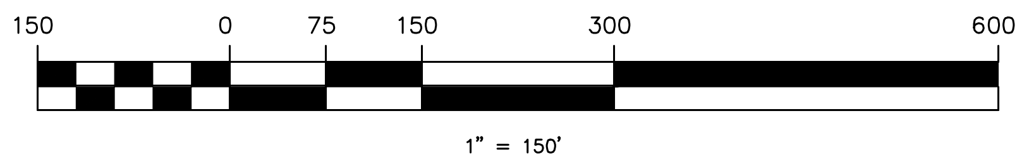
TYP. STREET LIGHT DETAIL

NOT TO SCALE LOCATION AS NOTED ON PLAN

LOCATED @ 200'–300' INTERVALS AND AT CROSSWALKS (BOTH SIDES OF DIVIDED BOULEVARDS; AT LEAST ON ONE SIDE OF STANDARD STREETS.)

○	PROPOSED STREET TREES (SEE NOTES THIS SHEET)
🟩	PROPOSED PERIMETER BUFFER (SEE NOTES THIS SHEET)
●	PROPOSED STREET LIGHT (SEE DETAIL THIS SHEET)
STOP	PROPOSED STOP/STREET SIGN (SEE DETAIL/NOTES THIS SHEET)
P	PROPOSED NO PARKING SIGN TYPE R8–3 (TYP.)
V	PROPOSED SIGHT TRIANGLE

FINAL DRAWING
NOT RELEASED FOR CONSTRUCTION


150
0
75
150
300
600

1" = 150'
GRAPHIC SCALE

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Kitty Hawk, North Carolina 27949
(252) 261–3266
FAX (252) 261–1760

LANDSCAPING, BUFFERING
SIGNAGE AND LIGHTING PLAN

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4–28–26	REVISE CROSSWALKS	DMK

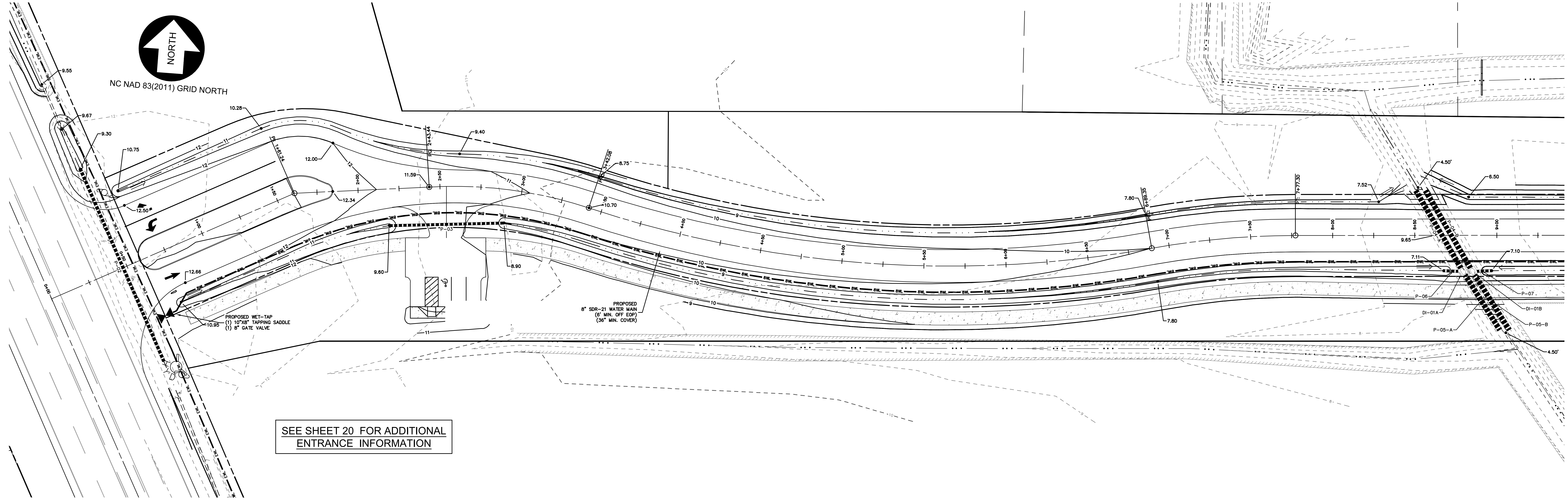
DocuSigned by:
SEAL 042639
76B82DFDFA6D4CB...
DAVID M KLEBITZ
5/6/26

DATE: 12-24-25	SCALE: 1" = 150'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

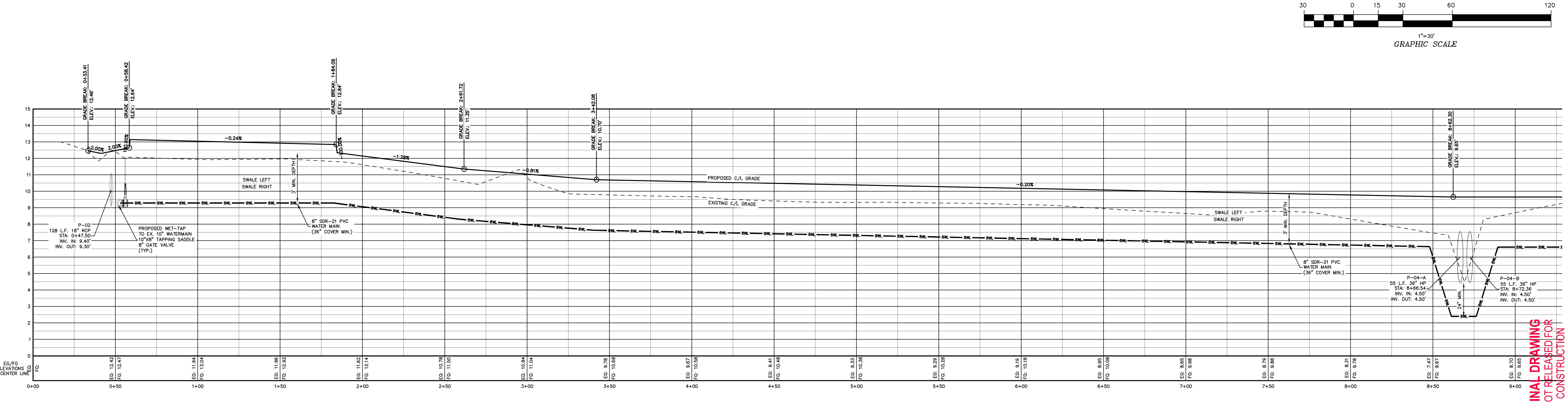
SHEET: 11 OF 26

CAD FILE: 430400B1

PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
9.55
9.67
9.30
10.75
10.28
12.00
12.50
12.34
11.59
9.40
8.75
10.70
9.60
8.90
12.66
10.95
PROPOSED WET-TAP
(1) 10"X8" TAPPING SADDLE
(1) 8" GATE VALVE
PROPOSED
8" SDR-21 WATER MAIN
(8' MIN. OFF EOP)
(36" MIN. COVER)
7.80
7.52
4.50'
6.50
9.65
7.11
7.10
P-06
P-07
DI-01A
DI-01B
P-05-A
P-05-B
P-03
SEE SHEET 20 FOR ADDITIONAL
ENTRANCE INFORMATION

ALIGNMENT: PINEBROOK LN (STA 0+00 - 9+00)
SCALE: HOR.: 1"=30' VERT.(PLAN VIEW)


30 0 15 30 60 120
1"=30'
GRAPHIC SCALE
GRADE BREAK: 0+33.41
ELEV.: 12.46'
GRADE BREAK: 0+58.42
ELEV.: 12.64'
GRADE BREAK: 1+84.09
ELEV.: 12.84'
GRADE BREAK: 2+61.72
ELEV.: 11.30'
GRADE BREAK: 3+42.08
ELEV.: 10.70'
GRADE BREAK: 8+62.30
ELEV.: 9.65'
2.00%
2.00%
100.00%
-0.24%
-100.00%
-1.28%
-0.81%
-0.20%
PROPOSED C/L GRADE
EXISTING C/L GRADE
SWALE LEFT
SWALE RIGHT
3' MIN. DEPTH
P-02
128 L.F. 18" RCP
STA: 0+47.50
INV. IN: 9.40'
INV. OUT: 9.30'
PROPOSED WET-TAP
TO EX. 10" WATERMAIN
10"X8" TAPPING SADDLE
8" GATE VALVE
(TYP.)
8" SDR-21 PVC
WATER MAIN
(36" COVER MIN.)
P-04-A
55 L.F. 36" HP
STA: 8+66.54
INV. IN: 4.50'
INV. OUT: 4.50'
P-04-B
55 L.F. 36" HP
STA: 8+72.36
INV. IN: 4.50'
INV. OUT: 4.50'
24" MIN.
8WL
EG/FG
ELEVATIONS
T CENTER LINE
EG: FG:
EG: 12.42 FG: 12.47
EG: 11.94 FG: 13.04
EG: 11.96 FG: 12.92
EG: 11.62 FG: 12.14
EG: 10.78 FG: 11.50
EG: 10.84 FG: 11.04
EG: 9.78 FG: 10.68
EG: 9.67 FG: 10.58
EG: 9.41 FG: 10.48
EG: 9.33 FG: 10.38
EG: 9.29 FG: 10.28
EG: 9.19 FG: 10.18
EG: 8.95 FG: 10.08
EG: 8.65 FG: 9.98
EG: 8.79 FG: 9.88
EG: 8.31 FG: 9.78
EG: 7.47 FG: 9.67
EG: 8.70 FG: 9.65
0+00
0+50
1+00
1+50
2+00
2+50
3+00
3+50
4+00
4+50
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

ALIGNMENT: PINEBROOK LN (STA 0+00 - 9+00)
SCALE: HOR.: 1"=30' VERT.: 1"=3' (PROFILE VIEW)

FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 11:02 AM HP DesignJet T130 24-in Printer [40FE86]

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PINEBROOK LN. PLAN & PROFILE
STA. 0+00 - 9+00

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-28-26	REVISE ENTRANCE	DMK

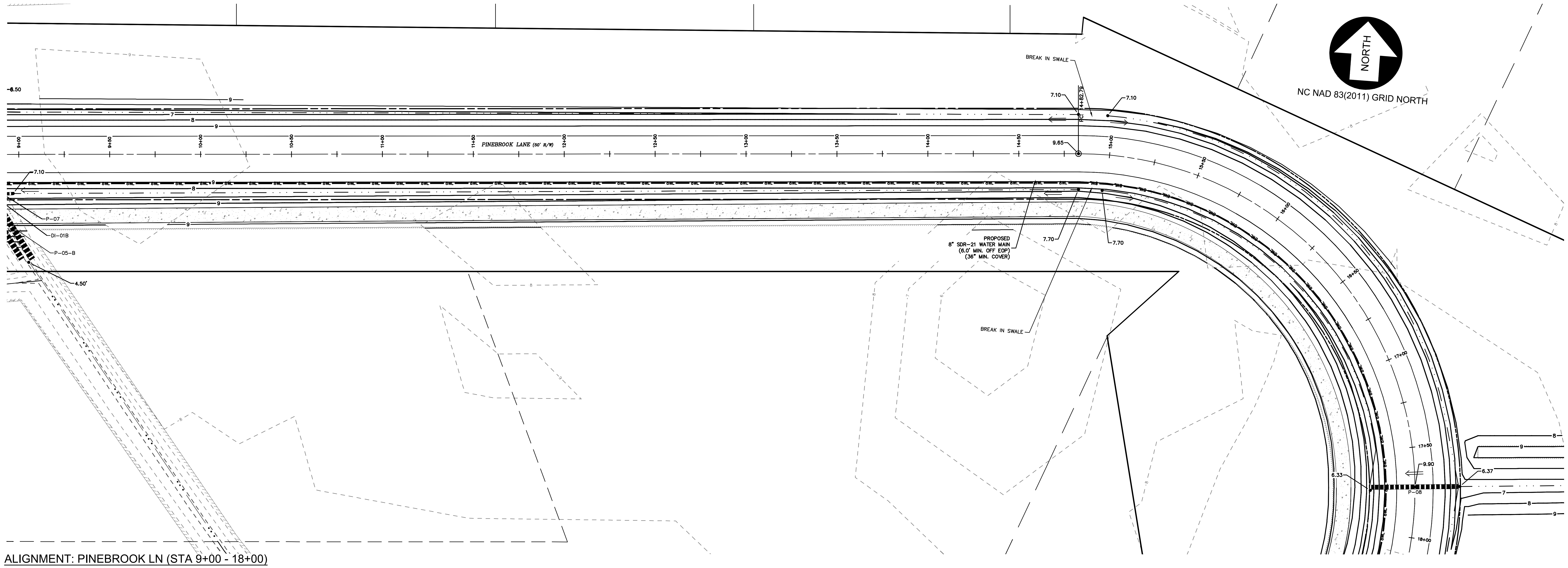
DocuSigned by:
SEAL 042639
76B82DFDFA6D4CB...
DAVID M KLEBITZ
5/6/26

DATE: 12-24-25	SCALE: 1" = 30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 12 OF 26

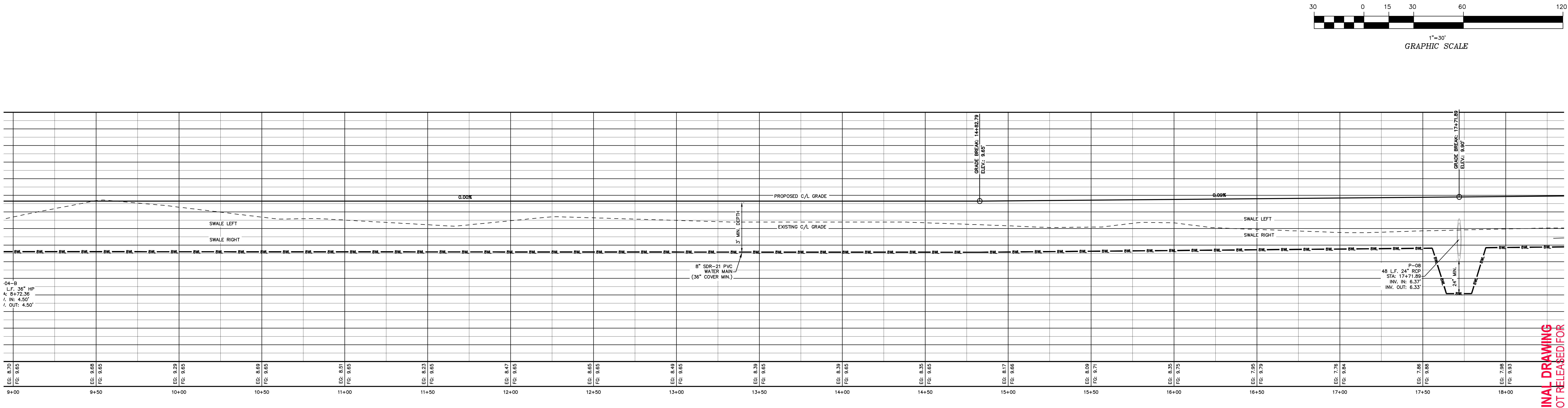
CAD FILE: 430400B1

PROJECT NO: 4304


NC NAD 83(2011) GRID NORTH
NORTH
BREAK IN SWALE
7.10
PC: 14+82.79
7.10
9.65
PINEBROOK LANE (50' R/W)
9+00
9+50
10+00
10+50
11+00
11+50
12+00
12+50
13+00
13+50
14+00
14+50
15+00
15+50
16+00
16+50
17+00
17+50
18+00
-6.50
7.10
P-07
DI-01B
P-05-B
4.50'
PROPOSED
8" SDR-21 WATER MAIN
(6.0' MIN. OFF EOP)
(36" MIN. COVER)
7.70
7.70
BREAK IN SWALE
9.90
6.37
6.33
P-08
8WL

ALIGNMENT: PINEBROOK LN (STA 9+00 - 18+00)

SCALE: HOR.: 1"=30' VERT.(PLAN VIEW)


30
0
15
30
60
120
1"=30'
GRAPHIC SCALE
GRADE BREAK: 14+82.79
ELEV.: 9.65'
GRADE BREAK: 17+71.89
ELEV.: 9.90'
0.00%
0.00%
PROPOSED C/L GRADE
EXISTING C/L GRADE
SWALE LEFT
SWALE RIGHT
SWALE LEFT
SWALE RIGHT
3' MIN. DEPTH
8" SDR-21 PVC
WATER MAIN
(36" COVER MIN.)
-04-B
L.F. 36" HP
A: 8+72.36
/. IN: 4.50'
/. OUT: 4.50'
P-08
48 L.F. 24" RCP
STA: 17+71.89
INV. IN: 6.37'
INV. OUT: 6.33'
24" MIN.
8WL
EG: 8.70 FG: 9.65
EG: 9.68 FG: 9.65
EG: 9.29 FG: 9.65
EG: 8.69 FG: 9.65
EG: 8.51 FG: 9.65
EG: 8.23 FG: 9.65
EG: 8.47 FG: 9.65
EG: 8.65 FG: 9.65
EG: 8.49 FG: 9.65
EG: 8.39 FG: 9.65
EG: 8.39 FG: 9.65
EG: 8.35 FG: 9.65
EG: 8.17 FG: 9.66
EG: 8.09 FG: 9.71
EG: 8.35 FG: 9.75
EG: 7.95 FG: 9.79
EG: 7.76 FG: 9.84
EG: 7.86 FG: 9.88
EG: 7.98 FG: 9.93
9+00
9+50
10+00
10+50
11+00
11+50
12+00
12+50
13+00
13+50
14+00
14+50
15+00
15+50
16+00
16+50
17+00
17+50
18+00

ALIGNMENT: PINEBROOK LN (STA 9+00 - 18+00)

SCALE: HOR.: 1"=30' VERT.: 1"=3' (PROFILE VIEW)

FINAL DRAWING
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CONSTRUCTION

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PINEBROOK LN. PLAN & PROFILE
STA. 9+00 - 18+00

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
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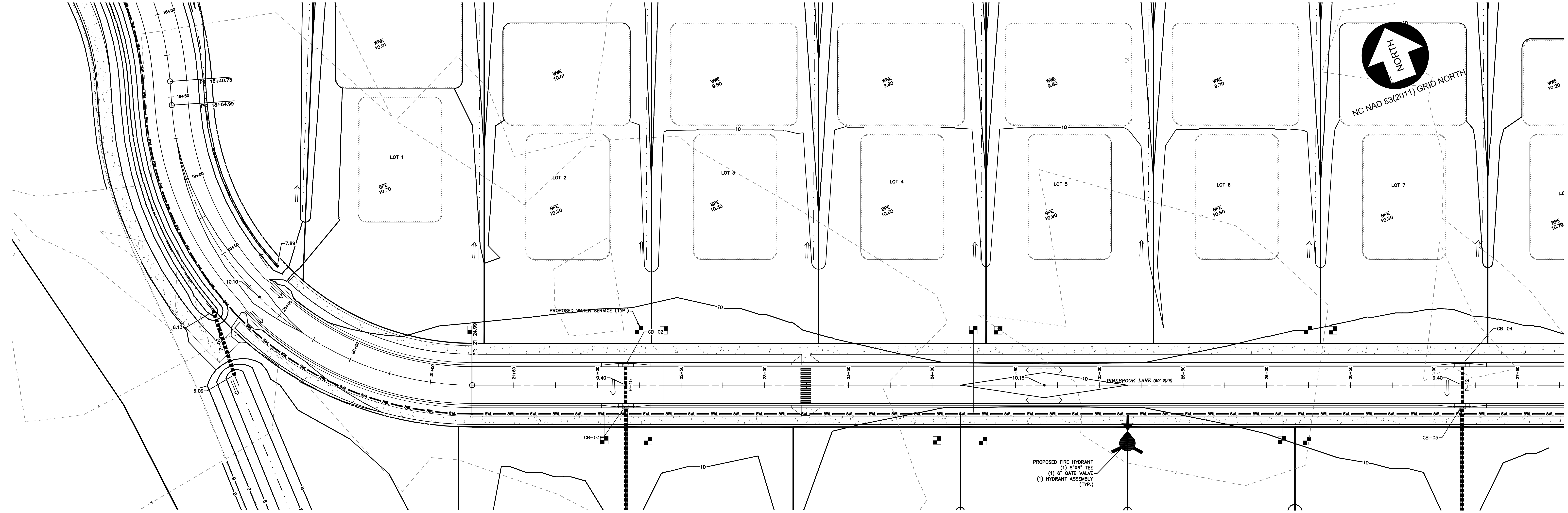
DocuSigned by:
SEAL
042639
76B82DFDEA6D4CB...
DAVID M. KLEBITZ
5/6/26

DATE:	SCALE:
12-24-25	1" = 30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET:
13 OF 26

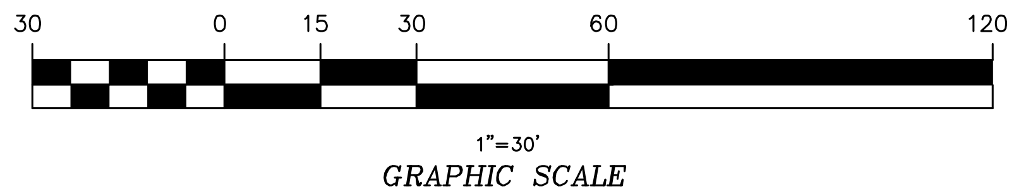
CAD FILE:
430400B1

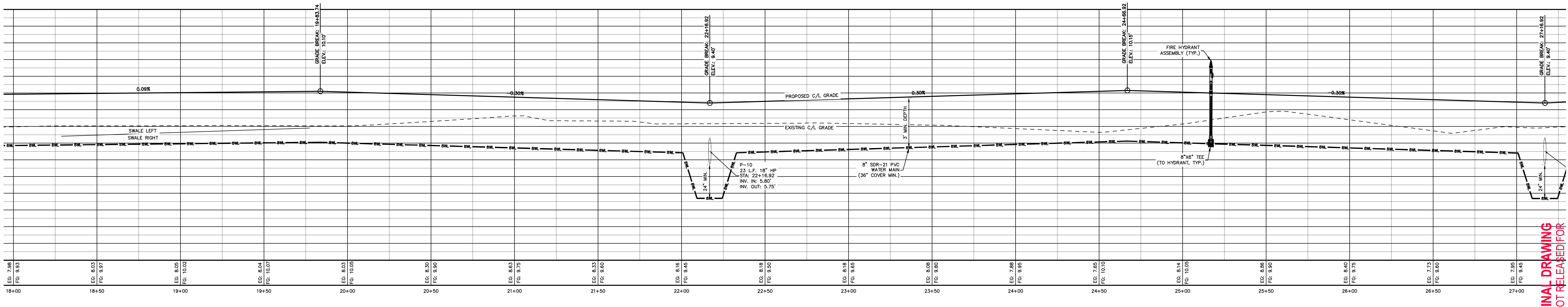
PROJECT NO:
4304


18+00
PT: 18+40.73
18+50
PC: 18+54.99
19+00
19+50
20+00
20+50
21+00
PT: 21+24.99
21+50
22+00
22+50
23+00
23+50
24+00
24+50
25+00
25+50
26+00
26+50
27+00
27+50
WWE 10.01
LOT 1
BPE 10.70
WWE 10.01
LOT 2
BPE 10.50
WWE 9.80
LOT 3
BPE 10.30
WWE 9.90
LOT 4
BPE 10.60
WWE 9.80
LOT 5
BPE 10.90
WWE 9.70
LOT 6
BPE 10.60
LOT 7
BPE 10.50
WWE 10.20
BPE 10.70
NORTH
NC NAD 83(2011) GRID NORTH
7.89
10.10
6.13
6.09
P-09
P-10
P-12
9.40
10.15
9.40
10
8
PROPOSED WATER SERVICE (TYP.)
CB-02
CB-03
CB-04
CB-05
PINEBROOK LANE (50' R/W)
8WL
PROPOSED FIRE HYDRANT
(1) 8"X6" TEE
(1) 6" GATE VALVE
(1) HYDRANT ASSEMBLY
(TYP.)

ALIGNMENT: PINEBROOK LN (STA 18+00 - 27+00)

SCALE: HOR.: 1"=30' VERT.(PLAN VIEW)


30
0
15
30
60
120
1"=30'
GRAPHIC SCALE


GRADE BREAK: 19+83.74
ELEV.: 10.10'
GRADE BREAK: 22+16.92
ELEV.: 9.40'
GRADE BREAK: 24+66.92
ELEV.: 10.15'
GRADE BREAK: 27+16.92
ELEV.: 9.40'
0.09%
-0.30%
0.30%
-0.30%
PROPOSED C/L GRADE
EXISTING C/L GRADE
SWALE LEFT
SWALE RIGHT
3' MIN. DEPTH
24" MIN.
24" MIN.
8WL
P-10
23 L.F. 18" HP
STA: 22+16.92
INV. IN: 5.80'
INV. OUT: 5.75'
8" SDR-21 PVC
WATER MAIN
(36" COVER MIN.)
FIRE HYDRANT
ASSEMBLY (TYP.)
8"X6" TEE
(TO HYDRANT, TYP.)
EG: 7.98 FG: 9.93
EG: 8.03 FG: 9.97
EG: 8.05 FG: 10.02
EG: 8.04 FG: 10.07
EG: 8.03 FG: 10.05
EG: 8.30 FG: 9.90
EG: 8.63 FG: 9.75
EG: 8.33 FG: 9.60
EG: 8.16 FG: 9.45
EG: 8.18 FG: 9.50
EG: 8.18 FG: 9.65
EG: 8.08 FG: 9.80
EG: 7.88 FG: 9.95
EG: 7.65 FG: 10.10
EG: 8.14 FG: 10.05
EG: 8.86 FG: 9.90
EG: 8.40 FG: 9.75
EG: 7.73 FG: 9.60
EG: 7.95 FG: 9.45
18+00
18+50
19+00
19+50
20+00
20+50
21+00
21+50
22+00
22+50
23+00
23+50
24+00
24+50
25+00
25+50
26+00
26+50
27+00

ALIGNMENT: PINEBROOK LN (STA 18+00 - 27+00)

SCALE: HOR.: 1"=30' VERT.: 1"=3' (PROFILE VIEW)

FINAL DRAWING
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S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 11:00 AM HP DesignJet T130 24-in Printer [40FE86]

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PINEBROOK LN. PLAN & PROFILE

STA. 18+00 - 27+00

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

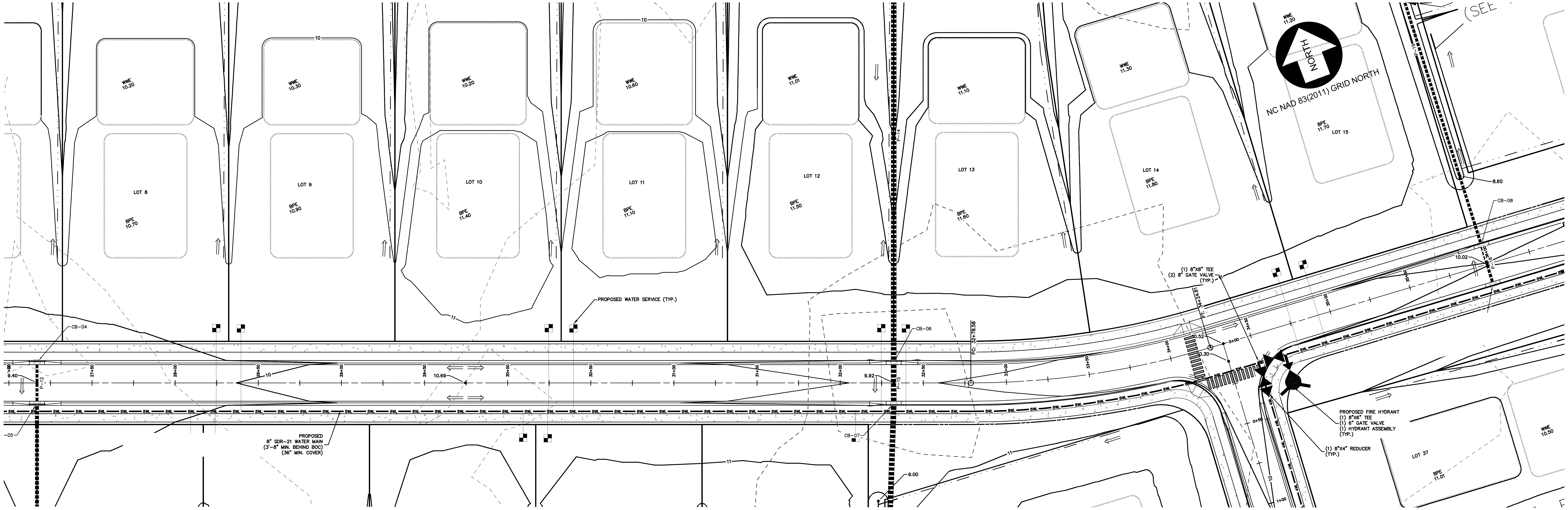
DocuSigned by:
SEAL
042639
76B82DFDEA6D4CB...
DAVID M. KLEBITZ

DATE: 12-24-25	SCALE: 1" = 30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 14 OF 26

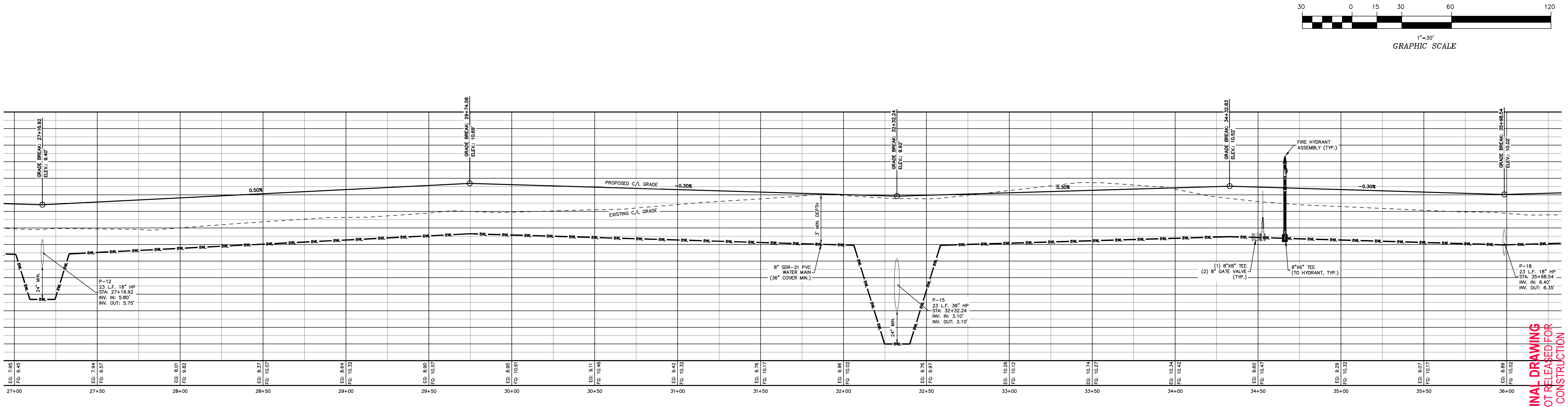
CAD FILE: 430400B1

PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
(SEE
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 37
WWE 10.20
WWE 10.30
WWE 10.20
WWE 10.60
WWE 11.01
WWE 11.10
WWE 11.30
WWE 11.20
WWE 10.50
BPE 10.70
BPE 10.90
BPE 11.40
BPE 11.10
BPE 11.50
BPE 11.60
BPE 11.80
BPE 11.70
BPE 11.01
CB-04
CB-06
CB-07
CB-08
P-12
P-15
9.40
10.69
9.92
10.52
10.30
10.02
9.00
8.60
PC: 32+78.56
PT: 34+24.61
PROPOSED WATER SERVICE (TYP.)
PROPOSED 8" SDR-21 WATER MAIN (3'-8" MIN. BEHIND BOC) (36" MIN. COVER)
(1) 8"X8" TEE
(2) 8" GATE VALVE
(TYP.)
PROPOSED FIRE HYDRANT
(1) 8"X6" TEE
(1) 6" GATE VALVE
(1) HYDRANT ASSEMBLY
(TYP.)
(1) 8"X4" REDUCER
(TYP.)
0+00
0+50
1+00
8WL
4WL
SWL

ALIGNMENT: PINEBROOK LN (STA 27+00 - 36+00)

SCALE: HOR.: 1"=30' VERT.(PLAN VIEW)


