



Currituck County

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

MEMORANDUM

To: Justin Old, Allied Properties, LLC
Mark Bissell, Bissell Professional Group

From: Planning Staff

Date: November 9, 2023

Re: Waterleigh Phase 6 Final Plat TRC Comments – First Review

The following comments were received for the November 8, 2023, TRC meeting. Please address all comments and resubmit a corrected plan and documents for review by the TRC. Resubmittals shall be submitted by November 16, 2023, at 12 noon or in accordance with the 2023 submittal schedule. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Donna Voliva, 252-232-6032)

Reviewed

1. Provide recreational and park area payment in lieu of dedication in the amount of \$5,954.12 for Phase 6 (38 lots x 0.0255 = 0.969 ac X \$6,144.60/ac = \$5,954.12) **The fee-in-lieu will be delivered with the final plat once all TRC comments have been satisfactorily addressed.**
2. The Major Subdivision application states 39 lots in this phase. The construction record drawings and final plat indicate 38 lots. Staff will correct the application to indicate 38 lots in Phase 6. The application also states the incorrect parcel identification number. Staff will correct the application parcel identification number to be 0014000039A0000. **Thank you.**
3. Provide the performance guarantee for incomplete infrastructure.
 - a. Please clarify if the street and shrub proposal from Coastal Landscape, Inc. includes the farmland buffer. **Yes; the 3 gallon trees are for the buffer.**
 - b. Include signage and CBU in the incomplete infrastructure calculations. **Signs have been added to the LOC amount; concrete is in the process of being poured for the CBU.**
 - c. Provide an updated cost of common area a stormwater maintenance estimate to include Phases 5A and 6. **The updated estimate is included with this response.**
 - d. A payment in lieu of construction for infrastructure construction equal to 115% of the estimated full cost of completing transportation and utility extension to property boundary. (See note 5.e.) **The Engineer's estimate has been included, and payment will be delivered with the final plat once all TRC comments have been satisfactorily addressed.**
4. General note, the CBU construction is part of Phase 6 and the open space was dedicated with Phase 5A; no action required. **Acknowledged.**
5. Construction Record Drawings Corrections:
 - a. Certify, sign, and seal drawings. **Drawings are typically certified once all minor corrections to the construction have been completed and conforms to the approved plans.**
 - b. Update drawings to include recording information for Phase 5A and future development language. **Sheet 2 has been updated to indicate that Phase 5A have been completed.**

- c. Provide updated points for re-grading ditch to pipe inlet as noted on construction record drawings. The ditch grading has not been completed yet, but the final plat is being resubmitted in hope that once the regrading is complete, the project can be approved for recording.
 - d. Temporary gravel fire engine turnaround at the west end of Arbormoor Lane is not consistent with the approved construction drawings and a portion of the gravel area is located on a proposed private lot. This area should be relocated to the approved location in open space. The turnaround area has been reworked.
 - e. The construction drawings indicate the pavement extends to the property line. Please verify this correct. If so, there appears to be material (gravel/soil) on the adjacent property blocking a shallow swale. The as-built has been corrected to show the pavement ending 10' from the property line.
6. Final Plat Corrections: All corrections have been made as requested.
- a. Correct PIN (0014000039A0000).
 - b. Public Dedication of Recreation and Park Area Statement should reflect the updated NCGS 160D-804.
 - c. Indicate pedestrian easement on Typical Lot Development Exhibit as described in General Notes #12.
 - d. Lot 264 shall contain a no ingress/no egress easement along the most traveled street.
 - e. Provide construction easement at the end of Arbormoor Lane for future connection to sidewalks, street, and utilities.
 - f. The recent amendment to the UDO, Conservation Subdivision standards indicate the primary and secondary conservation areas shall contain a conservation easement. This phase is not subject to the conservation easement, but it may be added to the plan.
 - g. Provide easement for drainage pipe located on Lot 264 where it extends beyond the typical 15' drainage and utility easement.
 - h. Correct street addresses as assigned by GIS (see below).
7. Does this phase include any waterway conveyance system that drains more than five acres that is not part of the state permitted/functional stormwater management system? Yes; an easement has been added for maintenance of the south boundary ditch.
8. The general condition of the site is not stabilized. The entire site was recently seeded.
9. The stormwater pond is not completed and is partially installed. Please ensure the pond will handle the anticipated stormwater for the existing phases (recorded) and Phase 6. The stormwater report that was submitted with Phase 5A indicated that the pond as constructed is sufficient for build-out of the development (another copy is included here). Since what has been constructed is sufficient to satisfy the project's needs for fill and for stormwater management, no additional excavation is planned.

Currituck Soil and Water Conservation (Dylan Lloyd, 252-232-3360)

Approved

- 1. Swales / ditches to be seeded and stabilized, especially around grate inlets (see attached pictures). Stabilization efforts are ongoing.
- 2. 30" Outlet Pipe between lot 260 and 259 need more rip rap or existing rip rap needs to be dug out if settling. Additional riprap is being added.
- 3. Is the moat just north of Arbormoor going to be absorbed into the finished pond? Pond construction says it's part of Ph 5A - we have already done that phase. The pond that was completed with 5A is the completed pond. A ditch was extended to the west in order to convey stormwater from the phase 6 storm pipes to the pond.
- 4. Is there supposed to be a stub out T or turn around at the end of Arbormoor? A fire truck turnaround has been installed there.
- 5. Conflicting flow arrow next to pipe outlet to pond (see attached) Flow arrows have been updated.

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

Reviewed

The ADDRESS TABLE ON THE FINAL PLAT IS INCORRECT. Here are the lot addresses:

214 308 ARBORMOOR LN
215 310 ARBORMOOR LN
216 312 ARBORMOOR LN
217 314 ARBORMOOR LN
218 316 ARBORMOOR LN
219 318 ARBORMOOR LN
220 320 ARBORMOOR LN
221 322 ARBORMOOR LN
222 324 ARBORMOOR LN

223 325 ARBORMOOR LN
224 323 ARBORMOOR LN
225 321 ARBORMOOR LN
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227 317 ARBORMOOR LN
228 315 ARBORMOOR LN
229 313 ARBORMOOR LN
230 311 ARBORMOOR LN
231 309 ARBORMOOR LN
232 307 ARBORMOOR LN
233 305 ARBORMOOR LN
234 303 ARBORMOOR LN
235 301 ARBORMOOR LN
236 431 MOORLAND WAY
237 429 MOORLAND WAY
238 427 MOORLAND WAY
239 425 MOORLAND WAY
240 423 MOORLAND WAY
241 421 MOORLAND WAY
242 419 MOORLAND WAY
243 417 MOORLAND WAY
244 415 MOORLAND WAY

258 412 MOORLAND WAY
259 414 MOORLAND WAY
260 416 MOORLAND WAY
261 418 MOORLAND WAY
262 420 MOORLAND WAY
263 422 MOORLAND WAY
264 424 MOORLAND WAY

The plat has been updated with this list of addresses.

Currituck County Building and Fire Inspections (Ron Schaecher 252-232-6024)

Approved with Corrections

1. Hammerhead turnaround is acceptable.
2. Hydrant and reflectors are acceptable.

3. No Parking signs required at each end of roads and in the center. Currently signs are only at fire hydrants. Sign installation is in progress in accordance with the approved signage plan.

