Currituck County
Planning & Inspections Department
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

To: Peter Kaufman, South Spot, LLC
Mark Bissell, P.E, Bissell Professional Group

From: Planning Staff

Date: December 5, 2024

Re: The Meadow Preliminary Plat/Special Use Permit TRC Review Comments

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The following comments were received for the December 4, 2024 TRC meeting. In order to be scheduled for the February 17, 2025 Board of Commissioners meeting, please address all comments and resubmit a corrected plan by noon on December 12, 2024. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Millicent Ott, 252-232-6066)

1. The proposed subdivision is subject to a special use permit which requires an evidentiary hearing. The applicant must present evidence for the BOC to make a finding that the proposed development meets the UDO and the findings of fact including:
    a. Not endanger the public health or safety.
    b. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
    c. Be in conformity with the Land Use Plan or other officially adopted plan.
    d. Not exceed the county's ability to provide adequate public-school facilities.
2. The property is classified as G-3, Mixed Use Centers in the Point Harbor Subarea of the Imagine Currituck 2040 Vision Plan. The proposed density is 1.17 du/acre in SFM. The Future Land Use Map allows up to 2 du/acre in this subarea.
    With 56 lots now, it appears that the density is 0.92 lot per acre.
3. The proposed development is in the Jarvisburg Elementary school district. The BOC may attach additional conditions of approval, including timing limits on residential building lots available for occupancy to assure adequate public-school facilities remain sufficient to serve the development. Staff will share monthly enrollment numbers prior to the SUP hearing.
    Thank you for providing them.
4. Submitted USACE verification letter/map has expired. Please submit a current one.
    The updated verification was provided and is included in this submittal.
5. The submitted site evaluations need to contain language that the site has been inspected and found suitable for a wastewater system capable of dispersing at least 360 gallons per day per lot, per UDO Section 6.2.3.E.2. Also, provide a determination of completeness from ARHS.
    We have been advised that ARHS will still need to do its own site evaluations. We will provide copies as soon as they are available.
6. Indicate the approved Conservation Development Theme on preliminary plat.
    The conservation theme has been added to the cover sheet.
7. Please simplify Lot Area Calculations Table.
    The table has been updated as discussed, with each zoning district providing its own open space per UDO requirements. Lot 4 has been removed from the development (although it will be reconfigured and recombined to accommodate the entrance drive).

DRAFT

8. Please add Parkland and Recreation fee-in-lieu note. Fees calculated and due at time of Final Plat. A note has been added.
9. Per Table 6.2.I.C of the UDO, intersections on a major arterial street with a street design speed of 55+ must have a minimum separation of 1,000'. The proposed intersection is approximately 400' from Freedom Ave. Provide information from NCDOT indicating they will approve the proposed intersection. We have engaged a traffic consultant to prepare an analysis in support of the 400' separation and will provide the results as soon as they are available.
10. Please include State Route number 1111 for Spot Rd. The SR number has been added.
11. Indicate that all corner lots have a 5' "non access" easement along the most traveled street. There are no longer any corner lots, so the easements are no longer needed.
12. Please provide sight triangles. Sight triangle have been added to the plan (see landscaping sheet).
13. Please indicate a conservation easement and provide easement language. A note has been added to the landscaping plan.
14. Provide a 10' side path along Caratoke Hwy per the UDO and *Connect Currituck: Pedestrian Master Plan*. The 10' path is shown on the landscaping sheet.
15. Please use the street names that have been previously approved by County GIS. The plan has been updated using the approved street names.
16. Please provide a crosswalk across "Pleasant Way". The crosswalk has been added.

Currituck County Building and Fire Inspections (Rick Godsey, 252-232-6020)

1. Roads at hydrants after June 30, 2025 will need to be 26 feet wide for a distance of 20 feet on each side of hydrant
2. "No Parking" signs on street required. No parking signs have been added.

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

No Comment received

Currituck Soil and Stormwater (Sherry Harris, 252-232-3360)

No Comment received

Currituck County Public Utilities Director (Ken Griffin, 252-232-6035)

No Comment received

Currituck County Public Utilities – Mainland Water (Chas Sawyer 252-202-1692)

No Comments received.

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

No Comment received

Currituck County GIS (Harry Lee 252-232-4039)

1. The Parcel Identification Number on the major site plan application is incorrect. The correct Pin is: 012400000280000 The application has been corrected.
2. The street names Pleasant Way and Osprey Ln shown on the preliminary plat are not approved. Please use the approved street name on the Final Plat The plan has been updated using the approved street names.
3. Addresses will be assigned by GIS during the Final Plat review phase.

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

1. Reviewed. Due to the location and proximity to the CCRC and Sound Park, my preference would be to accept the fee in lieu rather than accept the proposed park land dedication.

Stormwater Consultant, McAdams (Daniel Wiebke, 919-361-5000)

Please see attached.

NC Division of Coastal Management ()

No Comment received

NC DOT (Caitlyn Spear, 252-331-4737)
No Comment received

Albemarle Regional Health Services (Kevin Carver, 252-232-6603)
No Comment received

US Army Corps of Engineers (Joshua Tutt, 910-251-4629)
No Comment received

Mediacom (252-482-5583)
See attached letter.

US Post Office
Contact the local post office for mail delivery requirements

The following items are necessary for resubmittal:

- 1- PDF digital copy of all revised documents and plans.

SPECIAL USE PERMIT HEARING

A special use permit hearing is an evidentiary hearing where the Board of Commissioners must make a Quasi-Judicial Decision.

- An evidentiary hearing will be held for the Board of Commissioners to gather competent, material and substantial evidence to establish the facts of the case.
- All testimony is made under oath.
- The applicant or opposing parties shall establish written findings of fact and conclusions of law.
- Parties with standing may participate fully in the evidentiary hearing, including presenting evidence, cross-examining witnesses, objecting to evidence, and making legal arguments.
- Non-parties may present competent, material, and substantial evidence that is not repetitive.

Typical Use Permit (Quasi-Judicial) Hearing at BOC

- Swearing in of witnesses/speakers
- Presentation by County Staff on Application
- Required Presentation by Applicant or Authorized Agent (20-25 minutes)
    - Applicant to Present Findings of Fact
- Public Comment Period (typically 3 minutes each)
- Applicant Rebuttal (typically 5 minutes)
- BOC Deliberation & Decision

Kim Mason, NC Area Director
kmason@mediacomcc.com
216 B Shannonhouse Road
Edenton NC, 27932
Edenton: 252-482-5583
Plymouth: 252-793-2491
Mobile: 252-497-0328

RE: New Build & Development

Dear Development manager;

As you know the key need for all homes in this 21st Century is a solid internet connection, be it for business, education or entertainment, the public demand is here.

With this in mind, as you plan for your development and build out, we would like to encourage you to reach out to us, as you do for other essential utilities. It is most economical and reasonable for you to work with us and have this valuable infrastructure in advance of selling and building the homes. Any build out costs can easily be recouped as the lots are developed and make your neighborhoods more appealing to families and professionals.

We invite, you to partner with us and contact us locally. We will process a ROI for your location to determine partnership feasibility and estimated cost to ensure your development has access to the best internet services available.

Our key contacts are, Kim Mason, Director for North Carolina – information above and our construction coordinator Nathanial Harris at 252- 793-5256 or 252-339-9375.

Mediacom launched 1-Gig broadband speeds in the following areas of North Carolina and operates customer service offices in **Edenton** and **Plymouth**.

Bertie County
- Colerain
- Kelford
- Lewiston
- Powellsville
- Roxobel
- Windsor

Camden County
- Camden
- Shiloh
- South Mills

Martin County
- Jamesville

Northampton County
- Conway
- Galatia
- Jackson
- Rich Square
- Seaboard
- Severn
- Woodland

Chowan County
- Arrowhead / Chowan Beach
- Edenton

Currituck County
- Barco
- Currituck
- Grandy
- Moyock
- Point Harbor
- Poplar Branch
- Tulls Bay

Perquimans County
- Hertford
- Winfall

Tyrrell County
- Columbia

Washington County
- Creswell
- Plymouth
- Roper

About Mediacom Communications

Mediacom Communications Corporation is the 5th largest cable operator in the U.S. serving over 1.3 million customers in smaller markets primarily in the Midwest and Southeast. Mediacom offers a wide array of information, communications and entertainment services to households and businesses, including video, high-speed data, phone, and home security and automation. Through Mediacom Business, the company provides innovative broadband solutions to commercial and public sector customers of all sizes and sells advertising and production services under the OnMedia brand. More information about Mediacom is available at www.mediacomcable.com.

