



## Currituck County

Development Services Department  
153 Courthouse Road, Suite 110  
Currituck, North Carolina 27929  
252-232-3055  
FAX 252-232-3026

### MEMORANDUM

**TO:** Mark Bissell, Bissell Professional Group  
**FROM:** Planning Staff  
**DATE:** May 11, 2023  
**SUBJECT:** Windswept Pines, Phase 3 Preliminary Plat/Special Use TRC Comments

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The following comments were received for the May 10, 2023, TRC meeting. Please provide the requested document updates and responses on or before noon on May 25, 2023, for further review by the TRC. TRC comments are valid for six months from the date of the TRC meeting.

#### **Planning, (Donna Voliva, 252-232-6032)**

Reviewed

1. A finding must be made by the BOC that adequate public facilities are available to serve this proposed development. **Appropriate evidence will be provided at the hearing.**
2. The proposed development is in the Moyock Elementary School district. Moyock Elementary is currently over capacity. The BOC may attach additional conditions of approval, including timing limits on residential building lots available for occupancy to assure adequate public facilities remain sufficient to serve the development. **This is acknowledged and understood.**
3. Provide all pages of the US Army Corps of Engineers Notice of Jurisdictional Determination. The submittal includes every other page. **The complete ACOE approval package is included with this submittal.**
4. Provide an update on Zoning Condition 7.  
7. Drainage improvements identified by the applicant. (See Attachment C below). **It appears that Zoning Condition 7 refers to the same drainage improvement as Zoning Condition 4, which is addressed below.**
5. Provide an update to Zoning Condition 4.  
4. The applicant will work with Soil and Water Conservation Department to explore improving the drainage outlet to the east of the development. **Soil and Water Conservation has had several discussions with property owners to the east and north of the property in an effort to secure the right to improve a drainage outfall across private property. The outfall would primarily provide relief to many of the property owners whose lots back up to Windswept Pines from Baxter Lane. The applicant remains willing to install a drainage outlet in either direction, but the property owners have not yet provided the necessary right of entry to make these improvements.**
6. Zoning Condition 3 indicates the subdivision stormwater will be modeled and managed by the 100-year storm event. The Stormwater narrative and basis for design methodology indicates the subdivision will implement stormwater practices to reduce the post-development peak discharge from the 24-hour storm event with a 10-year recurrence. Provide an updated summary that indicates the proposed development will meet Zoning Condition 3. **The stormwater narrative has been updated to match the language of this zoning condition.**
7. The minimum front setback specified on sheet 1 of 7 is 25'. Since the minimum required front setback for the MXR district is 20 feet will the increased setback become a restrictive covenant condition and enforced by the association and architectural review committee? **Yes, the greater setback will become a restrictive covenant and will be enforced by the association.**

8. Community meeting minutes indicate Justin Old attended the meeting. The meeting comments and sign in sheet indicate he was not present. Several property owners in Windswept Pines, Phases 1 and 2 were concerned about the current condition of the existing drainage system (tall grass). A site visit will occur in the next few days. **The meeting minutes have been corrected to indicate that Justin Old was not present, but Dylan Lloyd was present at that meeting.**
9. The development table provides the information for Phase 3, please add development information for the existing phases 1 and 2 (total site acreage, total number of lots, total lot area, total open space). **The development table on sheet 1 has been updated to include data for the entire development.**
10. Please include the following items on the preliminary plat:
  - a. Sidewalk crosswalks **Crosswalks have been added at the phase 3 roadway intersection.**
  - b. It was mentioned during the pre-application meeting that street maintenance of the streets in Windswept Pines was accepted by NCDOT; please include state route numbers on the existing subdivision streets. **The new SR numbers for the existing roadways have been added to the plan sheets.**
11. A payment in lieu of recreation and park area dedication will be required at final plat. **This condition is acknowledged. A calculation is provided on the cover sheet.**
12. Does the site contain drainage conveyance systems that are not part of a state permitted system? **The proposed drainage ditch at the east end of the site that is intended to provide relief to the Baxter Lane lots will probably not be part of the state system; an easement is being proposed and is shown on the plan.**
13. Provide the farmland buffer along the eastern property line. **The land to the east is still wooded; the existing conditions plan has been updated to show the tree line.**
14. Will the existing CBU be used for the proposed 14 lots? **A new CBU will be needed and has been added to the phase 3 plan.**

Attachment C



**Currituck County Building and Fire Inspections (Bill Newns, 252-232-6023)**

Approved

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

Reviewed

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

Reviewed

**Currituck Soil and Stormwater (Dylan Lloyd, 252-232-3360)**

Reviewed

1. Approval is still contingent on drainage improvements to perimeter ditches of site - specifically along southside of phase 2 and phase 3 and a potential outfall to the northeast of or east of the property. If secondary outfall cannot be accommodated, measures shall be taken to improve perimeter ditches and swales such that they direct excess runoff into pond expansions shown in phase 3. A new perimeter ditch outfall that will connect to existing perimeter ditches and swales is shown on the plan, and shows the location of a proposed connection to an offsite outfall. It will not be possible to direct runoff from this ditch system into the ponds on-site without overloading them.

**Stormwater Review, (McAdams, Stormwater Consultant)**

Reviewed

1. See attached

**Currituck County Public Utilities, Water Backflow (Chas Sawyer 252-202-1692)**

No comment

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

Reviewed

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

Reviewed

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

No comment

**Mediacom (252-482-5583)**

See attached letter.

**US Post Office**

Contact the local post office for mail delivery requirements. The updated CBU plan has been sent to the post office.

Comments were not received from:

**Currituck County Public Utilities (Eric Weatherly, 252-232-6035)**

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

**NCDOT (Caitlin Spear, 252-331-4737)**

**NC Division of Coastal Management (Ron Renaldi, 252-264-3901)**

**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.

We are providing 3 full size copies of revised plans, 1- 8.5"x11" copy of all revised plans, and 1- PDF digital copy of all revised documents and plans with this resubmittal.

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](mailto: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 21<sup>st</sup> 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.

<b>Bertie County</b>	<b>Martin County</b>	<b>Chowan County</b>	<b>Perquimans County</b>
Colerain	Jamesville	Arrowhead / Chowan Beach	Hertford
Kelford	<b>Northampton County</b>	Edenton	Winfall
Lewiston	Conway	<b>Currituck County</b>	<b>Tyrrell County</b>
Powellsville	Galatia	Barco	Columbia
Roxobel	Jackson	Currituck	<b>Washington County</b>
Windsor	Rich Square	Grandy	Creswell
<b>Camden County</b>	Seaboard	Moyock	Plymouth
Camden	Severn	Point Harbor	Roper
Shiloh	Woodland	Poplar Branch	
South Mills		Tulls Bay	

**About Mediacom Communications**

Mediacom Communications Corporation is the 5<sup>th</sup> 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](http://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**  
**Preliminary Stormwater Management Plan Report**  
**Narrative and Basis of Design**

***Project:***

***Windswept Pines Subdivision – Phase 3***  
Moyock Township, Currituck County, North Carolina

***Prepared By:***

***Bissell Professional Group***  
P.O. Box 1068  
3512 N. Croatan Highway  
Kitty Hawk, North Carolina 27949

Updated May 25, 2023

**PRELIMINARY  
For Review Purposes Only**

## **STORMWATER MANAGEMENT NARRATIVE:**

### **PROPOSED DEVELOPMENTAL ACTIVITIES**

The intent of the stormwater management design, to the maximum extent possible, is to employ best management practices through the use of vegetative conveyances, vegetative buffers and wet-detention BMP's to serve the proposed development. As a whole, the development will consist of (72) residential single family home lots located on a nearly 63 acre tract of land. The Windswept Pines subdivision is located off of Baxter's Lane, just east of NC 168 in Moyock Township, Currituck County, North Carolina.