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

No comment

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

No comment

Currituck County Public Utilities - Water (Dave Spence 252-232-4152)

Under review

Stormwater Review (McAdams, Stormwater Consultant)

Under review and will be forwarded once received. Response is provided on the attachment.

US Army Corps of Engineers (Anthony Scarbraugh, 910-251-4619)

Reviewed

Mediacom (252-482-5583)

See attached letter.

US Post Office

Contact the local post office for mail delivery requirements.

TRC comments were not received from the following:

Albemarle Regional Health Services (Kevin Carver, 252-232-6603)

The following items are necessary for resubmittal:

- 3 - full size copies of revised plans.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised documents and plans.

3 - full size copies of revised plans, one 8.5"x11" copy of all revised plans, and one PDF digital copy of all revised documents and plans are included with this submittal.



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

Soil & Stormwater
Post Office Box 70
Currituck, North Carolina 27929
252-232-3360
FAX 252-232-3026

Pre-Development Stormwater System Checklist

Name of Development: Waterleigh Ph 5A Final Plat
Date of Inspections: 8/7/2023
Reviewers : Dylan Lloyd

1. Ditches, Swales and conveyance features are properly constructed and accurately reflect construction drawings
Yes - ditchways in open space north and south of Arbormoor need mowing and maintenance.
2. Ponds, Basins and collection features are properly sized and accurately reflect construction drawings
Yes
3. Pre and Post runoff calculations are correct and meet our standard for a 10 yr storm / 2 yr wooded site
Yes
4. Inlets, Outlets, Culverts and other engineered features are adequately protected, clear of sedimentation, provide positive grade and minimize impacts of erosive velocity
Yes
5. Tailwaters and/or receiving channels are adequate for receiving allowed runoff and are clear of excess debris
Yes

Pre-Development Stormwater System Checklist

Picture 1) Ditches in open space to the north and south need mowing.



Picture 2) Patches of Broad Leaf Cattail (*t. latifolia*) & Phragmites growing along north bank of Pond 3B. Will spread quickly and dominate if unchecked.





WATERLEIGH PHASE 6 BOND COMPUTATIONS

Updated 11-16-23

Phase 6 Amounts:

Sidewalk Bond: \$109,325.00 x 115% =	\$125,723.75
Pavement Markings: \$1,850 x 115% =	\$ 2,127.50
Street Lights (prepaid to Dominion):	\$ 0.00
Tree & shrub Installation: \$60,880 x 115% =	\$ 70,012.00
Signs: \$1,205.75 x 115% =	<u>\$ 1,386.61</u>
Phase 6 Total =	\$199,249.86

STORMWATER DEVELOPMENT REVIEW COMMENTS

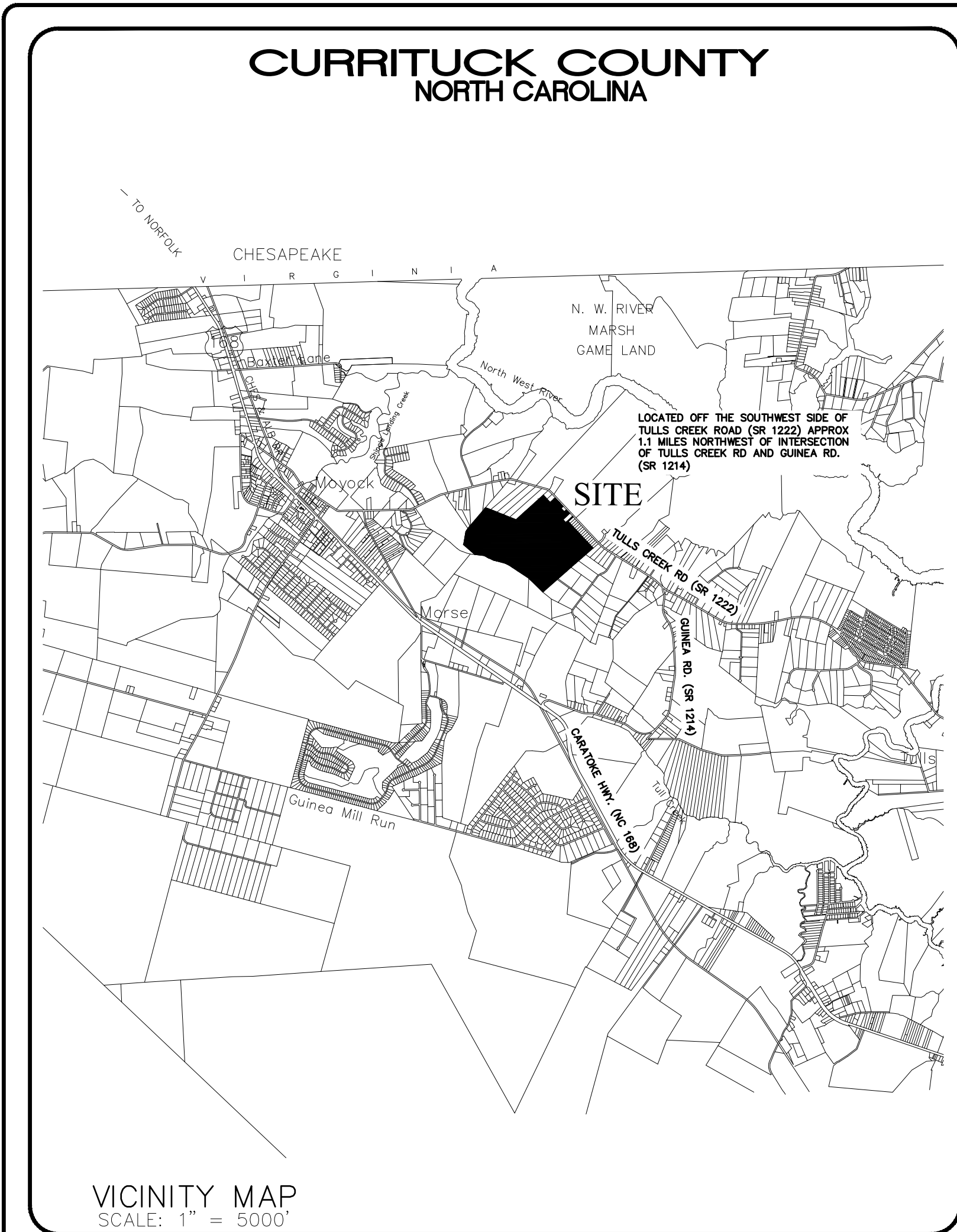
FINAL PLAT DRAWINGS

1. All sheets of the final plat are stamped preliminary plat which is incorrect. Sheets are typically stamped preliminary until any corrections have been made and finalized, at which time they can be certified.
2. No information for the stormwater management device aside from the riser is seen on the plans. Please provide some information on the constructed condition of this device as this phase depends on it.
There is an existing 36" perforated pipe running between the phase 6 lots and the southern boundary of the tract that was installed with phase 1 that was not shown on the as-built for phase 6. This pipe has been added, showing the connection of the new pipe running between lots 233 and 234 per the approved plans.
3. Advisory Comment: The highlighted inverts show that there is a slight adverse slope to the pipe. Please be sure that you as the engineer are aware of this. This is minor enough that we will not withhold approval based on this. Thank you; we did not receive a mark-up showing this item.