We look forward to partnering with you to ensure your projects are successful and your development has the best services available for your buyers.

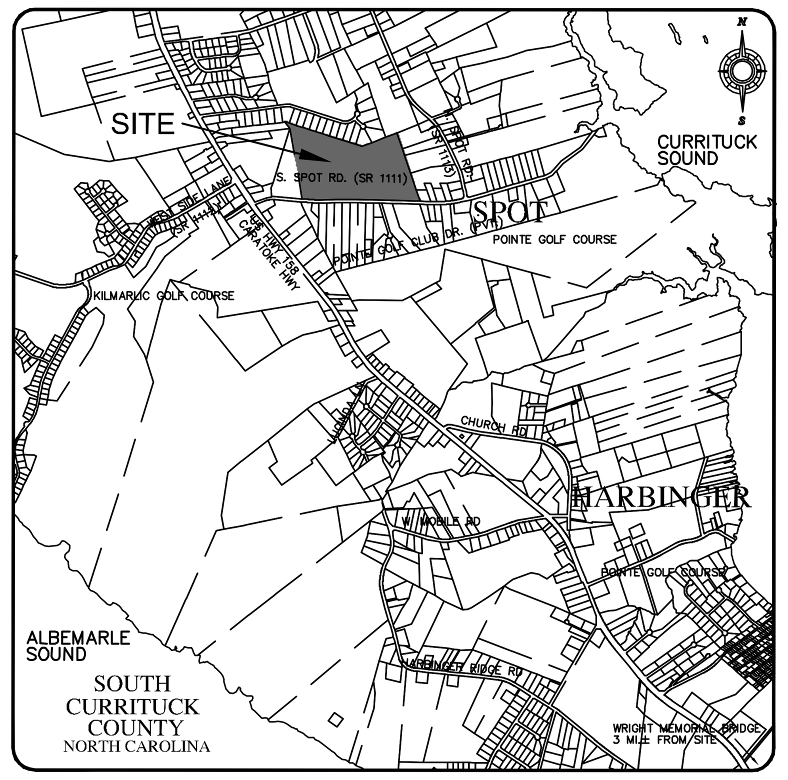
Best regards,

Kim Mason

Kim Mason
Operations Director, North Carolina

THE MEADOWS

A 56 LOT CONSERVATION SUBDIVISION
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY
NORTH CAROLINA
CONSERVATION THEME: WOODLANDS & WETLANDS CONSERVATION



VICINITY MAP
NOT TO SCALE

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING CONDITIONS & SITE FEATURES PLAN
3	DEVELOPMENT OVERVIEW & CONSTRUCTION PHASE PLAN
4	WATER MAIN EXTENSION & WATER SERVICE PLAN
5	STORMWATER MANAGEMENT & DRAINAGE PLAN
6	LANDSCAPING, BUFFERING, SIGNAGE & LIGHTING PLAN
7	METES & BOUNDS-LOTS & STREETS
8	CURVE & LINE TABLES & TYPICAL CONSTRUCTION DETAILS

OWNERSHIP AND DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNERS' ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

__________ DATE __________ OWNER

I, ____________________, A NOTARY PUBLIC

OF____________COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT

______________________________ PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF____________, 20_____

____________________ NOTARY PUBLIC

MY COMMISSION EXPIRES ____________________

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE

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

__________ DATE __________ DISTRICT ENGINEER

SURVEYOR'S CERTIFICATION

I, MICHAEL D. BARR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED AND DESCRIPTION RECORDED IN BOOKS REFERENCED); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 AND VERTICAL ACCURACY IS ± 0.05'; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 2-CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING REAL TIME KINEMATIC AND TRADITIONAL TRAVERSE. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-C-1AND FURTHER THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____

DAY OF ___________, A.D., 20___.

____________________ L-1756
SIGNATURE

GENERAL NOTES:

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

   OWNERS: SOUTH SPOT, LLC
   107 S. OSPREY (STE. 200)
   SARASOTA, FL 34236

   MA SHOES, LLC
   P.O. BOX 749
   KILL DEVIL HILLS, NC 27948

3. PROPERTY DATA:
   ADDRESS: SOUTH SPOT ROAD, POWELL'S POINT, NC 27966
   PIN: 0124-0000-36A0-000 (LOT 1), 0124-0000-36B0-000 (LOT 2), 0124-0000-0280-000 (LOT 3).
   RECORD DOCUMENT(S): D.B. 1010, PG. 343, D.B. 1390, PG. 684, P.C. D, SL. 300, D.B. 1720, PG. 292
   TOTAL ACREAGE: 65.99 ACRES
   PROPERTY ZONING: GB-GENERAL BUSINESS (LOT 1), SFM-SINGLE FAMILY-MAINLAND (LOT 3), AG-AGRICULTURE (LOT 2)
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:
   - 2020 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
   - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP.
   - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.

10. SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
11. ALL UTILITIES ARE TO BE UNDERGROUND.
12. DWELLINGS SHALL MEET RESIDENTIAL FIREFLOW STANDARDS (LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES) UNLESS FIREFLOW ANALYSIS IS PROVIDED PER ISO REQUIREMENTS.
13. THE PARKLAND & RECREATION FEE-IN-LIEU SHALL BE CALCULATED AND PAID AT THE TIME OF THE FINAL PLAT.

DEVELOPMENT NOTES: (LOT 1
ZONED: GB (GENERAL BUSINESS)
LOT 1 DEVELOPMENT AREA SUMMARY:

LOT 1 AREA:	1.00 AC.
PROPOSED PUBLIC R/W AREA:	0.63 AC.
REQUIRED OPEN SPACE TOTAL=30%:	0.30 AC.
PROPOSED OPEN SPACE PROVIDED:	0.37 AC. (37%)

DEVELOPMENT NOTES: (LOT 2)
ZONED: AG (AGRICULTURAL)
LOT 2 DEVELOPMENT AREA SUMMARY:

LOT 2 AREA:	3.41 AC.
PROPOSED PUBLIC R/W AREA:	1.26 AC.
REQUIRED OPEN SPACE TOTAL=50%:	1.70 AC.
PROPOSED OPEN SPACE PROVIDED:	2.15 AC. (64.5%)

DEVELOPMENT NOTES: (LOT 3)
ZONED: SFM (SINGLE FAMILY MAINLAND)
LOT 3 DEVELOPMENT AREA SUMMARY:

LOT 3 AREA:	61.58 AC.
PROPOSED PUBLIC R/W AREA:	4.884 AC.
REQUIRED OPEN SPACE TOTAL=40%:	24.63 AC.
PROPOSED OPEN SPACE PROVIDED:	24.63 AC. (40%)
# OF PROPOSED LOTS:	56 (25,000 S.F AVG. LOT SIZE)

LOT AREA CALCULATIONS

PARCEL	ZONED	MAX. COVER.	ACREAGE	WETLANDS	NET ACREAGE	DU/ACRE	ALLOWED DU	OPEN SPACE REQ'D	OPEN SPACE PROVIDED
1	GB	65%	1.00	0	1.00	0	1.0	N/A	N/A
2	AG	30%	3.41	0	3.41	0	1.125	N/A	N/A
3	SFM	30%	61.58	0.493 AC.	61.087	0.92	61.087	40% (24.63 AC.)	40% (24.63 AC.)
TOTAL			65.9900	0.493 AC.	65.4970		63.952 (63)	24.63 AC.	24.63 AC.