The subdivision is being developed in multiple phases. Phases 1 & 2 have been constructed and include a total of (58) lots. The following outlines developmental activities associated with a proposed Phase 3:

- a) (14) additional single family residential home parcels with a minimum lot size of 20,000 square feet
- b) 1,620 l.f. +/- of 27' wide asphalt subdivision road with curb & gutter, sidewalks on both sides of the street and 1 cul-de-sac
- c) Utility Improvements
- d) Drainage and Stormwater BMP Improvements

### **SITE SOILS**

Protocol Sampling Services, Inc. of Raleigh, NC conducted an on-site evaluation to determine the presence of restrictive horizons, seasonal high water table (SHWT) conditions and subsurface permeabilities of the existing soils located in the vicinity of the project's proposed stormwater BMPs. Five soil borings were advanced to 60 inches below the land surface in the areas of the proposed BMPs as illustrated on the Boring map provided with the soils report. According to the report, the soil was found to have an apparent depth to SHWT of 16" below existing ground all borings. Existing ground elevations near the borings were then used to determine an average apparent SHWT elevation of 7.0' msl. For purposes of providing adequate on-site stormwater management, a permanent pool elevation of 6.5' is being established with the proposed wet retention ponds.

The following is a description summary of the soils typically found across the project site:

Ro: Roanoke Fine Sandy Loam: Nearly level, poorly drained soil on broad flats and in slightly depressed waterways. Permeability is slow with a seasonal high water table at or near the surface. Permeability in the first 45" of soil is described as being 0.06 in/hr – 2.0 in/hr.

*Information referenced from United States Department of Agriculture, Soil Conservation Service, Soil Survey of Currituck County, North Carolina*

### **EXISTING SITE CONDITIONS, TOPOGRAPHY AND DRAINAGE FEATURES**

The site's existing topography is generally flat, with slopes ranging between 0-1%. Elevations across the tract range from just below 7.0 ft msl in eastern portions to nearly 9.5 ft msl in western portions. The development area is bounded by the Chesapeake and Albemarle Railroad to the West, private residences and woodlands to the North, residual woodlands of same ownership to the East and Baxter Lane and private residences to the South. Existing use of the land is primarily agricultural. An existing man made pond is also situated in the southeastern corner of the site and was constructed in conjunction with the adjoining residential lot development that fronts on Baxter Lane. A portion of this adjoining residential property was recombined to become part of the Windswept Pines tract. Surrounding development is primarily residential single family homes with some commercial along Baxter Ln and Hwy 168 and woodlands and agricultural fields to the north and east. Infrastructure improvements related to Phases 1 & 2 of the development have been constructed.

A system of typical farm ditches cross and surround most of the site, some in close parallel proximity to each other along the southern boundary. Runoff primarily drains south through several existing off-site ditch & culvert conveyances that connect to a ditch running along the south side of Baxter Lane. This Baxter Lane ditch drains east and connects to an unnamed tributary to Moyock Run, also known as Shingle Landing Creek, that empties east to the Northwest River. Runoff from northeastern portions of the property drains east through existing ditches in the northeast corner that ultimately drain north through adjoining agricultural field ditches that are believed to continue into Virginia. In addition to on-site runoff, a significant amount of upstream off-site flow is routed through the property. Approximately 200 acres of agricultural fields and residential development located west of HWY 168 drain east under HWY 168, under the railroad and flow in to the northwest corner of the property. Flow entering the northwest corner primarily turns south and flows through a diversion ditch along the western boundary of Phase 1 before crossing under Baxter Ln. and connecting to the ditch noted above.

## METHODOLOGY OF MANAGING STORMWATER RUNOFF

In addition to NCDEQ's low-density permitting requirements, the development's stormwater management system shall be designed in accordance with the standards prescribed for Major Subdivisions as outlined in Chapter 7.3 of the Currituck County UDO and Chapter 2.4 of the Currituck County Stormwater Manual.

Among other provisions, the following primary standards shall be met:

- I. Major subdivisions shall implement adequate stormwater practices to reduce the post-development peak discharge from the 24-hour storm event with a 10-year recurrence interval down to the pre-development discharge rate from the 24-hour storm event with a 2-year recurrence interval based on pre-development conditions from a wooded site, regardless of actual pre-development site conditions.
- II. Major subdivisions shall provide Minimum Building Pad Elevations required to prevent flooding from the 24-hour storm event with a 10-year recurrence interval.
- III. Minimum Finished Floor Elevations for all principal structures shall be above the 100-year Regulatory Flood Protection Elevation, or 18 inches above the 24-hour storm event with a 10-year recurrence interval, or at least 6 inches above septic system fill, whichever is higher.

Additional project conditions prescribed through the County's Conditional Rezoning and Preliminary Plat/Use Permit approval processes include the following:

- IV. Use: Subdivision
- V. All lots to be greater than or equal to 20,000 square-feet.
- VI. The project engineer will model stormwater to 100-year storm event and stormwater will be managed from that 100-year storm.
- VII. The applicant will work with Soil and Water Conservation Department to explore improving the drainage outlet to the east of the development.
- VIII. All residential development will be single-family and will conform to sample building elevations provided.
- IX. Drainage improvements identified by the applicant (Attachment C).

## STORMWATER RUNOFF COLLECTION AND MANAGEMENT

### **Existing Drainage Pattern:**

**Exhibit A** shows existing drainage patterns within and adjacent to the subdivision, including the developed areas of Phases 1 & 2 and the undeveloped area of Phase 3. This exhibit also illustrates the subdivision's existing stormwater manage network, including the provision of (4) stormwater management ponds and associated outlet control structures. Off-site Drainage Outlets are also labeled "A", "B" & "C" as shown.

The majority of stormwater that flows from the west under NC 168 and the Chesapeake and Albemarle

Railroad is conveyed along the western boundary with the railroad and crosses under Baxter's Lane before turning east to the Baxter's Lane outfall, labeled Outlet "A".

Runoff from Phase 1 of the development is primarily managed by BMPs #1, #2, and #3 and is discharged through outlet control structures that ultimately flow to Outlet "A" along Baxter's Lane. Runoff from Phase 2 of the development is primarily managed by BMPs #4A and #4B and is discharged through outlet control structures that ultimately flow to Outlets "B" and "C."

#### **Proposed Drainage Plan:**

**Exhibit B** shows the drainage patterns proposed with the addition of Phase 3. As illustrated, runoff from all proposed lots and roadways in Phase 3 will be collected and conveyed to proposed expansions of the existing BMPs #4A and #4B. The existing outlet control structures provided in both BMP's will continue to provide a controlled release to Outlets "B" and "C." No modifications to drainage measures with Phases 1 and 2 are proposed. For internal drainage, in general, runoff from the residential lots will primarily sheet flow overland into vegetative property line swales. Runoff from the roadways will be collected in curb & gutter and outlet periodically to vegetative swales that will convey runoff to the wet-detention BMP's as illustrated on the preliminary drawings and as described above. Drawdown from the BMP's will continue to be handled via typical drawdown devices and overflow be will be managed through typical spillways. Swales will act as broad, shallow, vegetative filters, constructed with side slopes of 3:1 or greater and vegetated with grass. Longitudinal slopes are being kept relatively flat, to provide for low velocity flows, thereby aiding infiltration and sediment removal in accordance with passive best management practices. If necessary to properly manage runoff from phase 3, new ponds may be constructed rather than expanding the existing ponds.