STORMWATER DEVELOPMENT REVIEW COMMENTS

FINAL PLAT DRAWINGS

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CONSTRUCTION RECORD DRAWINGS FOR WATERLEIGH PHASE 6

38 LOT CONSERVATION SUBDIVISION MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



Bissell Professional Group
3512 North Carolina Highway
P.O. Box 1088
Moyock, North Carolina 27949
(252) 261-3266
(252) 261-3268
FAX (252) 261-1790

Engineers, Planners, Surveyors
and Environmental Specialists

COVER

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- GENERAL NOTES:**
- PROJECT NAME: WATERLEIGH - PHASE 6
 - APPLICANT: ALLIED PROPERTIES, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
 - OWNER: ALLIED PROPERTIES, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
 - ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
 - F.I.R.M. DATA:
ZONE X, F.E.M.A. F.I.R.M. MAP PANEL 372180400 K, 3721804200 K, 3721803100 K, & 3721803200 K, CID 370078, 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.
 - CONSTRUCTION RECORD DATA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS PERFORMED THROUGH 10-24-2023 AND FIELD OBSERVATIONS PERFORMED BY BISSELL PROFESSIONAL GROUP AS WELL AS INFORMATION PROVIDED BY THE PROJECT'S CONSTRUCTION CONTRACTORS AND THE CURRITUCK COUNTY WATER DEPARTMENT. ANY SITE MODIFICATIONS MADE AFTER THE LAST FIELD SURVEY ARE NOT REPRESENTED ON THIS AS-BUILT.

Sheet Number	Sheet Title
1	COVER
2	OVERALL
3	ROADWAY & DRAINAGE
5	ROADWAY & DRAINAGE
4	ROADWAY & DRAINAGE
6	WATERMAIN & WATER SERVICE
7	WATERMAIN & WATER SERVICE
8	WATERMAIN & WATER SERVICE

AS-BUILT SURVEY
I HEREBY CERTIFY THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN INSTALLED ACCORDING TO THE PLANS PREPARED BY BISSELL PROFESSIONAL GROUP AND APPROVED BY CURRITUCK COUNTY, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 26TH DAY OF OCTOBER, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- STREET TREES
- SIDEWALKS
- PAVEMENT MARKINGS
- STREET LIGHTS
- BUFFER TREES

DocuSigned by:

REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...
L-1756
REGISTRATION NUMBER

11/16/23
DATE

LEGEND

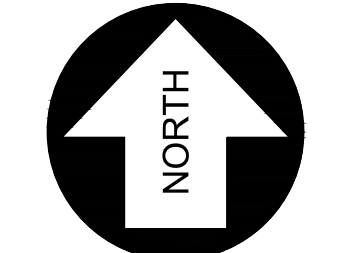
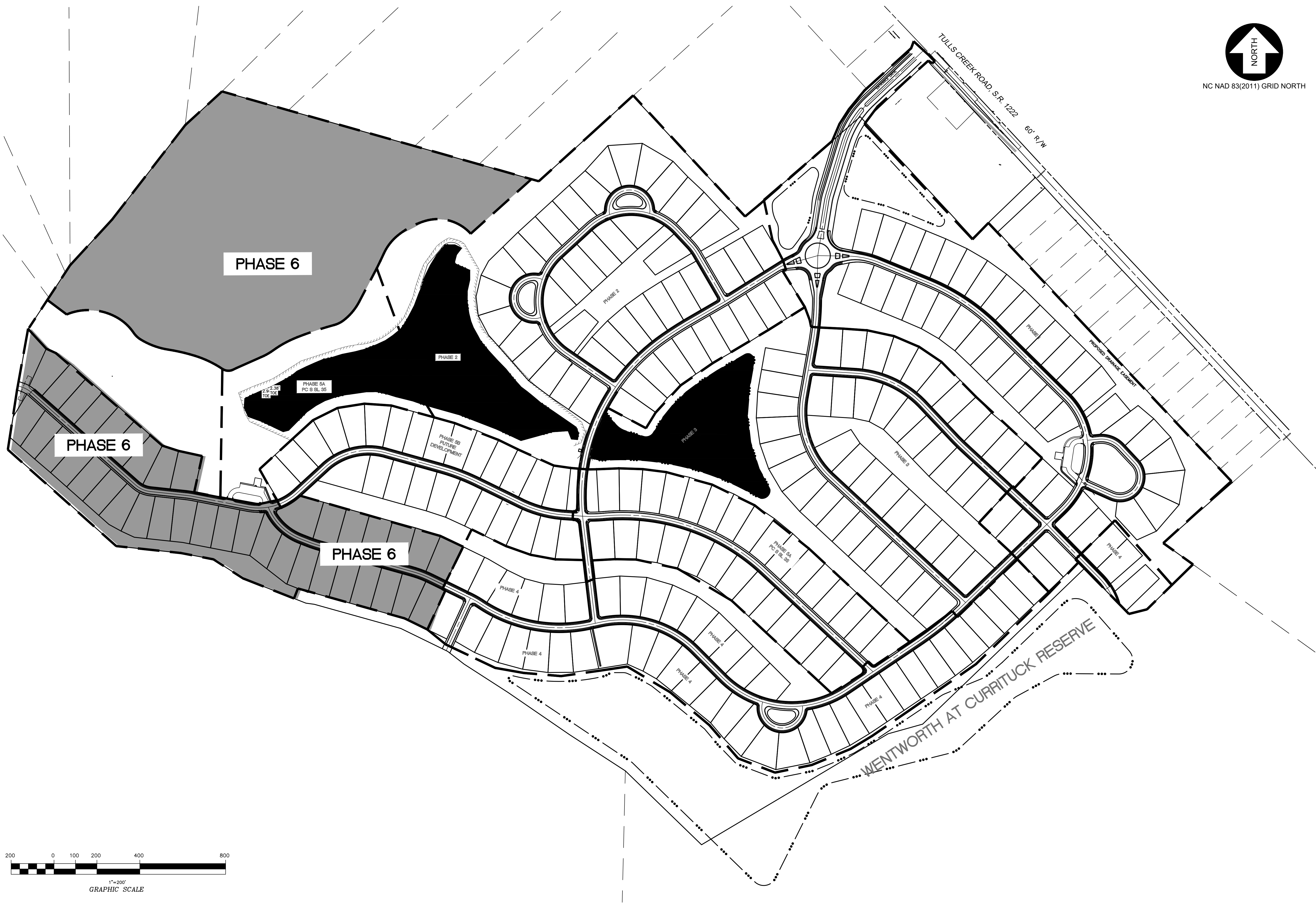
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	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
	8" RECORD WATER DISTRIBUTION MAIN
	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	DRAINAGE FLOW DIRECTION
	TELEPHONE PEDESTAL
	GAS MARKER POST
	FLOW LINE
	X 0.00 BPE BUILDING PAD ELEVATION
	X 0.00 SPOT ELEVATION