DEVELOPMENT NOTES: (TOTAL TRACTS)
TRACT SUMMARY:

TOTAL LOT 1 AREA:	1.00 AC.
TOTAL LOT 2 AREA:	3.41 AC.
TOTAL LOT 3 AREA:	61.58 AC.
TOTAL AREA OF TRACT:	65.99 AC.

DIMENSIONAL DETAILS:

MIN. LOT WIDTH:	100'
FRONT SETBACK:	50'
SIDE SETBACK:	15.5'
REAR SETBACK:	25'
CORNER SETBACK:	50'
PROPOSED RIGHT-OF-WAY WIDTHS (FT.):	50'
PROPOSED PAVED ROADWAY WIDTH:	27' (BOC-BOC)
TOTAL LINEAR FOOTAGE PUBLIC ROADWAY:	5,501 L.F.±

CONSERVATION DEVELOPMENT THEME:
WOODLAND & WETLAND CONSERVATION.

SURVEY LEGEND

Symbol	Description
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROADWAY
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	EXISTING CONCRETE MONUMENT
CP	CALCULATED POINT
N/F	NOW OR FORMERLY
TWP.	TOWNSHIP
P.C.	PLAT CABINET
SL.	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
SQ.FT. or S.F.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
P/O	PART OF
TYP.	TYPICAL
N.T.S.	NOT TO SCALE
AG	AGRICULTURAL (ZONING)
SFM	SINGLE FAMILY MAINLAND (ZONING)
GB	GENERAL BUSINESS (ZONING)
O.S.	OPEN SPACE
R/W	RIGHT-OF-WAY

LEGEND

Symbol	Description
	DELINEATED WETLANDS
	EXISTING DITCH CENTERLINE
	EXISTING DITCH TOP OF BANK
	PROPOSED SWALE W/ FLOW ARROW
	PROPOSED SWALE HIGH POINT
	EXISTING 404 BOUNDARY
6	EXISTING GRADE CONTOUR
	30' UNDISTURBED BUFFER (COUNTY)
EWL	EXISTING WATER LINE
WL	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED CATCH BASIN
	PROPOSED STORM SEWER PIPE
	PROPOSED EDGE OF WATER
	EXISTING EDGE OF WATER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
EOP BOC	PROPOSED EDGE OF PAVEMENT & BACK OF CURB
EOP BOC	EXISTING EDGE OF PAVEMENT & BACK OF CURB
OHE	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UTILITY POLE
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
EX.	EXISTING
PRVT.	PRIVATE

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I,____________________, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

__________ DATE __________ REVIEW OFFICER

STORMWATER STATEMENT

NO MORE THAN 30% OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER __________ ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY TECHNICAL REVIEW COMMITTEE AND SIGNED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE CURRITUCK COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

__________ DATE __________ ADMINISTRATOR

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I,____________________, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

__________ DATE __________ REVIEW OFFICER

REQUIRED IMPROVEMENTS CERTIFICATE

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

__________ DATE __________ REGISTERED LAND SURVEYOR/ENGINEER

__________ REGISTRATION NUMBER

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

COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT: THE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PRELIMINARY SUBDIVISION PLANS

REVISIONS

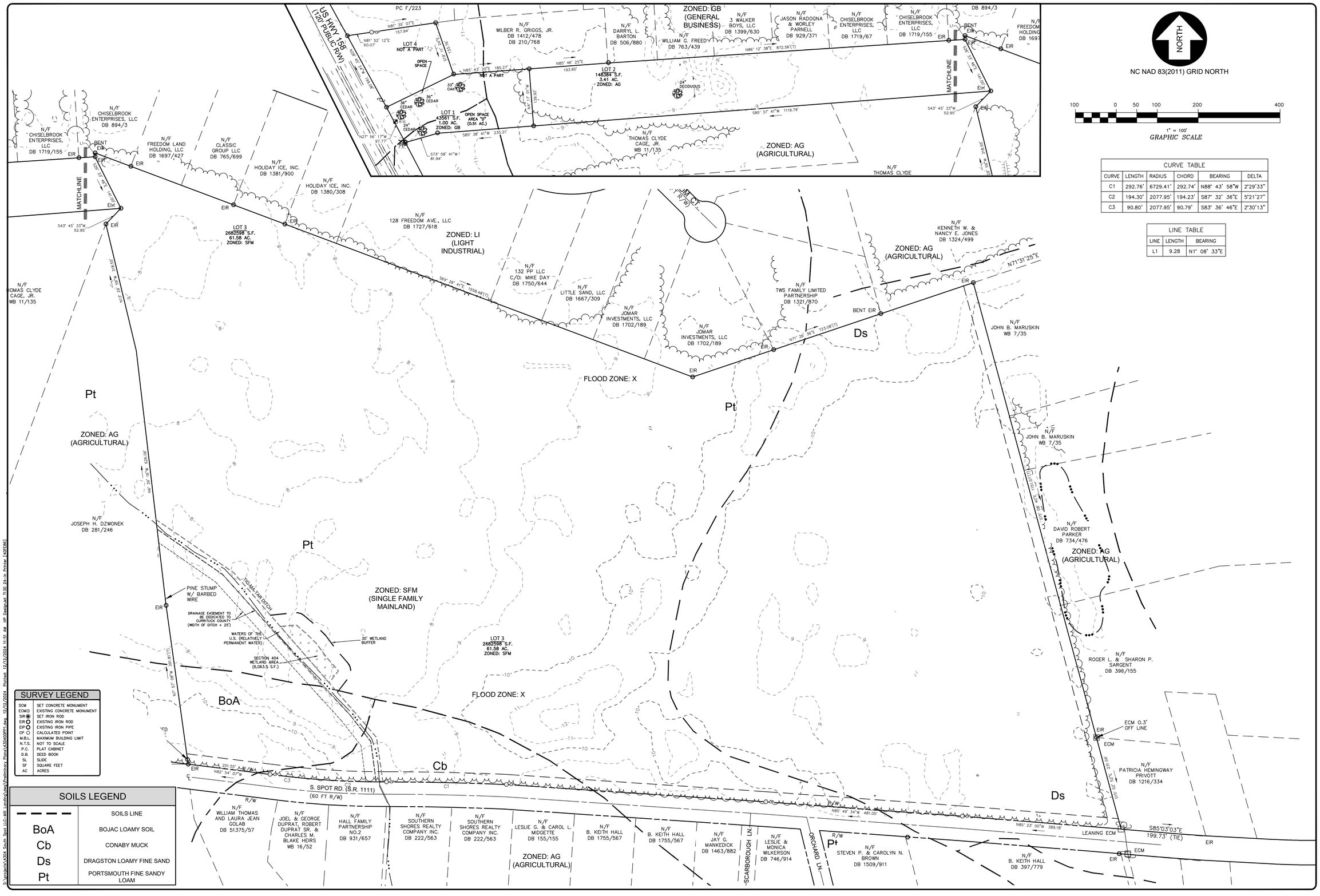
NO.	DATE	DESCRIPTION	BY

PRELIMINARY DO NOT USE FOR CONSTRUCTION

DATE: 11-01-24	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 1 OF 8
CAD FILE: 430400PP1
PROJECT NO: 4304

S:\projects\4304 South Spot LLC-Mill Landing\dwg\Preliminary Plans\430400PP1.dwg 12/12/2024 Plotted: 12/12/2024 11:51 AM HP DesignJet T130 24-in Printer [40FE86]



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	292.76'	6729.41'	292.74'	N88° 43' 58"W	2°29'33"
C2	194.30'	2077.95'	194.23'	S87° 32' 36"E	5°21'27"
C3	90.80'	2077.95'	90.79'	S83° 36' 46"E	2°30'13"

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

SURVEY LEGEND	
SCM	SET CONCRETE MONUMENT
ECM	EXISTING 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

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

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 390
Kitty Hawk, North Carolina 27949
(252) 261-3300
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

EXISTING CONDITIONS & SITE FEATURES PLAN

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PROJECT:

THE MEADOWS

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

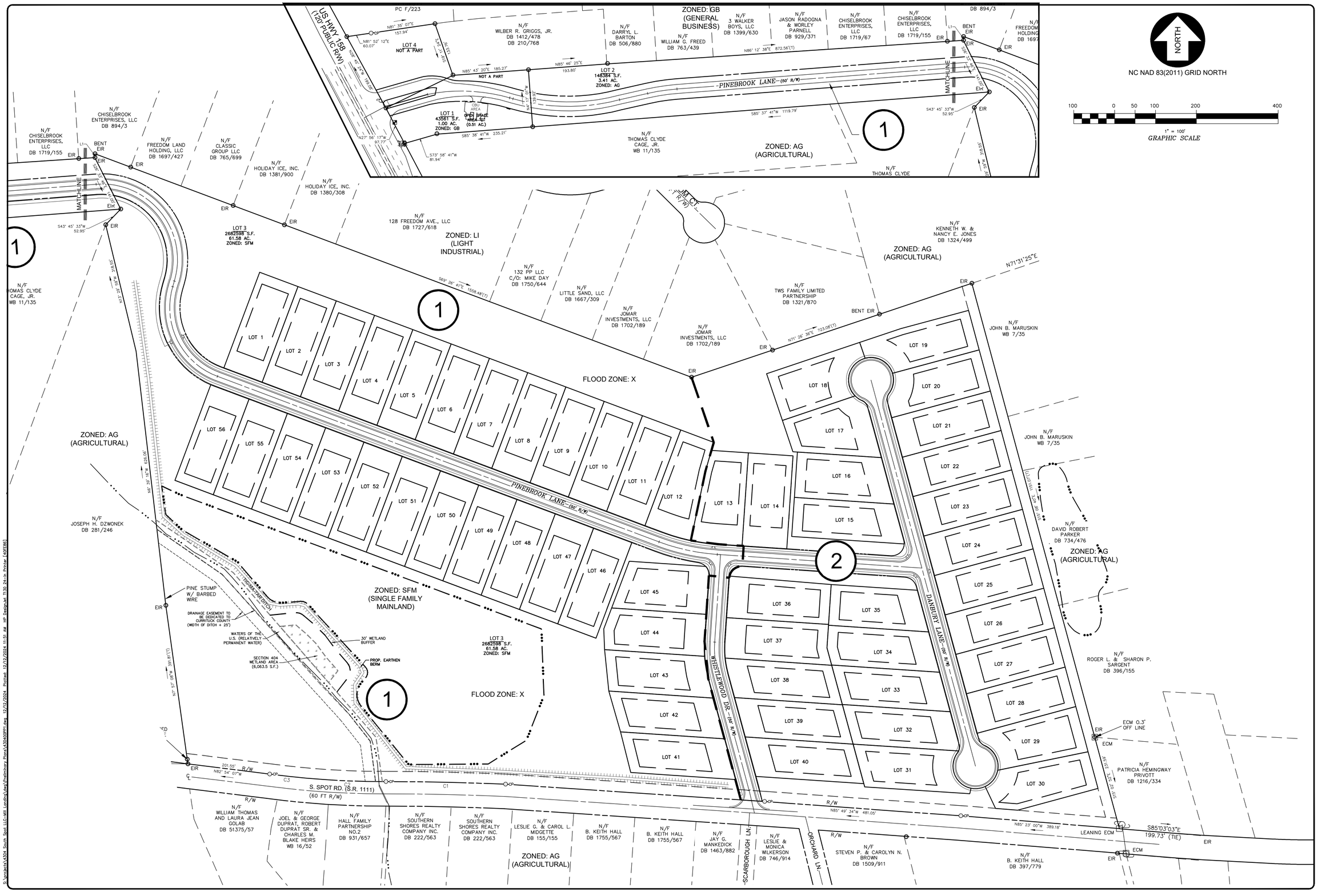
DATE: 11-01-24	SCALE: 1" = 100'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 8

CAD FILE: 430400PP1

PROJECT NO: 4304

S:\projects\A304 South Spot LLC-MB Landing\dwg\Preliminary Plans\A304PP1.dwg 12/12/2024 Plotted: 12/12/2024 11:51 AM HP Designjet T120 24-in Printer [430FB6]



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DEVELOPMENT OVERVIEW & CONSTRUCTION PHASES PLAN

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PROJECT:

THE MEADOWS

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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CAD FILE: 430400PP1

PROJECT NO: 4304

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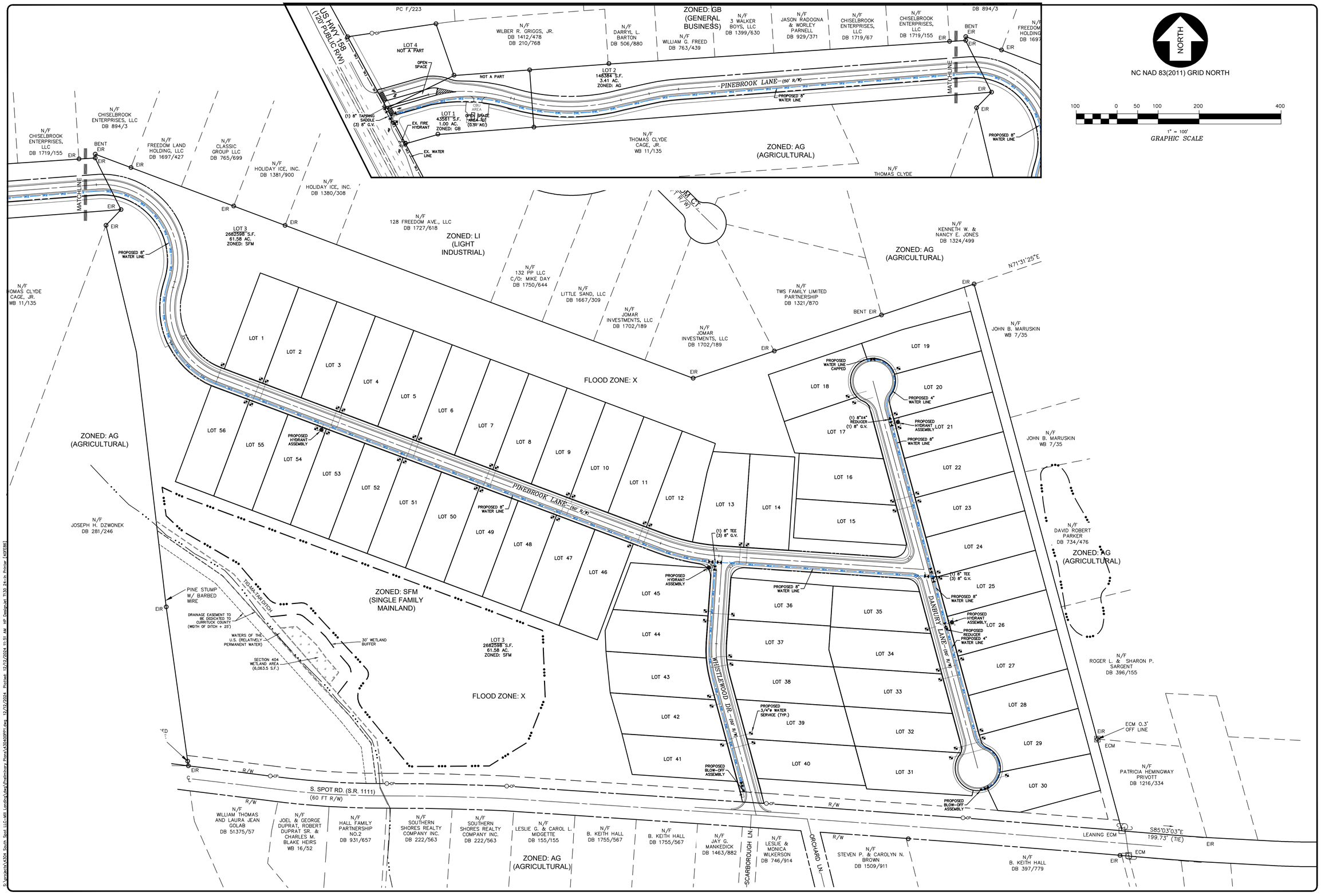