### **STORMWATER MANAGEMENT OVERVIEW**

The following information is in conformance with the Currituck County Unified Development Ordinance:

- 1) Proposed impervious coverage of less than 30% for each residential lot.
- 2) Provision of vegetative conveyance swales to collect and transport stormwater runoff from all impervious surfaces to the existing and proposed BMPs.
- 3) Provision of wet-detention BMP's with drawdown devices and overflow spillways that outlet to adjoining outlet ditches. The BMP's are designed with storage depths to manage the design storm. It is noted that the ponds are for detention only, per county rules, and not for water quality treatment.
- 4) Provision of vegetative buffers.
- 5) The site lies entirely in an X flood Zone so building pad and first floor elevations will be dictated by the stormwater analysis at the preconstruction approval stage, as well as by the Health Department.

### **OPERATION & MAINTENANCE**

#### **PRELIMINARY SCHEDULE OF COMPLIANCE**

The developer shall maintain the responsibility for the stormwater management system until at which time a Property Owner's Association assumes responsibility. The stormwater measures are to be installed and maintained as follows:

- A. The BMPs, swales and other vegetated conveyances shall be constructed, vegetated, and maintained to be operational.
- B. During construction, erosion shall be kept to a minimum and any eroded areas of the swales or other vegetated conveyances will be repaired immediately.
- C. The following operation & maintenance measures must be performed on all stormwater management measures for optimum efficiency of the stormwater management system:
  1. Inspections- at least (1) every 6 months or after any significant rainfall event.
  2. Sediment Removal - at least (1) every 6 months or after any significant rainfall.
  3. Mowing, and revegetating of the side slope once a month.
  4. Immediate repair of eroded slopes.
  5. General maintenance of side slopes in accordance with approved plans & specs.



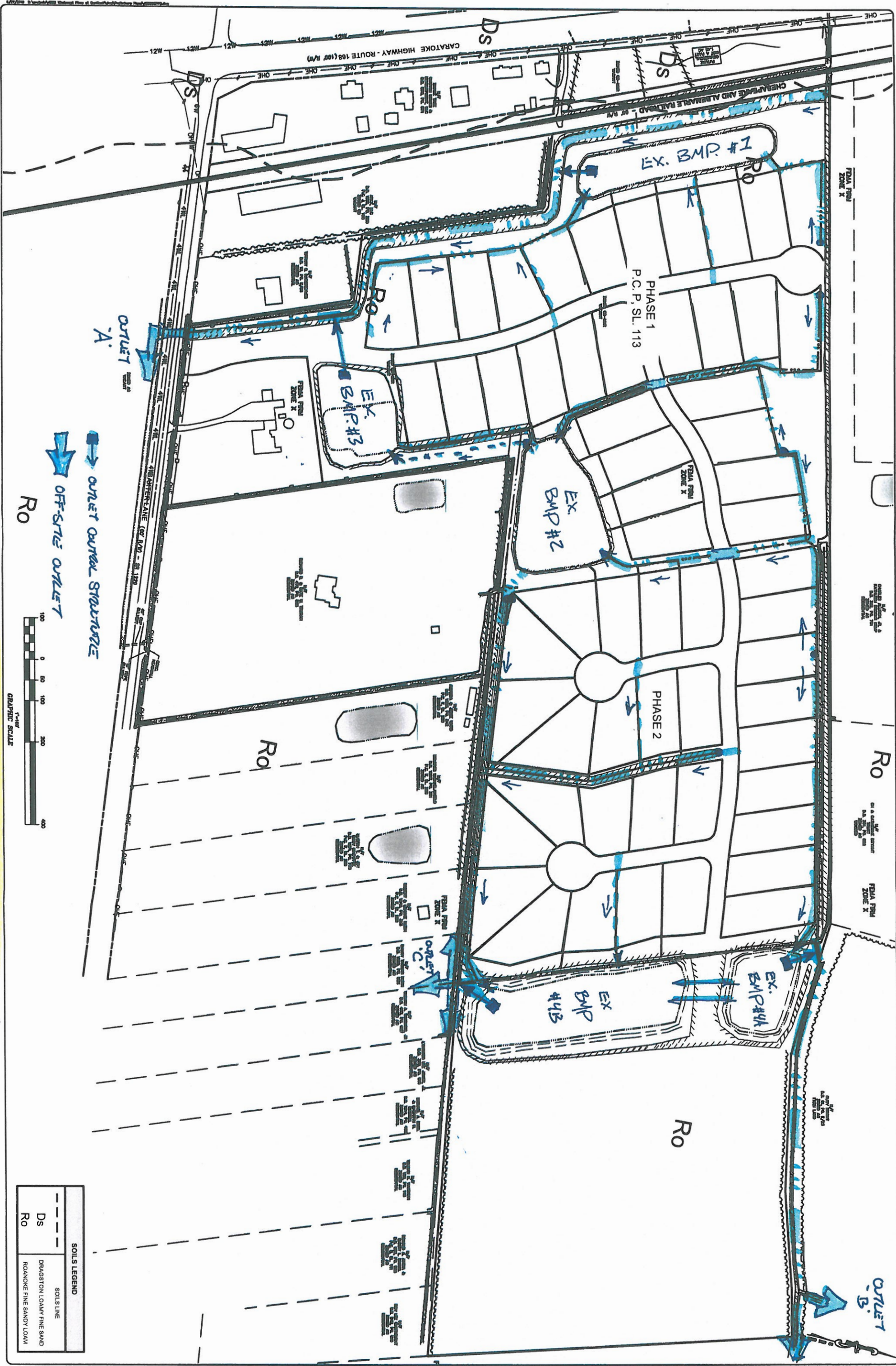
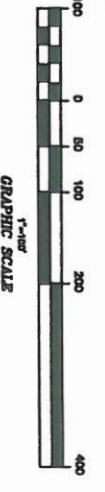