PROJECT: WATERLEIGH - PHASE 6
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK
CONSTRUCTION RECORD DRAWINGS

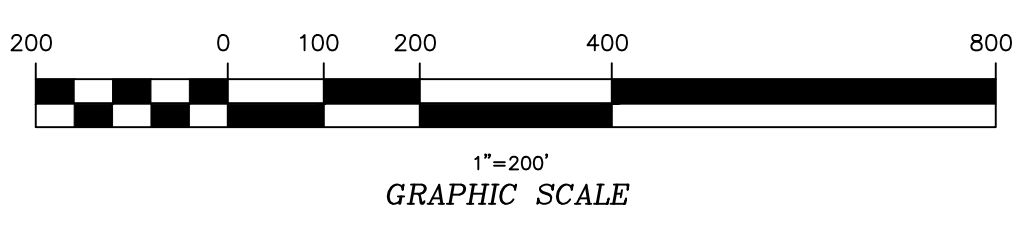
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DRAWN: AKM	APPROVED: BPG
SHEET: 1 OF 8	
CAD FILE: 457800PH6ASB	
PROJECT NO: 4578	

C:\projects\4578 - Waterleigh Phase 6\Drawings\AS-Built\Phase 6\457800PH6ASB.dwg 11/16/2023 11:10 AM 11/16/2023 11:10 AM HP: 1/16/2023 11:10 AM HP: 1/16/2023 11:10 AM



NC NAD 83(2011) GRID NORTH



BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

Bissell Professional Group
 3070 Lenoir # 200
 P.O. Box 1028
 Raleigh, NC 27609
 (919) 877-2000
 FAX (919) 877-1700

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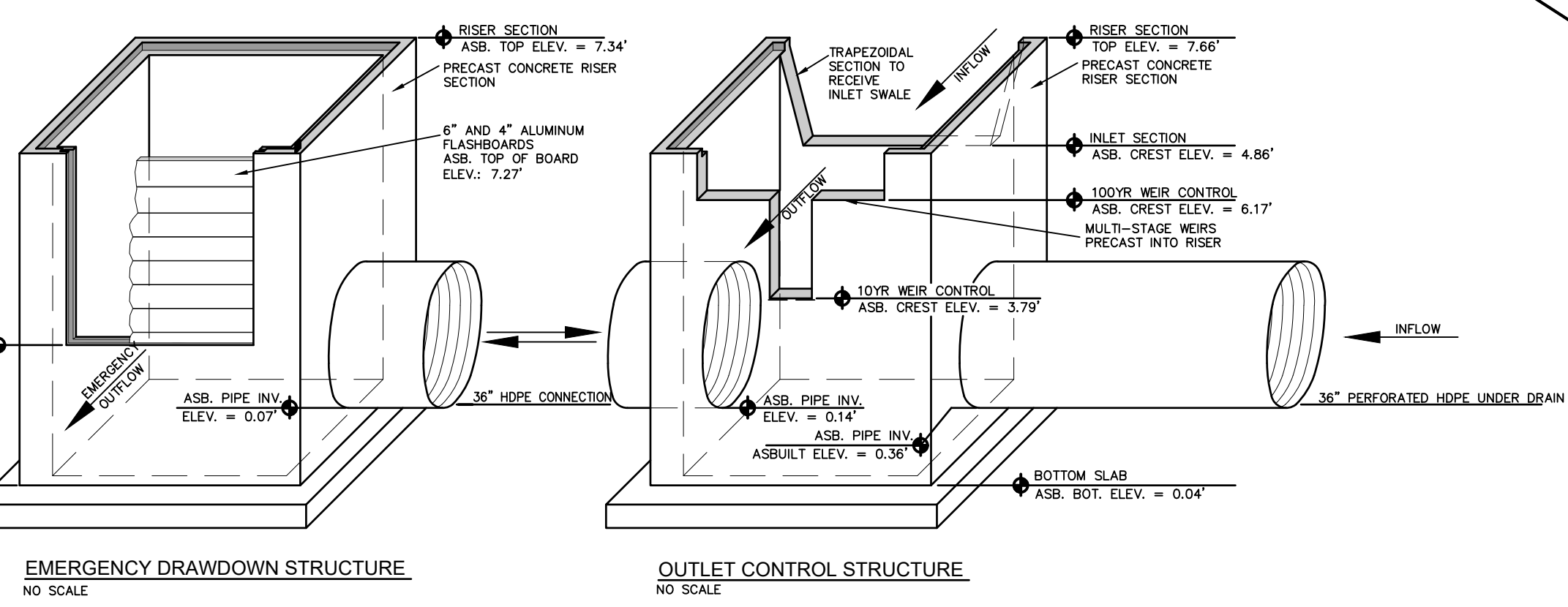
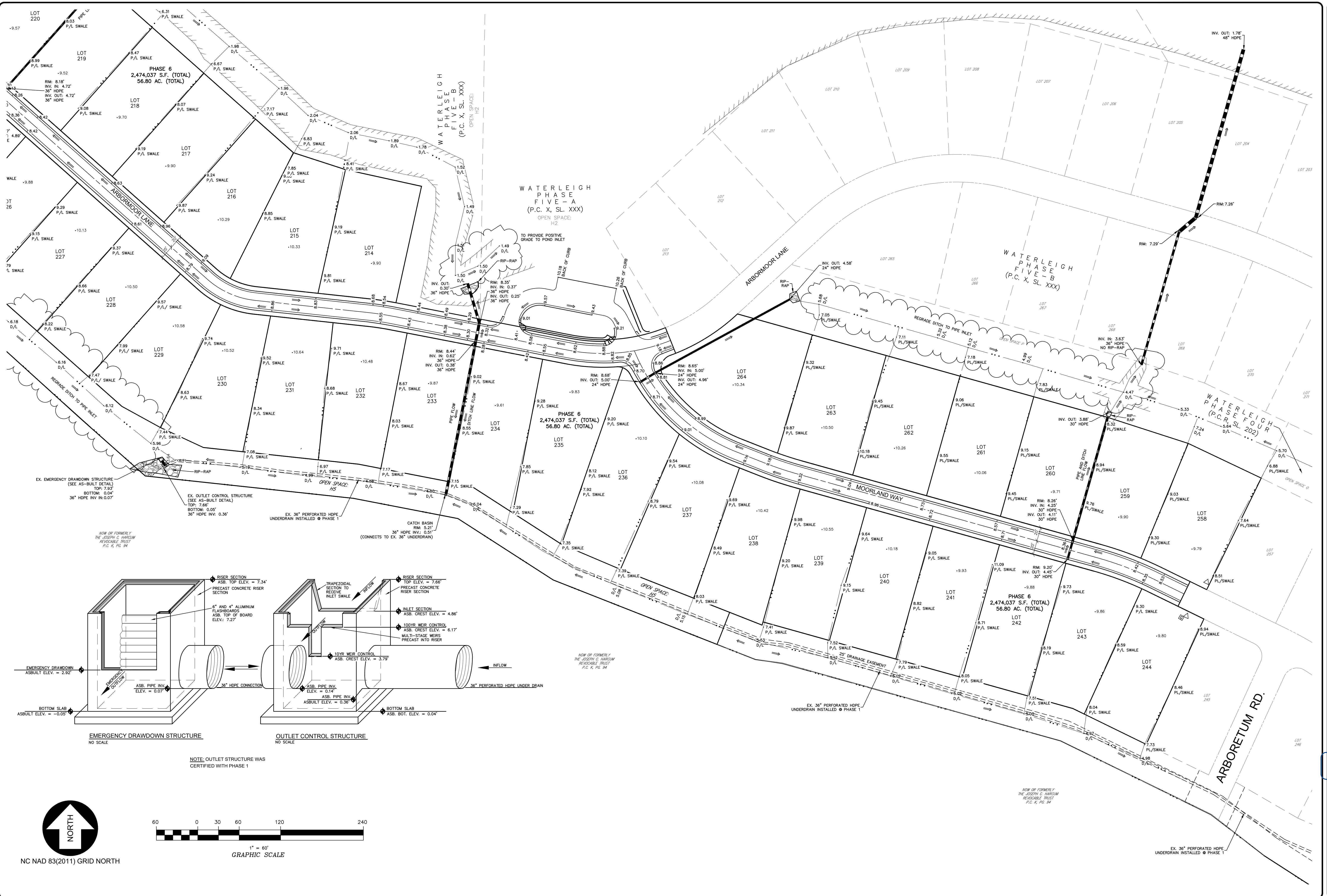
WATERLEIGH - PHASE 6
 CURRITUCK COUNTY
 MOYOCK, NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