30
0
15
30
60
120
1"=30'
GRAPHIC SCALE
GRADE BREAK: 27+16.92
ELEV.: 9.40'
GRADE BREAK: 29+74.58
ELEV.: 10.69'
GRADE BREAK: 32+32.24
ELEV.: 9.92'
GRADE BREAK: 34+32.83
ELEV.: 10.52'
GRADE BREAK: 35+98.54
ELEV.: 10.02'
0.50%
PROPOSED C/L GRADE
-0.30%
0.30%
-0.30%
EXISTING C/L GRADE
3' MIN. DEPTH
24" MIN.
24" MIN.
FIRE HYDRANT ASSEMBLY (TYP.)
8" SDR-21 PVC WATER MAIN (36" COVER MIN.)
P-12
23 L.F. 18" HP
STA: 27+16.92
INV. IN: 5.80'
INV. OUT: 5.75'
P-15
23 L.F. 36" HP
STA: 32+32.24
INV. IN: 3.10'
INV. OUT: 3.10'
(1) 8"X8" TEE
(2) 8" GATE VALVE
(TYP.)
8"X6" TEE
(TO HYDRANT, TYP.)
P-18
23 L.F. 18" HP
STA: 35+98.54
INV. IN: 6.40'
INV. OUT: 6.35'
8WL
EG: 7.95 FG: 9.45
EG: 7.94 FG: 9.57
EG: 8.01 FG: 9.82
EG: 8.37 FG: 10.07
EG: 8.64 FG: 10.32
EG: 8.90 FG: 10.57
EG: 8.95 FG: 10.61
EG: 9.11 FG: 10.46
EG: 9.42 FG: 10.32
EG: 9.76 FG: 10.17
EG: 9.96 FG: 10.02
EG: 9.76 FG: 9.97
EG: 10.26 FG: 10.12
EG: 10.74 FG: 10.27
EG: 10.34 FG: 10.42
EG: 9.60 FG: 10.47
EG: 9.29 FG: 10.32
EG: 9.07 FG: 10.17
EG: 8.89 FG: 10.02
27+00
27+50
28+00
28+50
29+00
29+50
30+00
30+50
31+00
31+50
32+00
32+50
33+00
33+50
34+00
34+50
35+00
35+50
36+00

ALIGNMENT: PINEBROOK LN (STA 27+00 - 36+00)

SCALE: HOR.: 1"=30' VERT.: 1"=3' (PROFILE VIEW)

FINAL DRAWING
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CONSTRUCTION

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FAX (252) 261-1760

PINEBROOK LN. PLAN & PROFILE

STA. 27+00 - 36+00

PROJECT:

SEASIDE MEADOWS

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
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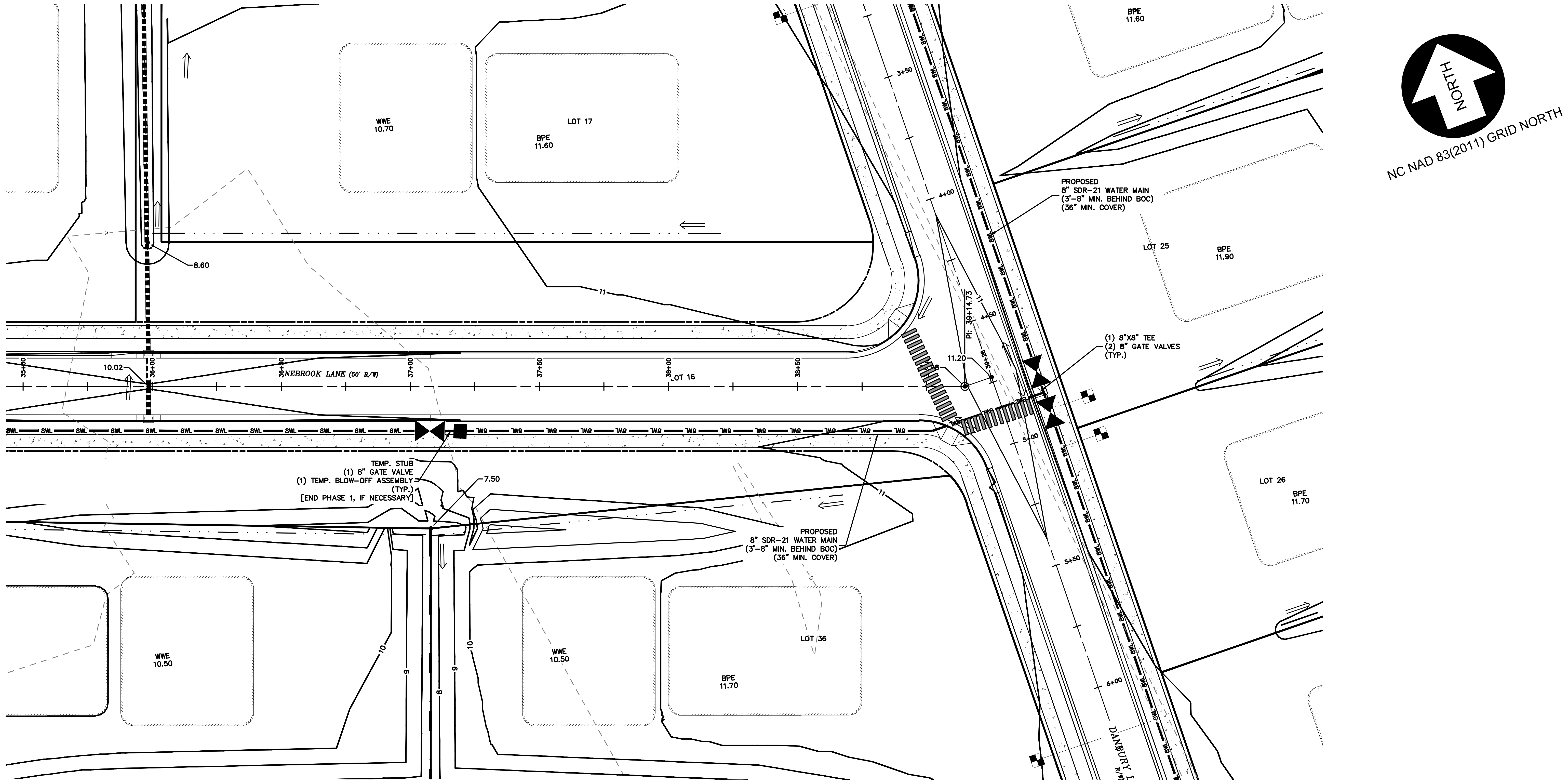
DocuSigned by:
SEAL
042639
76B82DFDFA6D4CB...
DAVID M. KLEBITZ
5-6-26

DATE: 12-24-25	SCALE: 1" = 30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 15 OF 26

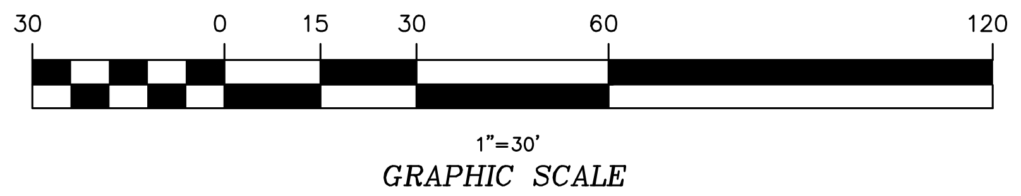
CAD FILE: 430400B1

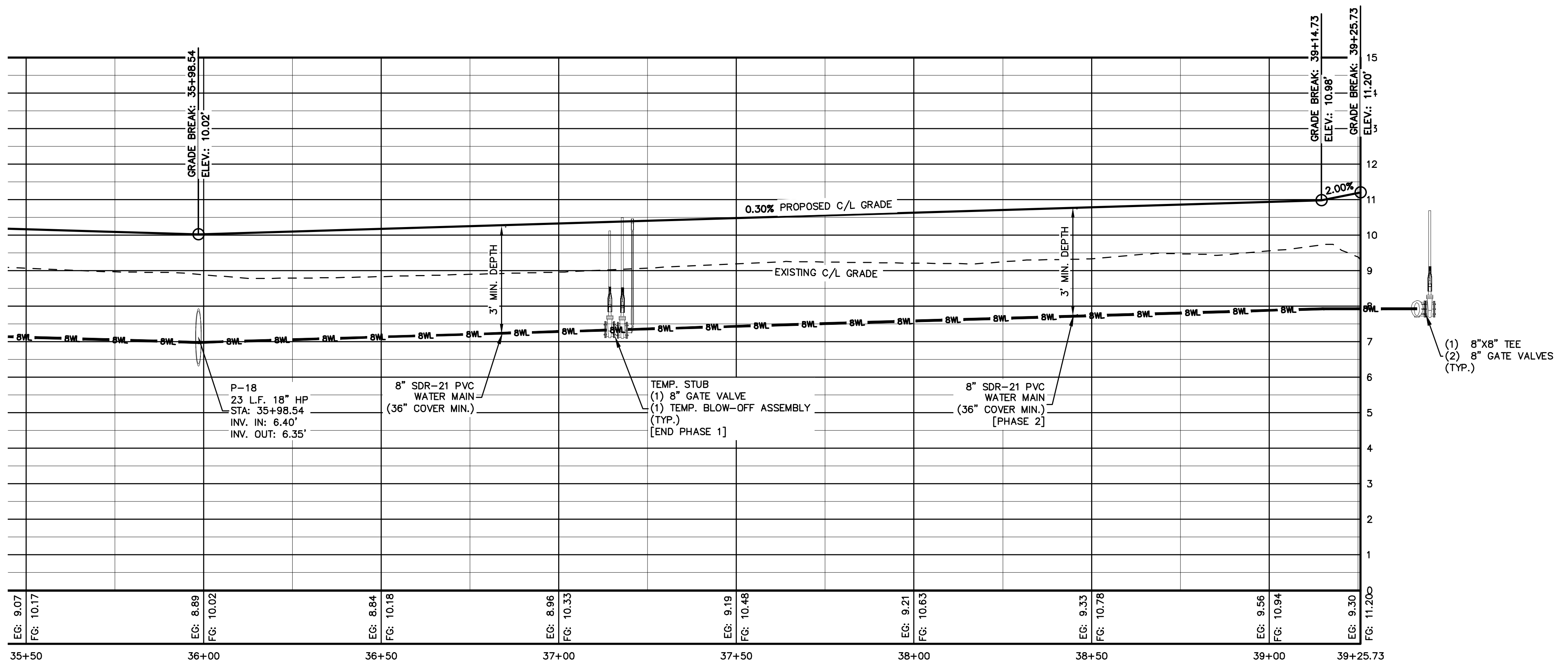
PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
WWE
10.70
LOT 17
BPE
11.60
BPE
11.60
8.60
10.02
35+50
36+00
36+50
37+00
37+50
38+00
38+50
PINEBROOK LANE (50' R/W)
LOT 16
11
11.20
PI: 39+14.73
39+26
3+50
4+00
4+50
5+00
5+50
6+00
8WL
PROPOSED
8" SDR-21 WATER MAIN
(3'-8" MIN. BEHIND BOC)
(36" MIN. COVER)
LOT 25
BPE
11.90
(1) 8"X8" TEE
(2) 8" GATE VALVES
(TYP.)
LOT 26
BPE
11.70
TEMP. STUB
(1) 8" GATE VALVE
(1) TEMP. BLOW-OFF ASSEMBLY
(TYP.)
[END PHASE 1, IF NECESSARY]
7.50
PROPOSED
8" SDR-21 WATER MAIN
(3'-8" MIN. BEHIND BOC)
(36" MIN. COVER)
WWE
10.50
10
9
8
WWE
10.50
LOT 36
BPE
11.70
DANBURY

ALIGNMENT: PINEBROOK LN (STA 36+00 - 39+26)

SCALE: HOR.: 1"=30' VERT.(PLAN VIEW)


30
0
15
30
60
120
1"=30'
GRAPHIC SCALE


GRADE BREAK: 35+98.54
ELEV.: 10.02'
GRADE BREAK: 39+14.73
ELEV.: 10.98'
GRADE BREAK: 39+25.73
ELEV.: 11.20'
2.00%
0.30% PROPOSED C/L GRADE
EXISTING C/L GRADE
3' MIN. DEPTH
3' MIN. DEPTH
8WL
P-18
23 L.F. 18" HP
STA: 35+98.54
INV. IN: 6.40'
INV. OUT: 6.35'
8" SDR-21 PVC
WATER MAIN
(36" COVER MIN.)
TEMP. STUB
(1) 8" GATE VALVE
(1) TEMP. BLOW-OFF ASSEMBLY
(TYP.)
[END PHASE 1]
8" SDR-21 PVC
WATER MAIN
(36" COVER MIN.)
[PHASE 2]
(1) 8"X8" TEE
(2) 8" GATE VALVES
(TYP.)
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
0
EG: 9.07
FG: 10.17
EG: 8.89
FG: 10.02
EG: 8.84
FG: 10.18
EG: 8.96
FG: 10.33
EG: 9.19
FG: 10.48
EG: 9.21
FG: 10.63
EG: 9.33
FG: 10.78
EG: 9.56
FG: 10.94
EG: 9.30
FG: 11.20
35+50
36+00
36+50
37+00
37+50
38+00
38+50
39+00
39+25.73

ALIGNMENT: PINEBROOK LN (STA 36+00 - 39+26)

SCALE: HOR.: 1"=30' VERT.: 1"=3' (PROFILE VIEW)

S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 11:01 AM HP DesignJet T130 24-in Printer [40FE86]

FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

PINEBROOK LN. PLAN & PROFILE

STA. 36+00 - 39+26

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

CONSTRUCTION DRAWINGS

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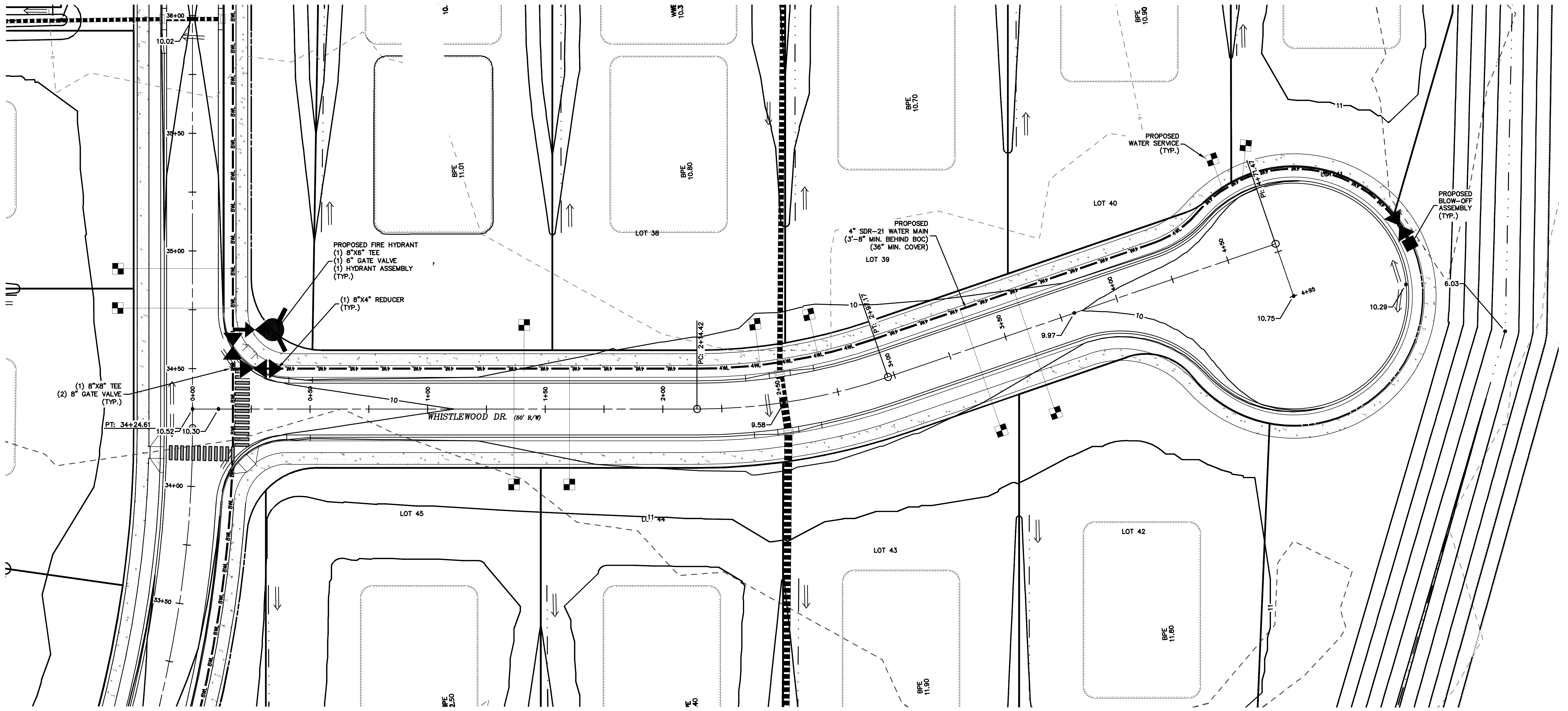
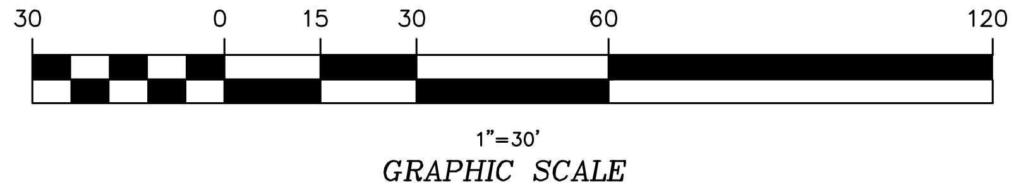
SHEET: 16 OF 26

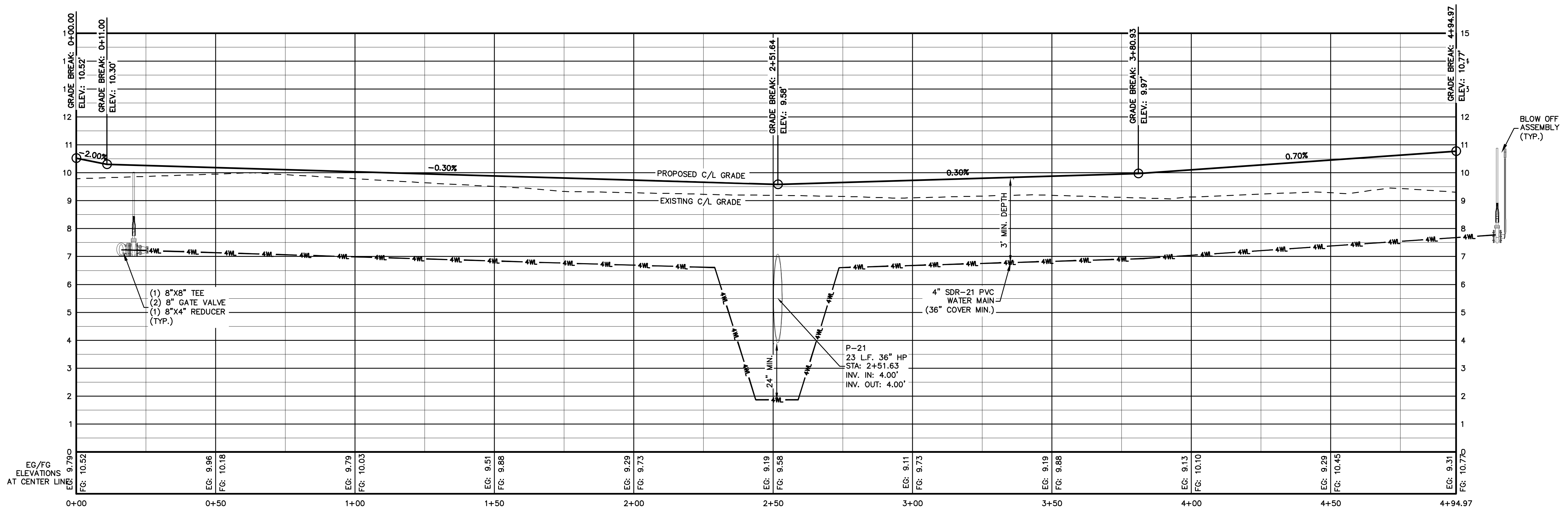
CAD FILE: 430400B1

PROJECT NO: 4304


NORTH
NC NAD 83(2011) GRID NORTH
PROPOSED FIRE HYDRANT
(1) 8"X6" TEE
(1) 6" GATE VALVE
(1) HYDRANT ASSEMBLY
(TYP.)
(1) 8"X4" REDUCER
(TYP.)
(1) 8"X8" TEE
(2) 8" GATE VALVE
(TYP.)
PT: 34+24.61
10.52
10.30
35+00
34+50
34+00
33+50
WHISTLEWOOD DR. (60' R/W)
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 45
BPE 11.01
BPE 10.80
BPE 10.70
BPE 10.90
BPE 11.80
BPE 11.90
BPE 12.50
PROPOSED
4" SDR-21 WATER MAIN
(3'-8" MIN. BEHIND BOC)
(36" MIN. COVER)
PROPOSED
WATER SERVICE
(TYP.)
PROPOSED
BLOW-OFF
ASSEMBLY
(TYP.)
PC: 2+14.42
PT: 2+97.17
PI: 4+71.47
9.58
9.97
10.75
10.29
6.03
4+95
0+00
0+50
1+00
1+50
2+00
2+50
3+00
3+50
4+00
4+50

ALIGNMENT: WHISTLEWOOD DR (STA 0+00 - 4+95)
SCALE: HOR.: 1"=30' VERT.(PLAN VIEW)


30
0
15
30
60
120
1"=30'
GRAPHIC SCALE



ALIGNMENT: WHISTELWOOD DR (STA 0+00 - 4+95)
SCALE: HOR.: 1"=30' VERT.: 1"=3' (PROFILE VIEW)

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BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

WHISTLEWOOD DR. PLAN & PROFILE

STA. 0+00 - 4+95

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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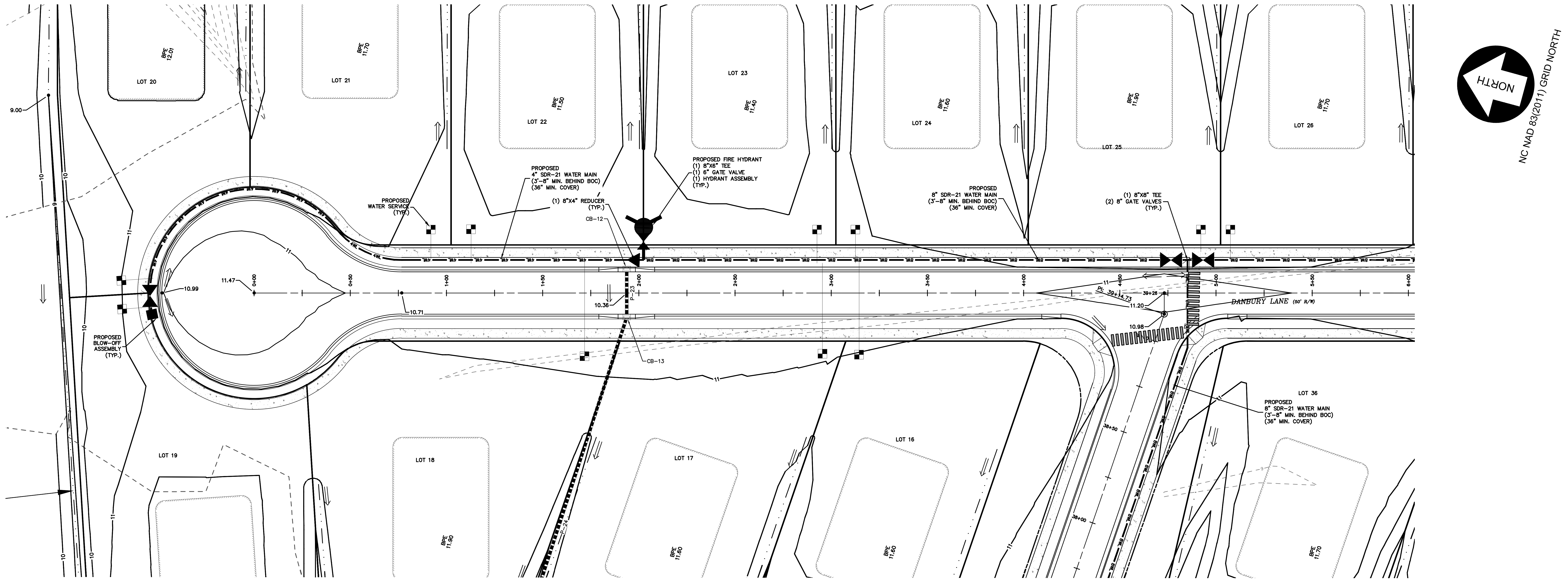
DRAWN: DMK	APPROVED: BPG

SHEET: 17 OF 26

CAD FILE: 430400B1

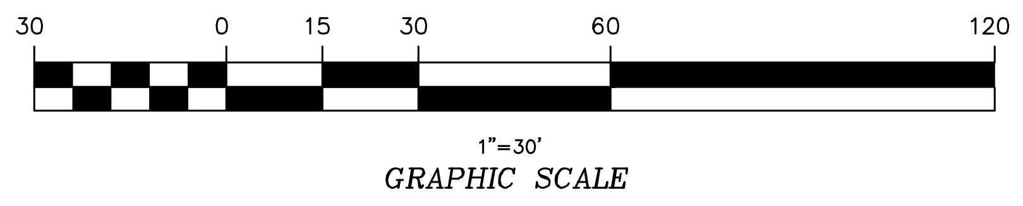
PROJECT NO: 4304



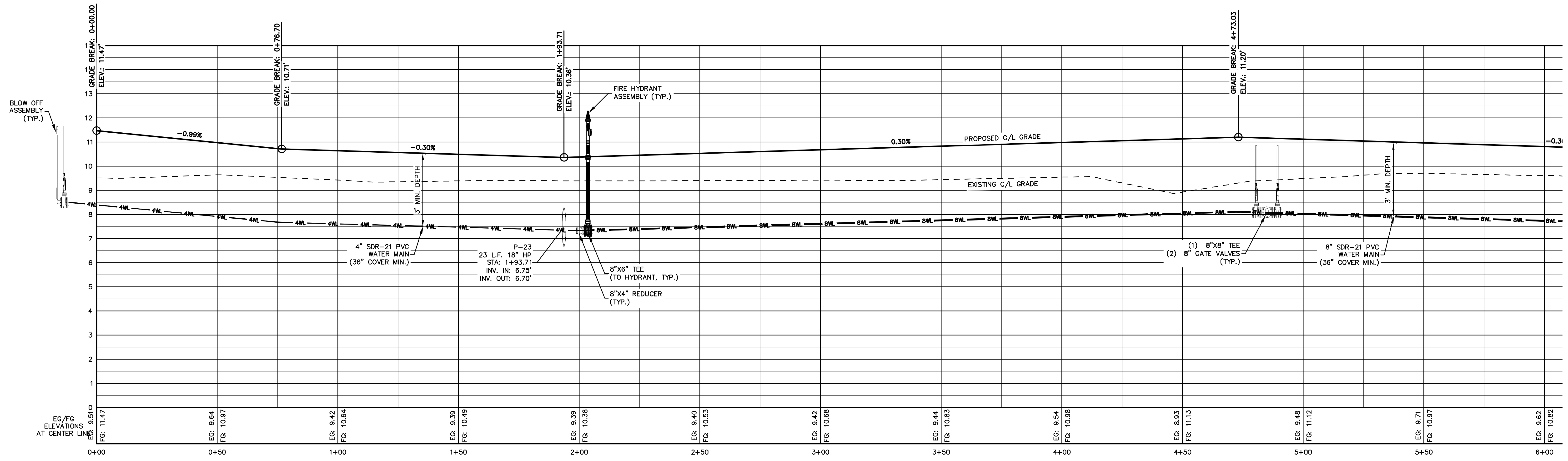
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 19
LOT 18
LOT 17
LOT 16
LOT 36
BPE 12.01
BPE 11.70
BPE 11.50
BPE 11.40
BPE 11.60
BPE 11.80
BPE 11.70
BPE 11.90
BPE 11.80
BPE 11.60
9.00
11.47
10.99
10.71
10.36
11.20
10.98
PI: 39+14.73
39+26
38+50
0+00
0+50
1+00
1+50
2+00
2+50
3+00
3+50
4+00
4+50
5+00
5+50
6+00
DANBURY LANE (50' R/W)
PROPOSED WATER SERVICE (TYP.)
PROPOSED 4" SDR-21 WATER MAIN (3'-8" MIN. BEHIND BOC) (36" MIN. COVER)
(1) 8"X4" REDUCER (TYP.)
CB-12
CB-13
P-23
PROPOSED FIRE HYDRANT
(1) 8"X6" TEE
(1) 6" GATE VALVE
(1) HYDRANT ASSEMBLY
(TYP.)
PROPOSED 8" SDR-21 WATER MAIN (3'-8" MIN. BEHIND BOC) (36" MIN. COVER)
(1) 8"X8" TEE
(2) 8" GATE VALVES
(TYP.)
PROPOSED BLOW-OFF ASSEMBLY (TYP.)
PROPOSED 8" SDR-21 WATER MAIN (3'-8" MIN. BEHIND BOC) (36" MIN. COVER)
4WL
8WL
NORTH
NC NAD 83(2011) GRID NORTH

ALIGNMENT: DANBURY LN (STA 0+00 - 6+00)

SCALE: HOR.: 1"=30' VERT.(PLAN VIEW)



30
0
15
30
60
120
1"=30'
GRAPHIC SCALE



ALIGNMENT: DANBURY LN (STA 0+00 - 6+00)

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DANBURY LN. PLAN & PROFILE
STA. 0+00 - 6+00

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

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76B82DFDEA6D4CB...
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DRAWN: DMK	APPROVED: BPG

SHEET: 18 OF 26

CAD FILE: 430400B1

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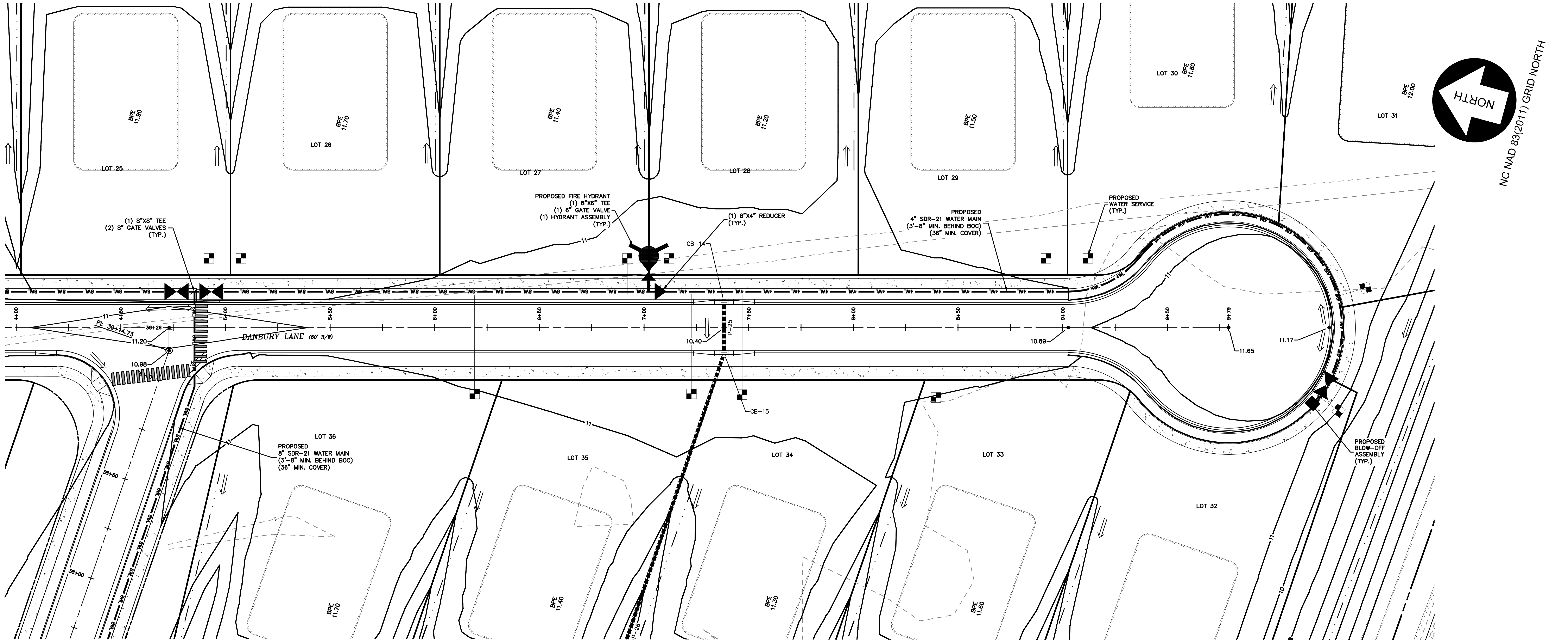
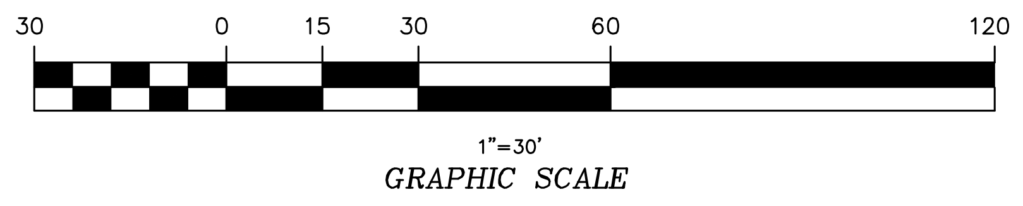
S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 10:59 AM HP DesignJet T130 24-in Printer [40FE86]

