



Currituck County

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

MEMORANDUM

To: Justin Old, APVA, LLC
Mark Bissell, P.E., Bissell Professional Group

From: Planning Staff

Date: January 8, 2025 1-14-25 Response to TRC Comments

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

The following comments were received for the January 8, 2025, TRC meeting. In order to be scheduled for the March 17, 2025, Board of Commissioners meeting, please address all comments and resubmit a corrected plan by noon on January 23, 2025. 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-1, Low Density Growth in the Moyock Subarea of the Imagine Currituck 2040 Vision Plan. The proposed density is 0.55 du/acre in SFM. The Future Land Use Map allows up to 1 du/acre in this subarea.
3. The proposed development is in the Moyock 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.
4. Once all TRC comments have been executed and approved, please provide a sealed preliminary plat.

The plat that is being submitted with the response to these comments will be sealed as soon as the outstanding comments have been resolved.
5. Please add the approved Conservation and Development Theme.

The approved conservation theme has been added to the plat.
6. Please adjust area tabulations on page 1 of preliminary plat. (lot area appears to include open space)

The tabulation has been corrected and updated.
7. Per Section 5.6.7.A(7) of the UDO, driveways on corner or double frontage lots shall provide access from the street with less traffic. Please add a 5' "non-access" easement along Tulls Creek Road on Lot 1.

The 5' non-access easement has been added to the plat.
8. Per Section 6.2.1.C(1) of the UDO, all lots must access the proposed internal subdivision street(s). Lots along existing NCDOT streets are prohibited.

Campus Drive is still a developer-maintained street, so the two driveway connections should be allowed.

9. Per Section 5.2.8.D(2), development within 1,000 feet of a major arterial must be screened with 8 ACI of canopy trees per 100 linear feet.

The major arterial landscaping notation has been added.

10. What is the plan for USPS mail delivery?

The postal service has determined that a single post on Campus Drive with two mailboxes will serve these two lots, with the exact location to be determined once lot driveway locations are finalized.

11. Please include a typical lot detail.

The typical lot detail has been added on sheet 5.

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

1. Reviewed. Will the post office require CBU or will it be a continuation of the delivery method from Tulls Creek?

These lots will be served by a duplex mailbox to be installed along Campus Drive when the lots are developed.

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 (Brian Caferello 252-455-4975)

1. Approved – no comments

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

1. Reviewed

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

No Comment received

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

1. Addresses will be assigned by GIS during the Final Plat review.

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

1. No comment

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 postmaster has been contacted and has provided direction on mail delivery.

The following items are necessary for resubmittal:

- 1- PDF digital copy of all revised documents and plans uploaded to the online Citizen Self Service Portal.

STORMWATER DEVELOPMENT REVIEW COMMENTS**STORMWATER PLAN**

1. Please see plan for specific locations of some comments.
2. Please provide the location of the desired site access from public right-of-way to the building footprint area
Potential driveway locations are shown for both lots.
3. Please show the proposed location of the septic system for each property and ensure that it remains 50-feet or greater from existing and proposed surface waters and stormwater devices
Potential building pads, active and repair areas that meet the required 50' setback are shown. The actual development plans will be prepared and submitted by the future owners of these lots.
4. Advisory – Please ensure as design moves forward the drainage from the library to the existing SCM is preserved. This will be reviewed at CDs
5. Advisory -- Please include appropriate planting for the Currituck SCMs at construction drawings
6. Advisory – Please be sure to include details and maintenance considerations with the construction drawings at that time
7. Advisory – An updated narrative, full calculations and the Counties Stormwater Permitting forms will be required at Construction Drawings
Advisory comments 4 through 7 will be addressed at the construction drawing review stage.

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 Special Use Permit Evidentiary (Quasi-Judicial) Hearing at BOC

- Swearing in of witnesses/speakers
- Presentation by County Staff on Application
- Required Presentation by Applicant or Authorized Agent
 - Applicant to Present Findings of Fact
- Public Participation Period
- Applicant Rebuttal
- 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 Nathaniel 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	Martin County	Chowan County	Perquimans County
Colerain	Jamesville	Arrowhead / Chowan Beach	Hertford
Kelford	Northampton County	Edenton	Winfall
Lewiston	Conway	Currituck County	Tyrrell County
Powellsville	Galatia	Barco	Columbia
Roxobel	Jackson	Currituck	Washington County
Windsor	Rich Square	Grandy	Creswell
Camden County	Seaboard	Moyock	Plymouth
Camden	Severn	Point Harbor	Roper
Shiloh	Woodland	Poplar Branch	
South Mills		Tulls Bay	