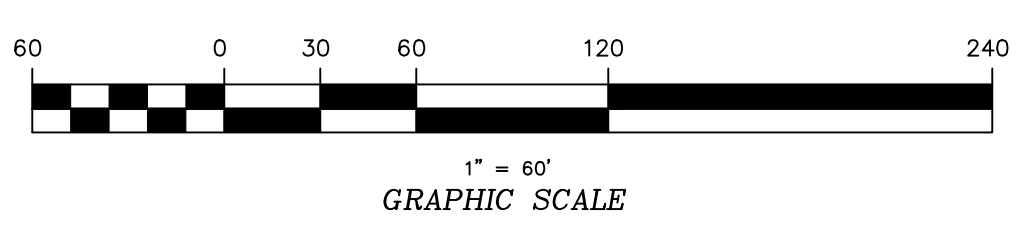
REVISIONS		NO.	DATE	DESCRIPTION	BY

Designed by: *[Signature]*
 CDA 34006 BP 428
 11/16/23

DATE: 10-26-23 SCALE: 1"=200'
 DESIGNED: MDB CHECKED: MDB
 DRAWN: AKM APPROVED: BPG
 SHEET: 2 OF 8
 CAD FILE: 457800PH6ASB
 PROJECT NO: 4578



NOTE: OUTLET STRUCTURE WAS CERTIFIED WITH PHASE 1



NC NAD 83(2011) GRID NORTH

BISSELL
 PROFESSIONAL GROUP
 P.L.L.C.
 1100 N. WILKINSON ROAD, SUITE 200
 WAKE FOREST, NC 27787
 P.O. BOX 1008 WAKE FOREST, NC 27787
 (919) 552-4200 FAX (919) 552-4201

ROADWAY CONSTRUCTION & DRAINAGE PLAN

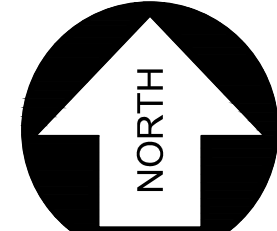
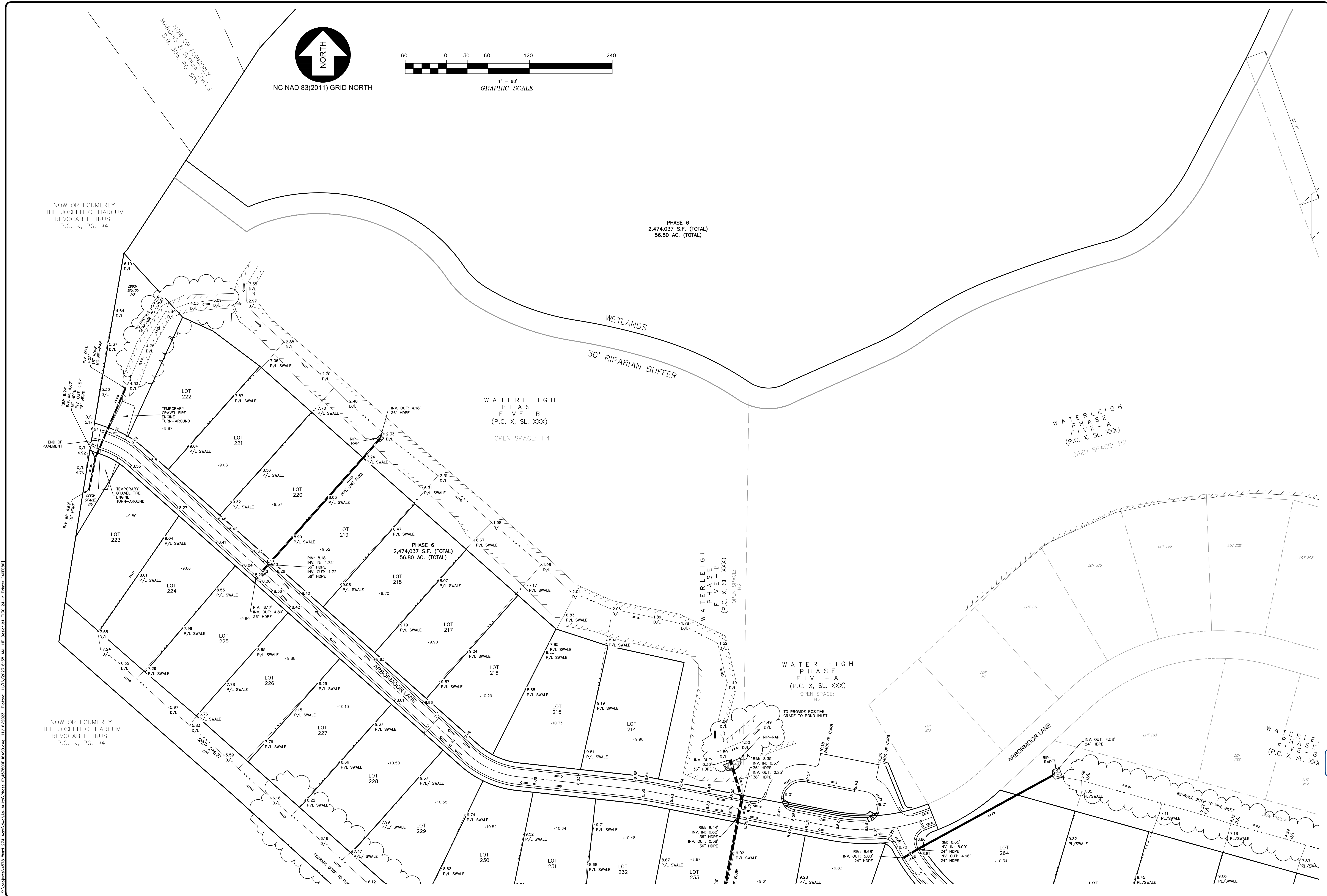
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WATERLEIGH - PHASE 6
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK

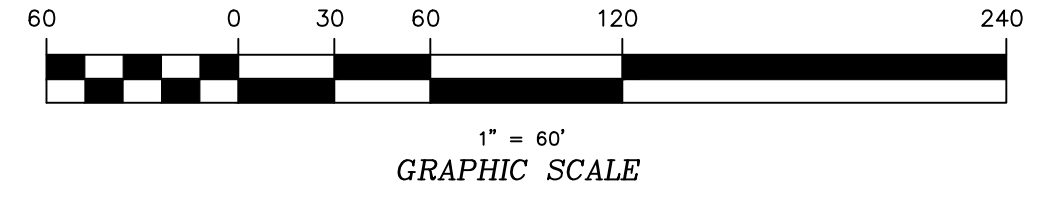
CONSTRUCTION RECORD DRAWINGS

REVISIONS	
NO.	DATE

DESIGNED BY: *[Signature]* 1/16/25
 CHECKED BY: MDB
 DRAWN BY: BPG
 DATE: 10-26-23
 SCALE: 1"=60'
 SHEET: 3 OF 8
 CAD FILE: 457800PH6ASB
 PROJECT NO.: 4578



NC NAD 83(2011) GRID NORTH



NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94

PHASE 6
2,474,037 S.F. (TOTAL)
56.80 AC. (TOTAL)

WETLANDS
30' RIPARIAN BUFFER

WATERLEIGH
PHASE
FIVE - B
(P.C. X, SL. XXX)
OPEN SPACE: H4

WATERLEIGH
PHASE
FIVE - A
(P.C. X, SL. XXX)
OPEN SPACE: H2

WATERLEIGH
PHASE
FIVE - A
(P.C. X, SL. XXX)
OPEN SPACE: H2

NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
5012 Homecroft Highway
P.O. Box 1068
Charlotte, North Carolina 27949
(704) 261-3266
(704) 261-3265
FAX (704) 261-1760

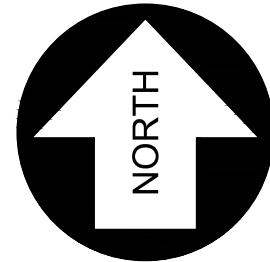
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PROJECT: WATERLEIGH - PHASE 6 NORTH CAROLINA
MOTTOCK CURRITUCK COUNTY
CONSTRUCTION RECORD DRAWINGS

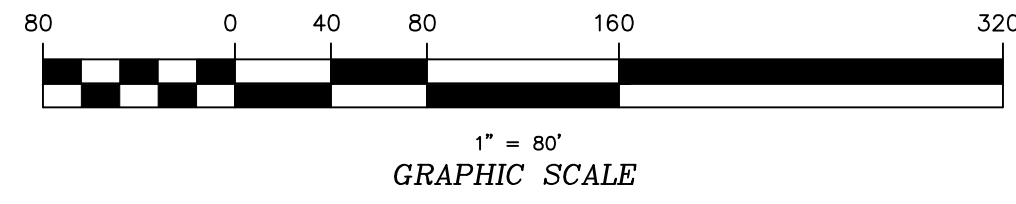
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DESIGNED BY: [Signature]
C6DAB/EC9/CBP/26
DATE: 10-26-23
SCALE: 1"=60'
DRAWN: AKM
CHECKED: MIDB
APPROVED: BPG
SHEET: 4 OF 8

CAD FILE: 457800PHGASB
PROJECT NO: 4578



NC NAD 83(2011) GRID NORTH



NOW OR FORMERLY
RANDY E. & MADONNA LANGLEY
D.B. 500, PG. 788

NOW OR FORMERLY
LANDMARK CUSTOM HOMES
AND DESIGN, INC.
LOT 5 WARD ACRES
P.C. D. SL. 324

NOW OR FORMERLY
LANDMARK CUSTOM HOMES
AND DESIGN, INC.
P.C. N. SL. 58

NOW OR FORMERLY
MAINSTAY CONSTRUCTION INC.
2 WARD ACRES
P.C. D. SL. 234

NOW OR FORMERLY
JUL YETTE WILSON ROBINSON
D.B. 167, PG. 191

NOW OR FORMERLY
YOLANDA & ROBIN SAUNDERS
D.B. 1010, PG. 800

NOW OR FORMERLY
MARJOU & GIOVA SYELS
D.B. 308, PG. 608

PHASE 6
2,474,037 S.F. (TOTAL)
56.80 AC. (TOTAL)

WETLANDS
30' RIPARIAN BUFFER

WATERLEIGH
PHASE FIVE - B
(P.C. X, SL. XXX)
OPEN SPACE: H4

WATERLEIGH
PHASE FIVE - A
(P.C. X, SL. XXX)
OPEN SPACE: H2

WATERLEIGH
PHASE TWO
(P.C. R, SL. 243)
OPEN SPACE: H

NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94

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BISSELL
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and Environmental Specialists

Bissell Professional Group
300
License # 6-95
P.O. Box 1088
1000
Carolina 27949
(252) 261-2668
FAX (252) 261-1760

ROADWAY CONSTRUCTION &
DRAINAGE PLAN

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PROJECT: WATERLEIGH - PHASE 6 NORTH CAROLINA
CURRITUCK COUNTY MOYOCK