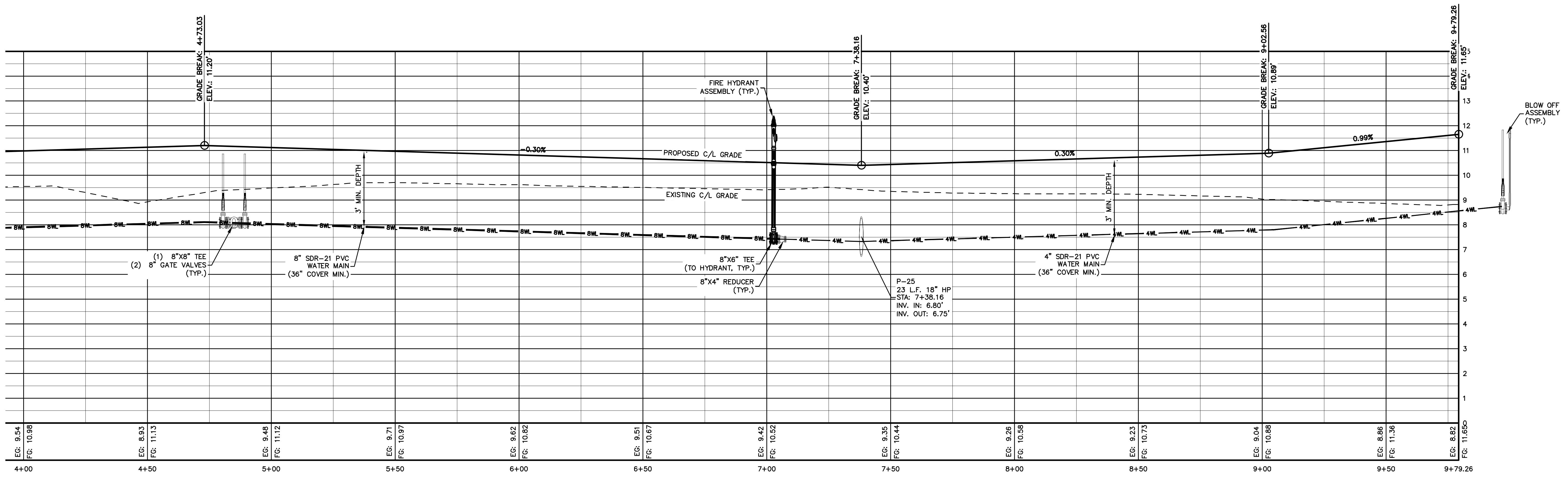

NORTH
NC NAD 83(2011) GRID NORTH
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
BPE 11.90
BPE 11.70
BPE 11.40
BPE 11.20
BPE 11.50
BPE 11.80
BPE 12.00
BPE 11.70
BPE 11.40
BPE 11.30
BPE 11.60
(1) 8"X8" TEE
(2) 8" GATE VALVES
(TYP.)
PROPOSED FIRE HYDRANT
(1) 8"X6" TEE
(1) 6" GATE VALVE
(1) HYDRANT ASSEMBLY
(TYP.)
(1) 8"X4" REDUCER
(TYP.)
CB-14
CB-15
P-25
PROPOSED
4" SDR-21 WATER MAIN
(3'-8" MIN. BEHIND BOC)
(36" MIN. COVER)
PROPOSED
WATER SERVICE
(TYP.)
PROPOSED
8" SDR-21 WATER MAIN
(3'-8" MIN. BEHIND BOC)
(36" MIN. COVER)
PROPOSED
BLOW-OFF
ASSEMBLY
(TYP.)
DANBURY LANE (50' R/W)
PI: 39+14.73
39+26
39+50
39+00
4+00
4+50
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
9+79
11.20
10.98
10.40
10.89
11.65
11.17
11
10
8WL
4WL

ALIGNMENT: DANBURY LN (STA 4+00 - 9+79)

SCALE: HOR.: 1"=30' VERT.(PLAN VIEW)


30
0
15
30
60
120

1"=30'
GRAPHIC SCALE


GRADE BREAK: 4+73.03
ELEV.: 11.20'
GRADE BREAK: 7+38.16
ELEV.: 10.40'
GRADE BREAK: 9+02.56
ELEV.: 10.89'
GRADE BREAK: 9+79.26
ELEV.: 11.65'
-0.30%
0.30%
0.99%
PROPOSED C/L GRADE
EXISTING C/L GRADE
FIRE HYDRANT
ASSEMBLY (TYP.)
3' MIN. DEPTH
BLOW OFF
ASSEMBLY
(TYP.)
(1) 8"X8" TEE
(2) 8" GATE VALVES
(TYP.)
8" SDR-21 PVC
WATER MAIN
(36" COVER MIN.)
8"X6" TEE
(TO HYDRANT, TYP.)
8"X4" REDUCER
(TYP.)
P-25
23 L.F. 18" HP
STA: 7+38.16
INV. IN: 6.80'
INV. OUT: 6.75'
4" SDR-21 PVC
WATER MAIN
(36" COVER MIN.)
8WL
4WL
13
12
11
10
9
8
7
6
5
4
3
2
1
0
EG: 9.54 FG: 10.98
EG: 8.93 FG: 11.13
EG: 9.48 FG: 11.12
EG: 9.71 FG: 10.97
EG: 9.62 FG: 10.82
EG: 9.51 FG: 10.67
EG: 9.42 FG: 10.52
EG: 9.35 FG: 10.44
EG: 9.26 FG: 10.58
EG: 9.23 FG: 10.73
EG: 9.04 FG: 10.88
EG: 8.86 FG: 11.36
EG: 8.82 FG: 11.65
4+00
4+50
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
9+79.26

ALIGNMENT: DANBURY LN (STA 4+00 - 9+79)

SCALE: HOR.: 1"=30' VERT.: 1"=3' (PROFILE VIEW)

FINAL DRAWING
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Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

DANBURY LN. PLAN & PROFILE

STA. 4+00 - 9+79

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PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

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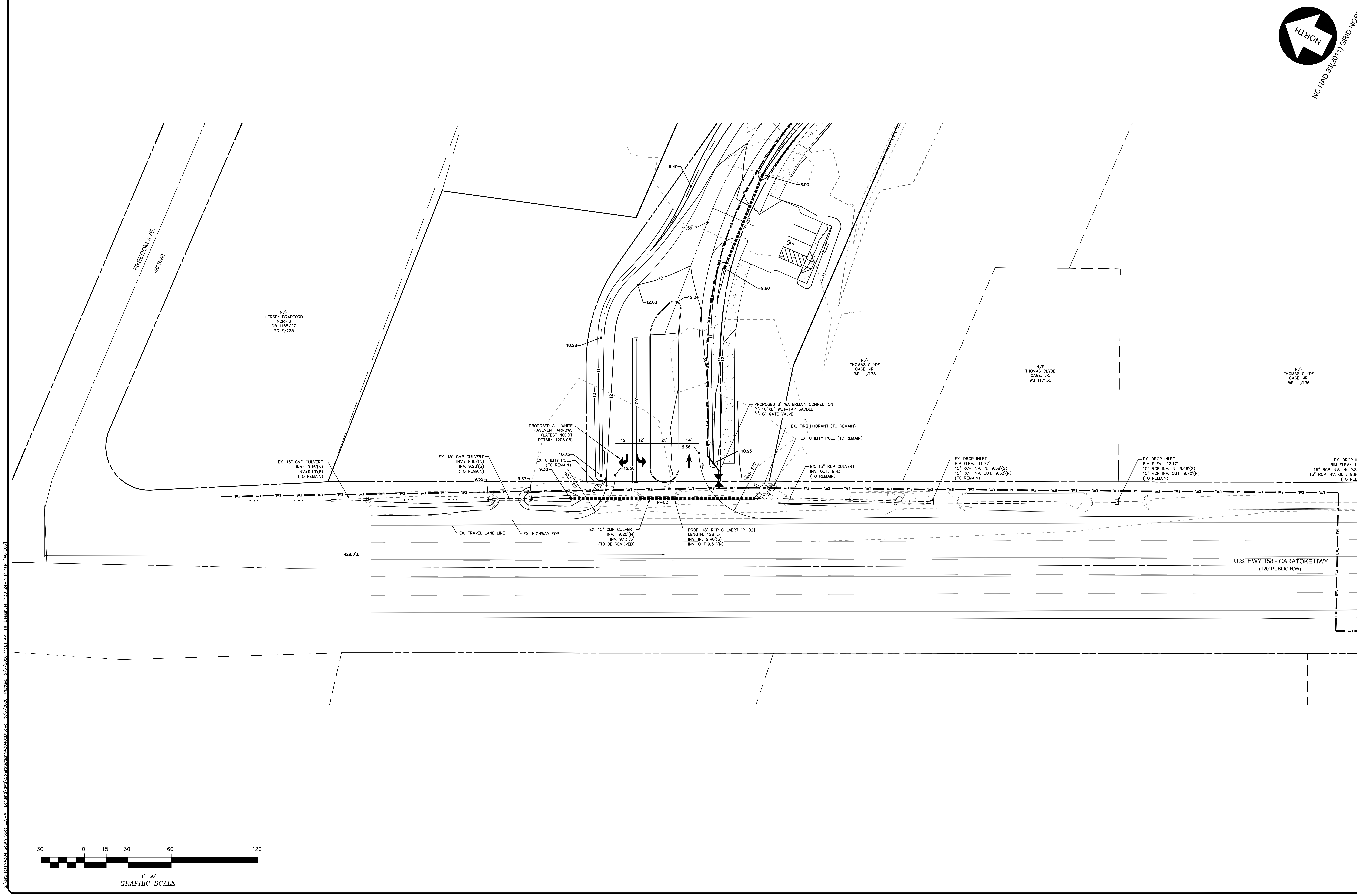
SHEET:
19 OF 26

CAD FILE:
430400B1

PROJECT NO:
4304


NORTH
NC NAD 83(2011) GRID NORTH
FREEDOM AVE.
(50' R/W)
N/F
HERSEY BRADFORD
NORRIS
DB 1158/27
PC F/223
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
N/F
THOMAS CLYDE
CAGE, JR.
WB 11/135
9.40
8.90
11.59
12.00
12.34
9.60
10.28
100'
PROPOSED ALL WHITE PAVEMENT ARROWS (LATEST NCDOT DETAIL: 1205.08)
12'
12'
20'
14'
12.66
10.75
12.50
10.95
EX. UTILITY POLE (TO REMAIN)
9.30
9.55
9.67
R30' EOP
R45' EOP
PROPOSED 8" WATERMAIN CONNECTION
(1) 10"X8" WET-TAP SADDLE
(1) 8" GATE VALVE
EX. FIRE HYDRANT (TO REMAIN)
EX. UTILITY POLE (TO REMAIN)
EX. 15" CMP CULVERT INV.: 9.16'(N) INV.: 9.13'(S) (TO REMAIN)
EX. 15" CMP CULVERT INV.: 8.95'(N) INV.: 9.20'(S) (TO REMAIN)
EX. 15" RCP CULVERT INV. OUT: 9.43' (TO REMAIN)
EX. DROP INLET RIM ELEV.: 11.77' 15" RCP INV. IN: 9.58'(S) 15" RCP INV. OUT: 9.52'(N) (TO REMAIN)
EX. DROP INLET RIM ELEV.: 12.17' 15" RCP INV. IN: 9.68'(S) 15" RCP INV. OUT: 9.70'(N) (TO REMAIN)
EX. DROP INLET RIM ELEV.: 12.70' 15" RCP INV. IN: 9.88'(S) 15" RCP INV. OUT: 9.90'(N) (TO REMAIN)
EWL
8WL
HYD
P-02
EX. TRAVEL LANE LINE
EX. HIGHWAY EOP
EX. 15" CMP CULVERT INV.: 9.20'(N) INV.: 9.13'(S) (TO BE REMOVED)
PROP. 18" RCP CULVERT [P-02] LENGTH: 128 LF INV. IN: 9.40'(S) INV. OUT: 9.30'(N)
429.0'±
U.S. HWY 158 - CARATOKE HWY
(120' PUBLIC R/W)
30
0
15
30
60
120
1"=30'
GRAPHIC SCALE

S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 11:01 AM HP DesignJet T130 24-in Printer [40FE86]

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U.S. HWY. 158 ENTRANCE
PLAN AND DETAILS

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

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1	4-28-26	REVISE ENTRANCE	DMK

DocuSigned by:
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042639
76B82DFDEA6D4CB...

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DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

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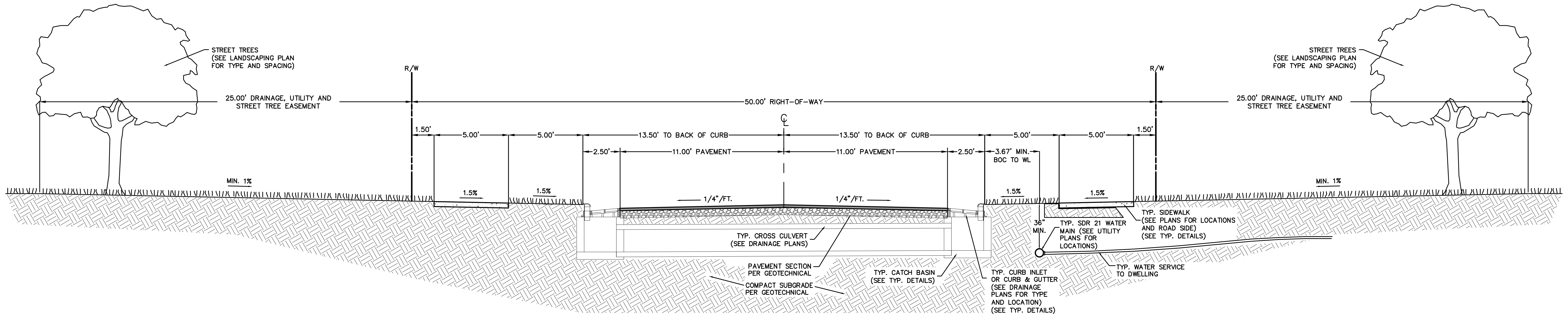
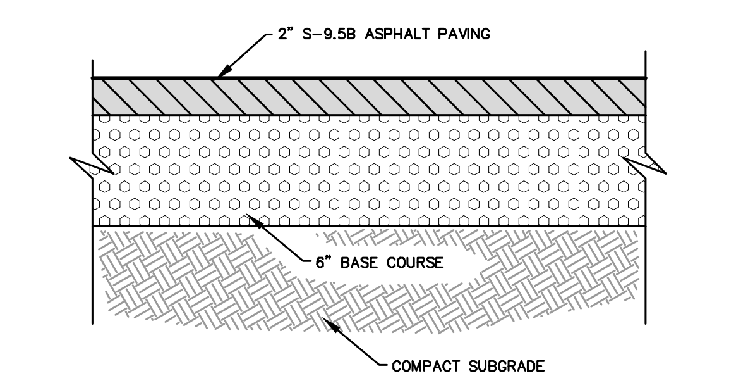

STREET TREES
(SEE LANDSCAPING PLAN
FOR TYPE AND SPACING)
R/W
25.00' DRAINAGE, UTILITY AND
STREET TREE EASEMENT
50.00' RIGHT-OF-WAY
℄
1.50'
5.00'
5.00'
13.50' TO BACK OF CURB
13.50' TO BACK OF CURB
2.50'
11.00' PAVEMENT
11.00' PAVEMENT
2.50'
3.67' MIN.
BOC TO WL
5.00'
5.00'
1.50'
MIN. 1%
1.5%
1.5%
1/4"/FT.
1/4"/FT.
1.5%
1.5%
MIN. 1%
TYP. CROSS CULVERT
(SEE DRAINAGE PLANS)
PAVEMENT SECTION
PER GEOTECHNICAL
COMPACT SUBGRADE
PER GEOTECHNICAL
TYP. CATCH BASIN
(SEE TYP. DETAILS)
TYP. CURB INLET
OR CURB & GUTTER
(SEE DRAINAGE
PLANS FOR TYPE
AND LOCATION)
(SEE TYP. DETAILS)
36"
MIN.
TYP. SDR 21 WATER
MAIN (SEE UTILITY
PLANS FOR
LOCATIONS)
TYP. SIDEWALK
(SEE PLANS FOR LOCATIONS
AND ROAD SIDE)
(SEE TYP. DETAILS)
TYP. WATER SERVICE
TO DWELLING

TYPICAL LOCAL ROADWAY W/ CURB & GUTTER

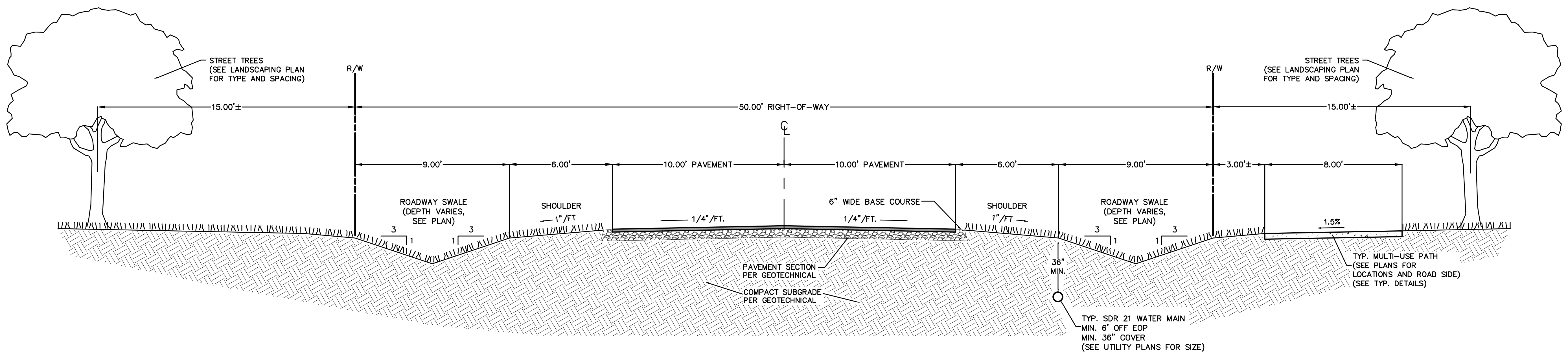
SCALE: 1" = 5' SECTION VIEW


2" S-9.5B ASPHALT PAVING
6" BASE COURSE
COMPACT SUBGRADE

TYPICAL RESIDENTIAL ROADWAY PAVEMENT SECTION

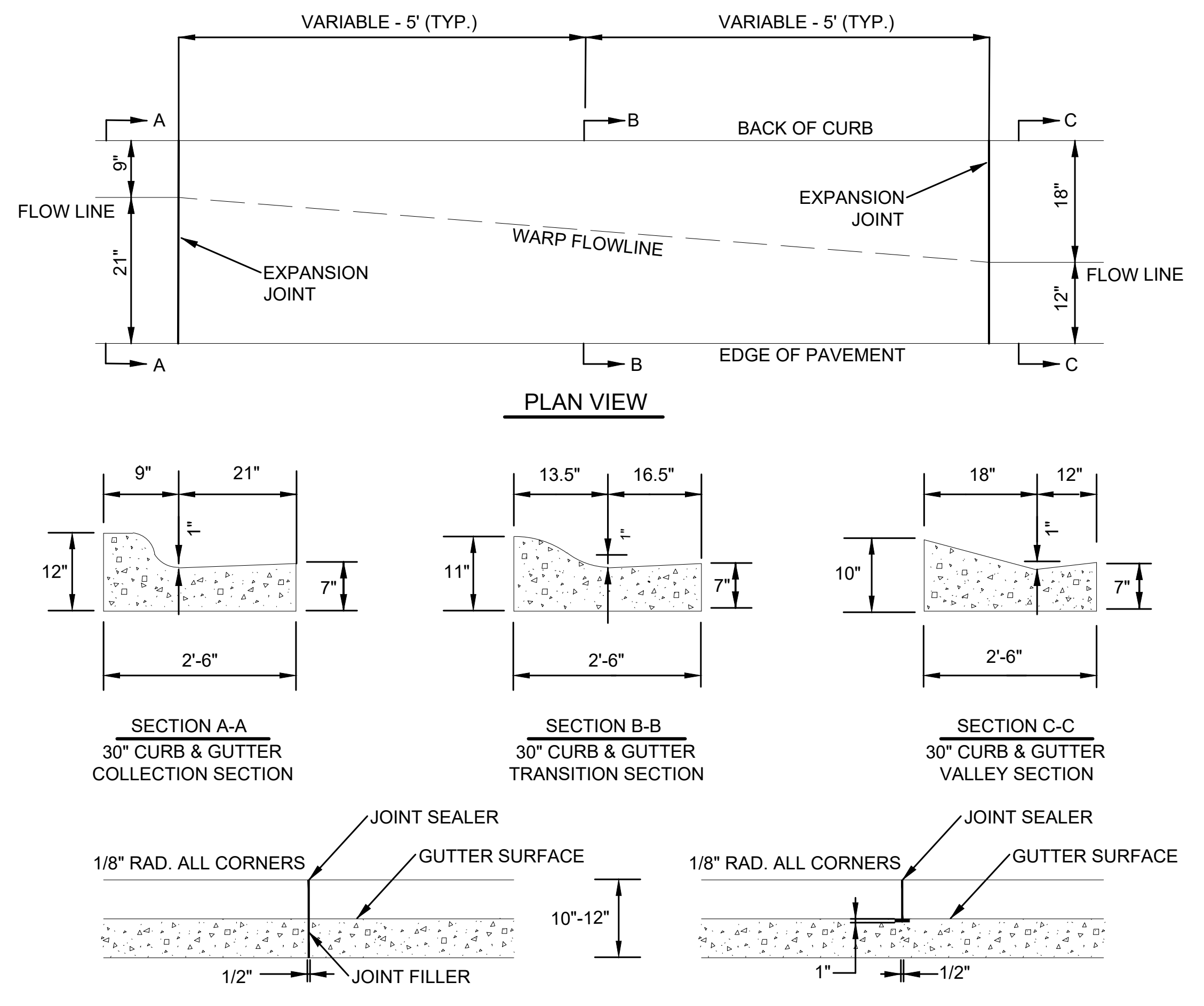
NOTE: NOT TO SCALE

PAVING SHALL CONSIST OF FINE GRADING THE SPECIFIED PARKING & DRIVE AREAS AND INSTALLING 2" S-9.5B ASPHALT CONCRETE SURFACE COURSE IN CONJUNCTION WITH A 6" AGGREGATE BASE COURSE. THE SOIL SUBGRADE BENEATH PAVEMENTS SHALL BE COMPACTED TO AT LEAST 95% OF ASTM D 698 PRIOR TO ANY PLACEMENT OF SUBBASE FILL OR STONE BASE COURSE. ALL SITE PREPARATION AND THE DESIGN AND CONSTRUCTION OF ALL FOUNDATIONS, GROUND SLABS, AND PAVEMENTS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY A GEOTECHNICAL ENGINEER.


STREET TREES
(SEE LANDSCAPING PLAN
FOR TYPE AND SPACING)
R/W
15.00'±
50.00' RIGHT-OF-WAY
R/W
STREET TREES
(SEE LANDSCAPING PLAN
FOR TYPE AND SPACING)
15.00'±
℄
9.00'
6.00'
10.00' PAVEMENT
10.00' PAVEMENT
6.00'
9.00'
3.00'±
8.00'
ROADWAY SWALE
(DEPTH VARIES,
SEE PLAN)
SHOULDER
1"/FT
6" WIDE BASE COURSE
1/4"/FT.
1/4"/FT.
SHOULDER
1"/FT
ROADWAY SWALE
(DEPTH VARIES,
SEE PLAN)
3
1
1
3
1.5%
PAVEMENT SECTION
PER GEOTECHNICAL
COMPACT SUBGRADE
PER GEOTECHNICAL
36"
MIN.
TYP. MULTI-USE PATH
(SEE PLANS FOR
LOCATIONS AND ROAD SIDE)
(SEE TYP. DETAILS)
TYP. SDR 21 WATER MAIN
MIN. 6' OFF EOP
MIN. 36" COVER
(SEE UTILITY PLANS FOR SIZE)

TYPICAL LOCAL ROADWAY W/ SWALES

SCALE: 1" = 5' SECTION VIEW

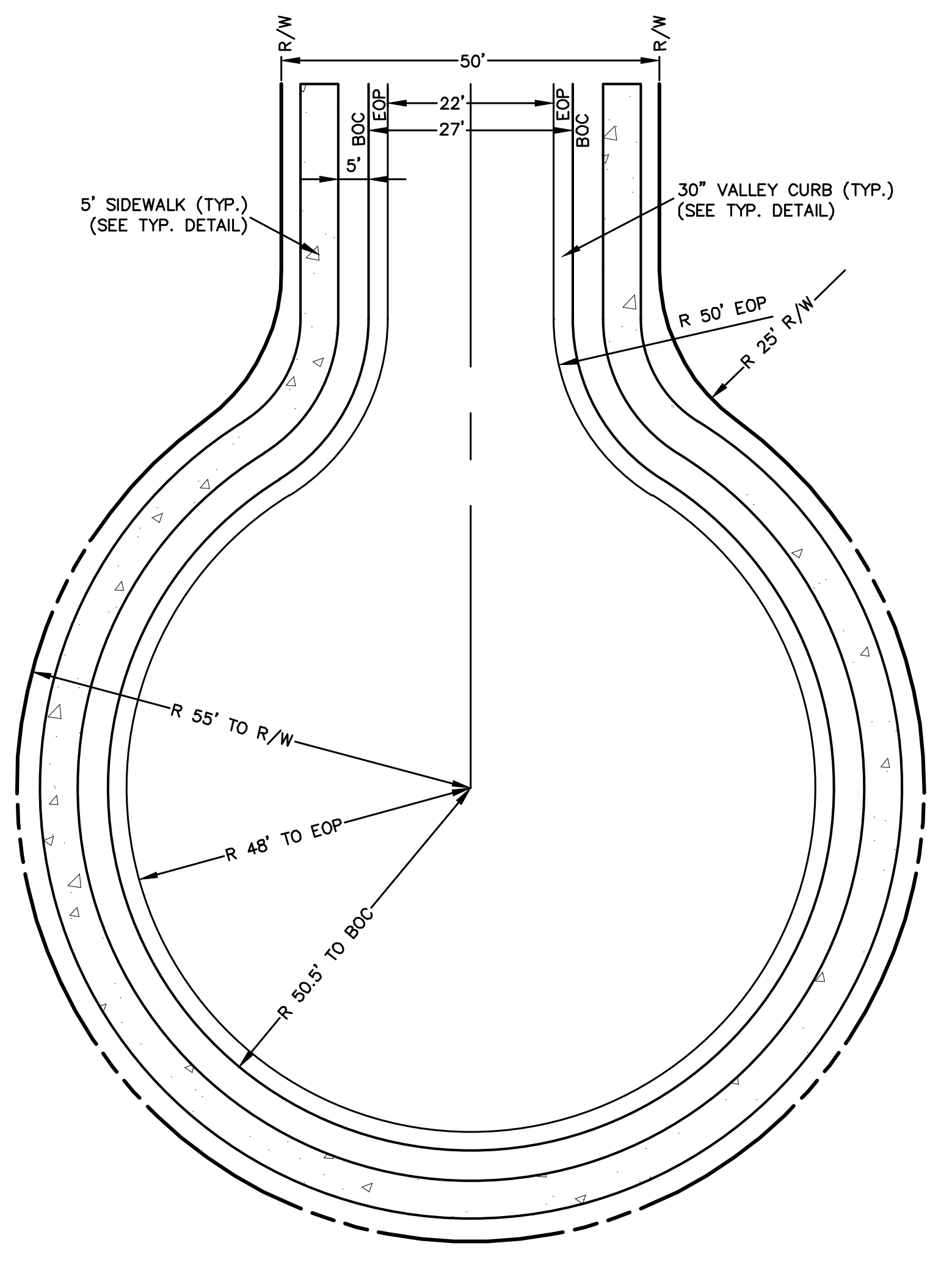

VARIABLE - 5' (TYP.)
VARIABLE - 5' (TYP.)
A
B
C
BACK OF CURB
FLOW LINE
9"
21"
EXPANSION
JOINT
WARP FLOWLINE
EXPANSION
JOINT
18"
12"
FLOW LINE
EDGE OF PAVEMENT
PLAN VIEW
9"
21"
12"
1"
7"
2'-6"
SECTION A-A
30" CURB & GUTTER
COLLECTION SECTION
13.5"
16.5"
11"
1"
7"
2'-6"
SECTION B-B
30" CURB & GUTTER
TRANSITION SECTION
18"
12"
10"
1"
7"
2'-6"
SECTION C-C
30" CURB & GUTTER
VALLEY SECTION
JOINT SEALER
1/8" RAD. ALL CORNERS
GUTTER SURFACE
1/2"
JOINT FILLER
10"-12"
EXPANSION JOINT
JOINT SEALER
1/8" RAD. ALL CORNERS
GUTTER SURFACE
1"
1/2"
CONTRACTION JOINT

CURB & GUTTER TRANSITION DETAIL

NOT TO SCALE MODIFICATION OF NCDOT STD. 846.01

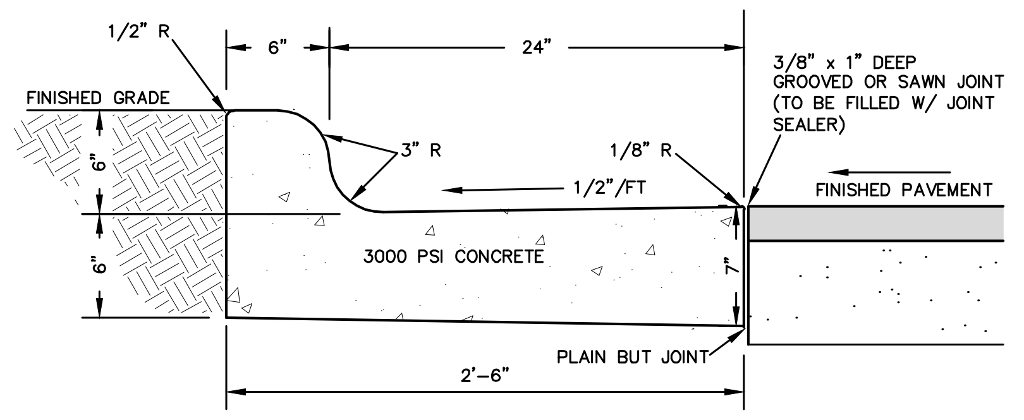
TRANSITION NOTES:

1. PLACE ½" EXPANSION JOINTS AT BEGINNING AND END OF TRANSITION.
2. PLACE CONTRACTION JOINTS 1" DEEP AT MIDPOINT BETWEEN EXPANSION JOINTS.
3. FILL AND SEAL THE TOP ½" OF THE EXPANSION JOINTS AND 1" OF CONTRACTION JOINTS WITH APPROVED JOINT SEALING COMPOUND.