About Mediacom Communications

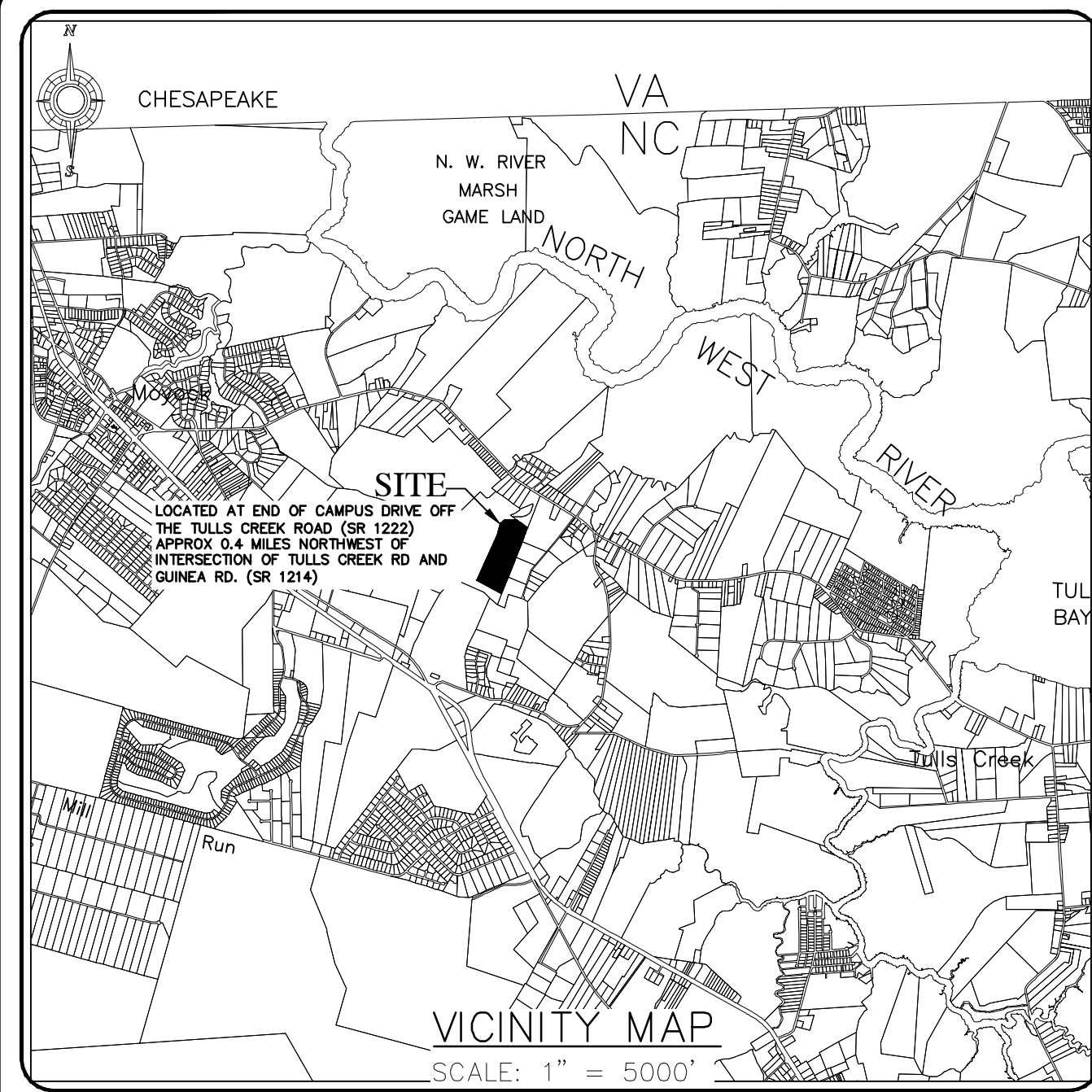
Mediacom Communications Corporation is the 5th largest cable operator in the U.S. serving over 1.3 million customers in smaller markets primarily in the Midwest and Southeast. Mediacom offers a wide array of information, communications and entertainment services to households and businesses, including 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



**CURRITUCK COUNTY
NORTH CAROLINA**

GENERAL NOTES:

- PROJECT NAME: THE RESERVE
- OWNER/APPLICANT: APVA, LLC
227 GARATOKE HWY.
MOYOCK, NC 27958
- PROPERTY DATA:
PARCEL ID#: 0022-000-078E-0000 (PARCEL E-3)
PRIMARY ADDRESS: 838 TULLS CREEK RD., MOYOCK, NC
RECORDED REFERENCES: D.B. 1471, PG. 697
P.C. Q, SL, 89
PROPERTY ZONING: SFM - SINGLE FAMILY-MAINLAND
- F.I.R.M. DATA:
ZONES: X - F.E.M.A. F.I.R.M. MAP# 3721804000 K, CID 370078, EFFECTIVE DATE
DECEMBER 12, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS
SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED
DEVELOPMENT ORDINANCE.
- THIS PROPERTY CONTAINS NO ACCE "404" JURISDICTIONAL WETLANDS.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE
PROPERTY LINES AND A 20' EASEMENT FOR UTILITIES, DRAINAGE AND A
PEDESTRIAN SIDEWALK ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
• 2020 FIELD SURVEY DATA BISSELL PROFESSIONAL GROUP,
• ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- 25' EASEMENTS ARE HEREBY DEDICATED FROM THE TOP OF BANK OF ALL
OUTFALL DITCHES DRAINING MORE THAN FIVE ACRES.

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.