EXHIBIT A - EXISTING DRAINAGE PATTERN

SOILS LEGEND	
---	SOILS LINE
Ds	DRAGSTON LOAMY FINE SAND
Ro	ROANOKE FINE SANDY LOAM



➡ ON-LOT OUTLET STRUCTURE  
➡ OFF-SITE OUTLET  
Ro

**PRELIMINARY CONSTRUCTION**  
DO NOT USE FOR CONSTRUCTION

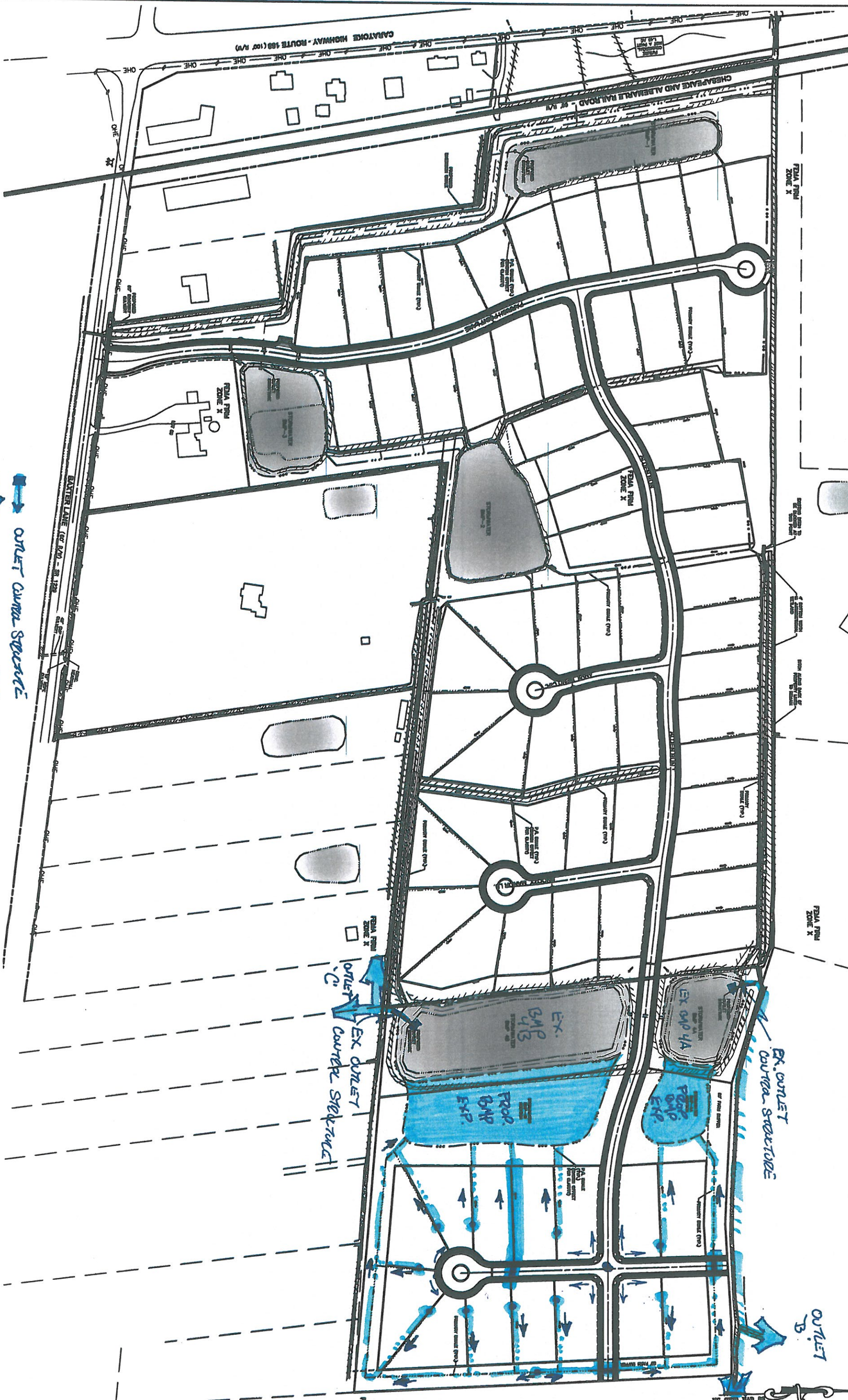
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PROJECT: **WINDSWEPT PINES - PHASE 3**  
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA  
PRELIMINARY SUBDIVISION PLANS

EXISTING CONDITIONS AND SITE FEATURES PLAN  
THIS DOCUMENT IS THE SOLE PROPERTY OF BPO, 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 BPO, INC., COPYRIGHT 2005.

**BISSELL** PROFESSIONAL GROUP  
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FAX (252) 291-1700  
Engineers, Planners, Surveyors  
and Environmental Specialists







 **OUTLET CULVERT STRUCTURE**  
 **OFF-SITE OUTLET**

EXHIBIT B - PROPOSED DRAINAGE PLAN

EX. OUTLET  
 CULVERT STRUCTURE  
 EXP.

EX. OUTLET  
 CULVERT STRUCTURE  
 EXP.

OUTLET  
 B

DATE	02/27/16	SCALE	1"=100'
DESIGNED BY	BRG	DRAWN BY	NLS
CHECKED BY	AKW	PROJECT NO.	4558
APPROVED BY		SHEET	4 of 7
<b>PRELIMINARY DO NOT USE FOR CONSTRUCTION</b>			

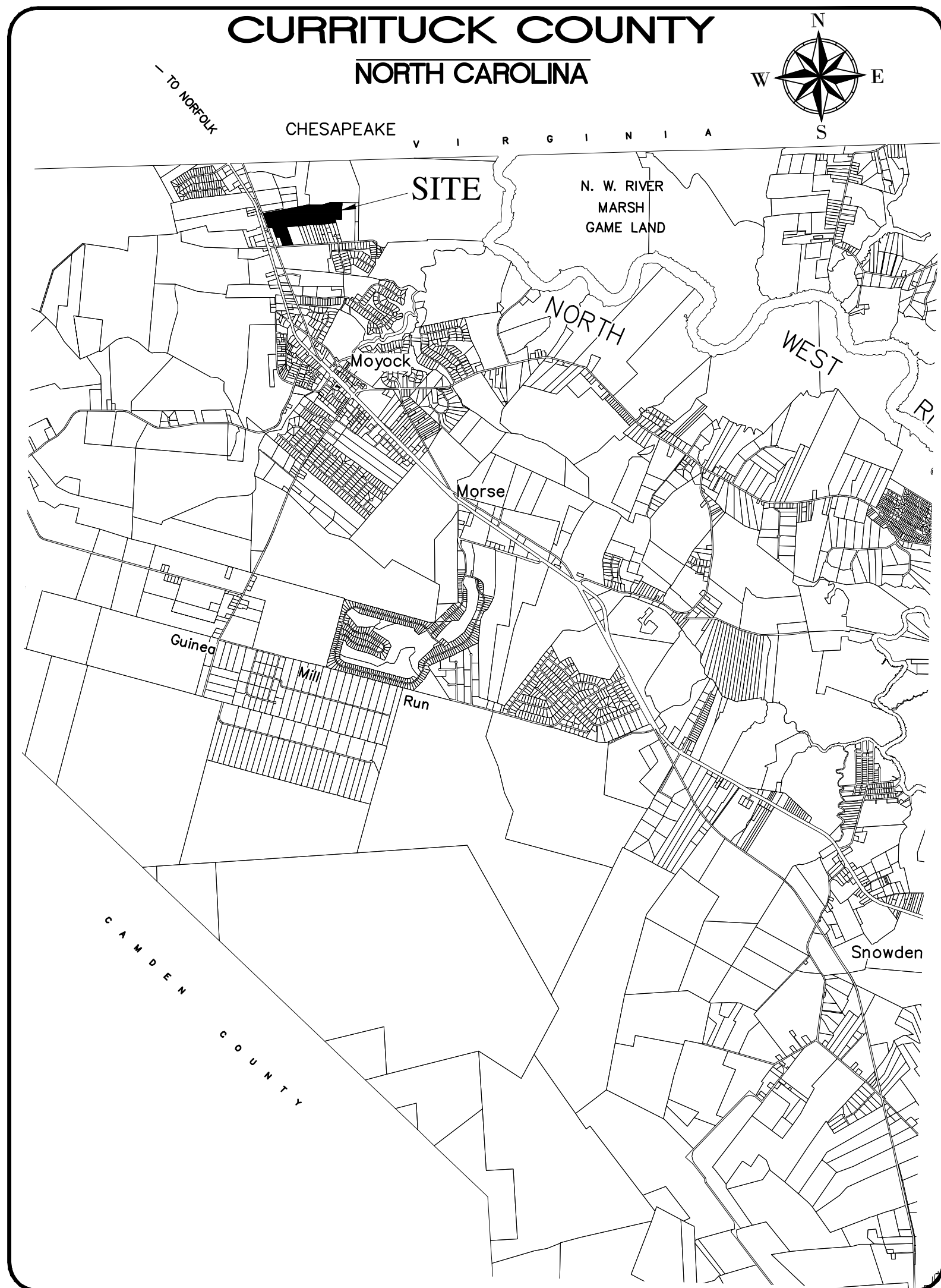
**WINDSWEPT PINES - PHASE 3**  
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA  
**PRELIMINARY SUBDIVISION PLANS**