R/W
R/W
50'
22'
27'
BOC
EOP
EOP
BOC
5'
5' SIDEWALK (TYP.)
(SEE TYP. DETAIL)
30" VALLEY CURB (TYP.)
(SEE TYP. DETAIL)
R 50' EOP
R 25' R/W
R 55' TO R/W
R 48' TO EOP
R 50.5' TO BOC

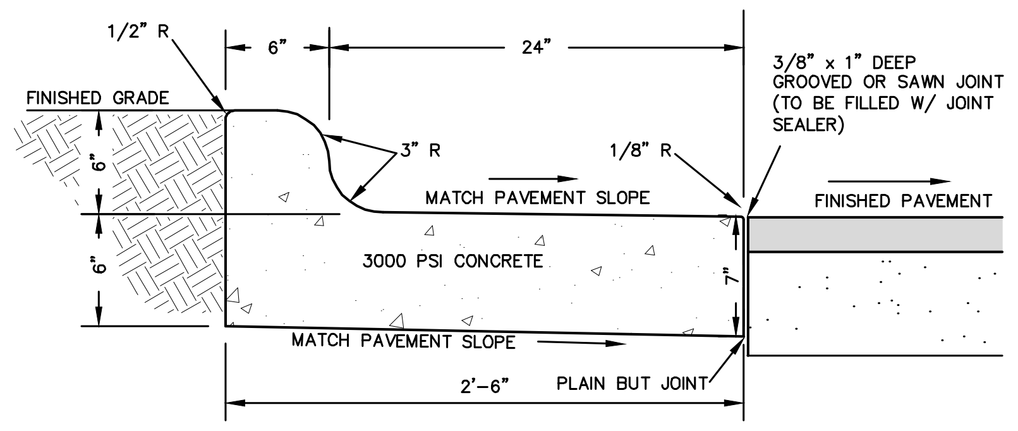
TYPICAL CUL-DE-SAC PLAN

NOT TO SCALE PLAN VIEW


1/2" R
6"
24"
3/8" x 1" DEEP
GROOVED OR SAWN JOINT
(TO BE FILLED W/ JOINT
SEALER)
FINISHED GRADE
3" R
1/8" R
1/2"/FT
FINISHED PAVEMENT
6"
6"
3000 PSI CONCRETE
7"
PLAIN BUT JOINT
2'-6"

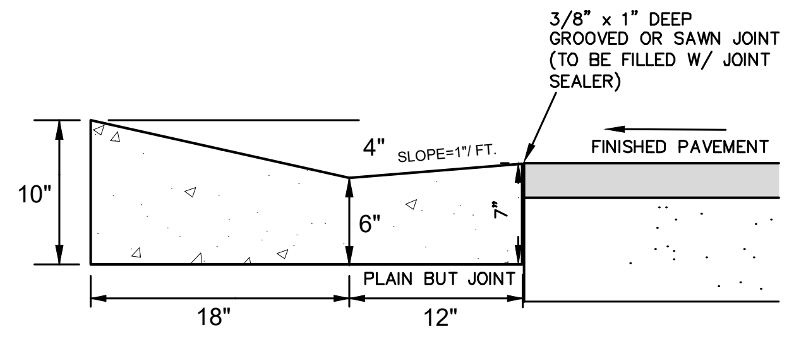
CURB & GUTTER COLLECTION SECTION

NOT TO SCALE NCDOT STD 846.01


1/2" R
6"
24"
3/8" x 1" DEEP
GROOVED OR SAWN JOINT
(TO BE FILLED W/ JOINT
SEALER)
FINISHED GRADE
3" R
1/8" R
MATCH PAVEMENT SLOPE
FINISHED PAVEMENT
6"
6"
3000 PSI CONCRETE
7"
MATCH PAVEMENT SLOPE
2'-6"
PLAIN BUT JOINT

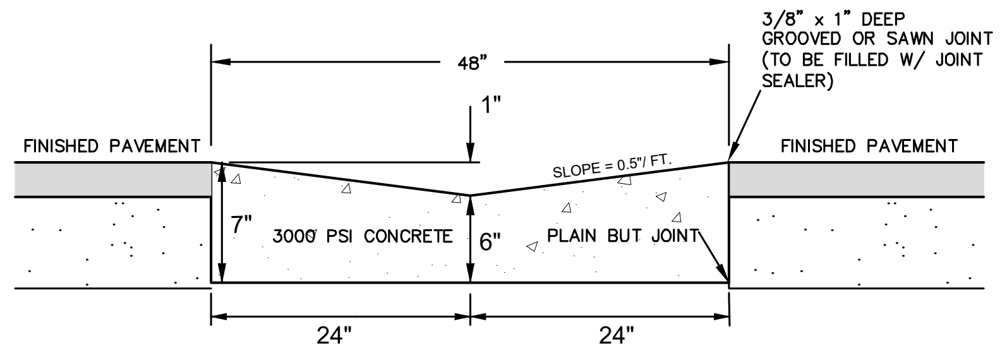
CURB & GUTTER DUMP SECTION

NOT TO SCALE NCDOT STD 846.01


3/8" x 1" DEEP
GROOVED OR SAWN JOINT
(TO BE FILLED W/ JOINT
SEALER)
4"
SLOPE=1"/ FT.
FINISHED PAVEMENT
10"
6"
7"
PLAIN BUT JOINT
18"
12"

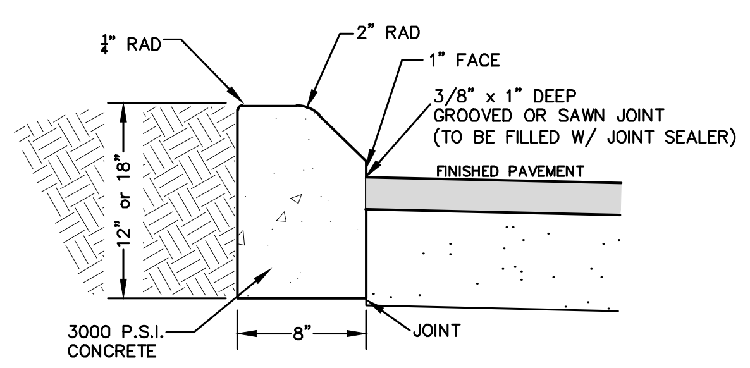
CURB & GUTTER VALLEY SECTION

NOT TO SCALE


48"
3/8" x 1" DEEP
GROOVED OR SAWN JOINT
(TO BE FILLED W/ JOINT
SEALER)
1"
FINISHED PAVEMENT
SLOPE = 0.5"/ FT.
FINISHED PAVEMENT
7"
3000 PSI CONCRETE
6"
PLAIN BUT JOINT
24"
24"

VALLEY GUTTER SECTION

NOT TO SCALE

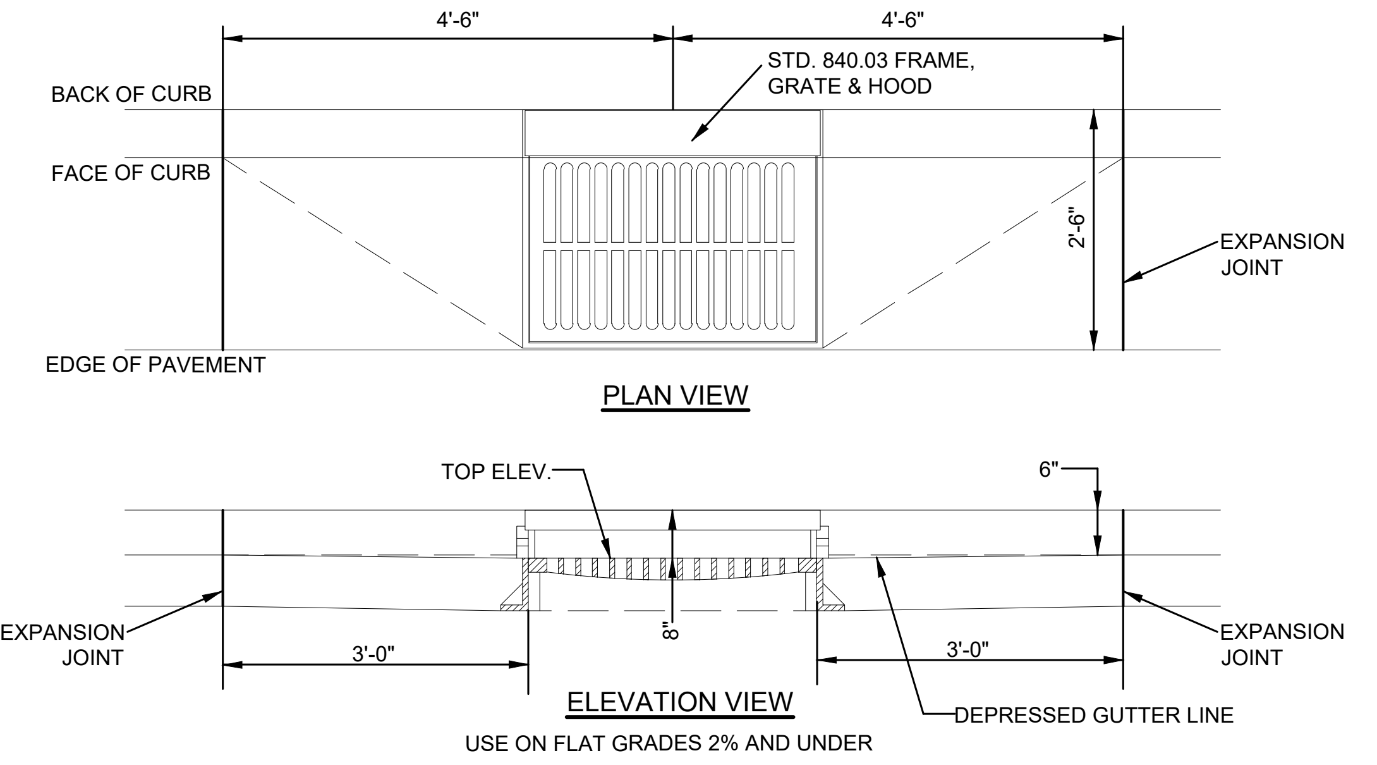

¼" RAD
2" RAD
1" FACE
3/8" x 1" DEEP
GROOVED OR SAWN JOINT
(TO BE FILLED W/ JOINT SEALER)
FINISHED PAVEMENT
12" or 18"
3000 P.S.I.
CONCRETE
8"
JOINT

MEDIAN CURB SECTION

NOT TO SCALE NCDOT 846.01

GENERAL CURB & GUTTER NOTES:

1. PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
2. JOINT SPACING MAY BE ALTERED IF REQUIRED BY ENGINEER.
3. CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1-1/2" DEEP.
4. FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"X6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
5. SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.


4'-6"
4'-6"
STD. 840.03 FRAME,
GRATE & HOOD
BACK OF CURB
FACE OF CURB
2'-6"
EXPANSION
JOINT
EDGE OF PAVEMENT
PLAN VIEW
TOP ELEV.
6"
8"
EXPANSION
JOINT
3'-0"
3'-0"
EXPANSION
JOINT
ELEVATION VIEW
USE ON FLAT GRADES 2% AND UNDER
DEPRESSED GUTTER LINE

CURB & GUTTER INSTALLATION AT CATCH BASIN

NOT TO SCALE NCDOT STD. 840.02

FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

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Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

ROADWAY & CURBING
TYP. CONSTRUCTION DETAILS

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PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

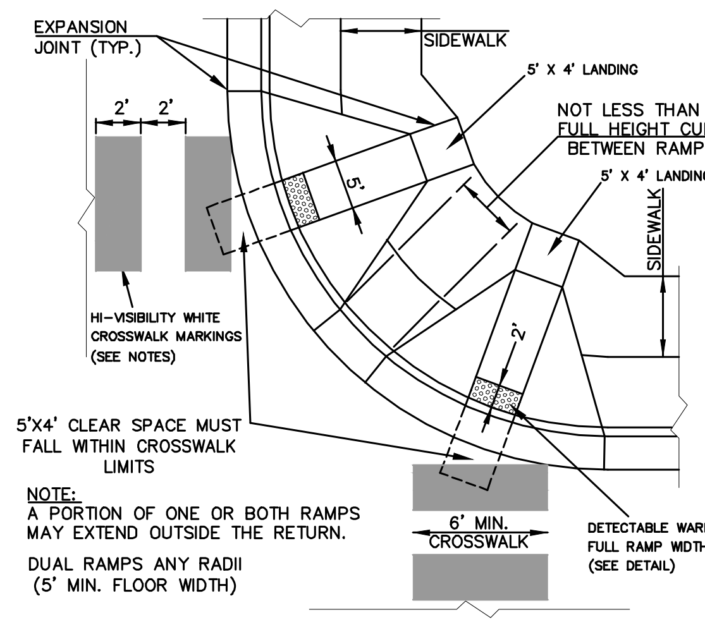
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-28-26	W/L IN SECTIONS, PAVEMENT SECTION	DMK

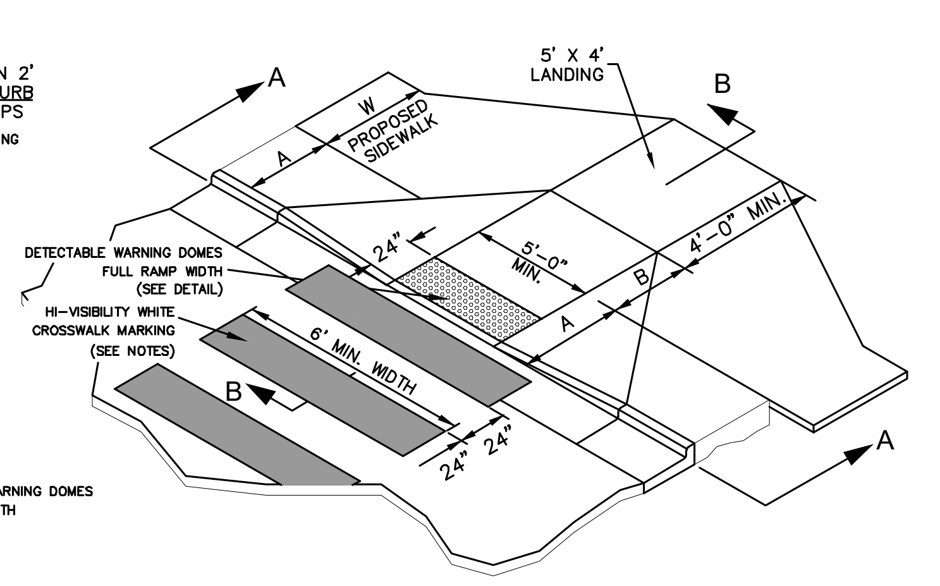
DocuSigned by:
76B82DFDFA6D4CB...
SEAL
042639
DAVID M. KLEBITZ
5-6-26

DATE: 12-24-25
SCALE: AS NOTED
DESIGNED: BPG
CHECKED: MSB
DRAWN: DMK
APPROVED: BPG
SHEET: 21 OF 26
CAD FILE: 430400B1
PROJECT NO: 4304

S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/6/2026 Plotted: 5/6/2026 11:01 AM HP DesignJet T130 24-in Printer [40FE86]


EXPANSION JOINT (TYP.)
SIDEWALK
5' X 4' LANDING
NOT LESS THAN 2' FULL HEIGHT CURB BETWEEN RAMPS
HI-VISIBILITY WHITE CROSSWALK MARKINGS (SEE NOTES)
5'X4' CLEAR SPACE MUST FALL WITHIN CROSSWALK LIMITS
NOTE:
A PORTION OF ONE OR BOTH RAMPS MAY EXTEND OUTSIDE THE RETURN.
DUAL RAMPS ANY RADII (5' MIN. FLOOR WIDTH)
6' MIN. CROSSWALK
DETECTABLE WARNING DOMES FULL RAMP WIDTH (SEE DETAIL)

DUAL RAMP PLAN VIEW


5' X 4' LANDING
A
B
W
PROPOSED SIDEWALK
DETECTABLE WARNING DOMES FULL RAMP WIDTH (SEE DETAIL)
HI-VISIBILITY WHITE CROSSWALK MARKING (SEE NOTES)
6' MIN. WIDTH
24"
24"

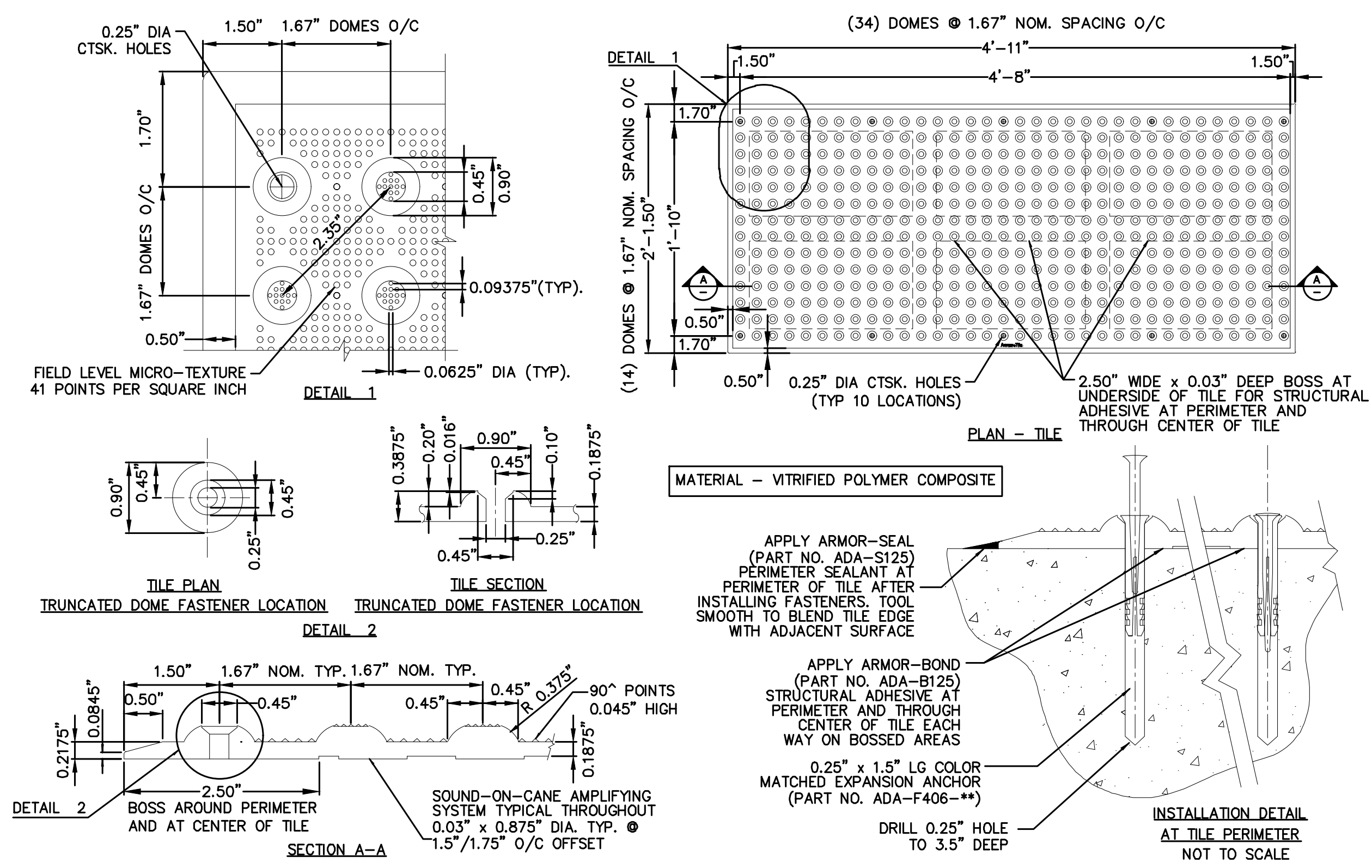
STANDARD CURB RAMP ISOMETRIC VIEW

ACCESSIBLE RAMP GENERAL NOTES: [NCDOT STD. DETAIL 848.06]

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN ON THE PROJECT DRAWINGS OR AS DIRECTED BY THE ENGINEER. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT AND LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A MIN. 4'X4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SETBACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO PROJECT DRAWINGS FOR STOP BAR LOCATIONS, IF PROVIDED, OR AS DIRECTED BY THE ENGINEER..
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE, OR AS SPECIFIED ON PLANS.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% (12:1 H:V) MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. WHERE REQUIRED, CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MIN. OF 4'X4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'X5' WITH A MAXIMUM SLOPE OF 2% IN AN DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGHOUT THE ISLAND
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMP, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS.

PEDESTRIAN CROSSWALK GENERAL NOTES: [NCDOT STD. DETAIL 1205.07]

1. USE THE DETAILS ABOVE AND THE FOLLOWING NOTES FOR GUDIANCE IN PLACING CROSSWALK MARKINGS. REFER TO NCDOT ROADWAY STANDARD DRAWINGS, MUTCD AND ADA STANDARDS FOR ADDITIONAL GUIDANCE.
2. THE LOCATION AND TYPE OF CROSSWALK MARKINGS SHOWN ON THE ABOVE DETAILS ARE FOR REFERENCE ONLY. LOCATE CROSSWALK MARKINGS AS SHOWN ON THE PROJECT DRAWINGS OR AS DIRECTED BY THE ENGINEER. THE CROSSWALK MARKING TYPE, STANDARD OR HI-VISIBILITY, SHALL BE INSTALLED AS SPECIFIED ON THE PROJECT DRAWINGS OR AS DIRECTED BY THE ENGINEER..
3. THE STANDARD CROSSWALK IS THE TWO WHITE 8" MIN. TRANSVERSE LINES WITH A 6' MIN. GAP BETWEEN THE LINES. THE HI-VISIBILITY CROSSWALK IS WHITE 24" MAX. WIDE LONGITUDINAL LINES WITH 24" MIN. GAPS BETWEEN LINES, SEE DETAIL, HI-VISIBILITY CROSSWALKS SHOULD BE A MINIMUM OF 6' WIDE OR AS SPECIFIED ON THE PROJECT DRAWINGS. CURB RAMPS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING AN FLARES.
4. STOP BARS (IF PROVIDED) SHOULD BE PLACED A 4' MIN. IN ADVANCE OF NEAREST CROSSWALK LINE.
5. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL IS 4' MIN.
6. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4'X4' MIN. SHALL BE PROVIDED WITHIN THE MARKINGS.
7. SINGLE DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 2' MIN. LONG LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING, SEE DETAIL.
8. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS.

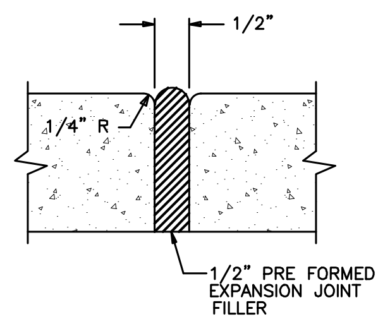

0.25" DIA CTSK. HOLES
1.50"
1.67" DOMES O/C
1.70"
1.67" DOMES O/C
0.50"
0.09375"(TYP).
0.0625" DIA (TYP).
FIELD LEVEL MICRO-TEXTURE 41 POINTS PER SQUARE INCH
DETAIL 1
(34) DOMES @ 1.67" NOM. SPACING O/C
4'-11"
4'-8"
1.50"
(14) DOMES @ 1.67" NOM. SPACING O/C
0.25" DIA CTSK. HOLES (TYP 10 LOCATIONS)
2.50" WIDE x 0.03" DEEP BOSS AT UNDERSIDE OF TILE FOR STRUCTURAL ADHESIVE AT PERIMETER AND THROUGH CENTER OF TILE
PLAN - TILE
MATERIAL - VITRIFIED POLYMER COMPOSITE
TILE PLAN
TRUNCATED DOME FASTENER LOCATION
TILE SECTION
TRUNCATED DOME FASTENER LOCATION
DETAIL 2
APPLY ARMOR-SEAL (PART NO. ADA-S125) PERIMETER SEALANT AT PERIMETER OF TILE AFTER INSTALLING FASTENERS. TOOL SMOOTH TO BLEND TILE EDGE WITH ADJACENT SURFACE
APPLY ARMOR-BOND (PART NO. ADA-B125) STRUCTURAL ADHESIVE AT PERIMETER AND THROUGH CENTER OF TILE EACH WAY ON BOSSED AREAS
0.25" x 1.5" LG COLOR MATCHED EXPANSION ANCHOR (PART NO. ADA-F406-**)
DRILL 0.25" HOLE TO 3.5" DEEP
INSTALLATION DETAIL AT TILE PERIMETER
NOT TO SCALE
1.50" 1.67" NOM. TYP. 1.67" NOM. TYP.
0.2175"
0.0845"
DETAIL 2
2.50"
BOSS AROUND PERIMETER AND AT CENTER OF TILE
SECTION A-A
SOUND-ON-CANE AMPLIFYING SYSTEM TYPICAL THROUGHOUT 0.03" x 0.875" DIA. TYP. @ 1.5"/1.75" O/C OFFSET
90° POINTS 0.045" HIGH
0.1875"

DETECTABLE WARNING SURFACE PANEL DETAIL

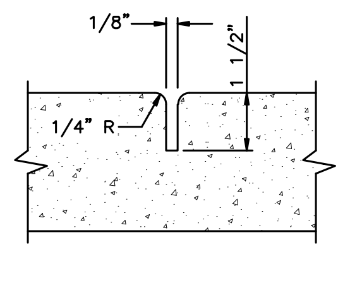
COPY RIGHT 2008 ENGINEER PLASTICS WWW.ARMOR-TILE.COM NOT TO SCALE

DETECTABLE WARNING GENERAL NOTES

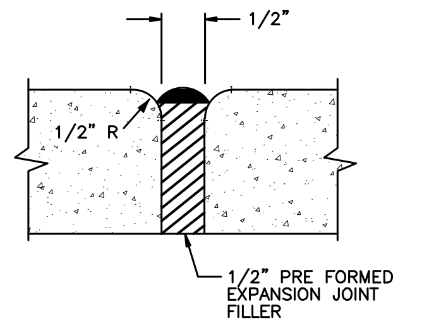
1. DETECTABLE WARNING SURFACES SHALL BE "ARMOR-TILE SURFACE APPLIED TACTILE WARNING SURFACE" AS MANUFACTURED BY "SUREWERX USA", OR APPROVED EQUAL, AS LISTED ON NCDOT'S APPROVED PRODUCTS LIST.
2. PANELS SHALL START AT BACK OF CURB, BE 24 INCHES IN DEPTH AND COVER THE FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON RAMP DETAILS. 60 INCHES WIDTH TYPICAL.
3. PANELS SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL AND DIRECTED TOWARD THE RAMP ON THE OPPOSITE SIDE OF STREET.
4. PANELS SHALL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP. SAFETY YELLOW IS A DEFAULT COLOR.
5. PANELS SHALL BE SURFACE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. CONCRETE SHALL BE POURED AND FINISHED, TRUE AND SMOOTH (NON-GROOVED) TO THE REQUIRED DIMENSIONS AND SLOPE PRIOR TO PLACEMENT OF PANELS.


1/2"
1/4" R
1/2" PRE FORMED EXPANSION JOINT FILLER

TYPE "A" JOINT



TYPE "B" JOINT


1/2"
1/2" R
1/2" PRE FORMED EXPANSION JOINT FILLER

TYPE "C" JOINT

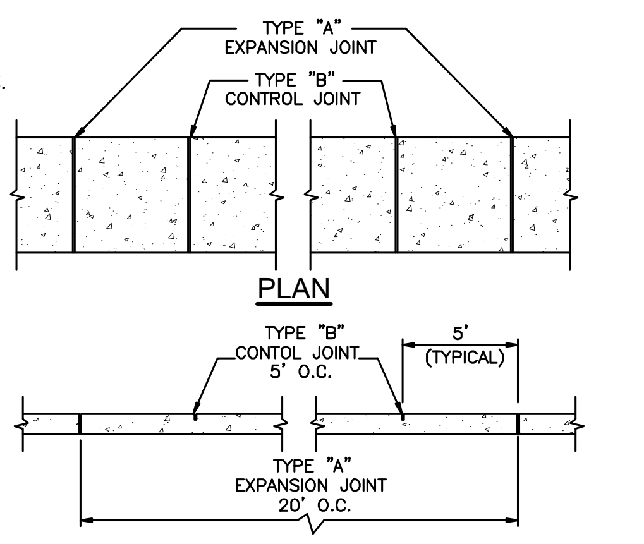
WHERE SIDEWALK ABUTS DRIVEWAYS AND CONCRETE CURBS, ETC.

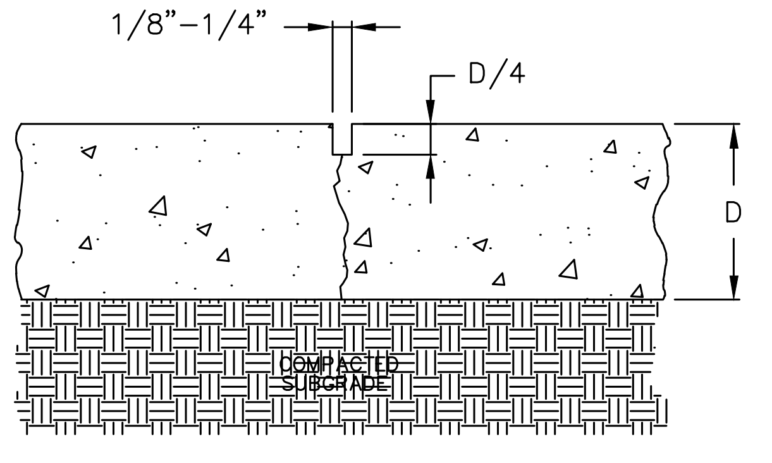
SIDEWALK AND WALKING TRAIL NOTES:

1. WALKS SHALL HAVE A 4 INCH MINIMUM THICKNESS.
2. CONCRETE SHALL BE A MINIMUM OF 3,000 PSI.
3. WALKS SHALL HAVE A 5 FOOT MINIMUM WIDTH.
4. CROSS SLOPE SHALL BE LIMITED TO A MAXIMUM OF 2%.
5. LONGITUDINAL SLOPE SHALL BE LIMITED TO A MAXIMUM OF 1:20 (V:H) EXCEPT WHERE ACCESIBILTY RAMPS ARE PROVIDED AS NOTED.
6. ALL SIDEWALKS AND TRAILS SHALL BE COMPLIANT WITH THE LATEST HANDICAP ACCESSIBILITY REQUIREMENTS.

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
"A"	20' CENTER TO CENTER ON SIDEWALKS, P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALKS, DRIVEWAYS, AND SIMILAR STRUCTURES.
"B"	5' CENTER TO CENTER ON SIDEWALKS.

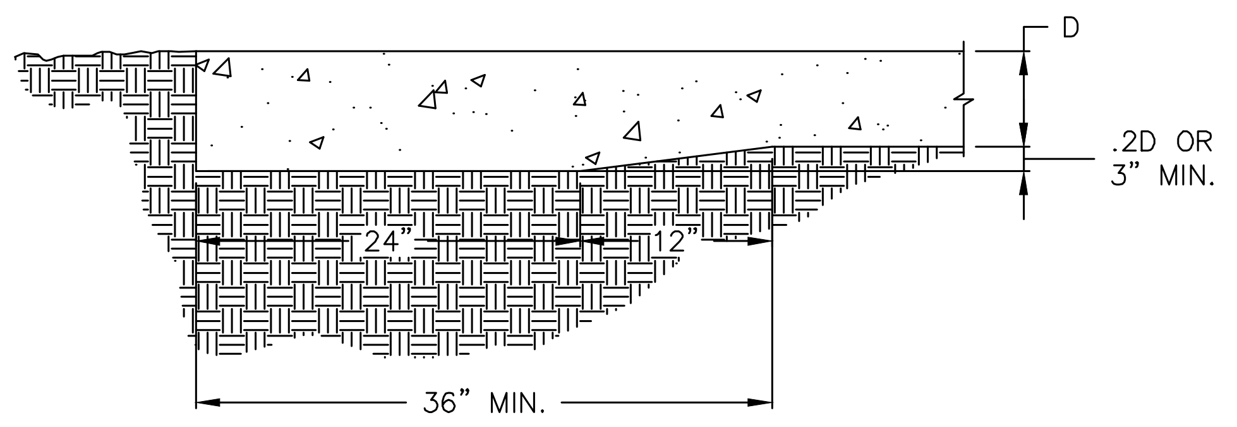

TYPE "A" EXPANSION JOINT
TYPE "B" CONTROL JOINT
PLAN
TYPE "B" CONTROL JOINT 5' O.C.
5' (TYPICAL)
TYPE "A" EXPANSION JOINT 20' O.C.
ELEVATION


1/8"-1/4"
D/4
D
COMPACTED SUBGRADE

CONVENTIONAL CONCRETE CONTROL JOINT DETAIL

NOT TO SCALE SECTION VIEW

NOTES:
MINIMUM PAVEMENT THICKNESS (D) = 6" W/6x6-W2.9 x W2.9 WWF REINFORCEMENT, PLACE 2" BELOW TOP OF SLAB
UNDOWELED TRANSVERSE CONTRACTION OR LONGITUDINAL JOINT, SAWED OR PRE-MOLDED. DO NOT DOWEL PAVEMENTS LESS THAN 7" THICK.

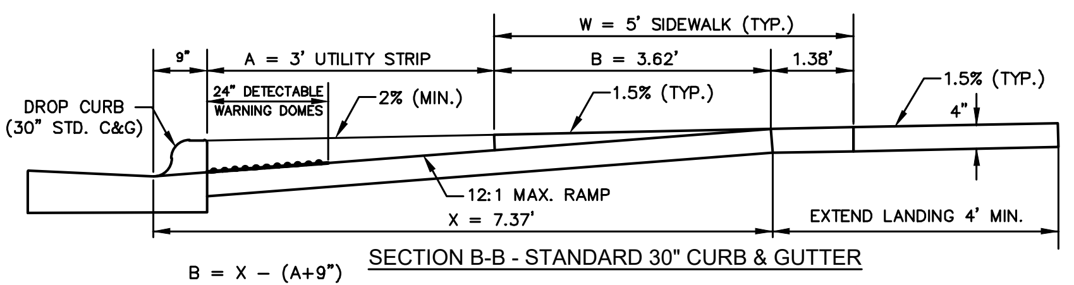

D
.2D OR 3" MIN.
24"
12"
36" MIN.