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

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

AREA TABULATIONS:

TOTAL TRACT AREA:	3.664 AC.
PROPOSED LOT AREA:	2.183 AC.
PROPOSED R/W AREA:	0 AC.
REQUIRED OPEN SPACE (40%):	1.46 AC.
OPEN SPACE PROVIDED:	1.481 AC. (40.4%)
(PRIMARY CONSERVATION AREA):	0.00 AC.
(SECONDARY CONSERVATION AREA):	1.481 AC.

LOT DEVELOPMENT CONFIGURATION:

MINIMUM LOT WIDTH:	60 FT.
SETBACKS:	
FRONT:	50 FT.
SIDE:	10 FT.
BACK:	25 FT.
CORNER SIDE YARD:	50 FT.

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

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

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

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, 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

ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

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

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-1 AND 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., 2024.

SIGNATURE L-1756

Sheet
Number

Sheet Title

- | | |
|---|--|
| 1 | COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION |
| 2 | EXISTING CONDITIONS & SITE FEATURES PLAN |
| 3 | PLAN OF SUBDIVISION METES AND BOUNDS |
| 4 | PROPOSED DEVELOPMENT & UTILITIES PLAN |
| 5 | LANDSCAPING PLAN |

LEGEND

---	ROADWAY CENTERLINE
----	RIGHT-OF-WAY
----	PROPERTY BOUNDARY
----	ADJOINING PROPERTY LINE
----	SHORELINE
□	EXISTING CONCRETE MONUMENT
□	SET CONCRETE MONUMENT
•	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
○	STREET ADDRESS
○	NOT TO SCALE
○	P.C.
○	D.B.
○	SL
○	SLIDE
○	SF
○	SQUARE FEET
AC	ACRES

LEGEND

---	ROADWAY CENTERLINE
----	RIGHT-OF-WAY
----	PROPERTY BOUNDARY
----	ADJOINING PROPERTY LINE
----	EXISTING DITCH CENTERLINE
----	EXISTING DITCH TOP OF BANK
----	PROPOSED SWALE W/ FLOW ARROW
----	PROPOSED SWALE HIGH POINT
----	FEMA BOUNDARY LINE
----	EXISTING 404 BOUNDARY
----	EXISTING GRADE CONTOUR
----	30' UNDISTURBED BUFFER (COUNTY)
----	EXISTING CULVERT
----	PROPOSED CULVERT
----	EXISTING UTILITY POLE
----	EXISTING OVERHEAD TRANSMISSION LINES
----	EXISTING WATER LINE
----	PROPOSED WATER LINE (SIZE AS NOTED)
----	PROPOSED FIRE HYDRANT ASSEMBLY
----	PROPOSED WATER SERVICE
----	PROPOSED BLOW-OFF ASSEMBLY
----	PROPOSED VALVE
----	PROPOSED REDUCER
----	PROPOSED WALKING TRAIL

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

**COVER SHEET, DEVELOPMENT
NOTES & SITE LOCATION**

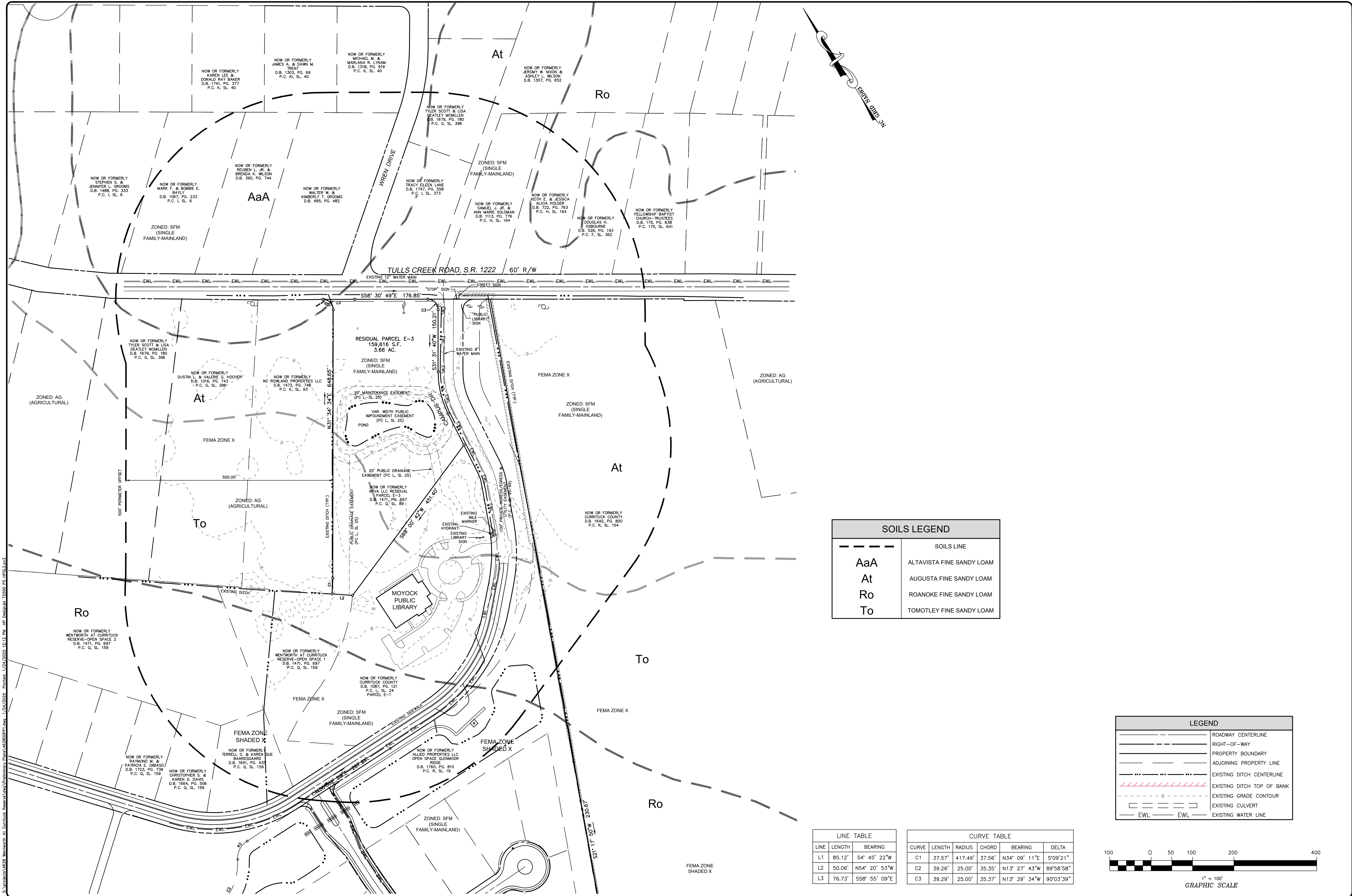
THE RESERVE (PARCEL E3)
CURRITUCK COUNTY
MOYOCK TOWNSHIP
NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