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WATER MAIN EXTENSION & WATER SERVICES PLAN

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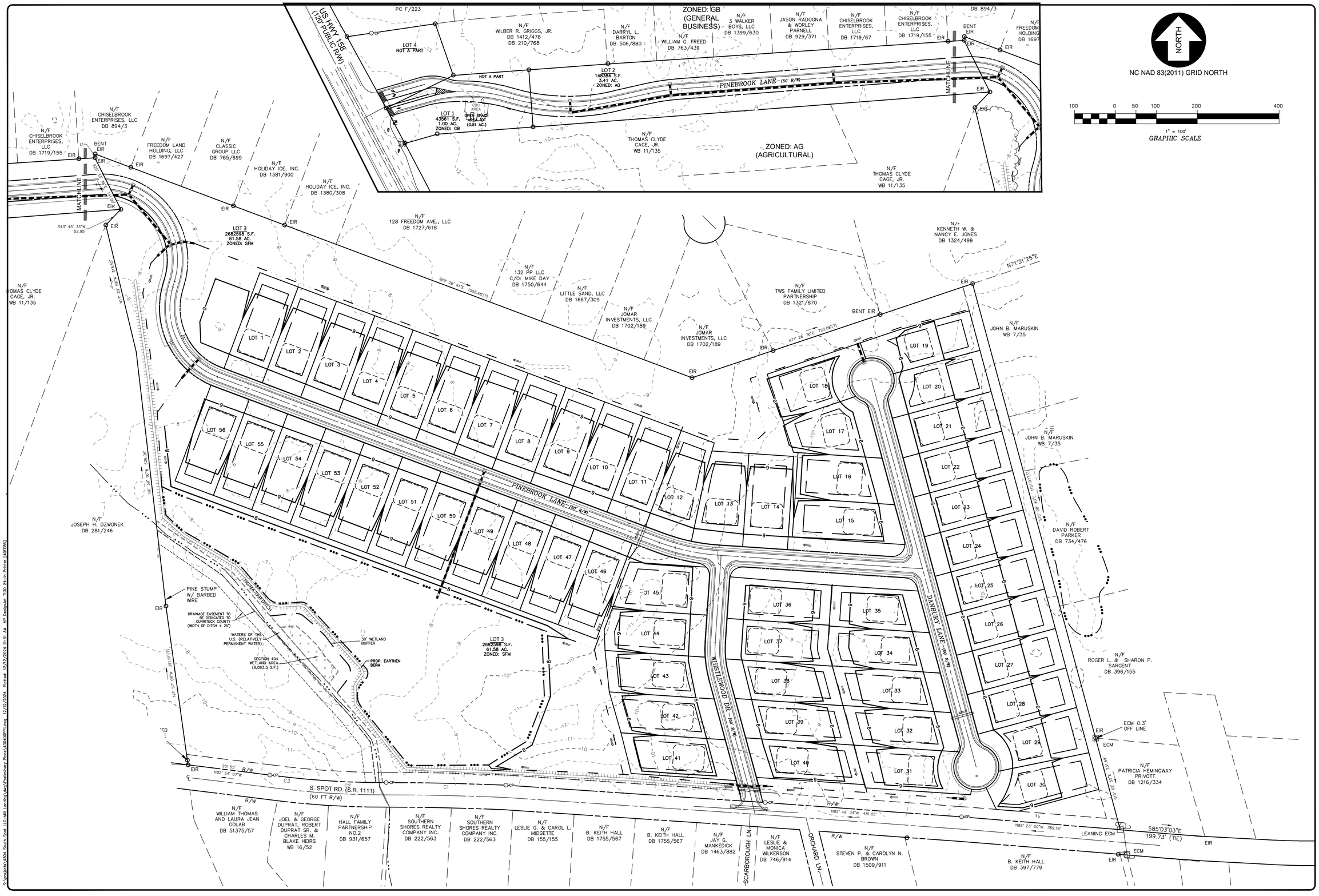
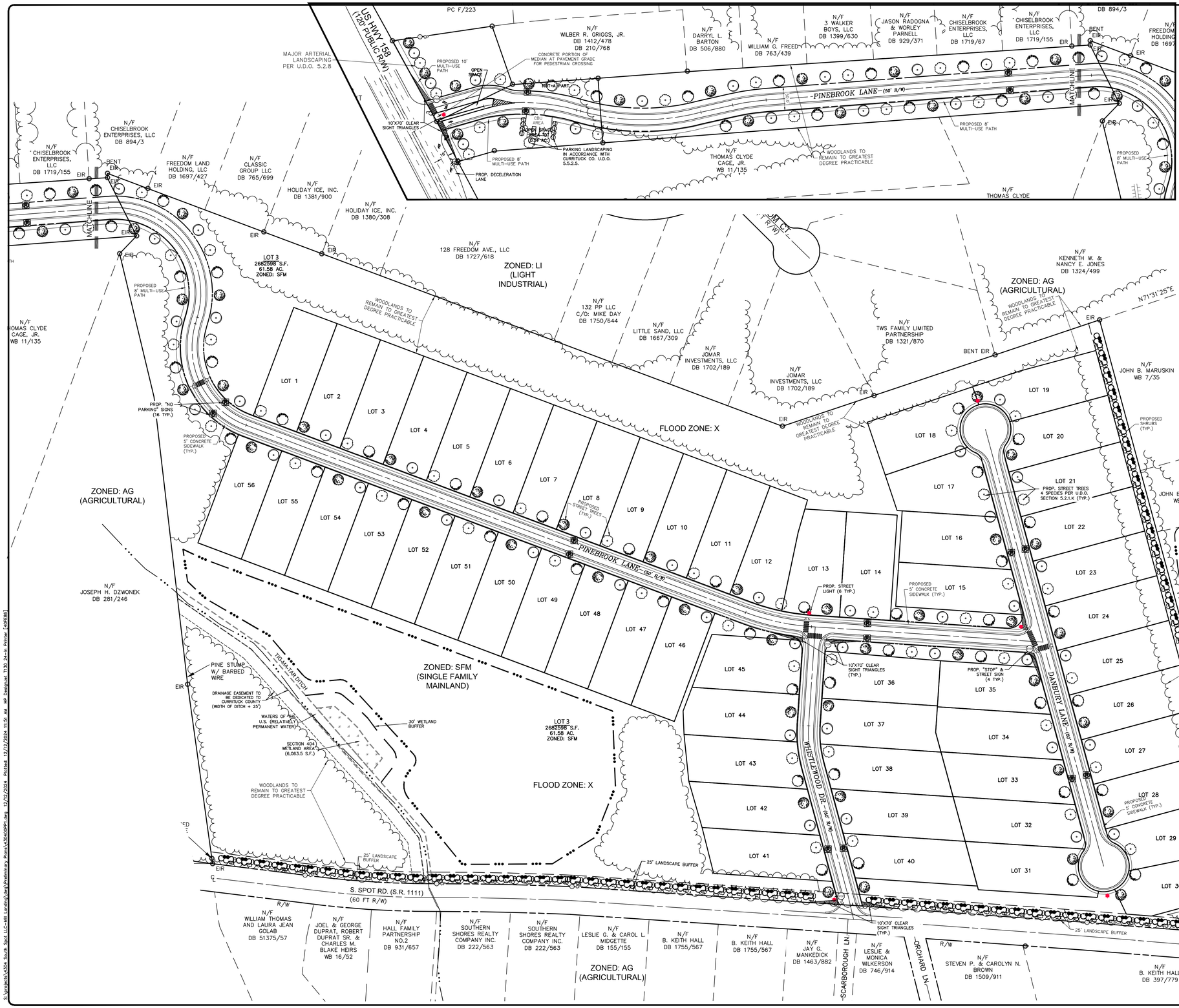