CONVENTIONAL CONCRETE THICKENED EDGE DETAIL

NOT TO SCALE SECTION VIEW

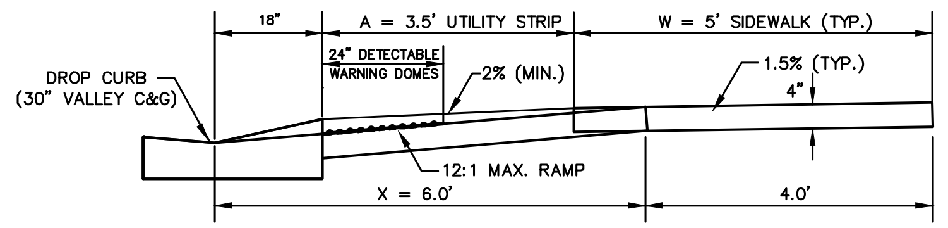
CONVENTIONAL CONCRETE SPECIFICATIONS:

1. USE ACI CERTIFIED FLATWORK FINISHER
2. USE ACI 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
3. USE ACI 330.1-94 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
4. ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
5. IF SUBGRADE SOILS ARE FOUND BY THE CONTRACTOR TO BE UNSUITABLE, TESTING AND PREPARATION RECOMMENDATIONS BY A GEOTECHNICAL ENGINEER MUST BE PROVIDED PRIOR TO CONCRETE PLACEMENT.
6. IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1½" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
7. KEEP ALL JOINTS CONTINUOUS WITH A MAXIMUM JOINT SPACING OF 10 FT.
8. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT;
   A. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH
   B. PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. T=4 INCH SPACING AT 10'x10')
9. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP

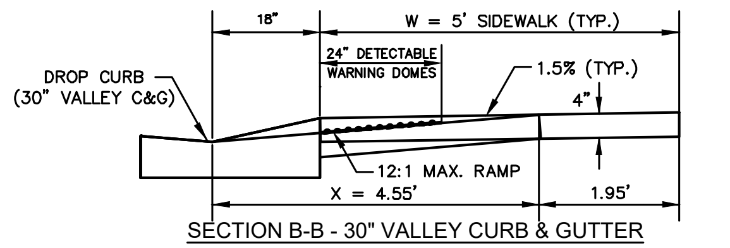

DROP CURB (30" STD. C&G)
A = 3' UTILITY STRIP
W = 5' SIDEWALK (TYP.)
24" DETECTABLE WARNING DOMES
2% (MIN.)
B = 3.62'
1.38'
1.5% (TYP.)
4"
12:1 MAX. RAMP
X = 7.37'
EXTEND LANDING 4' MIN.

SECTION B-B - STANDARD 30" CURB & GUTTER

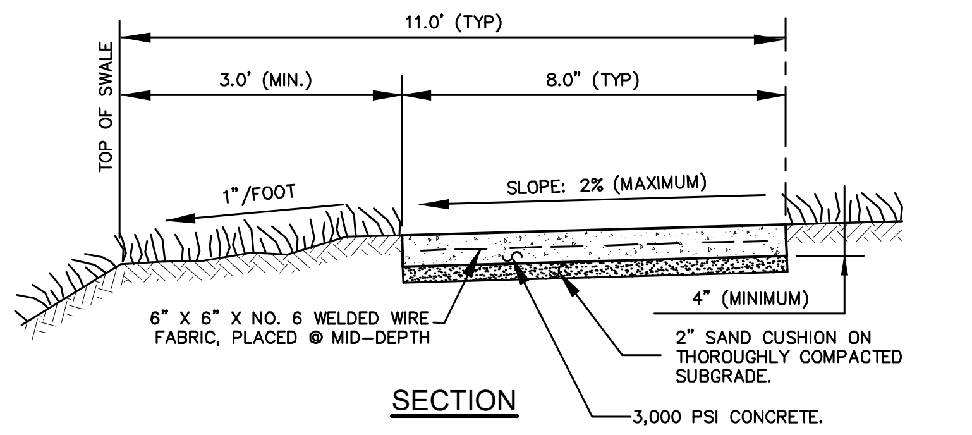
B = X - (A+9")
B = DISTANCE FROM FONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.


DROP CURB (30" VALLEY C&G)
18"
A = 3.5' UTILITY STRIP
W = 5' SIDEWALK (TYP.)
24" DETECTABLE WARNING DOMES
2% (MIN.)
1.5% (TYP.)
4"
12:1 MAX. RAMP
X = 6.0'
4.0'

SECTION B-B - 30" VALLEY CURB & GUTTER W/ UTILITY STRIP


DROP CURB (30" VALLEY C&G)
18"
W = 5' SIDEWALK (TYP.)
24" DETECTABLE WARNING DOMES
1.5% (TYP.)
4"
12:1 MAX. RAMP
X = 4.55'
1.95'

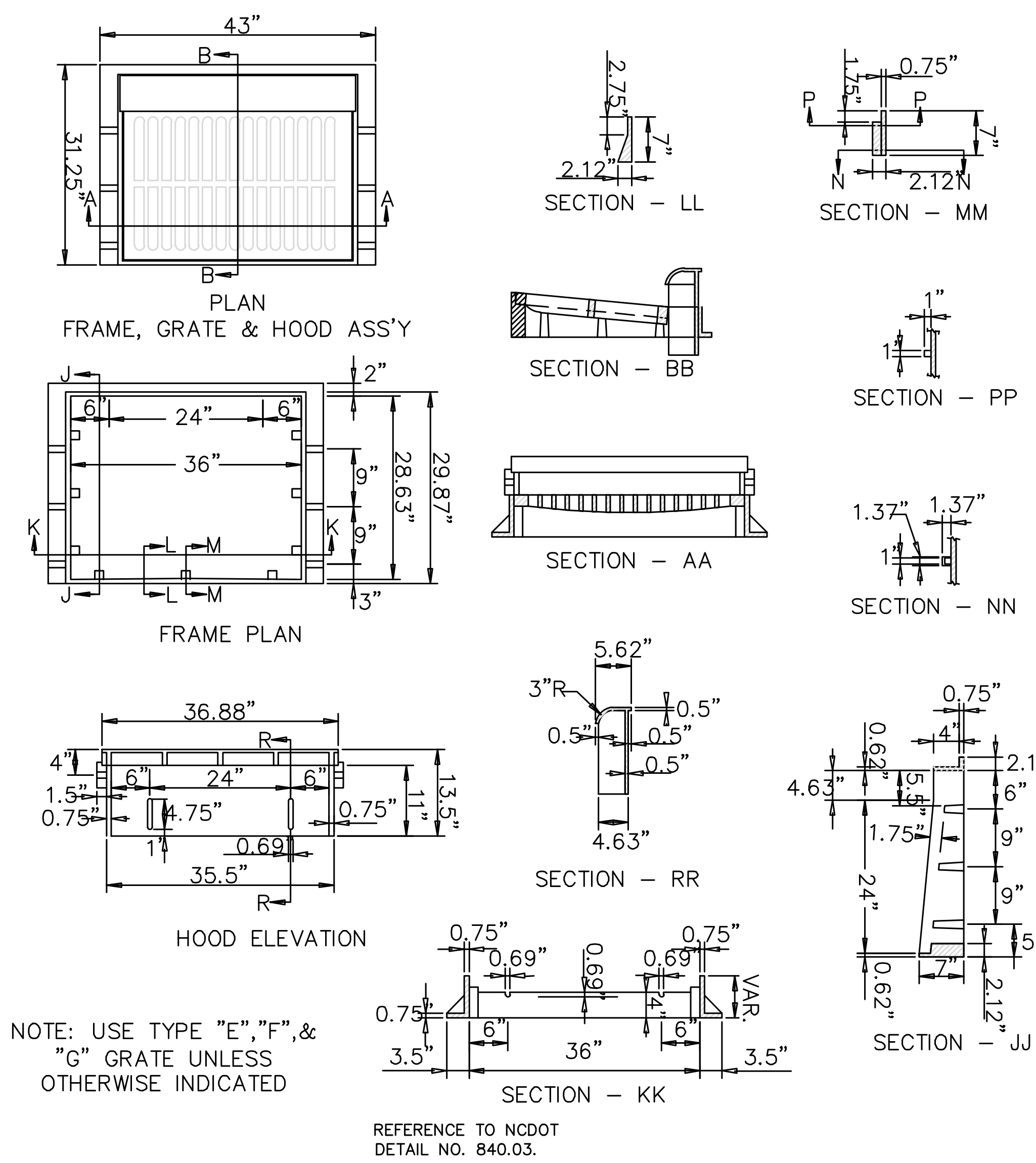
SECTION B-B - 30" VALLEY CURB & GUTTER W/ NO UTILITY STRIP


11.0' (TYP)
3.0' (MIN.)
8.0' (TYP)
TOP OF SWALE
1"/FOOT
SLOPE: 2% (MAXIMUM)
4" (MINIMUM)
6" X 6" X NO. 6 WELDED WIRE FABRIC, PLACED @ MID-DEPTH
2" SAND CUSHION ON THOROUGHLY COMPACTED SUBGRADE.
3,000 PSI CONCRETE.

SECTION

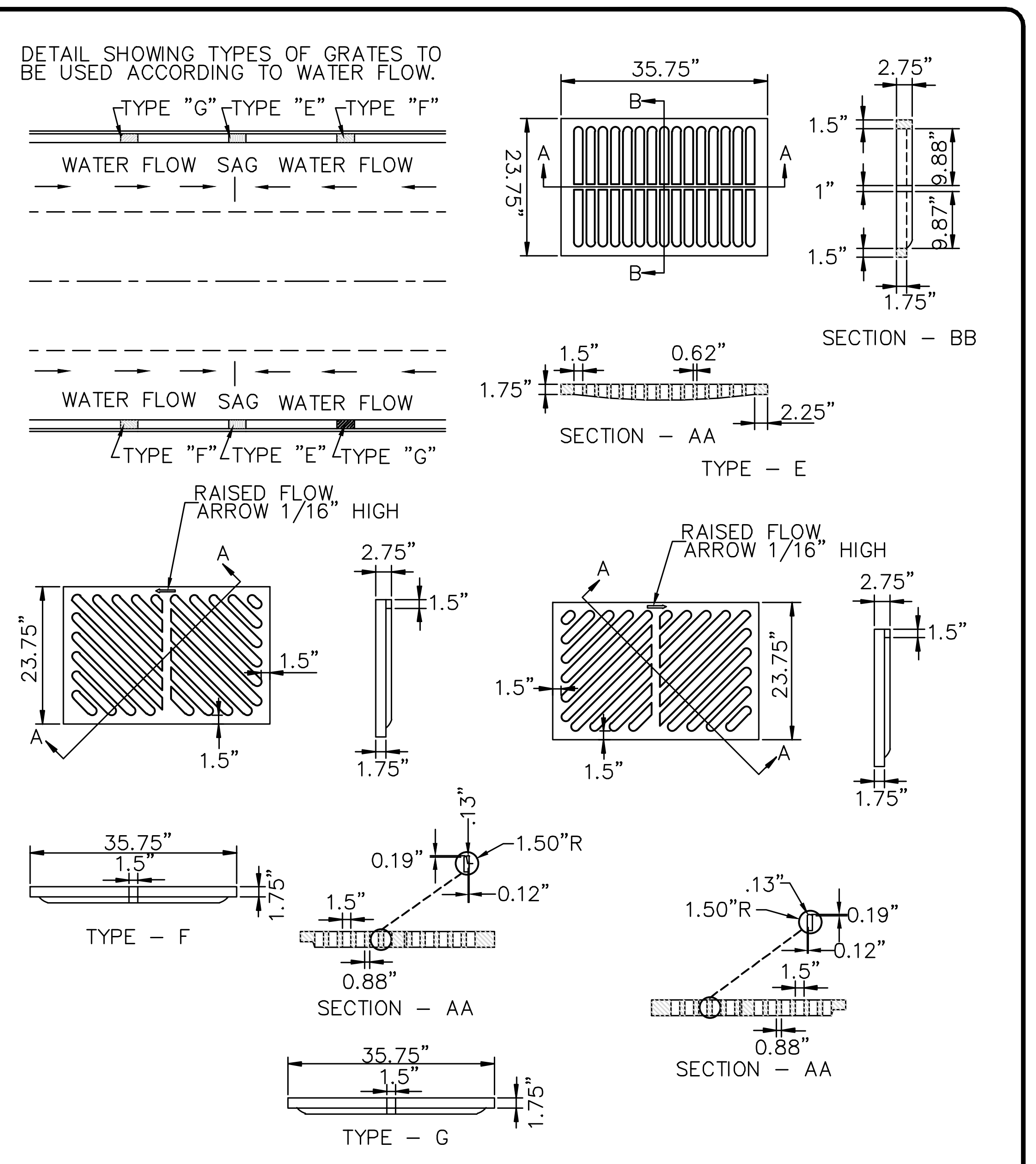
TYP. CONCRETE MULTI-USE PATH DETAIL

NOT TO SCALE


43"
31.25"
B
A
PLAN
FRAME, GRATE & HOOD ASS'Y
2.75"
2.12"
SECTION - LL
0.75"
P
N
2.12N
SECTION - MM
SECTION - BB
SECTION - PP
SECTION - AA
1.37"
SECTION - NN
6"
24"
36"
9"
28.63"
29.87"
2"
3"
FRAME PLAN
36.88"
4"
1.5"
0.75"
4.75"
24"
0.69"
35.5"
13.5"
11"
HOOD ELEVATION
5.62"
3"R
0.5"
SECTION - RR
4.63"
0.75"
2.12"
1.75"
5.12"
SECTION - JJ
0.69"
3.5"
36"
VAR.
SECTION - KK
NOTE: USE TYPE "E","F",& "G" GRATE UNLESS OTHERWISE INDICATED
REFERENCE TO NCDOT DETAIL NO. 840.03.

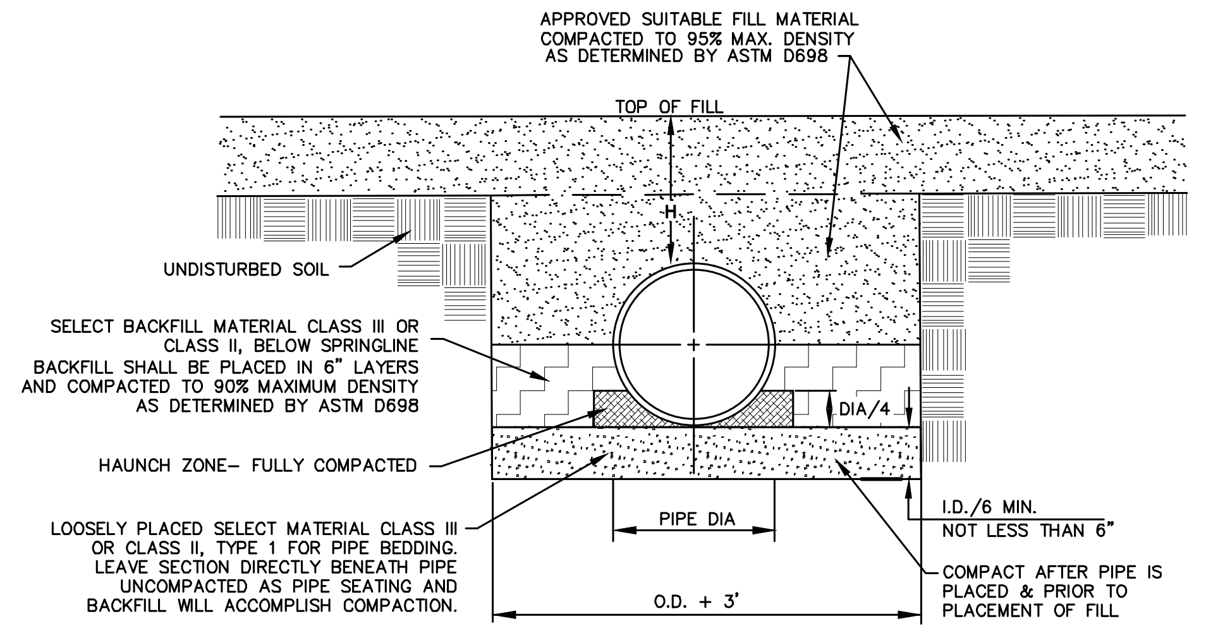
CATCH BASIN FRAME,GRATE & HOOD DETAIL

NOT TO SCALE NCDOT STD 840.03


DETAIL SHOWING TYPES OF GRATES TO BE USED ACCORDING TO WATER FLOW.
TYPE "G" TYPE "E" TYPE "F"
WATER FLOW SAG WATER FLOW
TYPE "F" TYPE "E" TYPE "G"
35.75"
23.75"
2.75"
1.5"
1"
9.88"
9.87"
1.75"
SECTION - BB
0.62"
2.25"
SECTION - AA
TYPE - E
RAISED FLOW ARROW 1/16" HIGH
TYPE - F
0.19"
1.50"R
0.12"
0.88"
SECTION - AA
TYPE - G

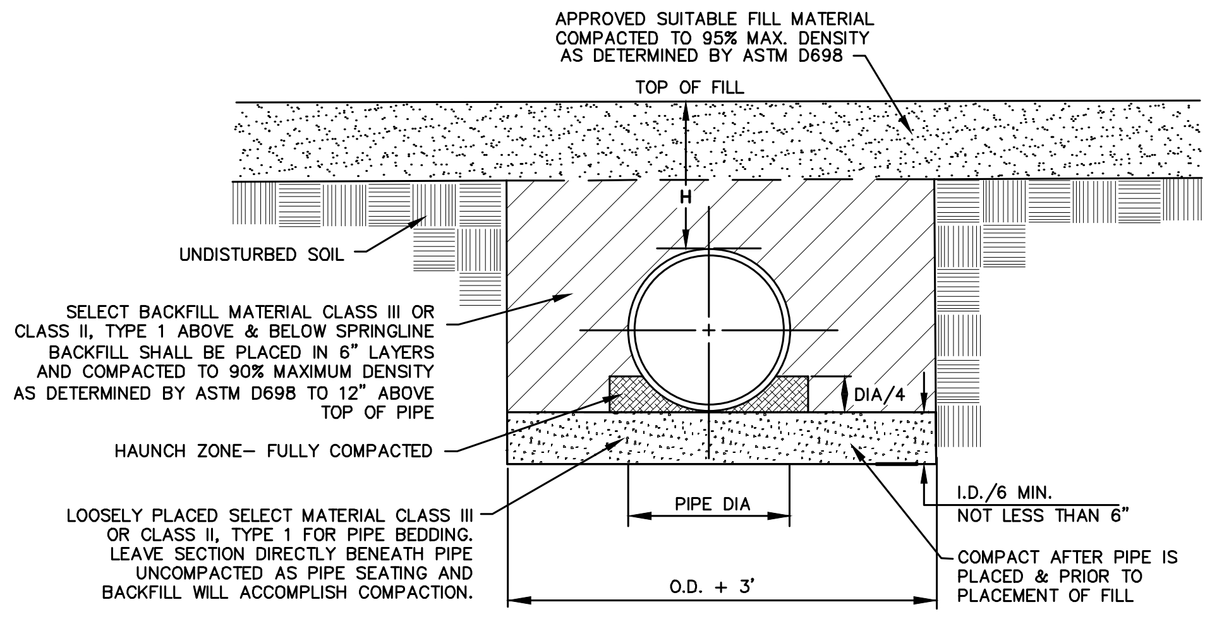
CATCH BASIN GRATE DETAIL

NOT TO SCALE NCDOT STD 840.03B


APPROVED SUITABLE FILL MATERIAL COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY ASTM D698
TOP OF FILL
UNDISTURBED SOIL
SELECT BACKFILL MATERIAL CLASS III OR CLASS II, BELOW SPRINGLINE BACKFILL SHALL BE PLACED IN 6" LAYERS AND COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D698
HAUNCH ZONE- FULLY COMPACTED
LOOSELY PLACED SELECT MATERIAL CLASS III OR CLASS II, TYPE 1 FOR PIPE BEDDING. LEAVE SECTION DIRECTLY BENEATH PIPE UNCOMPACTED AS PIPE SEATING AND BACKFILL WILL ACCOMPLISH COMPACTION.
DIA/4
PIPE DIA
I.D./6 MIN. NOT LESS THAN 6"
COMPACT AFTER PIPE IS PLACED & PRIOR TO PLACEMENT OF FILL
O.D. + 3'

STANDARD RIGID PIPE INSTALLATION DETAIL

NOT TO SCALE NCDOT STD 300.01


APPROVED SUITABLE FILL MATERIAL COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY ASTM D698
TOP OF FILL
H
UNDISTURBED SOIL
SELECT BACKFILL MATERIAL CLASS III OR CLASS II, TYPE 1 ABOVE & BELOW SPRINGLINE BACKFILL SHALL BE PLACED IN 6" LAYERS AND COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D698 TO 12" ABOVE TOP OF PIPE
HAUNCH ZONE- FULLY COMPACTED
LOOSELY PLACED SELECT MATERIAL CLASS III OR CLASS II, TYPE 1 FOR PIPE BEDDING. LEAVE SECTION DIRECTLY BENEATH PIPE UNCOMPACTED AS PIPE SEATING AND BACKFILL WILL ACCOMPLISH COMPACTION.
DIA/4
PIPE DIA
I.D./6 MIN. NOT LESS THAN 6"
COMPACT AFTER PIPE IS PLACED & PRIOR TO PLACEMENT OF FILL
O.D. + 3'

STANDARD FLEXIBLE PIPE INSTALLATION DETAIL

NOT TO SCALE NCDOT STD 300.01

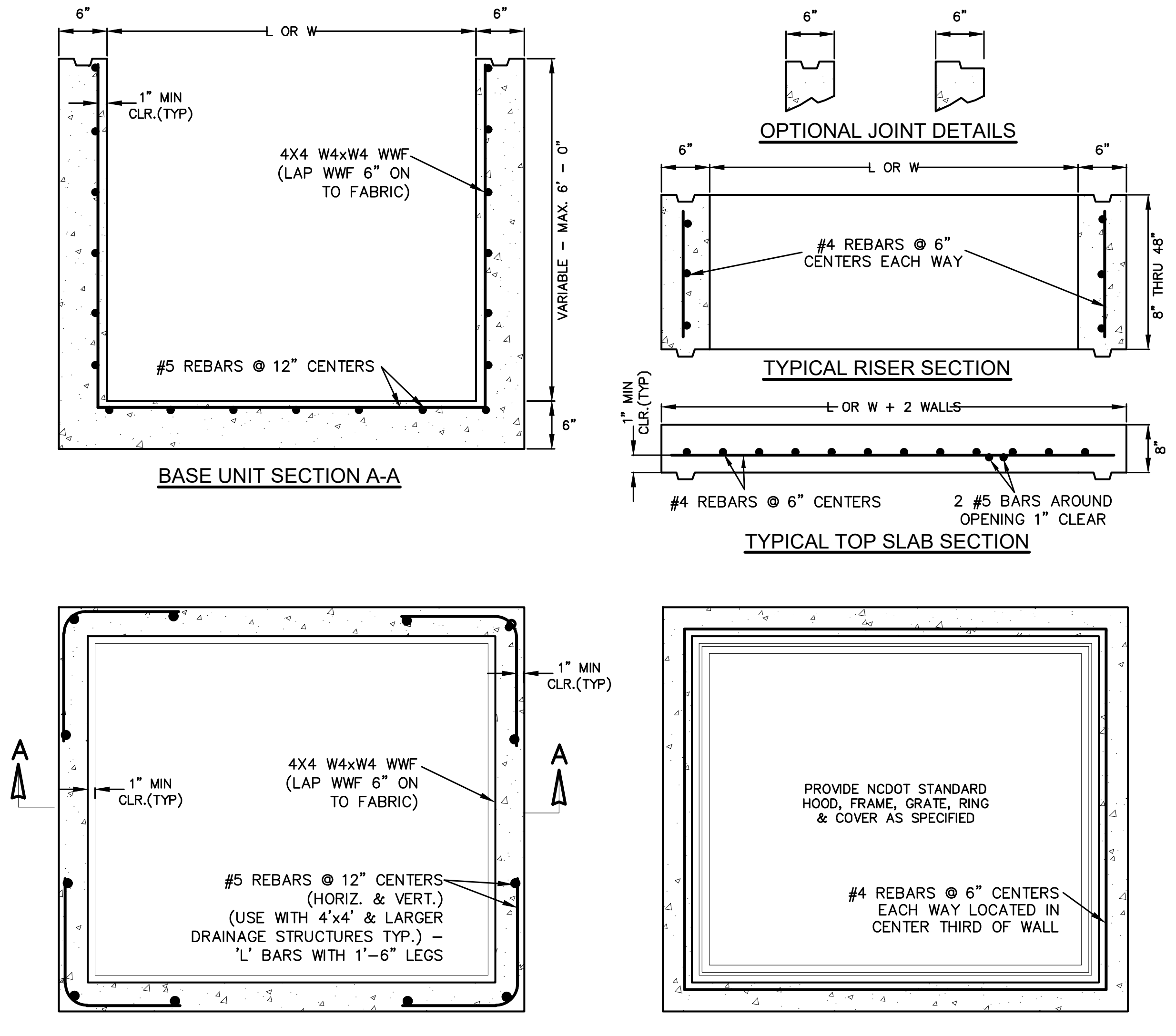
(ALL PROPOSED H.D.P.E. PIPING SHALL BE DOUBLE WALL, ADS N-12 TYPE OR APPROVED EQUAL)

GENERAL PIPE INSTALLATION NOTES:

1. ALL EXCAVATIONS SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE CONSTRUCTION STANDARDS FOR EXCAVATIONS IN OSHA "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION", CHAPTER XV11 OF TITLE 29, CFR, PART 1926. THE CONTRACTOR SHALL HAVE A COMPETENT PERSON ON THE JOB AT ALL TIMES AND SHALL EMPLOY A PROFESSIONAL ENGINEER TO ACT UPON ALL PERTINENT MATTERS OF THE WORK.
2. DO NOT OPERATE HEAVY EQUIPMENT OVER ANY PIPE CULVERT UNTIL THE PIPE CULVERT HAS BEEN PROPERLY BACKFILLED AND COVERED WITH AT LEAST 3 FEET OF APPROVED MATERIAL.
3. THE STANDARD DETAILS ABOVE ILLUSTRATE TYPICAL TRENCH INSTALLATIONS IN "NORMAL EARTH FOUNDATION" CONDITIONS. FOR ABOVE GROUND INSTALLATIONS AND ALTERNATE FOUNDATION CONDITIONS, SUCH AS ROCK AND UNSUITABLE MATERIAL, REFERENCE NCDOT'S TYPICAL STANDARD DETAIL 300.01.

I.D. = THE MAXIMUM HORIZONTAL INSIDE DIAMETER DIMENSION.
O.D. = THE MAXIMUM HORIZONTAL OUTSIDE DIAMETER DIMENSION.
H = THE FILL HEIGHT MEASURED VERTICALLY AT ANY POINT ALONG THE PIPE FROM THE TOP OF THE PIPE TO THE TOP OF THE EMBANKMENT OR THE BOTTOM OF THE PAVEMENT STRUCTURE AT THAT POINT.

REFER TO NCDOT PIPE MATERIAL SELECTION GUIDE FOR MAXIMUM AND MINIMUM ALLOWABLE FILL HEIGHTS (H) BY PIPE AND INSTALLATION TYPE.


L OR W
6"
1" MIN CLR.(TYP)
4X4 W4xW4 WWF (LAP WWF 6" ON TO FABRIC)
VARIABLE - MAX. 6' - 0"
#5 REBARS @ 12" CENTERS
BASE UNIT SECTION A-A
OPTIONAL JOINT DETAILS
#4 REBARS @ 6" CENTERS EACH WAY
TYPICAL RISER SECTION
6" THRU 48"
L OR W + 2 WALLS
#4 REBARS @ 6" CENTERS
2 #5 BARS AROUND OPENING 1" CLEAR
TYPICAL TOP SLAB SECTION
A
#5 REBARS @ 12" CENTERS (HORIZ. & VERT.) (USE WITH 4'x4' & LARGER DRAINAGE STRUCTURES TYP.) - 'L' BARS WITH 1'-6" LEGS
PROVIDE NCDOT STANDARD HOOD, FRAME, GRATE, RING & COVER AS SPECIFIED
#4 REBARS @ 6" CENTERS EACH WAY LOCATED IN CENTER THIRD OF WALL
PLAN VIEW OF BASE UNIT
PLAN VIEW OF RISER UNIT

IN ACCORDANCE WITH NCDOT'S CONCRETE CATCH BASIN STANDARD DETAIL 840.02,
1. ALL PIPE CONNECTIONS SHALL BE MADE FLUSH WITH THE VERTICAL INSIDE WALL OF THE STRUCTURE.
2. ALL STRUCTURE INVERTS SHALL BE MADE FLUSH WITH THE INVERT OF THE LOWEST CONNECTED PIPE. SUMPS SHALL BE FILLED WITH CONCRETE AS NECESSARY TO ACHIEVE THIS REQUIREMENT.

PRECAST DRAINAGE STRUCTURE GENERAL NOTES

1. DESIGN SHALL CONFORM TO LATEST NCDOT 840.46 SPECIFICATIONS FOR "TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE".
2. CONCRETE COMPRESSIVE STRENGTH SHALL BE A MINIMUM OF 4,000PSI.
3. USE ASTM A615 GRADE 60 REINFORCING STEEL. USE ASTM A1064 WELDED WIRE FABRIC (WWF).
4. LIMIT MAXIMUM DEPTH TO TOP OF BOTTOM SLAB TO 15' - 0"
5. PLACE LIFT HOLES OR PINS IN ACCORDANCE WITH OSHA STANDARD 1926.704
6. ORIENT STRUCTURES SO THAT CORNERS WILL NOT BE CUT OR MODIFIED UNLESS ALLOWED BY DETAIL
7. PRECAST ALL ELEMENTS TO MEET ASTM C913
8. FRAME AND GRADE HEIGHT MAY BE ADJUSTED IN ACCORDANCE WITH STANDARD 840.25
9. PROVIDE PRECAST STRUCTURES OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTERS PER STANDARD 840.66
10. WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR IF THE SAME MIN. AREA OF STEEL IS PROVIDED.
11. SEAL JOINTS WITH A FLEXIBLE BUTYL RUBBER BASE CONFORMING TO FEDERAL SPECIFICATIONS SS-S-21A, AASHTO M-198, TYPE-B BUTYL RUBBER
12. LIMIT MAXIMUM STRUCTURE SIZES INSIDE CLEAR DIMENSIONS TO 6'-0" X 6'-0"
13. THE OUTSIDE PIPE DIAMETER PLUS 2" IS MINIMUM STRUCTURE SIZE, OR THE OPENING REQUIRED FOR FRAME AND GRATE, WHICHEVER IS GREATER.
14. ANY DEVIATIONS FROM THE APPROVED PLAN & SPECIFICATIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

STANDARD TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE

NOT TO SCALE NCDOT STD 840.46

FINAL DRAWING
NOT RELEASED FOR CONSTRUCTION

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

SIDEWALK AND DRAINAGE
TYP. CONSTRUCTION DETAILS

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-28-26	UPDATE PIPE INSTALL DETAIL	DMK
2	5-11-26	DETECTABLE WARNING SURFACE DETAIL	DMK

SEAL 042639
DocuSigned by:
76B82DFDEA6D4CB...