**STORMWATER MANAGEMENT  
AND DRAINAGE PLAN**  
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**BISSELL**  
 PROFESSIONAL GROUP  
 Engineers, Planners, Surveyors  
 and Environmental Specialists  

 Bissell Professional Group  
 P.O. Box 1000  
 2704 North Garden Highway  
 Kitty Hawk, North Carolina 27949  
 Phone: (252) 399-1700  
 Fax: (252) 399-1700





VICINITY MAP  
SCALE: 1" = 5000'

**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 \_\_\_\_\_

**GENERAL NOTES:**

- PROJECT NAME: WINDSWEPT PINES SUBDIVISION
- APPLICANT: ALLIED PROPERTIES, LLC
- OWNER: ALLIED PROPERTIES, LLC  
417-D CARATOKE HIGHWAY  
MOYOCK, NC 27958
- PROPERTY DATA:  
PARCEL ID#: 0009-000-0006A-0000  
PRIMARY ADDRESS: ALDEN RUN, MOYOCK, NC  
RECORDED REFERENCES: D.B. 1391, PG. 856; P.C. O. SL. 82; P.C. O. SL. 157; & P.C. P. SL. 113  
PROPERTY ZONING: C-MXR - MIXED RESIDENTIAL
- F.I.R.M. DATA:  
ZONE X F.I.R.M. MAP# 3721802200 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.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED. PEDESTRIAN AND STREET TREE EASEMENTS ARE HEREBY PROVIDED PER TYPICAL LOT DETAIL ON SHEET 7.
- A 25' DRAINAGE EASEMENT SHALL BE ESTABLISHED ALONG ALL MAJOR DRAINAGEWAYS SERVING MORE THAN 5 ACRES. A BLANKET DRAINAGE EASEMENT SHALL BE ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
  - 2015 FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
  - 2012 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
  - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP
  - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- NEAREST HYDRANT FLOW TESTED AT 1,146 GPM. DESIGN FIRE FLOW IS 1,000 GPM. NEW CONSTRUCTION TO MEET 150 STANDARDS FOR NFF<4,800 S.F.
- THERE IS A 50' FARM BUFFER IN ALL AREAS ADJOINING ACTIVE FARM LANDS.

**LOT DEVELOPMENT CONFIGURATION:**

LOT AREAS: VARY FROM 20,000 TO 23,980 SQUARE FEET.

MINIMUM LOT WIDTH (CORNER OR INTERIOR LOTS): 100'.

SETBACKS:  
FRONT 25'  
REAR 25'  
SIDE 10'  
CORNER SIDE 25'

RECREATION/PARKLAND FEE-IN-LIEU IS \$12,113. (TOTAL TAX VALUE \$135,600/14.07 = \$9,637.53 X 0.357AC. (14 LOTS X 0.0255) = \$3,440.60

STREET CONNECTIVITY INDEX = 4 LINKS/2 NODES = 2.0

DEVELOPMENT NOTES				
	PHASE 3	PHASES 1 & 2	COMMERCIAL	TOTAL
DEVELOPMENT AREA	14.07 AC.	51.32 AC.	1.48 AC.	66.87 AC.
LOT AREA	7.00 AC.	30.11 AC.	1.48 AC.	38.59 AC.
RIGHT-OF-WAY AREA	1.70 AC.	4.17 AC.	-	5.87 AC.
REQUIRED OPEN SPACE TOTAL 30% RES., 10% COMM.	4.22 AC.	15.40 AC.	0.148 AC.	19.77 AC.
PROVIDED OPEN SPACE	5.37 AC. (38.0%)	17.04 AC. (33.2%)	0.15	22.56 AC.
# OF PROPOSED LOTS	14 (0.995 LOTS/AC.)	59 (0.8698 LOTS/AC.)	1	74
AVERAGE LOT AREA	22,757 SQ.FT.	22,225 SQ.FT.	-	-
LINEAR FEET ONSITE ROADWAY	1,372 L.F.±	3,820 L.F.±	-	5,192 L.F.±
PROPOSED RIGHT-OF-WAY WIDTH: 40 FT.				
PROPOSED PAVED ROADWAY WIDTH: 22 FT. (TYPICAL) 27 FT. B.O.C.-B.O.C.				

**SURVEY LEGEND**

- SCHM SET CONCRETE MONUMENT
- SIR SET IRON ROD
- ER 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

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)
---	50' WETLANDS BUFFER (COUNTY)
---	EXISTING RAILROAD TRACKS
---	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 SIDEWALK

# WINDSWEPT PINES

## MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

### PHASE 3

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES AND SITE LOCATION
2	EXISTING CONDITIONS AND SITE FEATURES PLAN
3	OVERALL BOUNDARY AND PLAN OF SUBDIVISION
4	STORMWATER MANAGEMENT AND DRAINAGE PLAN
5	WATER MAIN EXTENSION, WATER SERVICE & WASTEWATER PLAN
6	LANDSCAPING, BUFFERING AND SIGNAGE PLAN
7	TYPICAL CONSTRUCTION DETAILS

**ZONING CONDITIONS:**

- USE: SUBDIVISION
- ALL LOTS TO BE GREATER THAN OR EQUAL TO 20,000 SQUARE FEET.
- THE PROJECT ENGINEER WILL MODEL STORMWATER TO 100 YEAR STORM EVENT AND STORMWATER WILL BE MANAGED FROM THAT 100 YEAR STORM.
- THE APPLICANT WILL WORK WITH THE SOIL AND WATER CONSERVATION DEPARTMENT TO EXPLORE IMPROVING THE DRAINAGE OUTLET TO THE EAST OF THE DEVELOPMENT.
- ALL RESIDENTIAL DEVELOPMENT WILL BE SINGLE FAMILY AND WILL CONFORM TO SAMPLE BUILDING ELEVATIONS PROVIDED. (ATTACHMENT B)
- "NO PARKING" SIGNAGE WILL BE INSTALLED IN PHASE 3 AT LOCATIONS SUGGESTED BY THE FIRE OFFICIAL.
- DRAINAGE IMPROVEMENTS IDENTIFIED BY THE APPLICANT (ATTACHMENT C).

**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 \_\_\_\_\_

**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 \_\_\_\_\_

**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 BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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 25<sup>th</sup> DAY OF  
MAY 4<sup>th</sup>, 2023.  
\_\_\_\_\_  
SIGNATURE L-1756

BISSELL PROFESSIONAL GROUP  
Firm License # C-96  
P.O. Box 108  
Cary, NC 27513  
City of Cary, North Carolina 27513  
FAX (252) 381-1760