CONSTRUCTION RECORD DRAWINGS

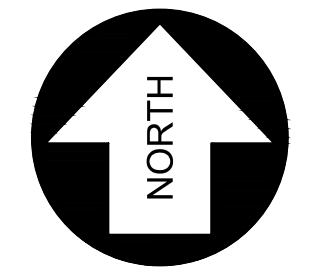
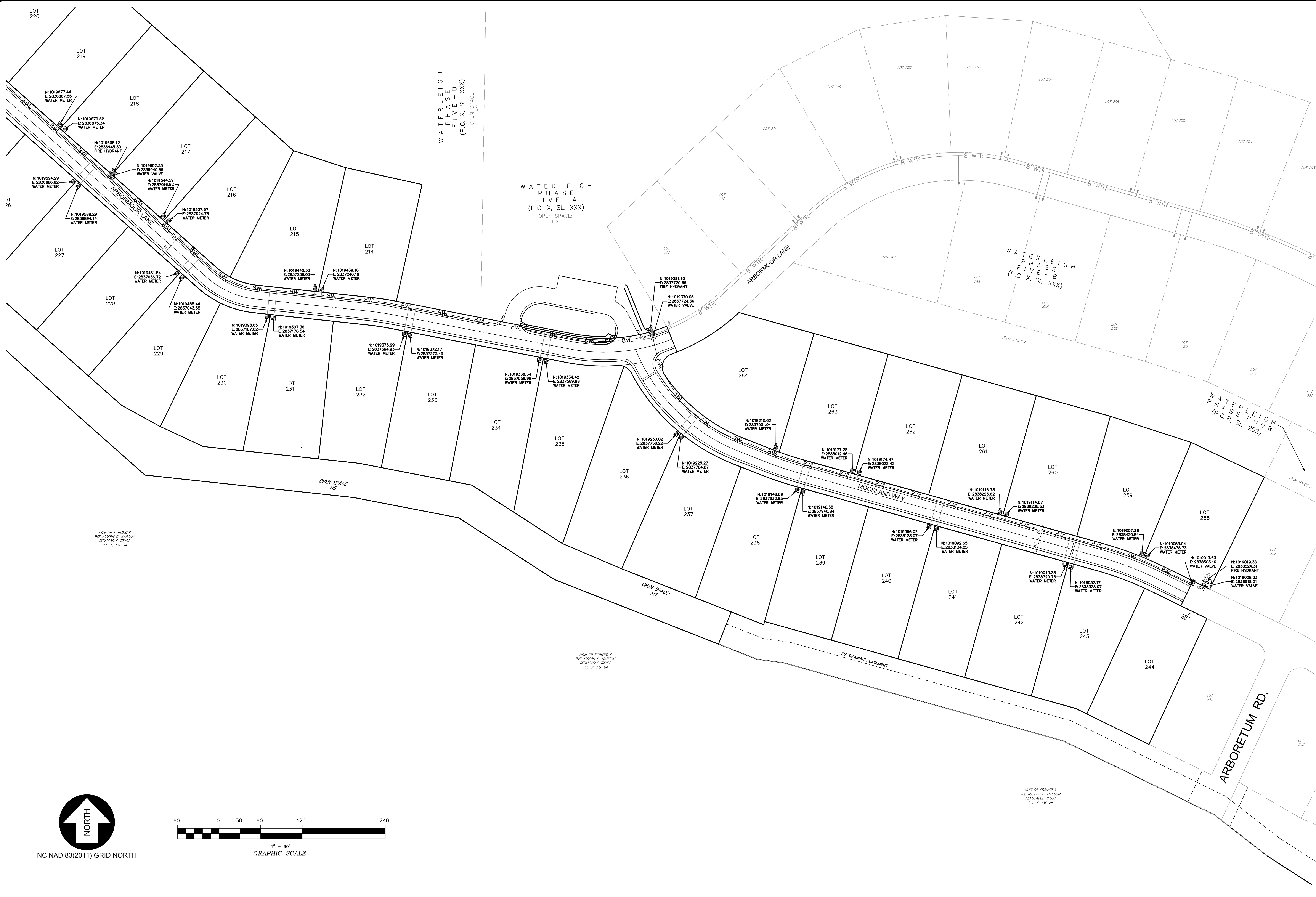
REVISIONS		BY
NO.	DATE	DESCRIPTION

DocuSigned by
Mohamed El
62DA34ECC0B428

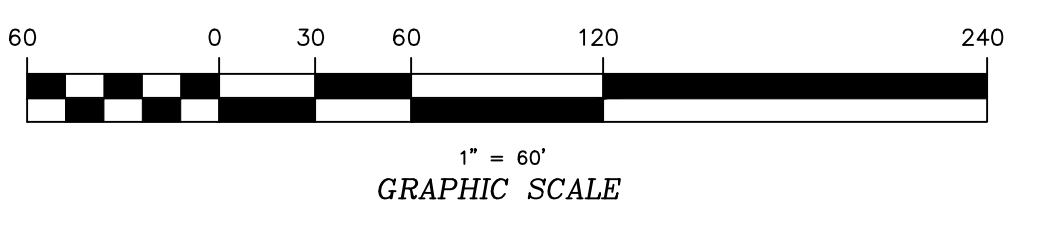
DATE: 10-26-23
DESIGNED: AKM
CHECKED: MDB
DRAWN: AKM
APPROVED: BPG

SHEET: 5 OF 8

CAD FILE: 457800PH6ASB
PROJECT NO: 4578



NC NAD 83(2011) GRID NORTH



0 30 60 120 240
1" = 60'
GRAPHIC SCALE
NOW OR FORMERLY THE JOSEPH C. HANCOCK REVOCABLE TRUST P.C. K, PG. 94
NOW OR FORMERLY THE JOSEPH C. HANCOCK REVOCABLE TRUST P.C. K, PG. 94
NOW OR FORMERLY THE JOSEPH C. HANCOCK REVOCABLE TRUST P.C. K, PG. 94
NOW OR FORMERLY THE JOSEPH C. HANCOCK REVOCABLE TRUST P.C. K, PG. 94



Bissell Professional Group
3512 North Carolina Highway
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Fax: (704) 581-1700

WATERMAIN EXTENSION & WATER SERVICE PLAN

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WATERLEIGH - PHASE 6

CURRITUCK COUNTY NORTH CAROLINA

MOYOCK

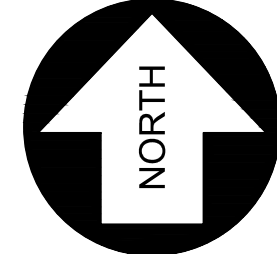
CONSTRUCTION RECORD DRAWINGS

NO.	DATE	DESCRIPTION

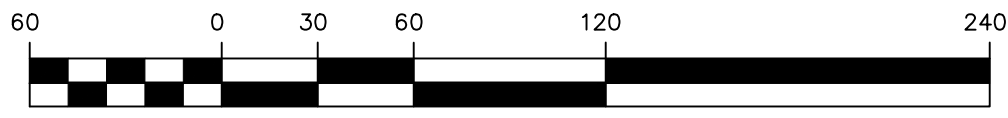
DESIGNED BY: [Signature] 10-26-23 1"=60'
CHECKED BY: MDR
DRAWN BY: AKM
APPROVED BY: BPG

SHEET: **6** OF **8**

CAD FILE: 457800PH6ASB
PROJECT NO: 4578



NC NAD 83(2011) GRID NORTH



1" = 60'
GRAPHIC SCALE

NOW OR FORMERLY
MARDUIS & GLOVA ESTATES
D.B. 508, P.G. 638

NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94

PHASE 6
2,474,037 S.F. (TOTAL)
56.80 AC. (TOTAL)

WATERLEIGH
PHASE
FIVE - B
(P.C. X, SL. XXX)
OPEN SPACE: H4

WATERLEIGH
PHASE
FIVE - A
(P.C. X, SL. XXX)
OPEN SPACE: H2

WATERLEIGH
PHASE
FIVE - B
(P.C. X, SL. XXX)
OPEN SPACE: H2

WATERLEIGH
PHASE
FIVE - A
(P.C. X, SL. XXX)
OPEN SPACE: H2

WATERLEIGH
PHASE
FIVE - B
(P.C. X, SL. XXX)

NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94

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and Environmental Specialists

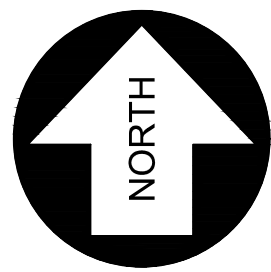
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PROJECT: **WATERLEIGH - PHASE 6** NORTH CAROLINA
MOYOCK CURRITUCK COUNTY

NO.	DATE	DESCRIPTION

Designed by: *M. J. ...*
Checked by: *M. J. ...*
Date: 10-26-23

DATE:	10-26-23	SCALE:	1"=60'
DESIGNED:	MDB	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	7	OF	8
CAD FILE:	457800PH6ASB	PROJECT NO.:	4578