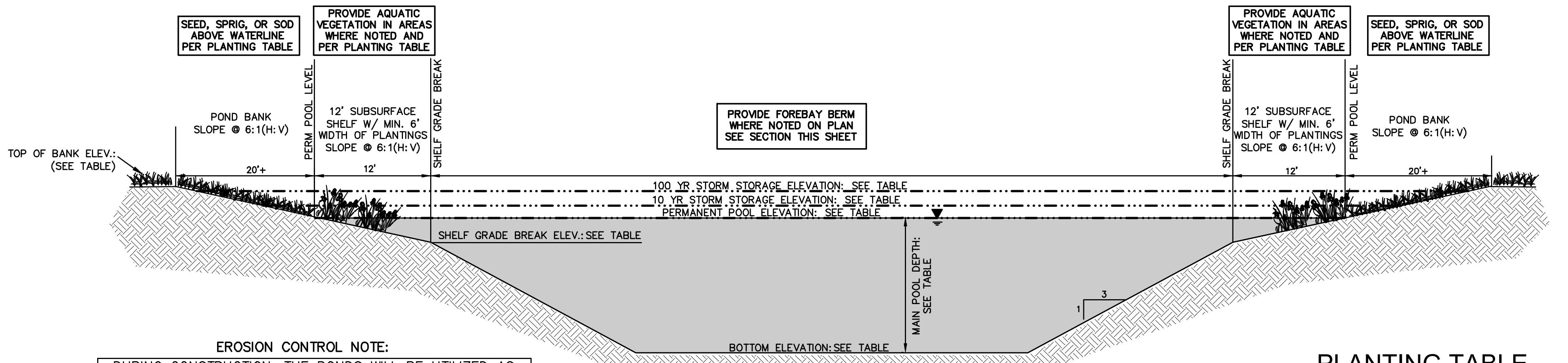
DATE: 12-24-25	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 22 OF 26

CAD FILE: 430400B1

PROJECT NO: 4304

S:\projects\4304 South Spot LLC-Mill Landing\dwg\Construction\430400B1.dwg 5/11/2026 Plotted: 5/11/2026 3:36 PM HP DesignJet T130 24-in Printer [40FE86]


SEED, SPRIG, OR SOD ABOVE WATERLINE PER PLANTING TABLE
PROVIDE AQUATIC VEGETATION IN AREAS WHERE NOTED AND PER PLANTING TABLE
PROVIDE FOREBAY BERM WHERE NOTED ON PLAN SEE SECTION THIS SHEET
TOP OF BANK ELEV.: (SEE TABLE)
POND BANK SLOPE @ 6:1(H:V)
PERM POOL LEVEL
12' SUBSURFACE SHELF W/ MIN. 6' WIDTH OF PLANTINGS SLOPE @ 6:1(H:V)
SHELF GRADE BREAK
20'+
12'
100 YR STORM STORAGE ELEVATION: SEE TABLE
10 YR STORM STORAGE ELEVATION: SEE TABLE
PERMANENT POOL ELEVATION: SEE TABLE
SHELF GRADE BREAK ELEV.: SEE TABLE
MAIN POOL DEPTH: SEE TABLE
BOTTOM ELEVATION: SEE TABLE
3
1

STORMWATER MANAGEMENT POND
TYPICAL MAIN POND CROSS SECTION

NOT TO SCALE

EROSION CONTROL NOTE:

DURING CONSTRUCTION, THE PONDS WILL BE UTILIZED AS EROSION & SEDIMENT CONTROL SEDIMENT BASINS. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS PROPERLY STABILIZED, THE PONDS SHALL BE CLEANED AND RESTORED TO THEIR DESIGN SPECIFICATIONS AND THE BANKS PERMANENTLY STABILIZED **WITHIN 7 DAYS**.

BMP CONSTRUCTION SEQUENCE NOTES:

THE FOLLOWING SEQUENCE IS IN ADDITION TO THE **"CONSTRUCTION SEQUENCE SCHEDULE"** PROVIDED UNDER THE EROSION AND SEDIMENT CONTROL SPECIFICATIONS.

1. THE POND SHALL BE CONSTRUCTED AS DIRECTED ON THE PLAN AND DETAILS. PERIMETER SLOPE IMPROVEMENTS SHALL BE STABILIZED WITH TEMPORARY VEGETATION WITHIN 7 DAYS OF CONSTRUCTION. THIS WILL CREATE A TEMPORARY SEDIMENT BARRIER DURING PROJECT CONSTRUCTION. A GOOD TEMPORARY MEANS OF STABILIZATION IS A WET HYDROSEED MIX.
2. THE POND MAY BE OVER EXCAVATED TO OBTAIN SUITABLE MATERIALS FOR CONSTRUCTION OF THE PROJECT. UNSUITABLE OVERBURDEN MATERIALS MAY BE PLACED BACK INTO THE POND, HOWEVER, THE FINAL BOTTOM SHALL NOT EXCEED THE ELEVATION NOTED ON THE PLAN AND DETAILS.
3. DURING CONSTRUCTION, THE POND WILL BE UTILIZED AS AN EROSION & SEDIMENT CONTROL SEDIMENT BASIN. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS PROPERLY STABILIZED THE POND SHALL BE CLEANED AND RESTORED TO ITS DESIGN SPECIFICATIONS AND THE BANKS PERMANENTLY STABILIZED **WITHIN 7 DAYS**.
4. WHERE SPECIFIED, FINAL PERMANENT AQUATIC VEGETATION SHALL BE INSTALLED AND STABILIZED WITHIN 14 DAYS OF FINAL BMP GRADING. PLANTINGS SHALL BE IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS PROVIDED AND ANY AMENDMENTS DETERMINED IN THE ABOVE SEQUENCE.

STORMWATER POND	TOP ELEV (FMSL)	100YR STORM STAGE (FMSL)	10YR STORM STAGE (FMSL)	PERM. POOL ELEV. (FMSL)	SHELL BREAK ELEV. (FMSL)	BOTTOM POND* ELEV. (FMSL)	POND DEPTH* (FT)	SIDE SLOPE ABOVE SHELF	SHELF SLOPE	SIDE SLOPE BELOW SHELF
1	9.00	7.75	6.95	5.70	3.70	−11.0 ±	16.7'±	6:1	6:1	3:1

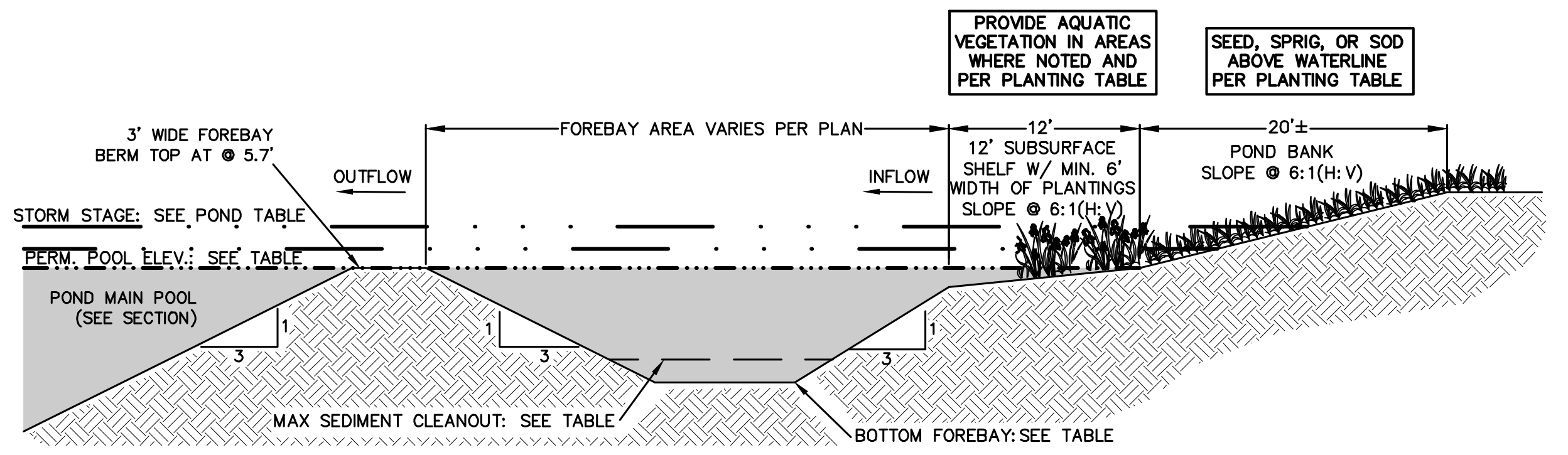
POND TABLE

*NOTE:
THE POND IS BEING OVER-EXCAVATED TO OBTAIN SUITABLE FILL MATERIAL. ACTUAL DEPTHS MAY VARY BASED FIELD CONDITIONS AND UNSUITABLE SOILS MAY BE PLACED BACK INTO THE EXCAVATION, IF NECESSARY.
IN NO CASE SHALL THE FINAL POND DEPTH BE LESS THAN 8' (−2.3' MSL) WITH AN AVAILABLE SEDIMENT CLEAN-OUT DEPTH OF 7' (−1.3' MSL)

PLANTING TABLE

	PLANT SPECIES	MAX. PLANT SPACING	CONTAINER CLASS
BELOW PERM. POOL MINIMUM OF 3 SPECIES, PLANTED IN A DIVERSE DISTRIBUTED PATTERN (SEE PLAN FOR LOCATIONS)	CHELON GLABRA – WHITE TURTLEHEAD EUPATORIADEPHUS FISTULOSUS – JOE PYE WEED HIBISCUS LAEVIS – HALBERDLEAF ROSEMALLOW LOBELIA CARDINALIS – CARDINAL FLOWER RHYNCHOSPORA COLORATA – STARRUSH WHITETOP SACCHARUM BALDWINII – NARROW PLUMEGRASS (OR APPROVED EQUAL) **(WETLAND SEED MIXES SHALL NOT BE USED)**	50 PLANTS PER 200 S.F 2' ON-CENTER	MINIMUM 4 CUBIC INCH PREFERED 6.5 CUBIC INCH+
POND BANK AROUND PERIMETER OF BMP ABOVE PERMANENT POOL	TIFWAY 419 – HYBRID BERMUDA GRASS EREMOCHLOA OPHIUROIDES – CENTIPEDEGRASS (OR APPROVED EQUAL) **(TREES, WOODY SHRUBS AND CLUMPING GRASSES SHALL NOT BE USED)**	AS REQUIRED PER SUPPLIER SPECIFICATIONS	N/A

NOTE: WETLAND PLANTS INC. (ALSO COASTAL PLAIN CONSERVATION NURSERY) IS A RECOMMENDED SOURCE FOR WETLAND PLANTS ON THIS PROJECT. THE NURSERY IS LOCATED AT 812 DRUMMONDS POINT RD. EDENTON, NC PHONE NUMBER: (252) 482-5707. THE PLANTINGS LISTED IN THE TABLE ABOVE ARE RECOMMENDATIONS SPECIFIC TO THIS PROJECT. ALTERNATE SPECIES MAY BE UTILIZED AFTER PROPER REVIEW AND APPROVAL BY ENGINEER.


PROVIDE AQUATIC VEGETATION IN AREAS WHERE NOTED AND PER PLANTING TABLE
SEED, SPRIG, OR SOD ABOVE WATERLINE PER PLANTING TABLE
3' WIDE FOREBAY BERM TOP AT @ 5.7'
FOREBAY AREA VARIES PER PLAN
12'
20'±
OUTFLOW
INFLOW
12' SUBSURFACE SHELF W/ MIN. 6' WIDTH OF PLANTINGS SLOPE @ 6:1(H:V)
POND BANK SLOPE @ 6:1(H:V)
STORM STAGE: SEE POND TABLE
PERM. POOL ELEV.: SEE TABLE
POND MAIN POOL (SEE SECTION)
1
3
MAX SEDIMENT CLEANOUT: SEE TABLE
BOTTOM FOREBAY: SEE TABLE

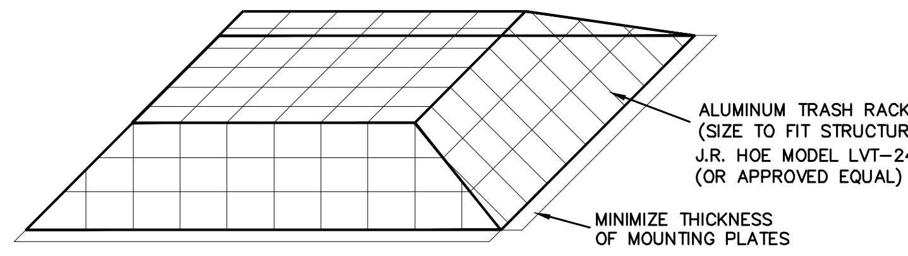
NOTE: ACCUMULATED SEDIMENT SHOULD BE REMOVED DOWN TO THE FOREBAY'S ORIGINAL DESIGN DEPTH.

TYP. SEDIMENT FOREBAY CROSS SECTION

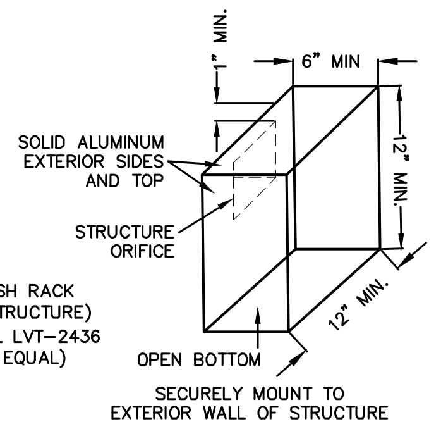
(LOCATIONS AS DENOTED ON PLAN)

FOREBAY ID	PERM. POOL ELEV. (FMSL)	MAX SEDIMENT CLEAN OUT ELEV. (FMSL)	BOTTOM ELEV. (FMSL)	TOTAL DEPTH (FT)	VOLUME (CF)	SURFACE AREA (SF)	6' AQUATIC SHELF (LF)
01	5.70	0.50	0.0	5.70	9,307	4,071	169
02	5.70	0.50	0.0	5.70	4,361	2,062	29
03	5.70	0.50	0.0	5.70	37,114	13,005	667

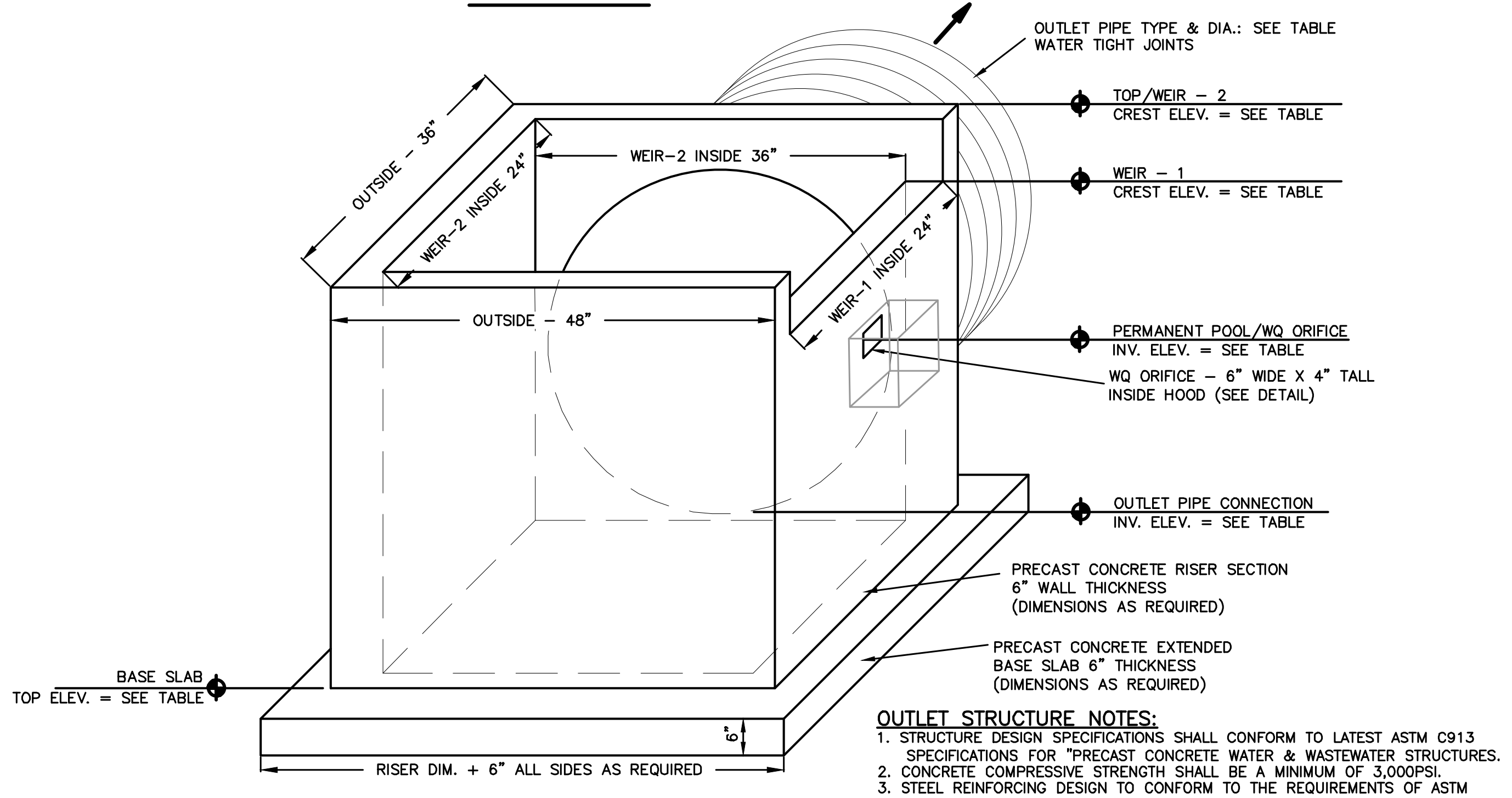
FOREBAY TABLE


ALUMINUM TRASH RACK (SIZE TO FIT STRUCTURE) J.R. HOE MODEL LVT-2436 (OR APPROVED EQUAL)
MINIMIZE THICKNESS OF MOUNTING PLATES

TRASH RACK


1" MIN.
6" MIN
12" MIN.
12" MIN.
SOLID ALUMINUM EXTERIOR SIDES AND TOP
STRUCTURE ORIFICE
OPEN BOTTOM
SECURELY MOUNT TO EXTERIOR WALL OF STRUCTURE

ORIFICE HOOD


OUTLET PIPE TYPE & DIA.: SEE TABLE WATER TIGHT JOINTS
TOP/WEIR – 2 CREST ELEV. = SEE TABLE
WEIR – 1 CREST ELEV. = SEE TABLE
OUTSIDE – 36"
WEIR-2 INSIDE 24"
WEIR-2 INSIDE 36"
WEIR-1 INSIDE 24"
OUTSIDE – 48"
PERMANENT POOL/WQ ORIFICE INV. ELEV. = SEE TABLE
WQ ORIFICE – 6" WIDE X 4" TALL INSIDE HOOD (SEE DETAIL)
OUTLET PIPE CONNECTION INV. ELEV. = SEE TABLE
PRECAST CONCRETE RISER SECTION 6" WALL THICKNESS (DIMENSIONS AS REQUIRED)
PRECAST CONCRETE EXTENDED BASE SLAB 6" THICKNESS (DIMENSIONS AS REQUIRED)
BASE SLAB TOP ELEV. = SEE TABLE
6"
RISER DIM. + 6" ALL SIDES AS REQUIRED

OUTLET CONTROL STRUCTURE -01

NO SCALE LOCATION AS NOTED ON PLAN

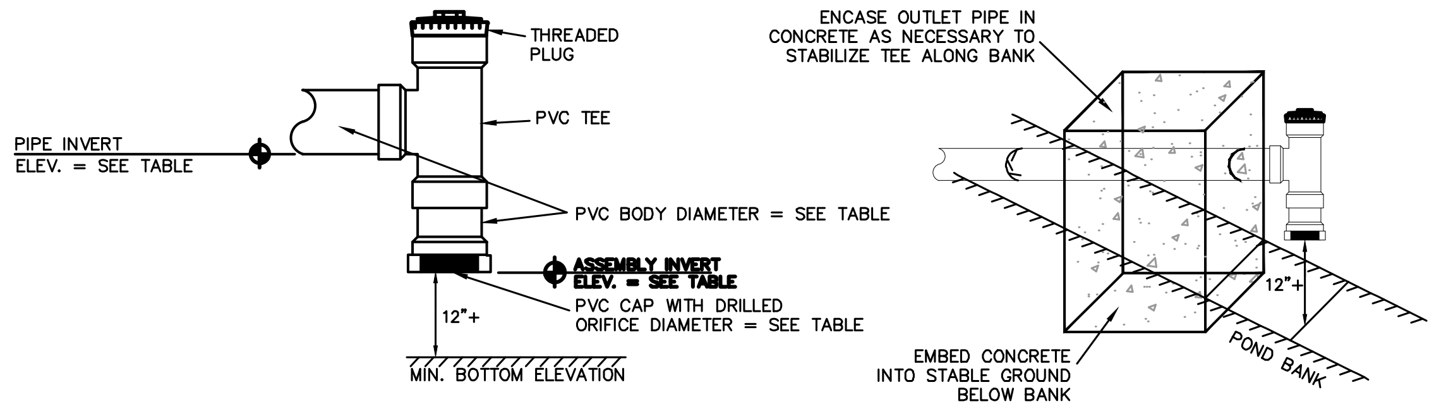
THE CONTRACTOR SHALL CONFIRM ALL STRUCTURE DIMENSIONS AND COORDINATE WITH MANUFACTURER BEFORE FABRICATION

OUTLET STRUCTURE NOTES:

1. STRUCTURE DESIGN SPECIFICATIONS SHALL CONFORM TO LATEST ASTM C913 SPECIFICATIONS FOR "PRECAST CONCRETE WATER & WASTEWATER STRUCTURES.
2. CONCRETE COMPRESSIVE STRENGTH SHALL BE A MINIMUM OF 3,000PSI.
3. STEEL REINFORCING DESIGN TO CONFORM TO THE REQUIREMENTS OF ASTM C890 SPECIFICATIONS FOR "STRUCTURAL DESIGN LOADING FOR WATER & WASTEWATER STRUCTURES" AND SHALL UTILIZE GRADE 60 RE-BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615 OR WWF CONFORMING TO THE REQUIREMENTS OF ASTM A185 OR BOTH.
4. PIPE PENETRATION TO BE AS SPECIFIED. PIPE TO BE INSTALLED AS PER NCDOT STANDARDS FOR MORTAR JOINT CONNECTIONS.
5. JOINTS TO BE SEALED WITH BUTYL RUBBER JOINT SEALANT CONFORMING TO THE REQUIREMENTS OF ASTM C990, OR MORTAR AS PER NCDOT REQUIREMENTS OR BOTH.
6. ANY DEVIATIONS FROM THE APPROVED PLAN & SPECIFICATIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

			PERMANENT POOL/WQ ORIFCE			WEIR–1		WEIR–2		OUTLET PIPE	
STRUCTURE	TOP ELEV. (FMSL)	BASE ELEV. (FMSL)	ORIFICE WIDTH (INCHES)	ORIFICE HEIGHT (INCHES)	ORIFICE INV. ELEV. (FMSL)	WEIR CREST ELEV. (FMSL)	WEIR LENGTH (INCHES)	WEIR CREST ELEV. (FMSL)	WEIR LENGTH (INCHES)	DIAMETER (INCHES)	INVERT IN (FMSL)
OCS–01	7.00	4.00	6"	4"	5.70'	6.80'	24"	7.00'	24"X36"	30" HDPE	4.00

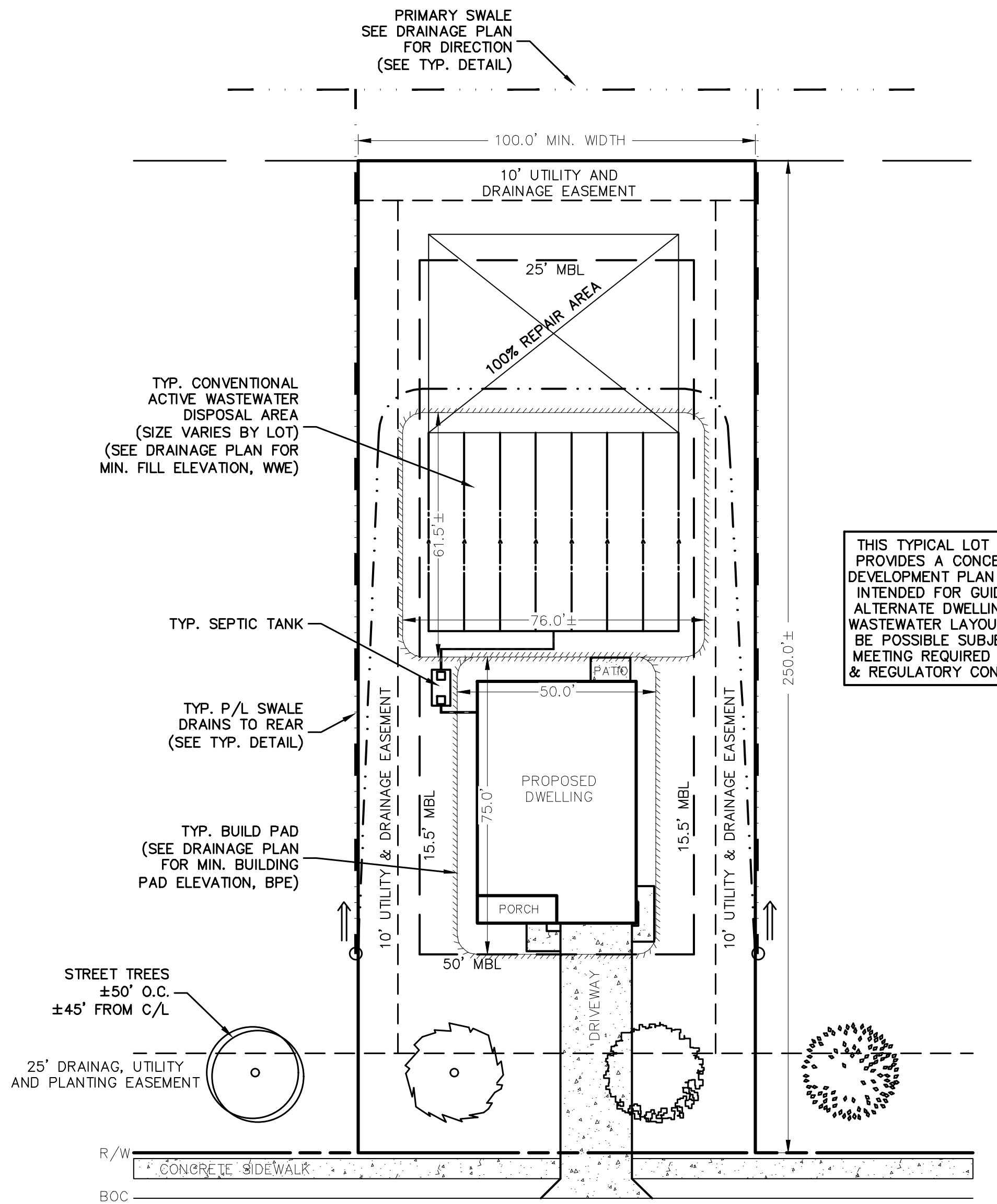
STRUCTURE TABLE


THREADED PLUG
PVC TEE
PIPE INVERT ELEV. = SEE TABLE
PVC BODY DIAMETER = SEE TABLE
ASSEMBLY INVERT ELEV. = SEE TABLE
PVC CAP WITH DRILLED ORIFICE DIAMETER = SEE TABLE
12"+
MIN. BOTTOM ELEVATION
ENCASE OUTLET PIPE IN CONCRETE AS NECESSARY TO STABILIZE TEE ALONG BANK
EMBED CONCRETE INTO STABLE GROUND BELOW BANK
12"+
POND BANK

OUTLET CONTROL STRUCTURE -02

	ORIFICE ASSEMBLY				OUTLET PIPE		
STRUCTURE	BODY DIAMETER (INCHES)	ORIFICE DIAMETER (INCHES)	PIPE INVERT ELEV. (FMSL)	ASSEMBLY INV. ELEV. (FMSL)	DIAMETER (INCHES)	INVERT IN (FMSL)	INVERT OUT (FMSL)
OCS–02	6"	4"	4.00'	3.00'	6" PVC	4.00'	3.90'

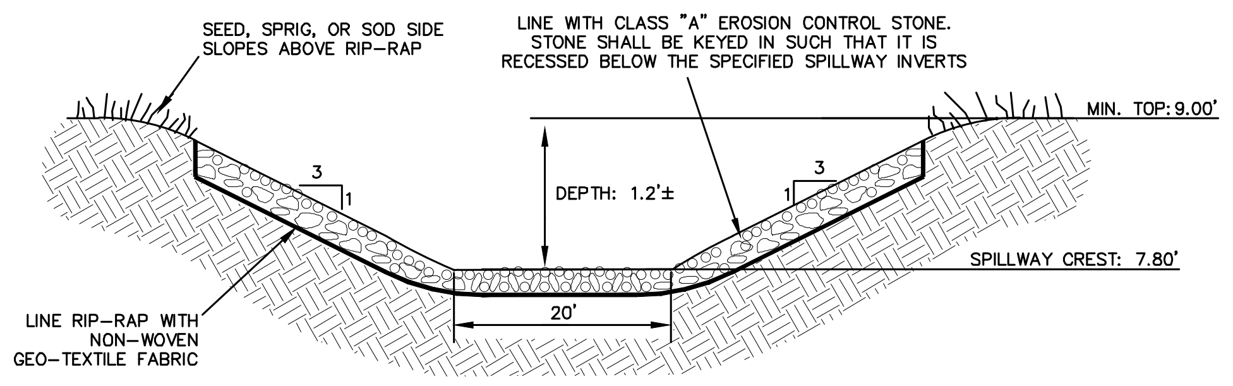
STRUCTURE TABLE


PRIMARY SWALE SEE DRAINAGE PLAN FOR DIRECTION (SEE TYP. DETAIL)
100.0' MIN. WIDTH
10' UTILITY AND DRAINAGE EASEMENT
25' MBL
100% REPAIR AREA
TYP. CONVENTIONAL ACTIVE WASTEWATER DISPOSAL AREA (SIZE VARIES BY LOT) (SEE DRAINAGE PLAN FOR MIN. FILL ELEVATION, WWE)
61.5'±
76.0'±
TYP. SEPTIC TANK
PATIO
50.0'
TYP. P/L SWALE DRAINS TO REAR (SEE TYP. DETAIL)
PROPOSED DWELLING
75.0'
15.5' MBL
10' UTILITY & DRAINAGE EASEMENT
250.0'±
TYP. BUILD PAD (SEE DRAINAGE PLAN FOR MIN. BUILDING PAD ELEVATION, BPE)
PORCH
50' MBL
DRIVEWAY
STREET TREES ±50' O.C. ±45' FROM C/L
25' DRAINAG, UTILITY AND PLANTING EASEMENT
R/W
CONCRETE SIDEWALK
BOC
EOP
C/L

THIS TYPICAL LOT DETAIL PROVIDES A CONCEPTUAL DEVELOPMENT PLAN AND IS INTENDED FOR GUIDANCE. ALTERNATE DWELLING AND WASTEWATER LAYOUTS MAY BE POSSIBLE SUBJECT TO MEETING REQUIRED DESIGN & REGULATORY CONDITIONS

TYPICAL LOT DEVELOPMENT DETAIL

MINIMUM LOT SIZE = 25,000 S.F.
SCALE 1"= 40'

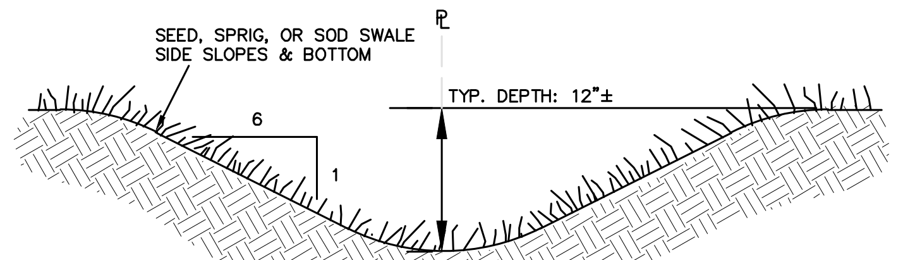

SEED, SPRIG, OR SOD SIDE SLOPES ABOVE RIP-RAP
LINE WITH CLASS "A" EROSION CONTROL STONE. STONE SHALL BE KEYED IN SUCH THAT IT IS RECESSED BELOW THE SPECIFIED SPILLWAY INVERTS
MIN. TOP: 9.00'
DEPTH: 1.2'±
3
1
SPILLWAY CREST: 7.80'
20'
LINE RIP-RAP WITH NON-WOVEN GEO-TEXTILE FABRIC

OVERFLOW SPILLWAY SECTION

NOT TO SCALE

EROSION CONTROL NOTE:

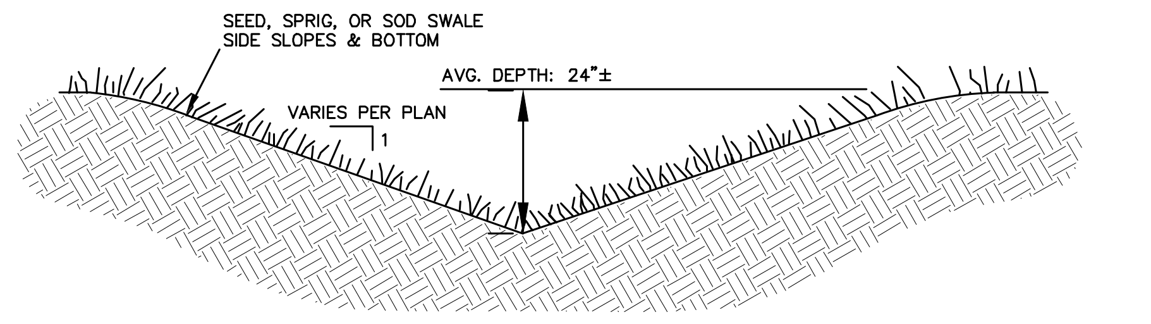
PERMANENTLY STABILIZED WITHIN 7 DAYS OF COMPLETION.