**BISSELL PROFESSIONAL GROUP**  
Engineers, Planners, Surveyors  
and Environmental Specialists

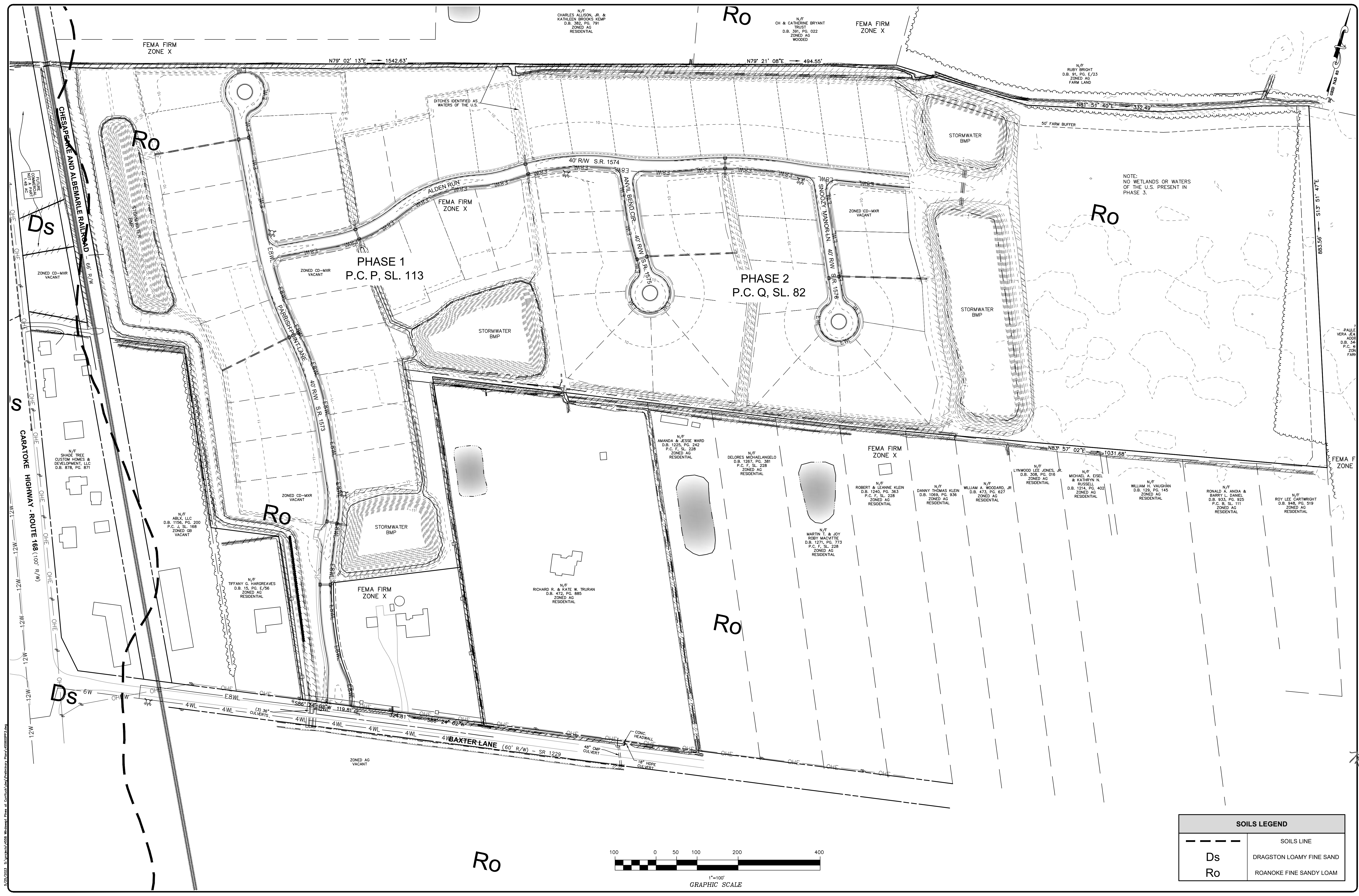
WINDSWEPT PINES - PHASE 3  
CURRITUCK COUNTY  
MOYOCK TOWNSHIP  
PRELIMINARY SUBDIVISION PLANS

NO.	DATE	DESCRIPTION	BY	CHKD
1	5/23/23	THE COMMENTS		



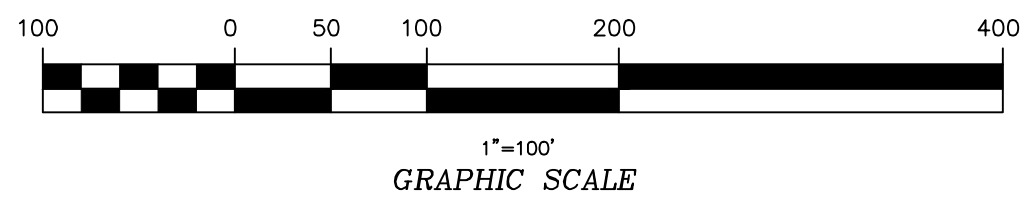
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DESIGNED:	BPJ	CHECKED:	MSB
DRAWN:	KFW	APPROVED:	BPJ
SHEET:	1	OF	7
CAD FILE:	455800PP3		
PROJECT NO.:	4558		





NOTE:  
NO WETLANDS OR WATERS  
OF THE U.S. PRESENT IN  
PHASE 3.

SOILS LEGEND	
---	SOILS LINE
Ds	DRAGSTON LOAMY FINE SAND
Ro	ROANOKE FINE SANDY LOAM



**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

Bissell Professional Group  
Firm License # C-956  
P.O. Box 1008  
10000 Highway  
City Park, North Carolina 27649  
FAX (336) 281-1760

---

**EXISTING CONDITIONS  
AND SITE FEATURES PLAN**

THIS PLAN IS THE SOLE PROPERTY OF BISS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BISS, INC. COPYRIGHT 2006.

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**WINDSWEPT PINES - PHASE 3**  
NORTH CAROLINA