DATE: 10/01/24 SCALE: N/A
DESIGNED: BFG CHECKED: MSB
DRAWN: KFW APPROVED: BFG
SHEET: 1 OF 5
CAD FILE: 462800PP1
PROJECT NO: 4628

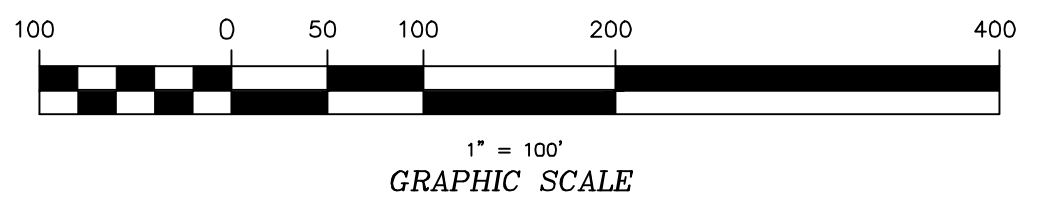


SOILS LEGEND	
---	SOILS LINE
AaA	ALTAVISTA FINE SANDY LOAM
At	AUGUSTA FINE SANDY LOAM
Ro	ROANOKE FINE SANDY LOAM
To	TOMOTLEY FINE SANDY LOAM

LINE TABLE		
LINE	LENGTH	BEARING
L1	85.12'	S4° 45' 22"W
L2	50.06'	N54° 20' 53"W
L3	76.73'	S58° 55' 09"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	37.57'	417.49'	37.56'	N34° 09' 11"E	5°09'21"
C2	39.26'	25.00'	35.35'	N13° 27' 43"W	89°58'58"
C3	39.29'	25.00'	35.37'	N13° 29' 34"W	90°03'39"

LEGEND	
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EXISTING DITCH CENTERLINE
---	EXISTING DITCH TOP OF BANK
---	EXISTING GRADE CONTOUR
---	EXISTING CULVERT
---	EXISTING WATER LINE



Blissell Professional Group
Firm License # C-56
P.O. Box 1038
1000 North Carolina Highway
27507-1038
C252 / 761-3926
FAX (252) 281-1760

BLISSSELL

PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

EXISTING CONDITIONS AND
SITE FEATURES PLAN

THIS DOCUMENT IS THE SOLE PROPERTY OF BRG, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BRG, INC. COPYRIGHT 2005.

THE RESERVE (PARCEL E3)