US HWY 158 (120' PUBLIC R/W)
ZONED: GB (GENERAL BUSINESS)
ZONED: AG (AGRICULTURAL)
PINEBROOK LANE (50' R/W)
LOT 4 NOT A PART
LOT 2 146384 S.F. 3.41 AC. ZONED: AG
LOT 1 43561 S.F. 1.00 AC. ZONED: GB
OPEN SPACE AREA #2 (0.51 AC.)
LOT 3 2682598 S.F. 61.58 AC. ZONED: SFM
MATCHLINE
N/F CHISELBROOK ENTERPRISES, LLC DB 894/3
N/F CHISELBROOK ENTERPRISES, LLC DB 1719/155
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 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 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 JOSEPH H. DZWONEK DB 281/246
N/F THOMAS CLYDE CAGE, JR. WB 11/135
N/F WILBER R. GRIGGS, JR. DB 1412/478 DB 210/768
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 FREEDOM HOLDING DB 1697
DB 894/3
PC F/223
S43° 45' 33"W 52.95'
S69° 26' 41"E 1558.48'(T)
N71° 26' 36"E 723.08'(T)
N71°31'25"E
S85°03'03"E 199.73' (TIE)
N85° 49' 34"W 481.05'
N85° 23' 00"W 389.18'
N82° 54' 07"W 201.55'
S 0°34' 16"W 30.00'
S 0°34' 16"W 30.00'
S 0°34' 16"W 30.00



NORTH

NC NAD 83(2011) GRID NORTH

100 0 50 100 200 400

1" = 100'

GRAPHIC SCALE

NOTE:
SECONDARY CONSERVATION AREAS TO BE PROVIDED CONSERVATION EASEMENTS.

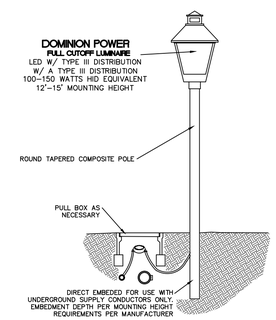
SIDEWALK, WALKING TRAIL AND MULTI–USE PATH NOTE:
ALL SIDEWALKS, WALKING TRAILS AND MULTI–USE PATHS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY CODE. WALKS, TRAILS AND PATHS SHALL BE HARD SURFACE WITH CROSS SLOPES NOT EXCEEDING 2% AND LONGITUDINAL SLOPES NOT EXCEEDING 20:1. WALKWAYS 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.



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.)

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LANDSCAPING, BUFFERING, SIFNAGE & LIGHTING PLAN

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PROJECT:
THE MEADOWS
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PRELIMINARY SUBDIVISION PLANS

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PROJECT NO: 4304	

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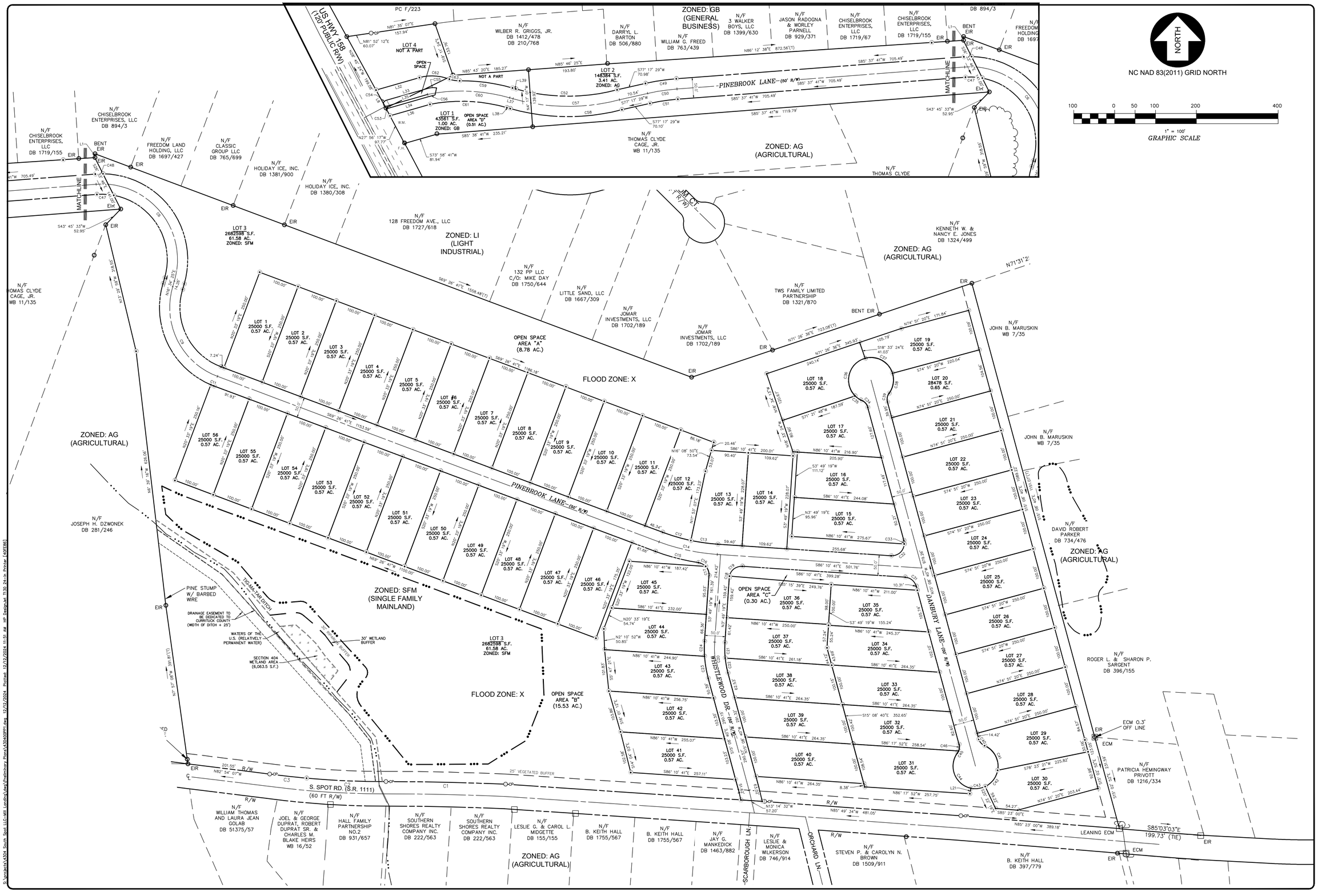

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METES AND BOUNDS
LOTS & STREETS

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PROJECT:

THE MEADOWS

POPLAR BRANCH TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS

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CAD FILE: 430400PP1	
PROJECT NO: 4304	