**PRELIMINARY SUBDIVISION PLANS**

MOYOCK TOWNSHIP  
CURRITUCK COUNTY

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NO.	DATE	DESCRIPTION	BY	CHKD.
1	5/23/23	ISSUED FOR PERMIT	KFW	

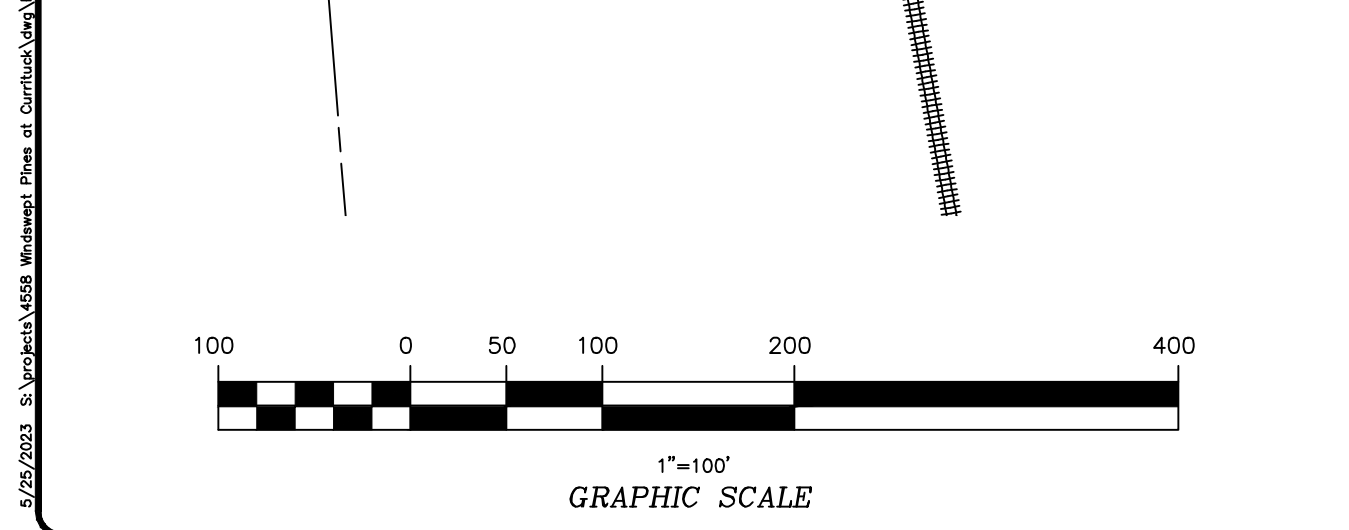
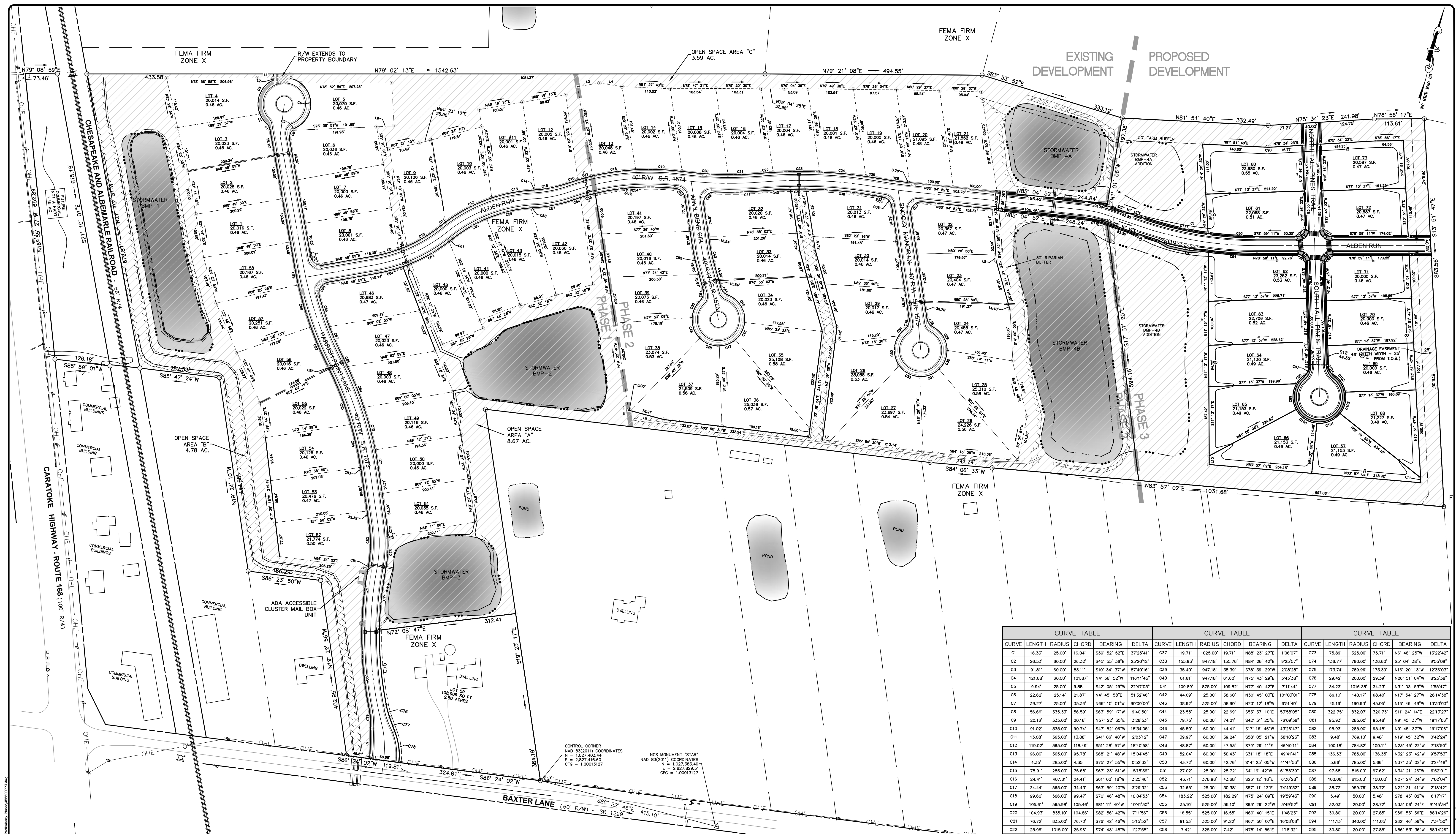
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DATE: 4/27/23  
DESIGNED: BPG  
DRAWN: KFW  
CHECKED: MSB  
APPROVED: BPG

SHEET: **2** OF **7**

CAD FILE: 455800PP3  
PROJECT NO: 4558





PHASE 3 ADDRESS TABLE	
LOT 60	103 NORTH TALL PINES TRAIL
LOT 61	101 NORTH TALL PINES TRAIL
LOT 62	100 SOUTH TALL PINES TRAIL
LOT 63	102 SOUTH TALL PINES TRAIL
LOT 64	104 SOUTH TALL PINES TRAIL
LOT 65	106 SOUTH TALL PINES TRAIL
LOT 66	108 SOUTH TALL PINES TRAIL

LOT 67	109 SOUTH TALL PINES TRAIL
LOT 68	107 SOUTH TALL PINES TRAIL
LOT 69	105 NORTH TALL PINES TRAIL
LOT 70	103 SOUTH TALL PINES TRAIL
LOT 71	101 SOUTH TALL PINES TRAIL
LOT 72	100 NORTH TALL PINES TRAIL
LOT 73	102 NORTH TALL PINES TRAIL

LINE TABLE	
LINE	LENGTH BEARING
L1	35.89' N80° 17' 29"E
L2	3.99' S10° 57' 47"E
L3	50.50' N69° 28' 17"E
L4	51.79' N86° 16' 20"E
L5	13.47' S14° 32' 50"E
L6	40.00' N76° 35' 51"E
L7	18.28' N85° 50' 08"E
L8	83.21' N86° 04' 43"W
L9	67.97' S9° 00' 17"E
L10	19.79' S11° 13' 17"E
L11	11.24' N13° 51' 47"W