CURRITUCK COUNTY
MOYOCK TOWNSHIP
NORTH CAROLINA

PRELIMINARY PLATS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	9/29/24	REVISED	KFW	MSB
2	1/24/25	REVISED	KFW	MSB

DATE: 08/20/24
DESIGNED: BPG
DRAWN: KFW
SHEET: 2

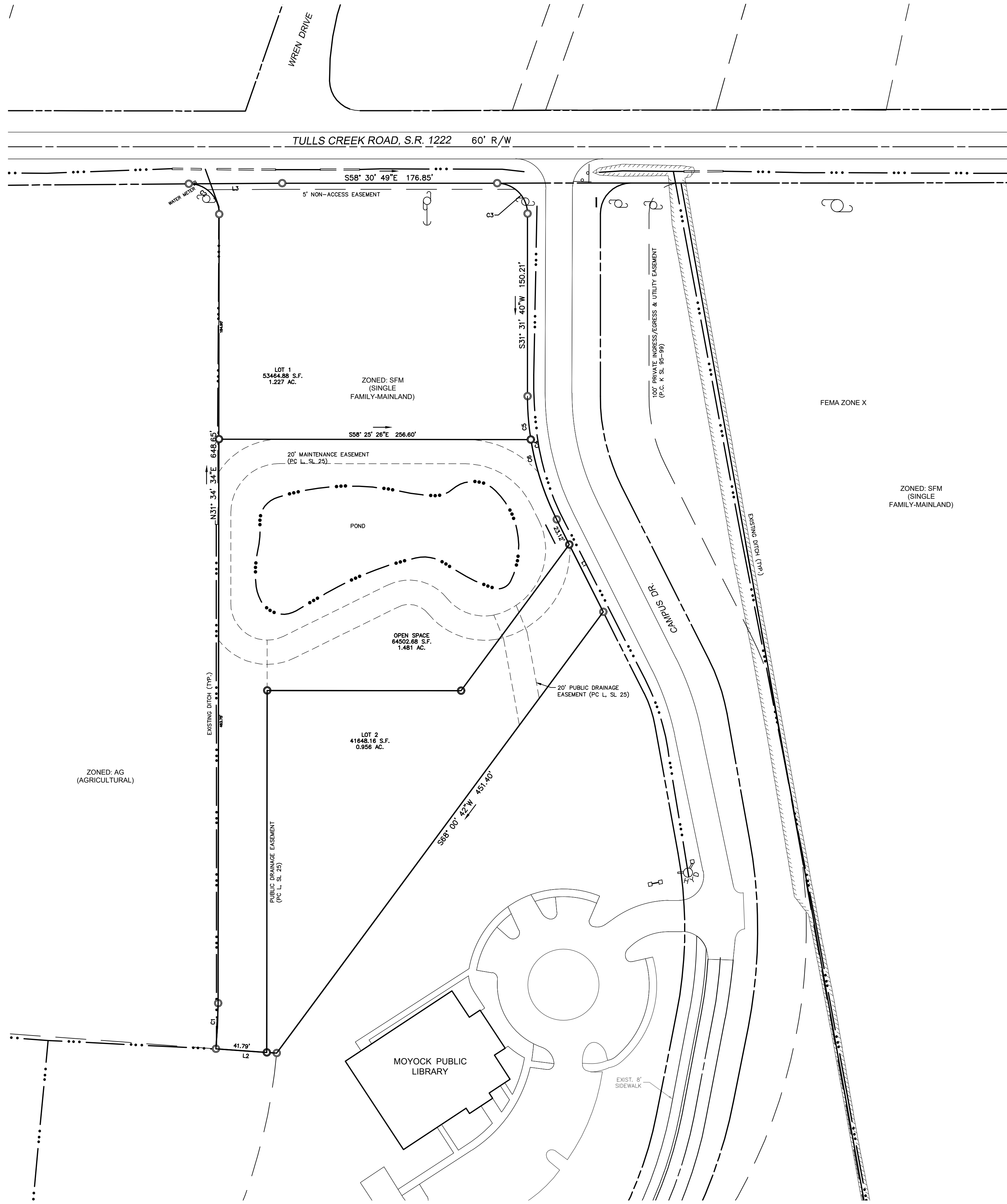
SCALE: 1" = 100'
CHECKED: MSB
APPROVED: BPG
SHEET: 5

CAD FILE: 462800PP1

PROJECT NO: 4628

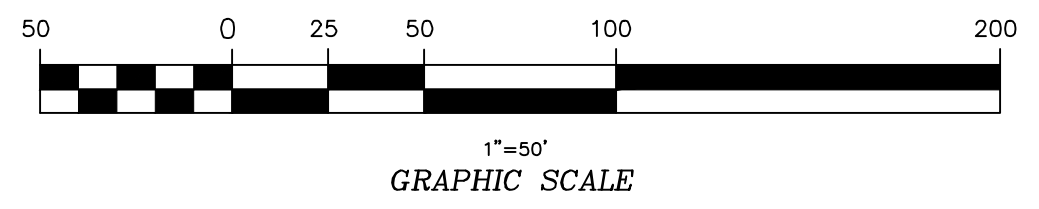
S:\projects\4628 - Wentworth At Currituck Reserve\Drawings\462800PP1.dwg 1/24/2025 12:12 PM User: Design 12509 PLOT: 4628

S:\Projects\4628 Westworth At Currituck Reserve\Map\Preliminary\Drawn\462800PP1.dwg 1/24/2025 12:12 PM HP Designer 12500 PS 4628.dwg



LINE	LENGTH	BEARING
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C3	39.29'	25.00'	35.37'	N13° 29' 34"W	90°03'39"



BISSELL PROFESSIONAL GROUP
 Engineers, Planners, Surveyors and Environmental Specialists
 1000 W. North Carolina Highway 27949
 Cary, NC 27513
 P.O. Box 1008
 Cary, NC 27513
 TEL (919) 252-1760
 FAX (919) 252-1760

PLAN OF SUBDIVISION METES AND BOUNDS

THE RESERVE (PARCEL E3)
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 NORTH CAROLINA