NC NAD 83(2011) GRID NORTH



1" = 80'
GRAPHIC SCALE

NOW OR FORMERLY
RANDY E. & MADONNA LANGLEY
D.B. 1300, PG. 788

NOW OR FORMERLY
LANDMARK CUSTOM HOMES
AND DESIGN, INC.
LOT 3 WARD ACRES
P.C. D. SL. 324

NOW OR FORMERLY
LANDMARK CUSTOM HOMES
AND DESIGN, INC.
P.C. N. SL. 58

NOW OR FORMERLY
MAINSTAY CONSTRUCTION, INC.
2 WARD ACRES
P.C. D. SL. 234

NOW OR FORMERLY
JUL YETTE WILSON ROBINSON
D.B. 1167, PG. 197

NOW OR FORMERLY
YOLANDA & ROBIN SAUNDERS
D.B. 1010, PG. 800

NOW OR FORMERLY
MADONNA & GLOVA SYELS
D.B. 308, PG. 608

PHASE 6
2,474,037 S.F. (TOTAL)
56.80 AC. (TOTAL)

NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K. PG. 94

LOT 223
N: 1019802.84
E: 2836532.18
WATER METER

LOT 222
N: 1019938.49
E: 2836552.30
FIRE HYDRANT

LOT 221
N: 1019877.04
E: 2836842.51
WATER METER

LOT 220
N: 1019810.81
E: 2836777.59
WATER METER

LOT 224
N: 1019803.87
E: 2836725.49
WATER METER

WATERLEIGH
PHASE FIVE - B
(P.C. X, SL. XXX)
OPEN SPACE: H4

WATERLEIGH
PHASE FIVE - A
(P.C. X, SL. XXX)
OPEN SPACE: H2

WATERLEIGH
PHASE TWO
(P.C. R, SL. 243)
OPEN SPACE: H1

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BISSELL
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**WATERMAIN EXTENSION &
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WATERLEIGH - PHASE 6
MOYOCK CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS		BY	DATE	DESCRIPTION

DESIGNED BY: *M. H. HARRIS*
DRAWN: AKM
CHECKED: MDB
APPROVED: BPG
DATE: 10-26-23
SCALE: 1"=80'
SHEET: 8 OF 8
CAD FILE: 457800PH6ASB
PROJECT NO: 4578

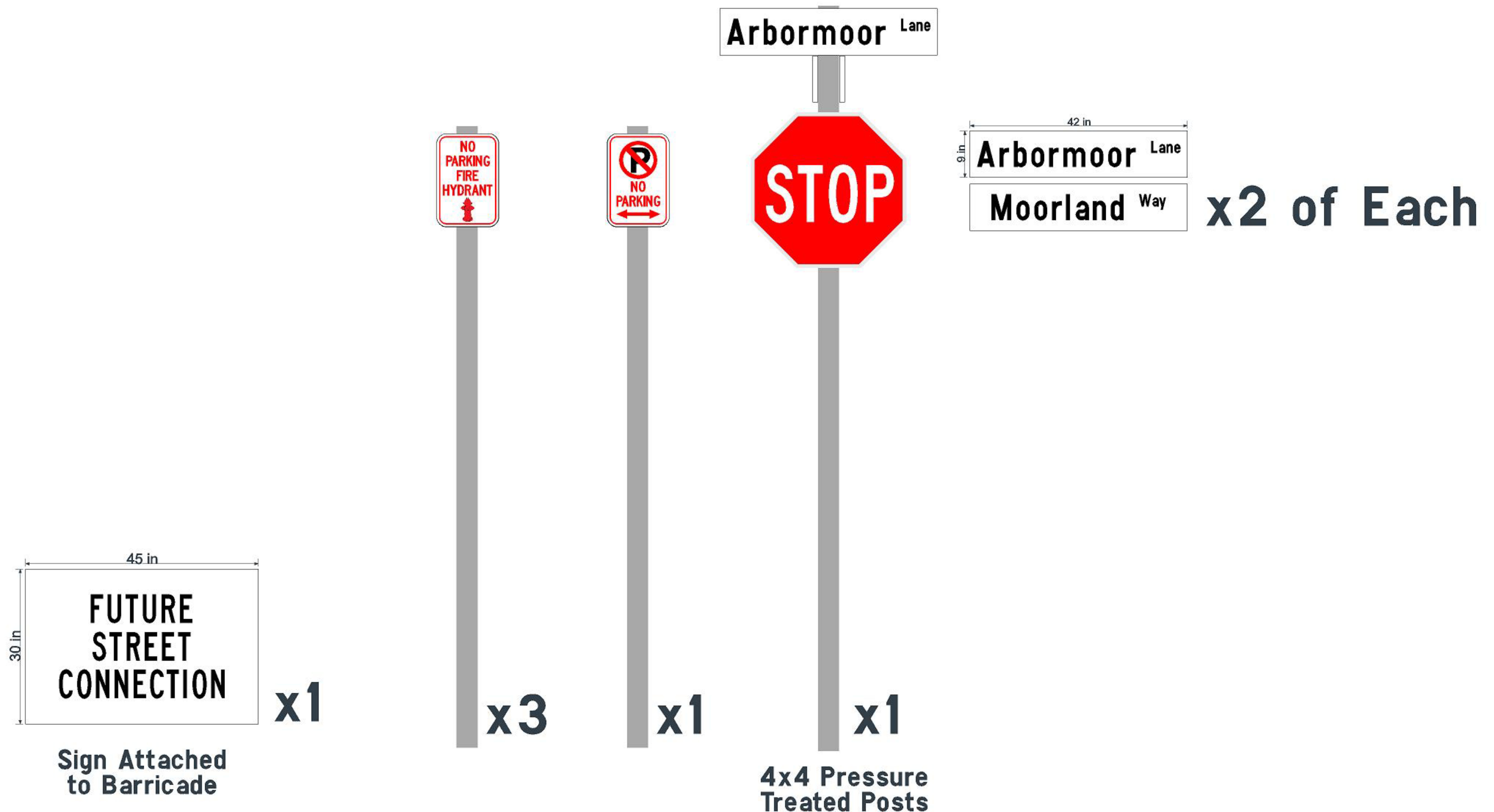
Waterleigh – Phase 6

ENGINEER'S ESTIMATE OF INCOMPLETE PUBLIC INFRASTRUCTURE

11-16-23

Roadway Connection to west

8" waterline extension to property line: 10 l.f. @ \$25/ft =		\$ 250.00
Exc. & place compacted fill: 43 C.Y. @ \$10.00 =		\$ 430.00
40' of 18" culvert	=	\$1,600.00
Fine Grading	=	\$ 200.00
20' curb & gutter @ \$18/l.f. =		\$ 360.00
7.7 tons ABC @ \$30/ton	=	\$ 231.00
2.7 tons asphalt @ \$110/ton	=	<u>\$ 297.00</u>
		\$3,368.00



PLEASE NOTE: Colors represented here are for general reference only, as they may appear different from screen to screen. If you require specific color matches for your final product, you must provide the color codes to us. They will then be converted to the closest matching material colors possible.

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wade@idfpensign.com
1028 Executive Blvd.
Chesapeake, VA 23320



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