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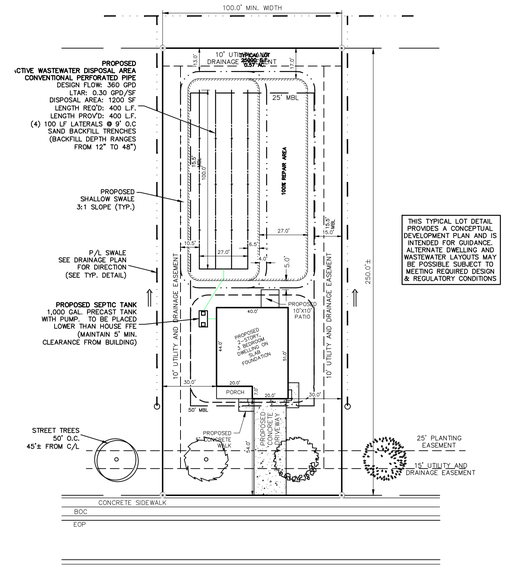
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	292.76'	6729.41'	292.74'	N88° 43' 58"W	2°29'33"
C2	194.30'	2077.95'	194.23'	S87° 32' 36"E	5°21'27"
C3	90.80'	2077.95'	90.79'	S83° 36' 46"E	2°30'13"
C6	357.94'	185.00'	304.66'	N38° 56' 39"W	110°51'19"
C9	270.00'	180.00'	245.39'	S26° 28' 22"E	85°56'37"
C11	8.07'	205.00'	8.07'	S68° 19' 00"E	2°15'22"
C12	71.88'	475.00'	71.81'	S73° 46' 47"E	8°40'12"
C13	66.85'	475.00'	66.79'	N82° 08' 47"W	8°03'48"
C14	146.03'	500.00'	145.51'	S77° 48' 41"E	16°44'00"
C15	109.02'	525.00'	108.83'	S75° 23' 38"E	11°53'54"
C16	20.12'	30.00'	19.74'	S62° 08' 05"E	38°25'01"
C17	24.48'	30.00'	23.80'	N19° 33' 07"W	46°44'53"
C18	4.01'	30.00'	4.01'	N7° 39' 06"E	7°39'34"
C19	43.11'	30.00'	39.50'	N52° 39' 06"E	82°20'26"
C20	82.76'	250.00'	82.38'	S5° 39' 40"E	18°57'59"
C21	37.72'	225.23'	37.68'	N0° 58' 51"W	9°35'45"
C22	36.76'	228.76'	36.72'	N10° 27' 51"W	9°12'23"
C23	54.29'	275.00'	54.20'	N9° 29' 21"W	11°18'38"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C24	36.75'	275.00'	36.72'	S0° 00' 21"E	7°39'21"
C31	37.19'	30.00'	34.86'	S50° 39' 40"E	71°02'01"
C32	48.12'	30.00'	43.12'	S47° 52' 28"W	91°53'42"
C33	8.94'	30.00'	8.91'	S6° 36' 31"E	17°04'16"
C34	22.39'	25.00'	21.65'	S40° 48' 12"E	51°19'04"
C35	20.61'	55.00'	20.49'	S55° 43' 37"E	21°28'13"
C36	115.08'	54.98'	95.19'	S14° 55' 55"W	119°55'43"
C37	84.23'	55.00'	76.24'	N61° 16' 15"W	87°44'50"
C38	51.42'	55.00'	49.57'	N9° 23' 17"E	53°34'14"
C39	22.39'	25.00'	21.65'	N10° 30' 52"E	51°19'04"
C40	22.39'	25.00'	21.65'	S40° 48' 12"E	51°19'04"
C41	73.93'	55.00'	68.49'	S27° 57' 10"E	77°01'08"
C42	51.90'	55.00'	50.00'	S37° 35' 33"W	54°04'17"
C43	35.63'	55.00'	35.01'	N83° 11' 16"E	37°07'09"
C44	109.84'	55.00'	92.48'	S21° 02' 23"E	114°25'35"
C45	5.78'	25.00'	5.77'	S29° 32' 55"W	13°14'59"
C46	16.61'	25.00'	16.31'	S3° 53' 23"W	38°04'05"
C47	41.44'	160.00'	41.32'	N86° 57' 08"W	14°50'21"

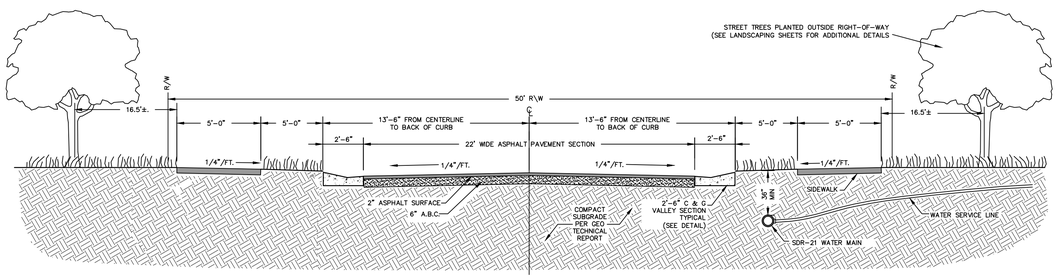
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C48	18.77'	210.00'	18.77'	S88° 11' 20"W	5°07'18"
C49	76.39'	525.00'	76.32'	S81° 27' 35"W	8°20'12"
C50	72.75'	500.00'	72.69'	S81° 27' 35"W	8°20'12"
C51	69.11'	475.00'	69.05'	S81° 27' 35"W	8°20'12"
C52	250.66'	470.00'	247.70'	S89° 29' 59"E	30°33'27"
C53	6.74'	9.97'	6.61'	S88° 10' 22"E	38°43'15"
C54	10.93'	10.00'	10.39'	S42° 40' 23"W	62°36'37"
C55	21.35'	47.99'	21.17'	S86° 37' 00"W	25°29'05"
C56	18.25'	251.35'	18.24'	S74° 44' 41"W	4°09'33"
C57	263.56'	495.00'	260.46'	S89° 28' 20"E	30°30'24"
C58	276.44'	520.00'	273.20'	S89° 26' 48"E	30°27'35"
C59	130.98'	450.00'	130.52'	N82° 16' 22"W	16°40'37"
C60	202.88'	425.00'	200.96'	N87° 36' 15"W	27°21'05"
C61	189.97'	400.00'	188.19'	N87° 31' 41"W	27°12'42"
C62	74.73'	115.00'	73.42'	N86° 58' 42"W	37°13'54"
C63	25.54'	71.00'	25.41'	S80° 57' 12"E	20°36'50"

LINE TABLE		
LINE	LENGTH	BEARING
L62	9.28	N1° 08' 33"E
L63	50.15	S28° 45' 24"E
L65	110.37	S73° 58' 41"W
L66	105.98	S73° 58' 41"W
L67	99.93	N73° 58' 48"E
L68	108.17	S73° 58' 41"W
L69	101.79	N73° 58' 41"E
L70	8.50	N74° 08' 01"W
L71	8.57	S74° 08' 01"E
L72	8.44	N74° 08' 01"W



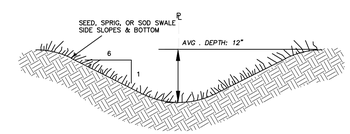
TYPICAL DIMENSIONAL STANDARDS

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



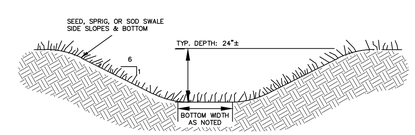
TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES

NOT TO SCALE — SECTION VIEW



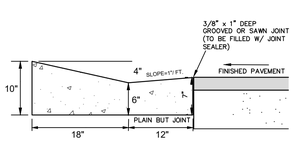
TYPICAL PROPERTY LINE SWALE

NOT TO SCALE — SECTION VIEW



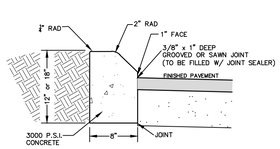
TYPICAL PRIMARY SWALE SECTION

NOT TO SCALE — SLOPE PER INVERTS ON PLAN



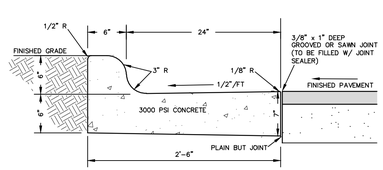
CURB & GUTTER VALLEY SECTION

NOT TO SCALE



MEDIAN CURB SECTION

NOT TO SCALE — NCDOT 846.01

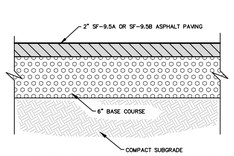


CURB & GUTTER COLLECTION SECTION

NOT TO SCALE — NCDOT STD 846.01

GENERAL CURB & GUTTER NOTES:

1. 1/2" X 1-1/2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS.
2. 1/2" EXPANSION JOINTS SHALL BE PLACED AT 90' INTERVALS, AND ADJACENT TO ALL RIGID STRUCTURES.
3. ALL JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER.



TYPICAL RESIDENTIAL ROADWAY PAVEMENT SECTION

NOT TO SCALE

NOTE:
PAVING SHALL CONSIST OF FINE GRADING THE SPECIFIED PARKING & DRIVE AREAS AND INSTALLING 2" SF-9.5A OR SF-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.