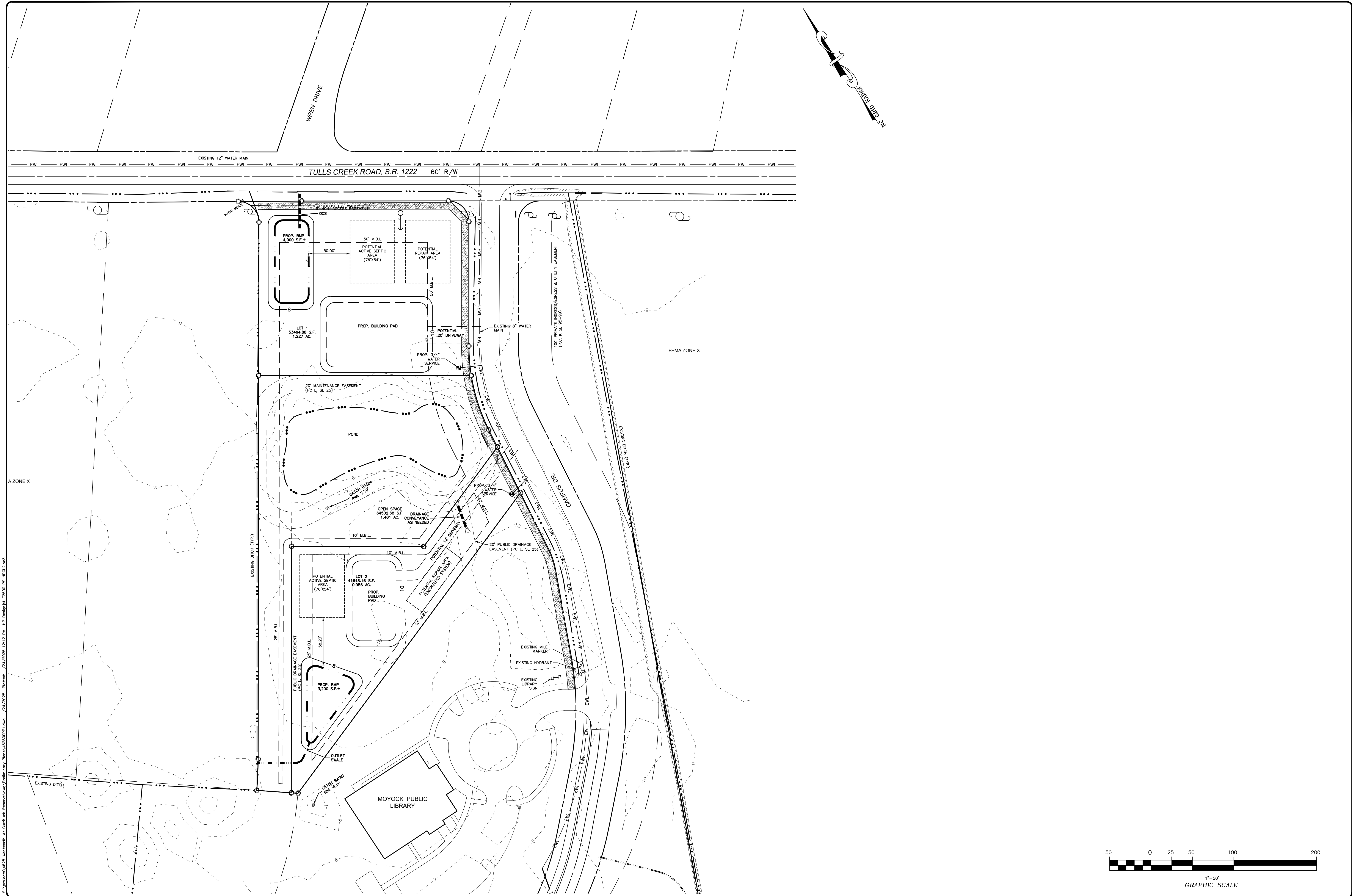
PRELIMINARY PLATS

DATE: 08/20/24 SCALE: 1" = 50'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 3 OF 5
 CAD FILE: 462800PP1
 PROJECT NO: 4628

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	1/24/2025	TRC COMMENTS		

PRELIMINARY DO NOT USE FOR CONSTRUCTION



S:\projects\4628 WestLeath_A1_Currituck Reserve\Site\Permitting\Plan\462800PP1.dwg 1/24/2025 12:59:12 PM HP Designer 12509 PS 4628.P23