SEED, SPRIG, OR SOD SWALE SIDE SLOPES & BOTTOM
P/L
TYP. DEPTH: 12"±
6
1

TYPICAL PROPERTY LINE SWALE

NOT TO SCALE SECTION VIEW

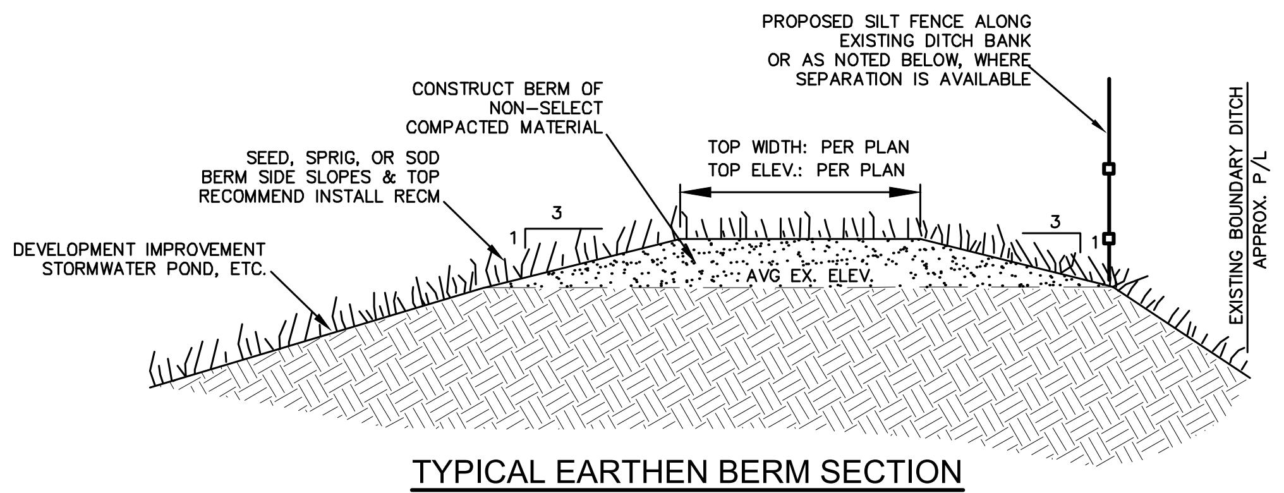
MIN. SIDE SLOPE: 6:1


SEED, SPRIG, OR SOD SWALE SIDE SLOPES & BOTTOM
AVG. DEPTH: 24"±
VARIES PER PLAN
1

TYPICAL PRIMARY SWALE SECTION

NOT TO SCALE SECTION VIEW

MIN. LONGITUDINAL SLOPE: PER PLAN
MIN. SIDE SLOPE: 4:1 (MAY VARY EACH SIDE)


PROPOSED SILT FENCE ALONG EXISTING DITCH BANK OR AS NOTED BELOW, WHERE SEPARATION IS AVAILABLE
CONSTRUCT BERM OF NON-SELECT COMPACTED MATERIAL
TOP WIDTH: PER PLAN
TOP ELEV.: PER PLAN
SEED, SPRIG, OR SOD BERM SIDE SLOPES & TOP RECOMMEND INSTALL RECM
DEVELOPMENT IMPROVEMENT STORMWATER POND, ETC.
3
1
AVG EX. ELEV.
EXISTING BOUNDARY DITCH APPROX. P/L

TYPICAL EARTHEN BERM SECTION

NOT TO SCALE LOCATION PER PLAN

EROSION CONTROL NOTE:

PERMANENTLY STABILIZED WITHIN 7 DAYS OF COMPLETION.

SEPARATION NOTE:
AT LOCATIONS WHERE SEPARATION IS AVAILABLE BETWEEN THE BERM AND DITCH, THE SILT FENCE SHALL BE INSTALLED ALONG THE TOE OF BERM TO ALLOW SPACE FOR MAINTENANCE."

FINAL DRAWING
NOT RELEASED FOR CONSTRUCTION

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

GRADING AND DRAINAGE
TYP. CONSTRUCTION DETAILS

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-13-26	FOREBAY TABLE/ OCS-1&2/SPILLWAY	DMK
2	3-13-26	BERM DETAIL	DMK

DocuSigned by:
SEAL 042639
76B82DFDEA6D4CB...

DATE: 12-24-25	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 23 OF 26
CAD FILE: 430400B1
PROJECT NO: 4304

GENERAL PROJECT NOTES:

1. PROJECT NAME: SEASIDE MEADOWS
2. OWNER: SOUTH SPOT, LLC
   2522 S. CROATAN HWY., SUITE 1C
   NAGS HEAD, NC 27959
3. PROJECT DESCRIPTION: 56 LOT RESIDENTIAL SUBDIVISION
4. RECEIVING STREAM: CURRITUCK SOUND – INDEX NUMBER: 30–1
5. STREAM CLASSIFICATION: SC – PASQUOTANK RIVER BASIN
6. PROJECT DISTURBANCE TABULATION:

TOTAL PROPERTY AREA :	65.98 AC.
TOTAL PROPOSED DISTURBED AREA :	61.50 AC.

AREA CALCULATION NOTE:
ALL AREAS HAVE BEEN CALCULATED UTILIZING PROPERTIES WITHIN THE AUTOCAD SOFTWARE.

WETLAND NOTE:
THE PROPERTY CONTAINS 404 JURISDICTIONAL WETLANDS AS SHOWN.

MATERIAL BALANCE NOTE:
ALL EXCAVATED MATERIAL OCCURRING DURING THE COURSE OF CONSTRUCTION SHALL REMAIN ON–SITE FOR ROADWAY CONSTRUCTION AND LOT GRADING. SEE **SCHEDULE OF LAND DISTURBING ACTIVITIES PROVIDED ON SHEET 7** OF THIS SET FOR AN ESTIMATED CUT FILL MATERIAL BALANCE FOR THE PROJECT.

STABILIZATION NOTE:
THE ANGLE OF GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES.
IN ANY EVENT, ALL DISTURBED AREAS LEFT EXPOSED WILL, **WITHIN 14 CALENDAR DAYS OF COMPLETION** OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
ADDITIONALLY, CERTAIN CRITICAL AREAS AS IDENTIFIED ON THE PLAN, SUCH AS, BUT NOT LIMITED TO, PERIMETER DIKES, SWALES, SLOPES STEEPER THAN 3:1, AND AREAS LOCATED WITHIN HIGH QUAILTY WATER ZONES, MUST BE TEMPORARILY OR PERMANETLY STABILZED **WITHIN 7 CALENDAR DAYS OF COMPLETION** OF ANY PHASE OF GRADING IN THESE AREAS.
A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS MUST BE PROVIDED **WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS** (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

CONSTRUCTION SEQUENCE SCHEDULE

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
Construction Access– Construction entrance, construction routes, equipment parking areas	First land–disturbing activity–Stabilize bare areas immediately with gravel & temporary vegetation as construction takes place.
Sediment Traps & Barriers Basin traps, sediment fences, & outlet protection	Install principal basins after construction site is accessed. Install additional traps and barriers as needed during grading.
Runoff Control– Diversions, perimeter dikes, water bars, and outlet protection	Install key practices after principal sediments traps and before land grading. Install additional runoff–control conveyance measures during grading.
Runoff Conveyance System– Stabiles stream banks, storm drains, channels, Inlet & outlet protection, slope drains	Where necessary, stabilize stream banks as early as possible. Install principal runoff conveyance system with runoff–control measures. Install remainder of system after grading.
Land Clearing & Grading– Site preparation– cutting, filling & grading, sediment traps, barriers, diversions, drains, surface roughening	Begin major clearing and grading after principal & key runoff–control measures area installed. Clear borrow & disposal areas as needed. Install additional control measures as grading progresses. Mark trees & buffer areas for preservation.
Surface Stabilization– Temporary & permanent seeding, mulching, sodding, rip rap.	Apply temporary or permanent stabilization measures immediately on all disturbed areas where work is delayed or complete.
Building Construction– Buildings, utilities, paving.	Install necessary erosion & sedimentation control practices as work takes place.
Landscaping & Final Stabilization– Topsoiling, trees & shrubs, permanent seeding, mulching, sodding, rip rap	Stabilize all open areas, including borrow & spoil areas. Remove & stabilize all temporary control measures.

LAND GRADING CONSTRUCTION SPECIFICATIONS

1. Construct & maintain all erosion & sedimentation control practices & measures in accordance with the approved sedimentation control plan and construction schedule.

2. Remove good topsoil from areas to be graded and filled, and preserve it for use in finishing the grading of all critical areas.

3. Scarify areas to be topsoiled to a minimum depth of 2 inches before placing topsoil.

4. Clear & grub areas to be filled to remove trees, vegetation, roots, or other objectionable material that would affect the planned stability of fill.

5. Ensure that fill material is free of brush, rubbish, rocks, logs, stumps, building debris, and other materials inappropriate for constructing stable fills.

6. Place all fill in layers not to exceed 9 inches in thickness, and compact the layers as required to reduce erosion, slippage, settlement, or other related problems.

7. Do not incorporate frozen material or soft, mucky, or highly compressible materials into fill slopes.

8. Do not place fill on a frozen foundation, due to possible subsidence and slippage.

9. Keep diversions and other water conveyance measures free of sediment during all phases of development.

10. Handle seeps or springs encountered during construction in accordance with approved methods.

11. Following completion of any phase of grading, provide a groundcover (temporary or permanent) on all exposed slopes within 14 calendar days, or 7 calendar days in critical areas identified on the plan; and, a permanent groundcover for all disturbed areas within 15 working days or 90 calendar days (whichever is shorter) following completion of construction or development.

12. Provide adequate protection from erosion for all topsoil stockpiles, borrow areas, and spoil areas.

MAINTENANCE
Periodically check all graded areas & the supporting erosion & sedimentation control practices, especially after heavy rainfalls. Promptly remove all sediment from diversions and other water–disposal practices. If washouts or breaks occur, repair them immediately. Prompt maintenance of small–eroded areas before they become significant gullies is an essential part of an effective erosion & sedimentation control plan.

PERMANENT SEEDING

The purpose of permanent seeding is to reduce erosion and decrease sediment yield from disturbed areas, and to permanently stabilize such areas in a manner that is economical, adapts to site conditions, and allows selection of the most appropriate plant materials. These areas must be seeded or planted within 15 working days or 90 calendar days after final grade is reached, unless temporary stabilization is applied.

PERMANENT SEEDING SPECIFICATIONS

Seeding Recommendations for Summer
SEEDING DATES – April to July
SEEDING MIXTURE

Species	Rate
Common bermudagrass	10/1,000 sf (sprigs) 1–2 lb/1,000 sf (seed) SOD (See Sodding Notes)

Seeding Recommendations for Early Fall through Early Spring
SEEDING DATES – August to March (early fall and spring recommended)

Species	Rate
Kentucky 31 Tall Fescue	6 lb/1,000 sf (broadcast seed)

SEEDING NOTES–
1. Sprig or sod. Moisture is essential during initial establishment. Sod must be kept watered for 2–3weeks, but can be planted earlier or later than sprigs.

Soil Amendments–
It is highly recommended that soils be tested and amended as found necessary. If a sois are not tested follow these recommendations:
Apply 3,000 lb/acre of ground agricultural limestone and 500 lb/acre of 10–10–10 starter fertilizer, or 50 lb/acre nitrogen from turf–type slow–release fertilizer. Add 25–50 lb/acre nitrogen at 2–3 week intervals through midsummer.

Sprigging–
Plant sprigs in furrows with a tractor–drawn transplanter, or broadcast by hand. (Not recommended for Tall Fescue)

Furrows should be 4–6 inches deep and 2 feet apart. Place sprigs about 2 ft. apart in a row with one end at or above ground level.

Broadcast at rates shown above, and press sprigs into the top 1/2–2 inches of soil with a disk set straight so that sprigs are not brought back toward the surface.

Mulch–
Do not mulch Bermuda Grass. For Tall Fesuce seed, apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch–anchoring tool. A disk with blades set nearly straight can be used as a mulch–anchoring tool.

Maintenance–
Water as needed. Mow bermuda to 3/4 to 1–inch height and tall fescue to 2.5 – 3.5 inch height. Topdress bermuda with 40 lb/acre nitrogen in April, 50 lb in May, 50 lb in June, 50 lb in July, and 25 lb in August. Top dress tall fescue in mid September,again in November and February with turf–grade 3–1–2 or 4–1–2 ratio turf–grade fertilizer. Fertilize with 1 lb of actual nitrogen per 1,000 sf. Do not fertilze tall fescue between Mid March and Early September.

TEMPORARY SEEDING

The purpose of temporary seeding is to temporarily stabilize denuded areas that will not be brought to final grade or permanently seeded for a period of more than 14 calendar days, **or 7 days in critical areas indentified on the plan.**

TEMPORARY SEEDING SPECIFICATIONS

Seeding Recommendations for Late Winter & Early Spring
SEEDING DATES– December 1 to April 15
SEEDING MIXTURE

Species	Rate (lb/acre)
Winter Rye (grain)	120 (Annual Ryegrass shall not be used)
Annual Lespedeza (Kobe)	50

*Omit Annual Lespedeza when duration of temporary cover is not to extend beyond June

Soil Amendments–
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10–10–10 fertilizer.

Mulch–
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch–anchoring tool. A disk with blades set nearly straight can be used as a mulch–anchoring tool.

Maintenance–
Refertilize if growth is not fully adequate. Reseed, fertilize and mulch immediately following erosion or other damage.

Seeding Recommendations for Summer
SEEDING DATES– April 15 to August 15
SEEDING MIXTURE

Species	Rate (lb/acre)
German Millet	40

Soil Amendments–
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10–10–10 fertilizer.

Mulch–
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch–anchoring tool. A disk with blades set nearly straight can be used as a mulch–anchoring tool.

Maintenance–
Refertilize if growth is not fully adequate. Reseed, fertilize and mulch immediately following erosion or other damage.

Seeding Recommendations for Fall
SEEDING DATES– August 15 to December 30
SEEDING MIXTURE

Species	Rate (lb/acre)
Winter Rye (grain)	120

Soil Amendments–
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10–10–10 fertilizer.

Mulch–
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch–anchoring tool. A disk with blades set nearly straight can be used as a mulch–anchoring tool.

Maintenance–
Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 ld/acre Kobe Lespedeza in late February or Early March.

SODDING

The purpose of permanent seeding is to prevent erosion and damage from sediment and runoff by stabilizing the soil surface with permanent vegetation for the purpose of:
–the provision of immediate vegetative cover in critical areas
–to stabilize disturbed areas with a suitable plant material that cannot be established by seed.
–to stabilize drainage ways & channels and other areas of concentrated flow where flow velocities will not exceed that specified grass lining.

SODDING SPECIFICATIONS

Sod Quality
–Sod should be machine cut at a uniform depth of 1/2–2 inches
–Sod should not have been cut in excessively wet or dry weather.
–Sections of sod should be standard size as determined by the supplier, uniform, and untorn.
–Sections of sod should be strong enough to support their own weight and retain their size and shape when lifted by one end.
–Harvest, delivery, and installation of sod should take place within a period of 36 hours.

Soil Amendments–
Apply lime and fertilizer according to soil tests or apply 2 tons/acre of pulverized agricultural limestone and 1,000 lb/acre 10–10–10 fertilizer in the fall, or 5–10–10 in spring.

Prior to laying sod, clear the soil surface of trash, debris, roots, branches, stones, and clods larger than 2 inches in diameter. Fill or level low spots in order to avoid standing water. Rake or harrow the site to achieve a smooth and level final grade. Complete soil preparation by rolling or cultipacking to firm soil.

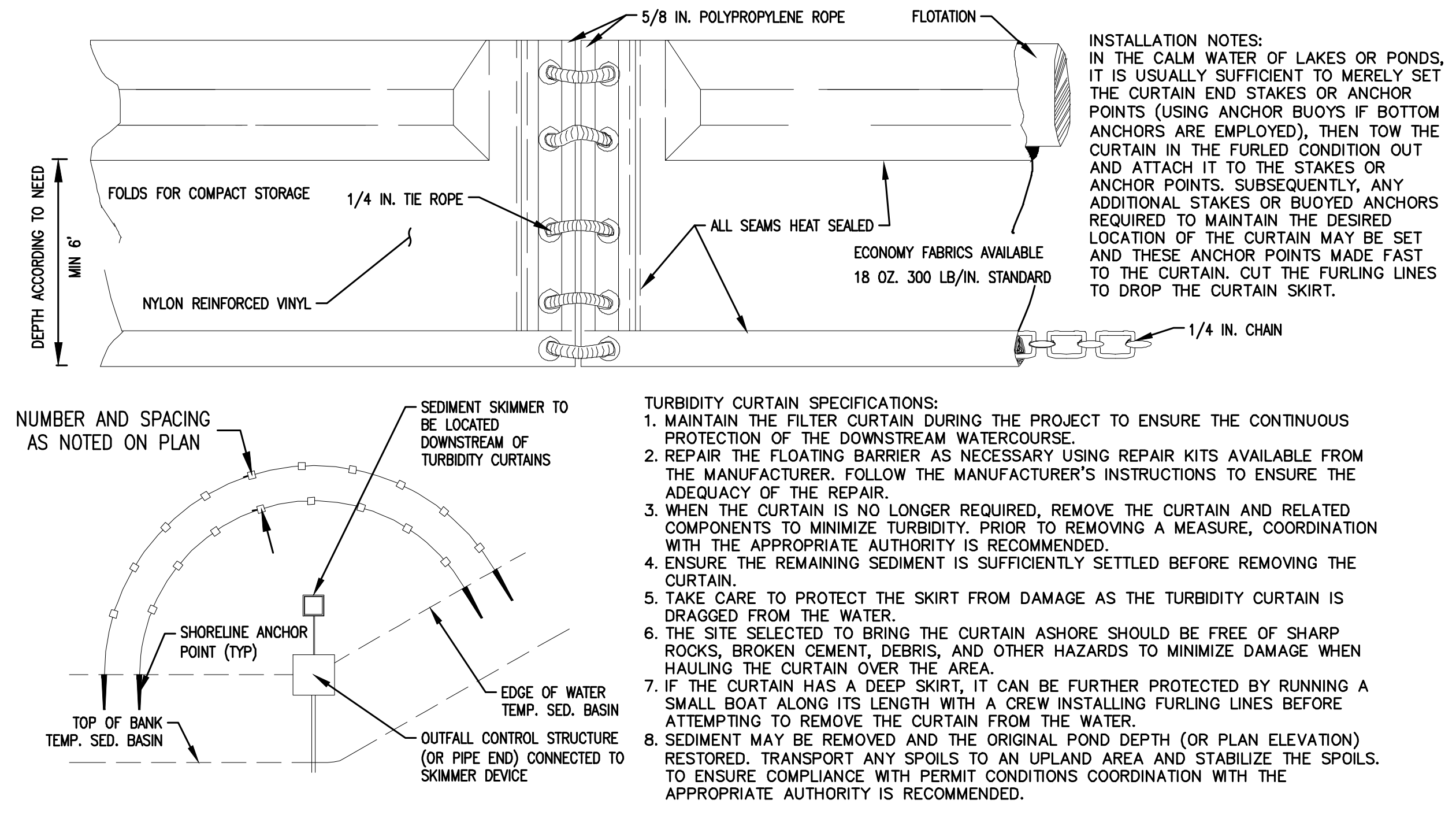
Sod Installation–
1. Moistening the sod after it is unrolled helps maintain viability. Store in shade during installation.
2. Rake the soil surface to break the crust just before laying sod. During the summer, lightly irrigate the soil, immediately before laying sod to cool the soil and reduce root burning & dieback.
3. Do not sod on grave, frozen soils, or soils that have been treated recently with sterilants or herbicides.
4. Lay the first row of sod in a straight line with subsequent rows placed parallel to and butting tightly against each other. Stagger strips in a brick–like pattern. Be sure that the sod is not stretched or overlapped and that all joints are butted tightly to prevent voids. Use a knife or sharp spade to trim and fit irregular shaped areas.
5. Install strips of sod with their longest dimension perpindicular to the slope. On slopes of 3:1 or greater, or wherever erosion may be a problem, secure sod with pegs or staples.
6. As sodding of clearly defined areas is completed, roll sod to provide good contact between roots and soil.
7. After rolling, irrigate until the soil is wet 4 inches below the sod.
8. Keep sodded areas moist to a depth of 4 inches until the grass takes root. This can be determined by tugging on the sod.
9. Mowing should not be attempted until the sod is firmly rooted, usually 2–3 weeks.

Sodded Waterways
1. Prepare soil as described above.
2. Lay sod strips perpindicular to the direction of flow, with the lateral joints staggered in a brick–like pattern. Butt edges tightly together.

Maintenance–
After the first week, water as necessary to maintain adequate moisture in the root zone & prevent dormancy of the sod.

Do not remove more than one–third of the shoot in any one mowing. Grass height should be maintained between 2–3 inches unless otherwise specified.

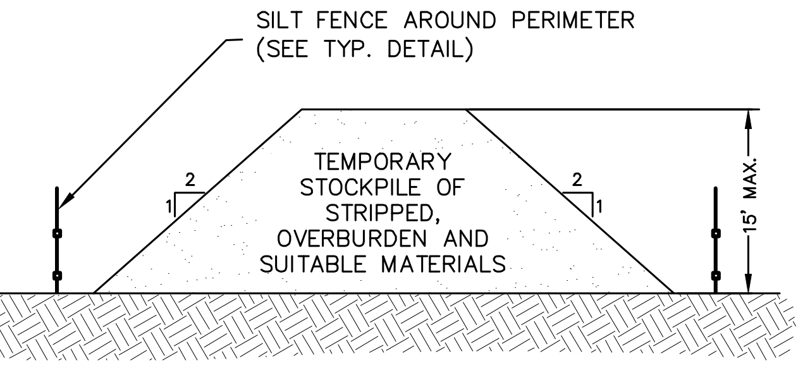
After first growing season, established sod requires fertilization, and may also require lime. Follow soil test recommendations.


5/8 IN. POLYPROPYLENE ROPE
FLOTATION
DEPTH ACCORDING TO NEED
MIN 6'
FOLDS FOR COMPACT STORAGE
1/4 IN. TIE ROPE
ALL SEAMS HEAT SEALED
ECONOMY FABRICS AVAILABLE
18 OZ. 300 LB/IN. STANDARD
NYLON REINFORCED VINYL
1/4 IN. CHAIN
NUMBER AND SPACING AS NOTED ON PLAN
SEDIMENT SKIMMER TO BE LOCATED DOWNSTREAM OF TURBIDITY CURTAINS
SHORELINE ANCHOR POINT (TYP)
EDGE OF WATER TEMP. SED. BASIN
TOP OF BANK TEMP. SED. BASIN
OUTFALL CONTROL STRUCTURE (OR PIPE END) CONNECTED TO SKIMMER DEVICE

INSTALLATION NOTES:
IN THE CALM WATER OF LAKES OR PONDS, IT IS USUALLY SUFFICIENT TO MERELY SET THE CURTAIN END STAKES OR ANCHOR POINTS (USING ANCHOR BUOYS IF BOTTOM ANCHORS ARE EMPLOYED), THEN TOW THE CURTAIN IN THE FURLED CONDITION OUT AND ATTACH IT TO THE STAKES OR ANCHOR POINTS. SUBSEQUENTLY, ANY ADDITIONAL STAKES OR BUOYED ANCHORS REQUIRED TO MAINTAIN THE DESIRED LOCATION OF THE CURTAIN MAY BE SET AND THESE ANCHOR POINTS MADE FAST TO THE CURTAIN. CUT THE FURLING LINES TO DROP THE CURTAIN SKIRT.

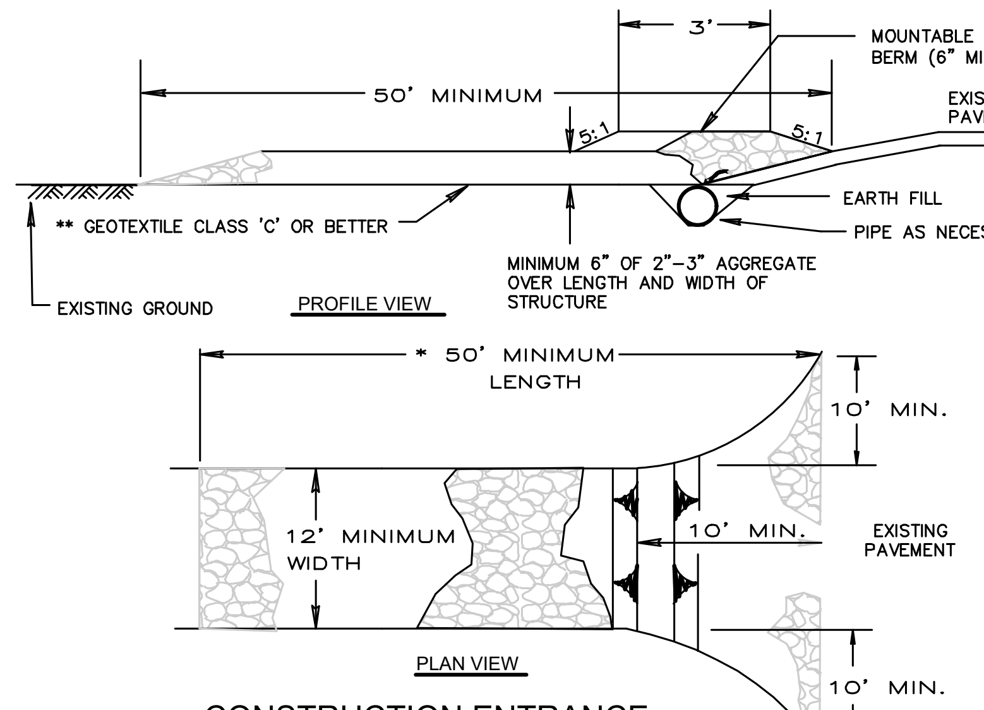
TURBIDITY CURTAIN SPECIFICATIONS:
1. MAINTAIN THE FILTER CURTAIN DURING THE PROJECT TO ENSURE THE CONTINUOUS PROTECTION OF THE DOWNSTREAM WATERCOURSE.
2. REPAIR THE FLOATING BARRIER AS NECESSARY USING REPAIR KITS AVAILABLE FROM THE MANUFACTURER. FOLLOW THE MANUFACTURER'S INSTRUCTIONS TO ENSURE THE ADEQUACY OF THE REPAIR.
3. WHEN THE CURTAIN IS NO LONGER REQUIRED, REMOVE THE CURTAIN AND RELATED COMPONENTS TO MINIMIZE TURBIDITY. PRIOR TO REMOVING A MEASURE, COORDINATION WITH THE APPROPRIATE AUTHORITY IS RECOMMENDED.
4. ENSURE THE REMAINING SEDIMENT IS SUFFICIENTLY SETTLED BEFORE REMOVING THE CURTAIN.
5. TAKE CARE TO PROTECT THE SKIRT FROM DAMAGE AS THE TURBIDITY CURTAIN IS DRAGGED FROM THE WATER.
6. THE SITE SELECTED TO BRING THE CURTAIN ASHORE SHOULD BE FREE OF SHARP ROCKS, BROKEN CEMENT, DEBRIS, AND OTHER HAZARDS TO MINIMIZE DAMAGE WHEN HAULING THE CURTAIN OVER THE AREA.
7. IF THE CURTAIN HAS A DEEP SKIRT, IT CAN BE FURTHER PROTECTED BY RUNNING A SMALL BOAT ALONG ITS LENGTH WITH A CREW INSTALLING FURLING LINES BEFORE ATTEMPTING TO REMOVE THE CURTAIN FROM THE WATER.
8. SEDIMENT MAY BE REMOVED AND THE ORIGINAL POND DEPTH (OR PLAN ELEVATION) RESTORED. TRANSPORT ANY SPOILS TO AN UPLAND AREA AND STABILIZE THE SPOILS. TO ENSURE COMPLIANCE WITH PERMIT CONDITIONS COORDINATION WITH THE APPROPRIATE AUTHORITY IS RECOMMENDED.

TYPICAL TURBIDITY CURTAIN DETAIL
NOT TO SCALE


SILT FENCE AROUND PERIMETER (SEE TYP. DETAIL)
TEMPORARY STOCKPILE OF STRIPPED, OVERBURDEN AND SUITABLE MATERIALS
2
1
2
1
15' MAX.

TYPICAL STOCKPILE SECTION
NOT TO SCALE SECTION VIEW

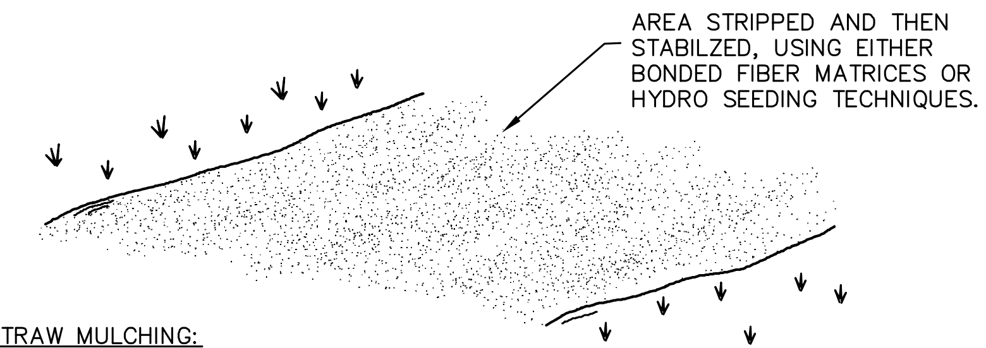
STOCKPILE CONSTRUCTION SPECIFICATION
1. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE AREA. LEAVE OPENING AS NECESSARY FOR ACCESS.
2. STOCKPILES HAVING 2:1 SIDE SLOPES ARE CONSIDERED CRITICAL AREAS.
3. SEE STABILIZATION NOTES FOR TEMPORARY AND PERMANENT STABILIZATION REQUIREMENTS.
4. LEVEL GRADE AREA AND STABILIZE AT COMPLETION.



CONSTRUCTION ENTRANCE
NO SCALE LOCATION AS NOTED ON PLAN

CONSTRUCTION ENTRANCE SPECIFICATIONS
1. LENGTH – MINIMUM OF 50' (*30' FOR SINGLE RESIDENCE LOT).
2. WIDTH – 12' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. **THE PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
4. STONE – CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
6. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

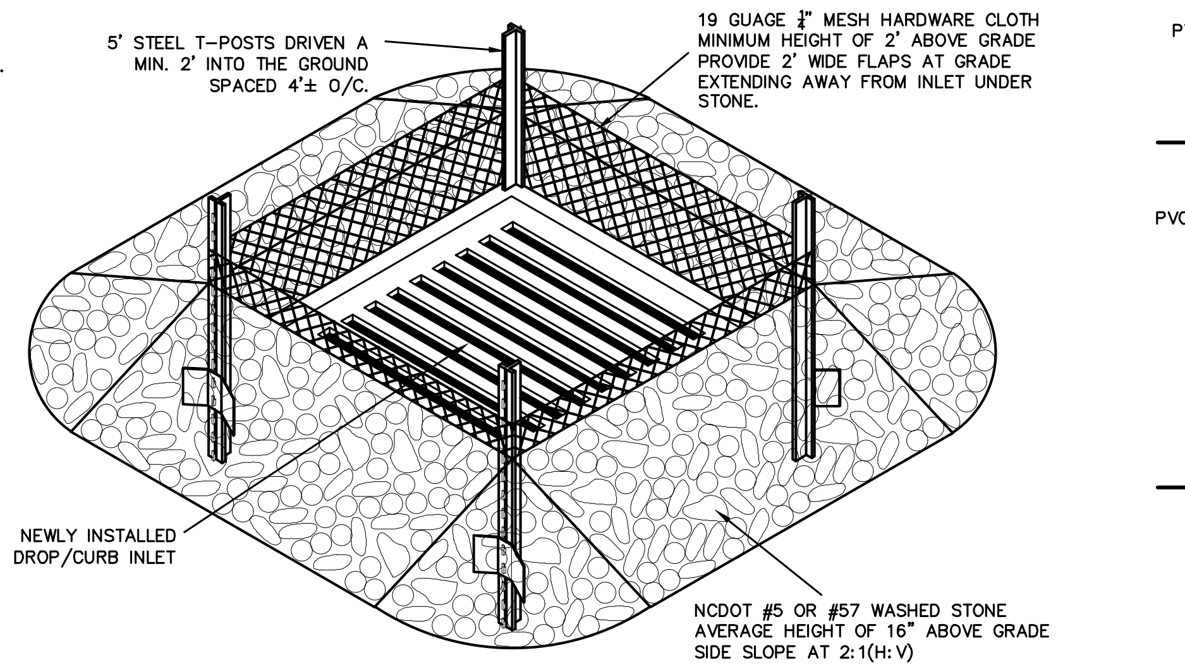
MAINTENANCE OF CONSTRUCTION ENTRANCE
1. MAINTAIN THE GRAVEL ENTRANCE IN A CONDITION TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
2. PERIODIC TOP DRESSING WITH 2" STONE MAY BE NECESSARY AFTER SIGNIFICANT RAINFALL EVENTS.
3. INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.