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CURVE & LINE TABLES & TYPICAL CONSTRUCTION DETAILS

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PROJECT:

THE MEADOWS

POPLAR BRANCH TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 11-01-24	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 8 OF 8

CAD FILE: 430400PP1

PROJECT NO: 4304

The preliminary grading does not show the proposed pond elevations. Please add at least a top contour of the pond to demonstrate the adjoining lots will be a higher elevation.

NORTH

NC NAD 83(2011) GRID NORTH

100 0 50 100 200 400

1" = 100'

GRAPHIC SCALE

US HWY 158 (120' PUBLIC R/W)

PINEBROOK LANE (50' R/W)

OSPREY LANE (50' R/W)

C/L OF PLEASANT WAY (50' R/W)

S. SPOT RD (60 FT R/W)

ZONED: GB (GENERAL BUSINESS)

ZONED: AG (AGRICULTURAL)

ZONED: LI (LIGHT INDUSTRIAL)

FLOOD ZONE: X

LOT 1 43561 S.F. 1.00 AC. ZONED: GB

LOT 2 148364 S.F. 3.41 AC. ZONED: AG

LOT 3 2682598 S.F. 61.58 AC. ZONED: SFM

LOT 4 32234 S.F. 0.74 AC. ZONED: GB

OPEN SPACE

GBU AREA

OFFER OF RECREATION & PARKLAND DEDICATION 1.45 AC. ZONED: SFM

PROPOSED LOT LINE

PROPOSED LOT LINE

DRAINAGE EASEMENT TO BE DEDICATED TO CURRITUCK COUNTY (WIDTH OF DITCH + 25')

WATERS OF THE U.S. (RELATIVELY PERMANENT WATER)

SECTION 404 WETLAND AREA (6,063.5 S.F.)

30' WETLAND BUFFER

PROP. EARTHEN BERM

PINE STUMP W/ BARBED WIRE

DISTURBI CONCRET CYLINDER

MATCHLINE

MATCHLINE

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 WILBER R. GRIGGS, JR. DB 1412/478 DB 210/768

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 FREEDOM HOLDING DB 1697

N/F THOMAS CLYDE CAGE, JR. WB 11/135

N/F KENNETH W. & NANCY E. JONES DB 1324/499

N/F TWS FAMILY LIMITED PARTNERSHIP DB 1321/870

N/F JOMAR INVESTMENTS, LLC DB 1702/189

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 JOSEPH H. DZWONEK DB 281/246

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

N/F LESLIE & MONICA WILKERSON DB 746/914

N/F STEVEN P. & CAROLYN N. BROWN DB 1509/911

N/F B. KEITH HALL DB 397/779

SCARBOROUGH LN.

ORCHARD LN.

LEANING ECM

ECM 0.3' OFF LINE

S85°03'03"E 199.73' (TIE)

N71°31'25"E

N86° 10' 41"W 635.06'

N85° 49' 34"W 481.05'

N85° 23' 00"W 389.18'

S82° 53' 58"E 257.22'

N82° 54' 07"W 201.55'

S43° 45' 33"W 52.95'

S20° 40' 33"W 79.67'

S26° 33' 46"E 141.00'

N71° 26' 36"E 723.08'(T)

N71° 26' 36"E 276.09'

N71° 26' 36"E 208.62'

238.16'

Bissell Professional Group
Firm License # C-1056
303 North Croatan Highway
P.O. Box 126
Kitty Hawk, North Carolina 27949
(252) 261-2101
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

HARDSCAPING & DRAINAGE
PRELIMINARY PLANS & PLAT

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PROJECT:

THE MEADOWS

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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S:\projects\4304 South Spot LLC-MB Landing\dwg\Preliminary Plans\430400PP1.dwg, 11/14/2024 12:04 PM, HP Designjet T130 24-in Printer [4QE9J6]

December 3, 2024

Jennie Turner
Currituck Historic Courthouse
153 Courthouse Road
Suite 110
Currituck, North Carolina 27929

RE: Currituck County Stormwater Development Review – 0SPEC23074.00
The Meadows – Parcel ID – 0124-000-0280-0000
Mainland Stormwater Management Zone
Major Subdivision – Preliminary Plat Type II
Review #1

Dear Ms. Turner,

McAdams has reviewed the above-referenced project that was received on November 20, 2024, and reviewed on December 2, 2024. The project has been reviewed for conformance with:

1. The Currituck County Code of Ordinances
2. Chapter 7.3 – Stormwater Management, Chapter 7.4 – Flood Damage Prevention, Chapter 7.6 – Riparian Buffers, and Chapter 7.7 – Protection of Significant Dunes of the Unified Development Ordinance
3. The Currituck County Stormwater Manual

Based on the review, McAdams recommends approving the project after the following minor comments are addressed. Please see attached Stormwater Development Review comments and markups of the submitted Preliminary Development Plans package, as well as advisory comments for the applicant to consider when moving to the Construction Drawings phase.

Sincerely,
MCADAMS

Daniel Wiebke PE, CFM
Practice Lead, Green Stormwater Infrastructure

Kathleen Balaze, PE
Assistant Project Manager, Water Resources

STORMWATER DEVELOPMENT REVIEW COMMENTS

PRELIMINARY DEVELOPMENT PLANS COMMENTS

1. Per the Major Subdivision Design Standards Checklist, please include a note on the plans that documents proposed lot coverage and/or maximum lot coverage for each zoning district (GB, SFM, and AG).

2. Sheet 5 – The preliminary grading does not show the proposed pond elevations. Please add at least a top contour of the pond to demonstrate the adjoining lots will be at a higher elevation.

ADVISORY COMMENTS FOR CONSTRUCTION DRAWINGS PHASE

1. Please note a complete copy of the Major Stormwater Plan Form SW-002 will be required as a submission for Construction Drawings.

2. Please note copies of the appropriate North Carolina Department of Environmental Quality (NCDEQ) erosion control, Coastal Area Management Act (CAMA), wetlands, and/or stormwater permits will be required as a submission for Construction Drawings.

3. Please note that the site is located in the Mainland Stormwater Management Zone and will need to comply with the stormwater requirements of the Currituck County Ordinance and the Currituck County Stormwater Manual. Compliance with all requirements will need to be demonstrated for Construction Drawings, which may include:
    a. Peak flow and riparian buffer requirements. Please make sure to include an analysis of the peak flow impacts from any untreated portions of the proposed Pinebrook Lane that do not drain to the proposed pond in the Constructions Drawing Phase.
    b. Lot line swale requirements. Drawings should show the top of each swale in relation to the nearby elevations including building pads.
    c. Because filling is proposed, the drawings will need to demonstrate compliance with fill/land disturbing setbacks and fill height restrictions. Please indicate whether the proposed berm along the lot line will comply with the setbacks or require a variance.
    d. Easement requirements depending on the drainage area to Tig-Ma-Tar Ditch per 7.3.4.A.(10)(a) of the UDO.

Major Subdivision
Application

OFFICIAL USE ONLY:
Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:
Name: South Spot, LLC
Address: 107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236
Telephone: _____
E-Mail Address: _____

PROPERTY OWNER:
Name: Same
Address: _____
_____
Telephone: _____
E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Request

Physical Street Address: S. Spot Road
Parcel Identification Number(s): ~~XXXXXXXXXXXXXX~~ 0124-000-0028-0000
Subdivision Name: The Meadows
Number of Lots or Units: 57
Phase: _____

TYPE OF SUBMITTAL

- ☐ Conservation and Development Plan
- ☐ Amended Sketch Plan/Special Use Permit
- ☒ Preliminary Plat (or amended)
  - ☐Type I OR ☒Type II
- ☐ Construction Drawings (or amended)
- ☐ Final Plat (or amended)

TYPE OF SUBDIVISION

- ☐ Traditional Development
- ☒ Conservation Subdivision
- ☐ Planned Unit Development
- ☐ Planned Development

I hereby authorize county officials to enter my property for the purpose of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

Pat / Pat — Applicant — 11/5/24 Date

Pat / Pat — Property Owner(s) — 11/5/24 Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Community Meeting, if applicable

Date Meeting Held: _____ Meeting Location: _____