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

PROPOSED DEVELOPMENT AND UTILITIES PLAN

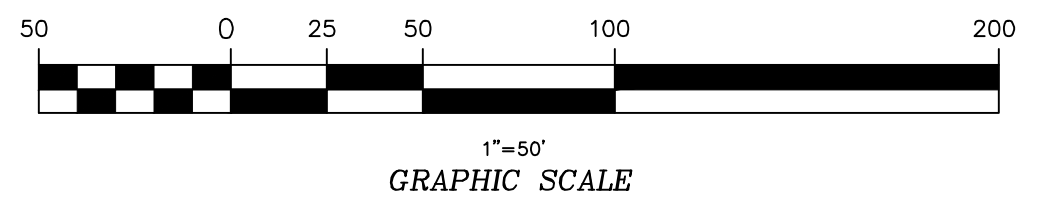
THE RESERVE (PARCEL E3)
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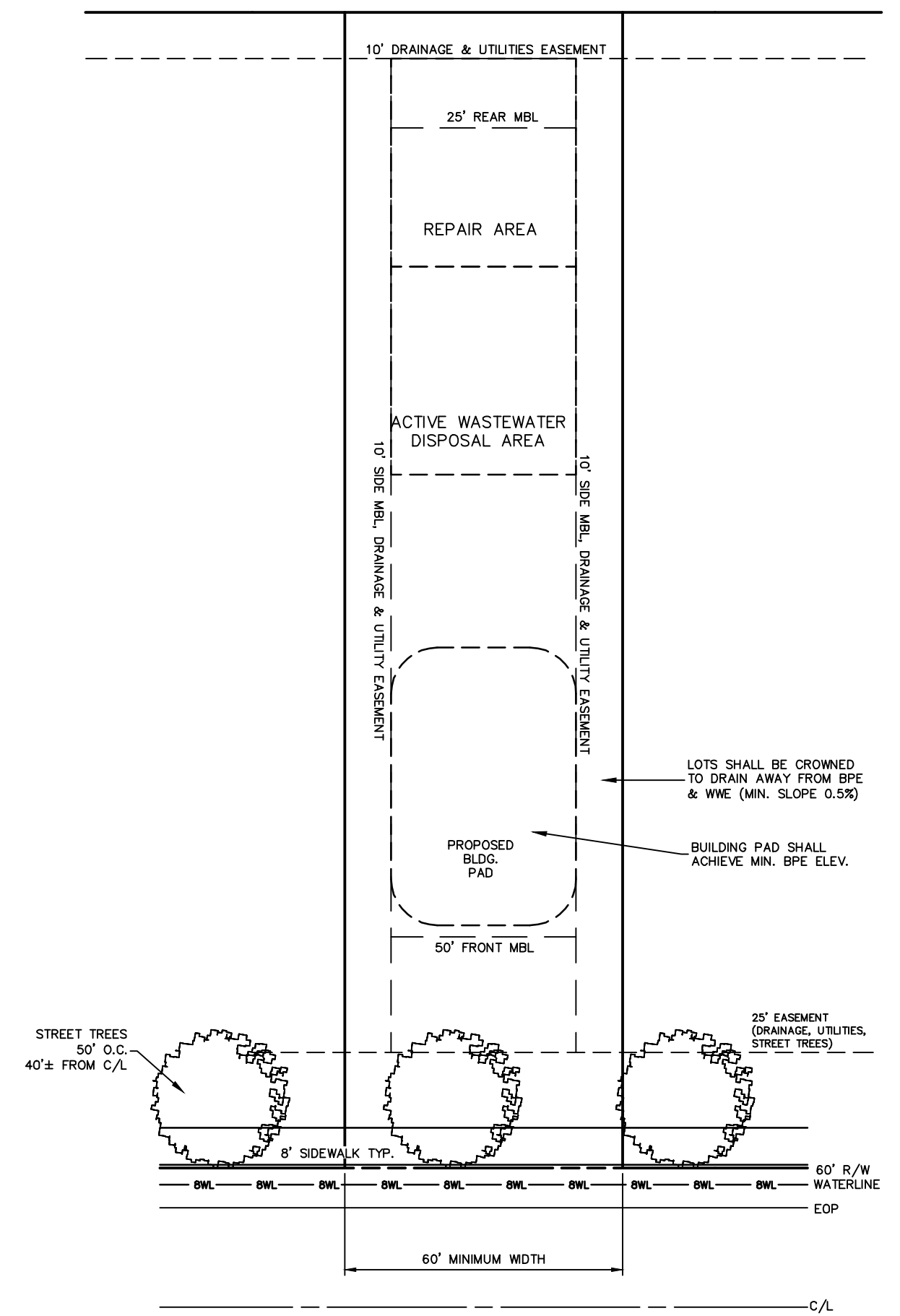
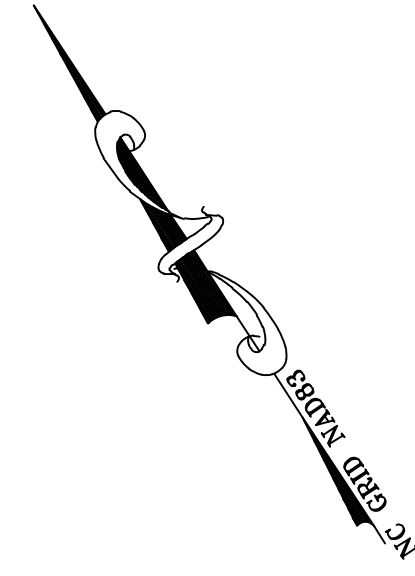
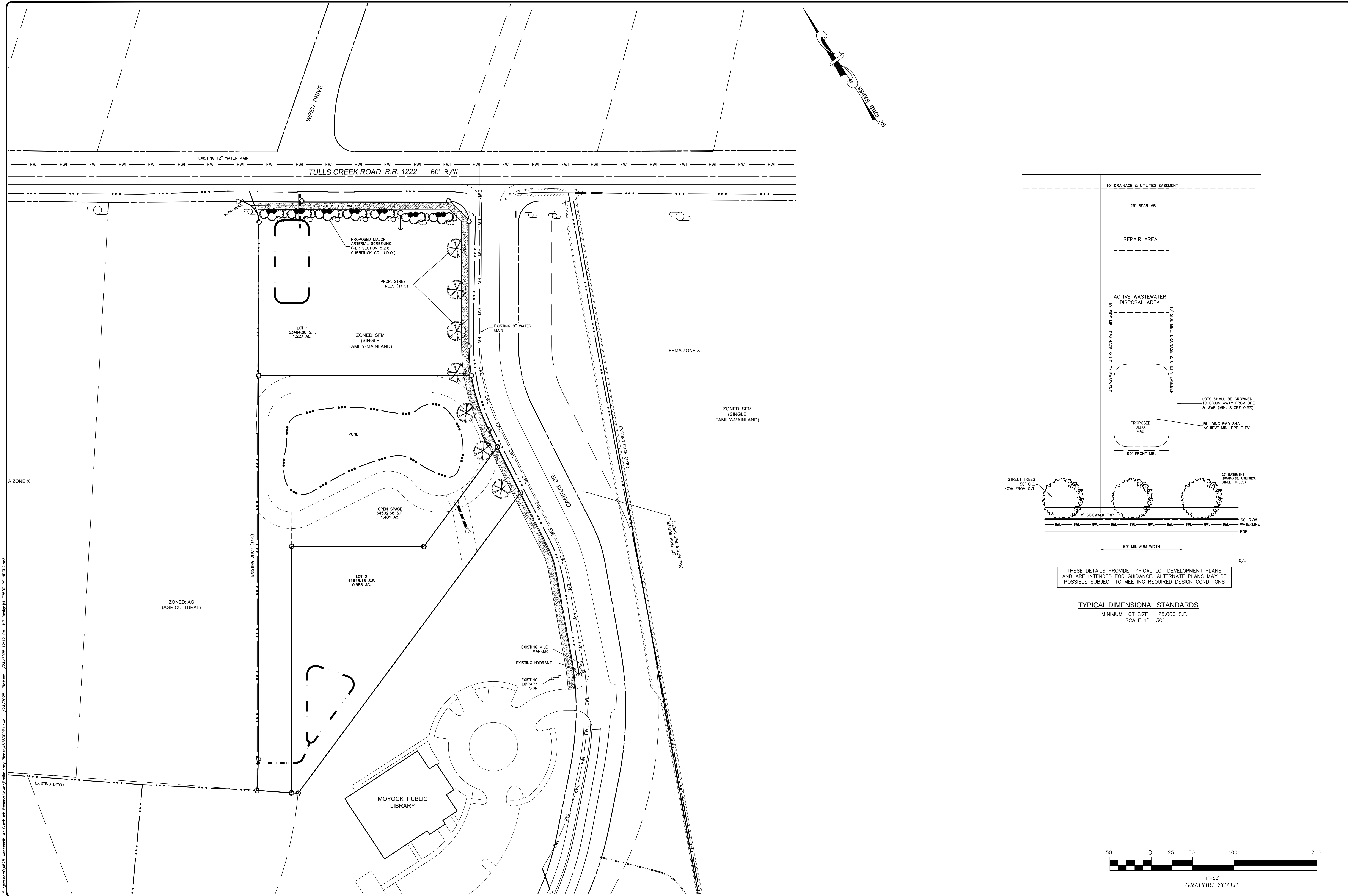
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/24/25	ISSUE COMMENTS	KFW