AREA STRIPPED AND THEN STABILZED, USING EITHER BONDED FIBER MATRICES OR HYDRO SEEDING TECHNIQUES.

STRAW MULCHING:
1. FOR AREAS OF SITE WITH LESS THAN 30% SLOPE; 2–3 BALES OF STRAW EQUALS 2–INCHES OF STRAW MULCH OVER 1000 SQARE FEET.
2. MULCH SHALL BE WEED FREE STRAW.

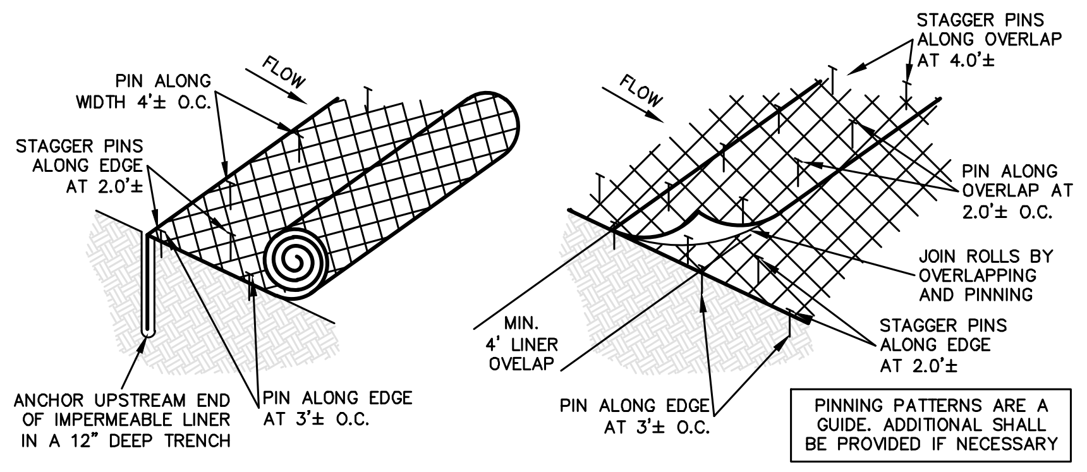
TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 14 CALENDAR DAYS, OR 7 DAYS IN IDENTIFIED CRITICAL AREAS, WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

LAND DISTURBANCE & STABILIZATION DETAIL
NOT TO SCALE

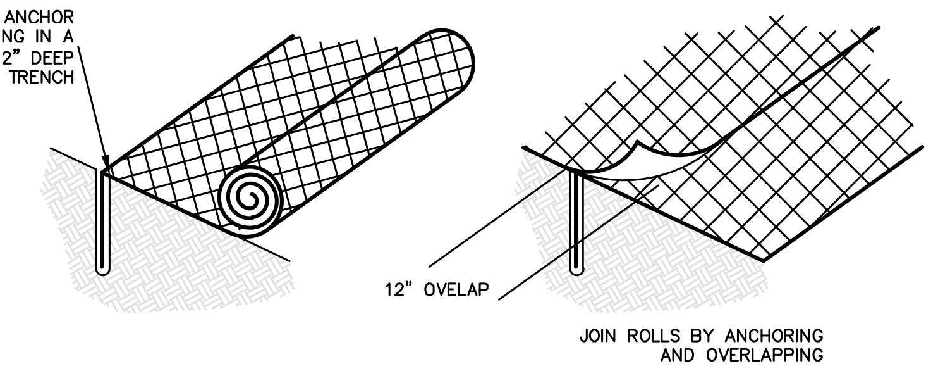

5' STEEL T–POSTS DRIVEN A MIN. 2' INTO THE GROUND SPACED 4'± O/C
19 GUAGE 1/2" MESH HARDWARE CLOTH MINIMUM HEIGHT OF 2' ABOVE GRADE PROVIDE 2' WIDE FLAPS AT GRADE EXTENDING AWAY FROM INLET UNDER STONE.
NEWLY INSTALLED DROP/CURB INLET
NCDOT #5 OR #57 WASHED STONE AVERAGE HEIGHT OF 16" ABOVE GRADE SIDE SLOPE AT 2:1(H:V)

DROP/CURB INLET PROTECTION
NOT TO SCALE ISOMETRIC VIEW

INLET PROTECTION SPECIFICATIONS
1. INSPECT AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT ($\frac{1}{2}$" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE DEBRIS FROM MESH AND REPLACE STONES AS NEEDED.
2. REMOVE ONCE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

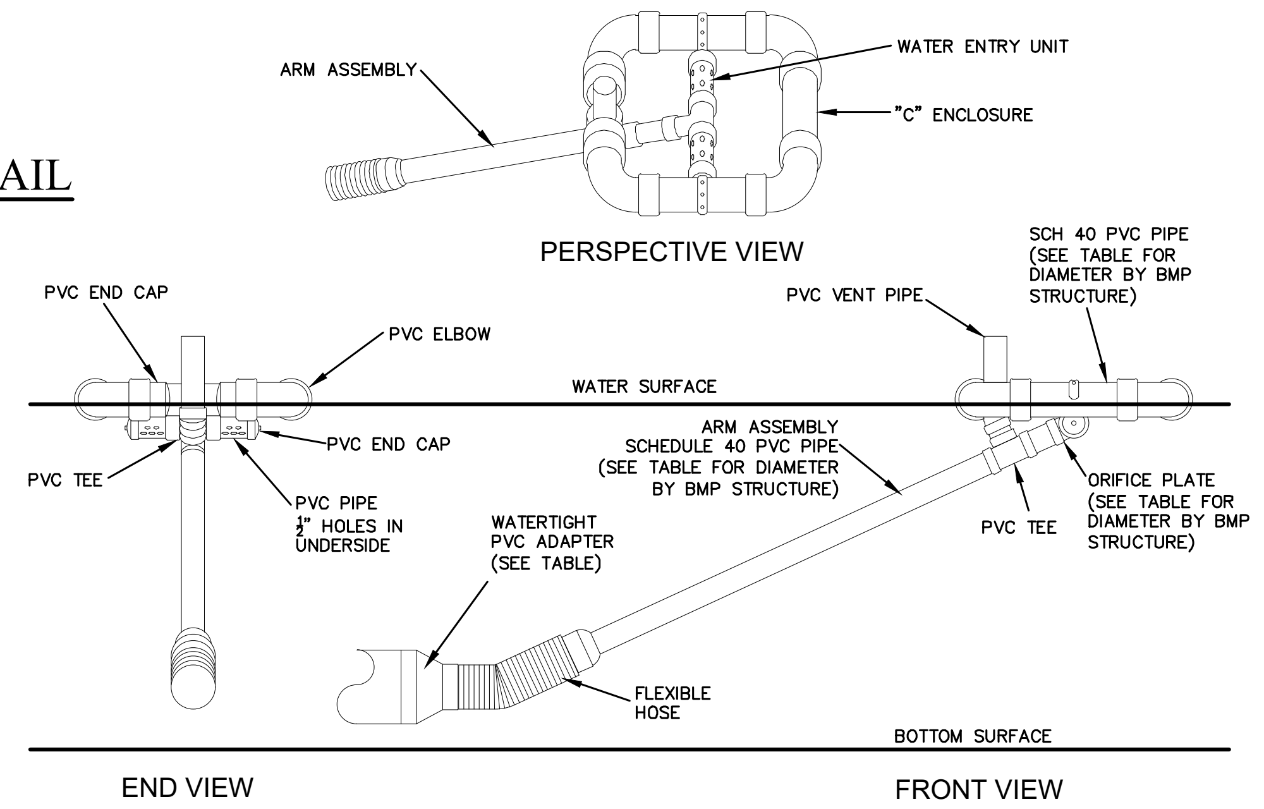

PIN ALONG WIDTH 4'± O.C.
FLOW
STAGGER PINS ALONG EDGE AT 2.0'±
ANCHOR UPSTREAM END OF IMPERMEABLE LINER IN A 12" DEEP TRENCH
PIN ALONG EDGE AT 3'± O.C.
FLOW
STAGGER PINS ALONG OVERLAP AT 4.0'±
PIN ALONG OVERLAP AT 2.0'± O.C.
JOIN ROLLS BY OVERLAPPING AND PINNING
MIN. 4' LINER OVELAP
STAGGER PINS ALONG EDGE AT 2.0'±
PIN ALONG EDGE AT 3'± O.C.
PINNING PATTERNS ARE A GUIDE. ADDITIONAL SHALL BE PROVIDED IF NECESSARY

ROLLED LINER CONNECTION DETAIL
NOT TO SCALE SECTION VIEW


ANCHOR NETTING IN A 12" DEEP TRENCH
12" OVELAP
JOIN ROLLS BY ANCHORING AND OVERLAPPING

ROLLED EROSION CONTROL MATTING DETAIL
NO SCALE LOCATION AS NOTED ON PLAN

ROLLED EROSION CONTROL MATTING (R.E.C.M.) SPECIFICATIONS
1. ALL AREAS IDENTIFIED ON THESE PLANS AS REQUIRING AN EROSION CONTROL MATTING SHALL BE LINED WITH A PROTECTIVE COVERING TO MINIMIZE EROSION AND PROTECT SEED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
2. COVERING SHALL BE COMPOSED OF A BIO OR PHOTO DEGRADABLE MATERIAL TO MINIMIZE LONG TERM ENVIRONMENTAL IMPACTS.
3. MULCHING WITH STRAW OR OTHER ORGANIC MATERIALS CAN BE UTILIZED ONLY WHEN IT WILL NOT IMPEDE THE ESTABLISHMENT OF PERMANENT VEGETATION. MULCHES MUST BE PROPERLY ANCHORED WHICH MAY BE DIFFICULT IN SOME ENVIRONMENTS. AN EXAMPLE IS STRAW MULCH WITH JUTE NETTING STAPLED OR PINNED IN PLACE.
4. PRE–MANUFACTURED ROLLED EROSION CONTROL PRODUCTS (RECP) ARE HIGHLY RECOMMENDED FOR THIS APPLICATION. RECP'S SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS FOR CHANNEL LININGS. AN EXAMPLE IS A WOVEN STRAW OR WOODEN FIBER EXCELSIOR MATTING.

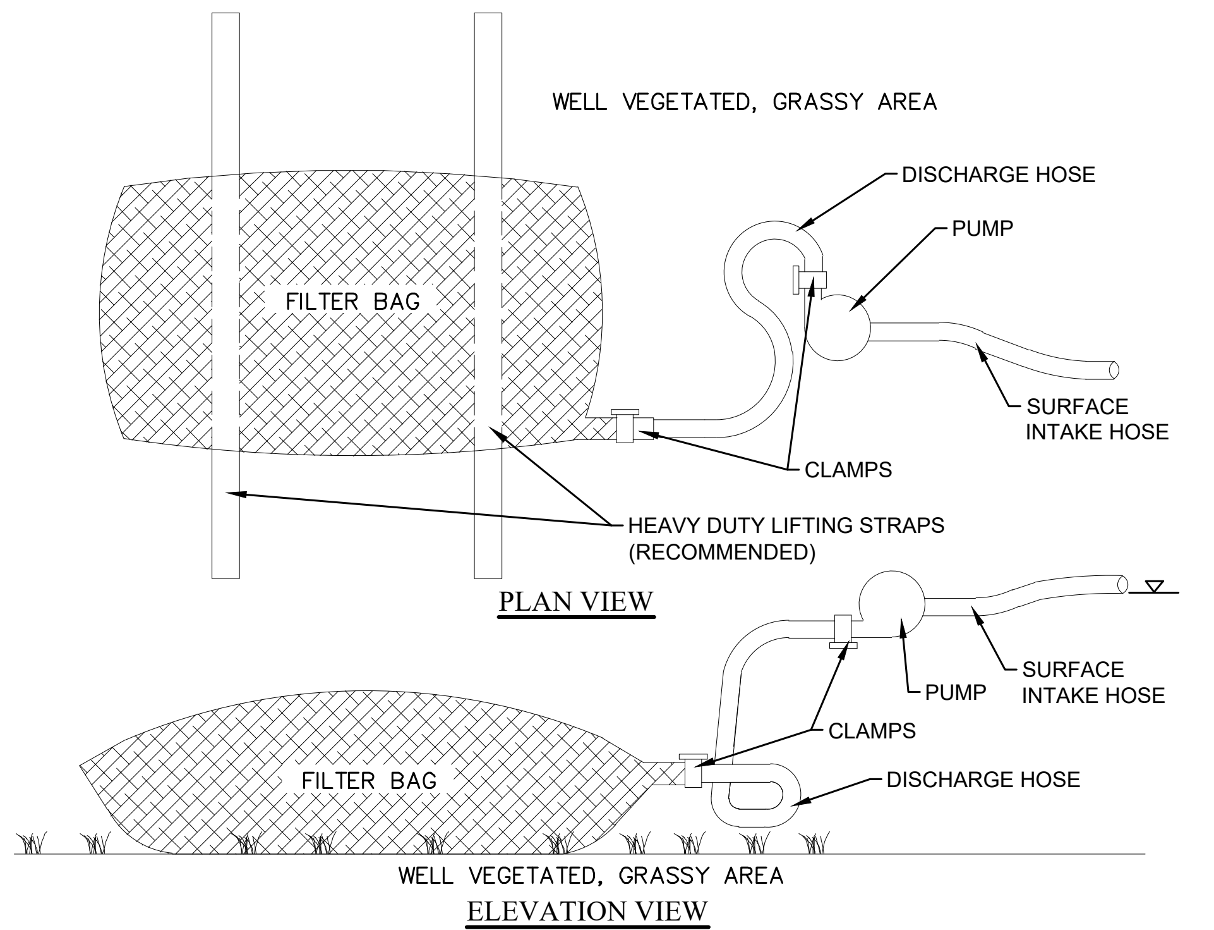

ARM ASSEMBLY
WATER ENTRY UNIT
"C" ENCLOSURE
PERSPECTIVE VIEW
PVC END CAP
PVC ELBOW
PVC VENT PIPE
SCH 40 PVC PIPE (SEE TABLE FOR DIAMETER BY BMP STRUCTURE)
WATER SURFACE
PVC TEE
PVC END CAP
ARM ASSEMBLY SCHEDULE 40 PVC PIPE (SEE TABLE FOR DIAMETER BY BMP STRUCTURE)
PVC PIPE 1/4" HOLES IN UNDERSIDE
WATERTIGHT PVC ADAPTER (SEE TABLE)
ORIFICE PLATE (SEE TABLE FOR DIAMETER BY BMP STRUCTURE)
PVC TEE
FLEXIBLE HOSE
BOTTOM SURFACE
END VIEW
FRONT VIEW

TYPICAL DRAWDOWN SKIMMER DETAIL
NOT TO SCALE LOCATION AS NOTED ON PLAN

DETAIL MODIFIED FROM NCDENR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL

BASIN	PVC ARM AND ENCLOSURE DIA.	ORIFICE PLATE DIA.	PVC ADAPTER
SED. BASIN 1	6 INCHES	5.75 INCHES	AS REQ'D

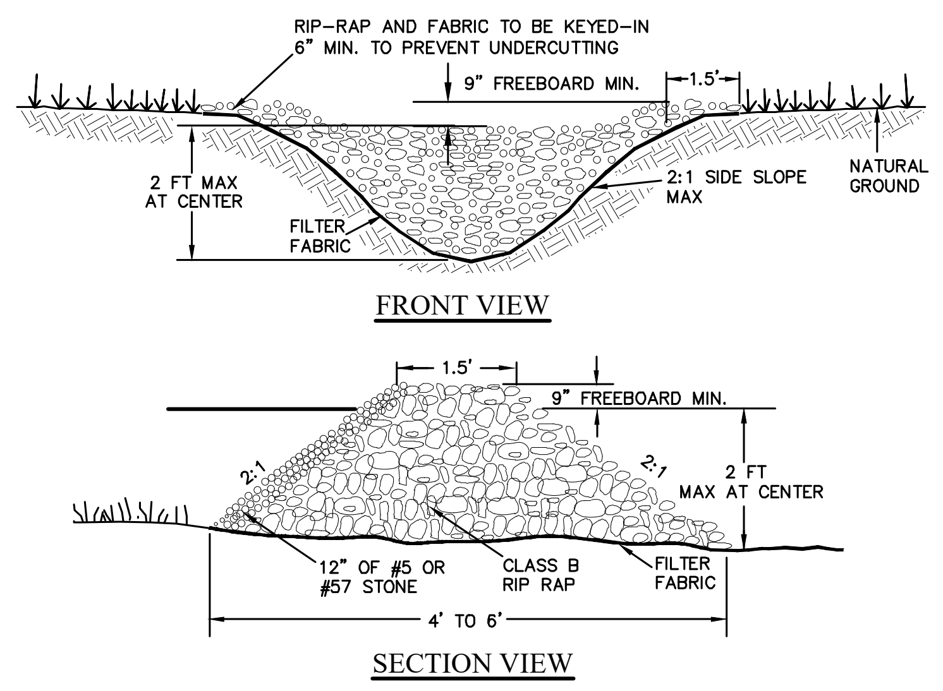
SKIMMER TABLE



SEDIMENT FILTER BAG DETAIL
NOT TO SCALE LOCATIONS AS NOTED ON PLAN

SEDIMENT FILTER BAG CONSTRUCTION SPECIFICATION
THE FOLLOWING IS IN ADDITION TO THE "CONSTRUCTION SEQUENCE SCHEDULE" PROVIDED UNDER THE EROSION AND SEDIMENT CONTROL SPECIFICATIONS.
1. THE FILTER BAG SHALL BE CONTINUOUSLY MONITORED DURING OPERATION.
2. INTAKE HOSE FOR PUMPING OPERATION SHALL UTILIZE FLOATS TO DRAW FROM SURFACE OF WATER SOURCE.
3. SEE PLAN SHEETS FOR APPROXIMATE LOCATION OF SEDIMENT FILTER BAG PER PHASE.

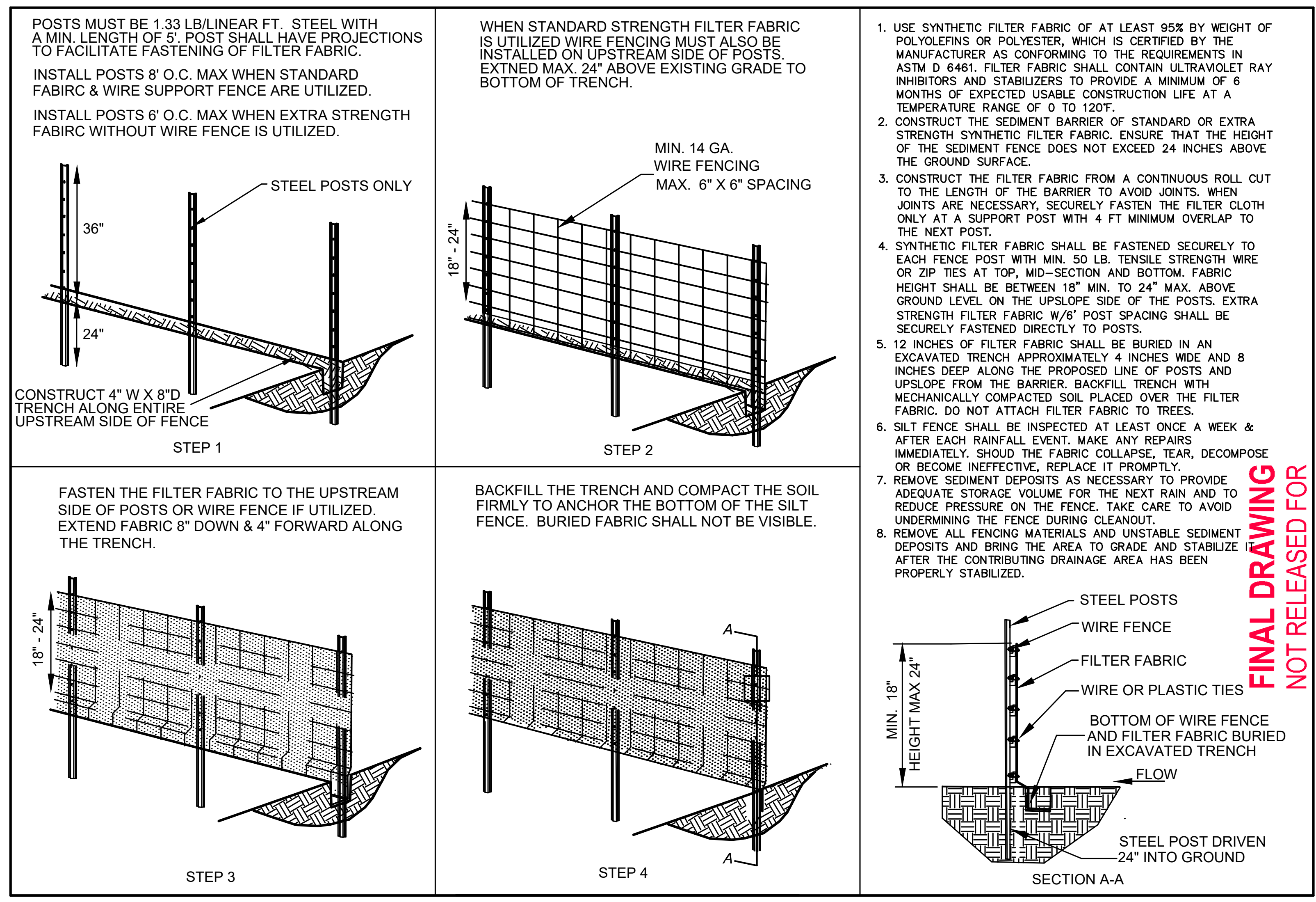
MAINTENANCE OF SEDIMENT FILTER BAG
1. INSPECT THE FILTERING DEVICES DAILY AND REPAIR OR REPLACE ONCE THE SEDIMENT BUILDUP PREVENTS THE STRUCTURE FROM FUNCTIONING AS DESIGNED.
2. REMOVE THE ACCUMULATED SEDIMENT FROM THE DEWATERING DEVICE, SPREAD ON SITE, AND STABILIZE OR DISPOSE OF AT AN APPROVED DISPOSAL SITE AS PER APPROVED PLAN.
3. MONITOR THE DEWATERING STRUCTURE DURING OPERATION TO ENSURE THAT THE DISCHARGE IS NOT CAUSING EROSION. PROVIDE SOIL STABILIZATION BLANKETS AND MATTING OR COMPOST FILTER SOCKS AS NEEDED TO MAINTAIN STABILIZED AREAS DOWNSTREAM OF STRUCTURE.



TEMPORARY STONE CHECK DAM CONSTRUCTION
NOT TO SCALE LOCATIONS AS NOTED ON PLAN

TEMPORARY STONE CHECK DAM CONSTRUCTION SPECIFICATIONS
1. CLEAR, GRUB, AND STRIP THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MAT. REMOVE ALL SURFACE SOIL CONTAINING HIGH AMOUNTS OF ORGANIC MATTER AND STOCKPILE OR DISPOSAL OF IT PROPERLY. HAUL ALL OBJECTIONABLE MATERIAL TO THE DESIGNATED DISPOSAL AREA.
2. PLACE STONE TO THE LINES AND DIMENSIONS SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
3. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
4. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
5. ALL CUT AND FILL SLOPES SHOULD BE 2:1 OR FLATTER.
6. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
7. MATERIAL USED IN THE STONE SECTION SHOULD BE A WELL–GRADED MIXTURE OF STONE WITH A d50 SIZE OF 9 INCHES(CLASS B EROSION CONTROL STONE IS RECOMMENDED) AND A MAXIMUM STONE SIZE OF 14 INCHES. THE STONE MAY BE MACHINE PLACED AND THE SMALLER STONES WORKED INTO THE VOIDS OF THE LARGER STONES. THE STONE SHOULD BE HARD, ANGULAR, AND HIGHLY WEATHER–RESISTANT.
8. STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS ABOVE THE SEDIMENT POOL AND DOWNSTREAM FROM THE TRAP IMMEDIATELY AFTER CONSTRUCTION.
9. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACES STONES.

MAINTENANCE OF TEMPORARY STONE CHECK DAMS
1. INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT ($\frac{1}{2}$" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS WHEN NEEDED.
2. REMOVE SEDIMENT ACCUMULATION BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION, ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. ADD STONES TO DAMS AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.



POSTS MUST BE 1.33 LB/LINEAR FT. STEEL WITH A MIN. LENGTH OF 5'. POST SHALL HAVE PROJECTIONS TO FACILITATE FASTENING OF FILTER FABRIC.

INSTALL POSTS 8' O.C. MAX WHEN STANDARD FABRIC & WIRE SUPPORT FENCE ARE UTILIZED.

INSTALL POSTS 6' O.C. MAX WHEN EXTRA STRENGTH FABRIC WITHOUT WIRE FENCE IS UTILIZED.

CONSTRUCT 4" W X 8"D TRENCH ALONG ENTIRE UPSTREAM SIDE OF FENCE.

WHEN STANDARD STRENGTH FILTER FABRIC IS UTILIZED WIRE FENCING MUST ALSO BE INSTALLED ON UPSTREAM SIDE OF POSTS. EXTNED MAX. 24" ABOVE EXISTING GRADE TO BOTTOM OF TRENCH.

FASTEN THE FILTER FABRIC TO THE UPSTREAM SIDE OF POSTS OR WIRE FENCE IF UTILIZED. EXTEND FABRIC 8" DOWN & 4" FORWARD ALONG THE TRENCH.

BACKFILL THE TRENCH AND COMPACT THE SOIL FIRMLY TO ANCHOR THE BOTTOM OF THE SILT FENCE. BURIED FABRIC SHALL NOT BE VISIBLE.

1. USE SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461. FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120°F.
2. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE.
3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4 FT MINIMUM OVERLAP TO THE NEXT POST.
4. SYNTHETIC FILTER FABRIC SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH MIN. 50 LB. TENSILE STRENGTH WIRE OR ZIP TIES AT TOP, MID–SECTION AND BOTTOM. FABRIC HEIGHT SHALL BE BETWEEN 18" MIN. TO 24" MAX. ABOVE GROUND LEVEL ON THE UPSLOPE SIDE OF THE POSTS. EXTRA STRENGTH FILTER FABRIC W/6' POST SPACING SHALL BE SECURELY FASTENED DIRECTLY TO POSTS.
5. 12 INCHES OF FILTER FABRIC SHALL BE BURIED IN AN EXCAVATED TRENCH APPROXIMATELY 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER. BACKFILL TRENCH WITH MECHANICALLY COMPACTED SOIL PLACED OVER THE FILTER FABRIC. DO NOT ATTACH FILTER FABRIC TO TREES.
6. SILT FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK & AFTER EACH RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY. SHOUD THE FABRIC COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
7. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
8. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TYPICAL SILT FENCING DETAIL
NOT TO SCALE LOCATION AS NOTED ON PLAN

FINAL DRAWING
NOT RELEASED FOR CONSTRUCTION

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Kitty Hawk, North Carolina 27949
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BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

EROSION AND SEDIMENT CONTROL NOTES & DETAILS

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2–13–26	TURBIDITY CURTAIN	DMK
2	3–13–26	REV SKIMMER ORIFICE	DMK

DocuSigned by:
SEAL 042639
76B82DFDFA6D4CB...
DAVID M. KLEBITZ
5-6-26

DATE: 12-24-25
SCALE: AS NOTED
DESIGNED: BPG
CHECKED: MSB
DRAWN: DMK
APPROVED: BPG
SHEET: 24 OF 26
CAD FILE: 430400B1
PROJECT NO: 4304

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes

Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

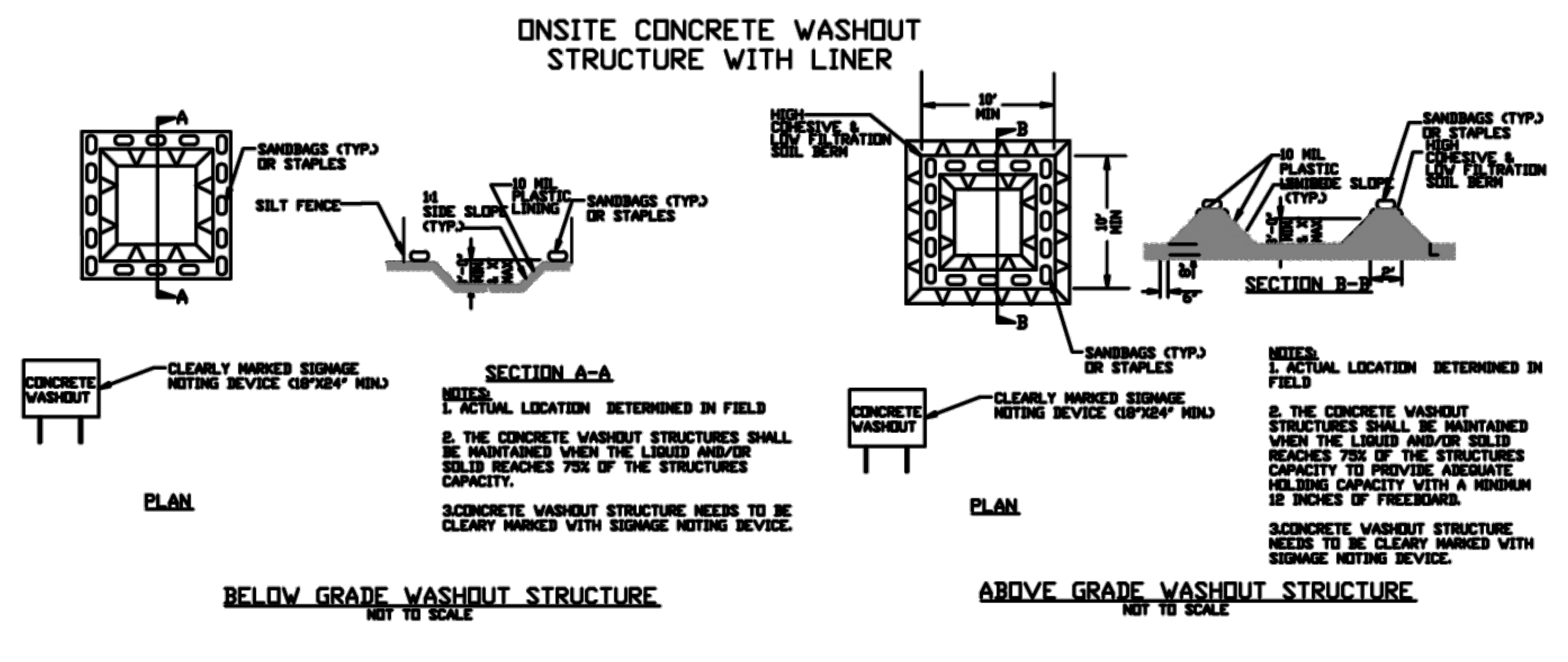
PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

NORTH CAROLINA
Environmental Quality


ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER
A
A
SANDBAGS (TYP.) OR STAPLES
SILT FENCE
1:1 SIDE SLOPE (TYP.)
10 MIL PLASTIC LINING
SANDBAGS (TYP.) OR STAPLES
CONCRETE WASHOUT
CLEARLY MARKED SIGNAGE NOTING DEVICE (18"X24" MIN.)
PLAN
SECTION A-A
BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE
HIGH COHESIVE & LOW FILTRATION SOIL BERM
10' MIN
10' MIN
B
B
SANDBAGS (TYP.) OR STAPLES
10 MIL PLASTIC LINING
SIDE SLOPE (TYP.)
SANDBAGS (TYP.) OR STAPLES
HIGH COHESIVE & LOW FILTRATION SOIL BERM
SECTION B-B
CONCRETE WASHOUT
CLEARLY MARKED SIGNAGE NOTING DEVICE (18"X24" MIN.)
PLAN
ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

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Engineers, Planners, Surveyors and Environmental Specialists

NCG01-GROUND STABILIZATION & MATERIALS HANDLING

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PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
SEAL
042639
76B82DFDEA6D4C8

DATE: 12-24-25	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET: 25 OF 26

CAD FILE: 430400B1

PROJECT NO: 4304

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible***. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days,*** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

NORTH CAROLINA
Environmental Quality

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

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and Environmental Specialists

NCG01-SELF INSPECTION,
RECORD KEEPING & REPORTING

PROJECT:
SEASIDE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DocuSigned by:
SEAL
042639
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DAVID M. KLEBITZ

DATE: 12-24-25	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: BPG

SHEET:
26 OF 26

CAD FILE:
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PROJECT NO:
4304