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

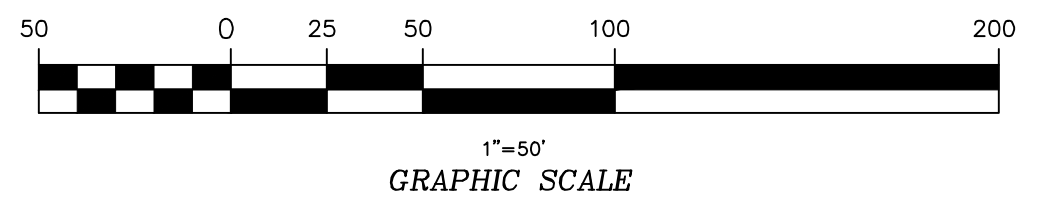
DATE: 08/20/24 SCALE: 1" = 50'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 4 OF 5
 CAD FILE: 462800PP1
 PROJECT NO: 4628





THESE DETAILS PROVIDE TYPICAL LOT DEVELOPMENT PLANS AND ARE INTENDED FOR GUIDANCE. ALTERNATE PLANS MAY BE POSSIBLE SUBJECT TO MEETING REQUIRED DESIGN CONDITIONS

TYPICAL DIMENSIONAL STANDARDS
 MINIMUM LOT SIZE = 25,000 S.F.
 SCALE 1" = 30'



BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

LANDSCAPING PLAN

THE RESERVE (PARCEL E3)
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP

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