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	16.33'	25.00'	16.04'	S39° 52' 52"E	37°25'41"	C37	19.71'	1025.00'	19.71'	N88° 23' 27"E	1°06'07"	C73	75.89'	325.00'	75.71'	N6° 48' 25"W	13°22'42"
C2	26.53'	60.00'	26.32'	S45° 50' 36"E	25°20'12"	C38	155.93'	947.18'	155.76'	N84° 26' 42"E	9°25'57"	C74	136.77'	790.00'	136.60'	S5° 04' 38"E	9°50'09"
C3	91.81'	60.00'	83.11'	S10° 34' 37"W	87°40'16"	C39	35.40'	943.18'	35.39'	S78° 39' 29"W	2°08'28"	C75	173.74'	789.96'	173.39'	N16° 20' 13"W	12°36'33"
C4	121.68'	60.00'	101.87'	N4° 36' 52"W	116°11'45"	C40	61.61'	943.18'	61.60'	N75° 43' 29"E	3°43'38"	C76	29.42'	200.00'	29.39'	N58° 51' 04"W	8°25'38"
C5	9.94'	25.00'	9.88'	S42° 05' 29"W	22°47'03"	C41	109.89'	875.00'	109.82'	N77° 40' 42"E	7°11'44"	C77	34.23'	1016.38'	34.23'	N31° 03' 53"W	13°54'47"
C6	22.82'	25.14'	21.87'	N4° 45' 58"E	93°32'46"	C42	44.09'	25.00'	38.60'	N30° 45' 03"E	10°10'07"	C78	68.10'	140.17'	68.40'	N17° 54' 27"W	28°14'38"
C7	39.27'	25.00'	35.36'	N66° 10' 01"W	90°00'00"	C43	38.92'	325.00'	38.90'	N23° 12' 16"W	8°31'40"	C79	45.16'	190.93'	45.05'	N18° 44' 49"W	13°33'03"
C8	56.66'	335.33'	56.59'	S63° 59' 17"W	9°45'00"	C44	23.55'	25.00'	23.69'	S53° 37' 10"E	5°35'05"	C80	322.75'	832.00'	320.73'	S11° 24' 14"E	22°13'27"
C9	20.16'	335.00'	20.16'	N57° 22' 38"E	3°26'53"	C45	79.75'	60.00'	74.01'	S42° 31' 25"E	7°10'36"	C81	95.93'	285.00'	95.48'	N9° 45' 37"W	19°17'08"
C10	91.02'	335.00'	90.74'	S47° 52' 06"W	15°34'05"	C46	45.50'	60.00'	44.41'	S17° 16' 46"W	4°32'47"	C82	95.93'	285.00'	95.48'	N9° 45' 37"W	19°17'08"
C11	13.08'	365.00'	13.08'	S41° 06' 40"W	2°03'12"	C47	39.97'	60.00'	39.24'	S58° 05' 21"W	38°10'23"	C83	9.48'	769.10'	9.48'	N19° 45' 32"W	0°42'24"
C12	119.02'	365.00'	118.49'	S51° 28' 57"W	18°40'58"	C48	48.87'	60.00'	47.53'	S79° 29' 11"E	46°40'11"	C84	100.18'	784.82'	100.11'	N23° 45' 22"W	7°18'50"
C13	96.06'	365.00'	95.78'	S68° 21' 48"W	15°04'45"	C49	52.04'	60.00'	50.43'	S31° 18' 18"E	49°41'41"	C85	136.53'	785.00'	136.35'	N32° 23' 42"W	9°57'53"
C14	4.35'	285.00'	4.35'	S75° 27' 55"W	0°52'32"	C50	43.72'	60.00'	42.78'	S14° 25' 05"W	41°44'53"	C86	5.66'	785.00'	5.66'	N37° 35' 02"W	0°24'48"
C15	75.91'	285.00'	75.68'	S67° 23' 51"W	15°15'36"	C51	27.02'	25.00'	25.72'	S4° 19' 42"W	61°55'39"	C87	97.68'	815.00'	97.62'	N34° 21' 26"W	6°52'01"
C16	24.41'	407.81'	24.41'	S61° 00' 18"W	3°25'46"	C52	43.71'	378.98'	43.68'	S23° 12' 18"E	6°36'28"	C88	100.06'	815.00'	100.00'	N27° 24' 24"W	7°02'04"
C17	34.44'	565.00'	34.43'	S63° 58' 20"W	3°29'32"	C53	32.65'	25.00'	32.00'	S57° 11' 13"E	74°49'32"	C89	38.72'	959.76'	38.72'	N22° 31' 41"W	2°18'42"
C18	99.60'	566.03'	99.47'	S70° 46' 48"W	10°04'53"	C54	183.22'	525.00'	182.29'	N75° 24' 09"E	19°59'43"	C90	5.49'	50.00'	5.48'	S78° 43' 02"W	6°17'17"
C19	101.93'	835.10'	101.86'	S82° 56' 42"W	7°11'56"	C55	16.55'	525.00'	16.55'	N60° 40' 15"E	1°48'23"	C91	30.80'	20.00'	27.85'	S56° 53' 36"E	88°14'26"
C20	104.93'	835.10'	104.86'	S76° 42' 46"W	5°15'52"	C56	91.53'	325.00'	91.22'	N67° 50' 07"E	16°08'08"	C92	111.13'	840.00'	111.05'	S82° 46' 36"W	7°34'50"
C21	25.96'	1015.00'	25.96'	S74° 48' 48"W	1°27'55"	C57	7.42'	325.00'	7.42'	N75° 14' 55"E	1°18'32"	C93	30.80'	20.00'	27.85'	S56° 53' 36"E	88°14'26"
C22	105.75'	1015.00'	105.70'	S78° 31' 51"W	5°58'10"	C58	104.19'	325.00'	103.74'	N65° 24' 36"E	18°22'05"	C94	111.05'	840.00'	111.05'	S82° 46' 36"W	7°34'50"
C23	105.91'	1015.00'	105.86'	S84° 30' 17"W	5°58'42"	C59	91.56'	325.00'	91.26'	N48° 09' 19"E	16°08'30"	C95	25.32'	25.00'	24.25'	S16° 14' 39"W	58°02'33"
C24	105.91'	1015.00'	105.86'	S88° 13' 04"W	1°28'52"	C60	8.66'	375.00'	8.66'	N40° 44' 47"E	1°19'26"	C96	27.22'	60.00'	27.22'	S32° 09' 04"W	26°13'13"
C25	25.65'	1015.00'	25.65'	S86° 55' 41"W	4°07'31"	C61	100.42'	375.00'	100.12'	N49° 04' 46"E	15°20'33"	C97	60.78'	60.00'	58.21'	N9° 58' 44"W	58°02'23"
C26	71.06'	896.99'	71.05'	S86° 55' 41"W	4°07'31"	C62	100.42'	375.00'	100.12'	N49° 04' 46"E	15°20'33"	C98	51.71'	60.00'	51.71'	S2° 59' 42"W	49°22'56"
C27	45.72'	25.00'	39.63'	N32° 39' 12"E	104°51'19"	C63	20.00'	20.00'	20.00'	N56° 16' 44"E	3°03'23"	C99	79.13'	60.00'	75.32'	S41° 47' 24"E	58°02'03"
C28	23.55'	25.00'	22.69'	N46° 45' 30"W	5°38'09"	C64	59.07'	375.00'	59.01'	S64° 19' 12"W	9°01'33"	C100	51.89'	60.00'	51.43'	S66° 16' 52"W	57°11'24"
C29	65.99'	60.00'	62.71'	N42° 14' 03"W	6°30'59"	C65	41.60'	25.00'	36.96'	S21° 09' 53"W	95°20'11"	C101	51.71'	60.00'	50.13'	S2° 59' 42"W	49°22'56"
C30	48.36'	57.83'	46.97'	S12° 18' 51"W	4°54'53"	C66	73.51'	775.00'	73.48'	S29° 13' 15"E	5°26'05"	C102	51.43'	60.00'	49.87'	S46° 15' 06"E	49°06'40"
C31	47.68'	60.00'	46.44'	S58° 07' 13"W	4°32'05"	C67	79.16'	775.00'	79.13'	S34° 51' 52"E	5°51'09"	C103	25.32'	25.00'	24.25'	S41° 47' 24"E	58°02'03"
C32	55.19'	60.00'	53.26'	N72° 45' 38"W	52°41'59"	C68	20.85'	825.00'	20.85'	S37° 04' 24"E	1°26'54"	C104	53.40'	540.00'	53.29'	N88° 32' 41"W	12°44'53"
C33	71.42'	60.00'	67.27'	N12° 18' 49"W	68°11'49"	C69	100.13'	825.00'	100.08'	S32° 51' 52"E	6°57'13"	C105	44.41'	200.00'	44.41'	N88° 32' 41"W	12°44'53"
C34	21.33'	60.00'	21.22'	S33° 56' 08"W	2°02'07"	C70	100.01'	825.00'	99.94'	S25° 54' 55"E	6°56'43"	C106	151.78'	800.00'	151.55'	S87° 36' 21"E	10°52'14"
C35	27.02'	25.00'	25.72'	S11° 11' 22"E	61°55'39"	C71	43.78'	825.00'	43.78'	S20° 55' 28"E	3°02'26"	C107	165.12'	840.00'	164.85'	S87° 48' 07"E	11°15'45"
C36	31.59'	24.99'	29.53'	S55° 58' 02"E	72°24'35"	C72	33.51'	325.00'	33.49'	S16° 26' 58"E	5°54'25"						

**BISSELL**  
 PROFESSIONAL GROUP  
 Engineers, Planners, Surveyors  
 and Environmental Specialists  
 P.O. Box 1009  
 Kitty Hawk, North Carolina 27949  
 TEL (252) 381-1760  
 FAX (252) 381-1760

**WINDSWEEP PINES - PHASE 3**  
 PRELIMINARY SUBDIVISION PLANS

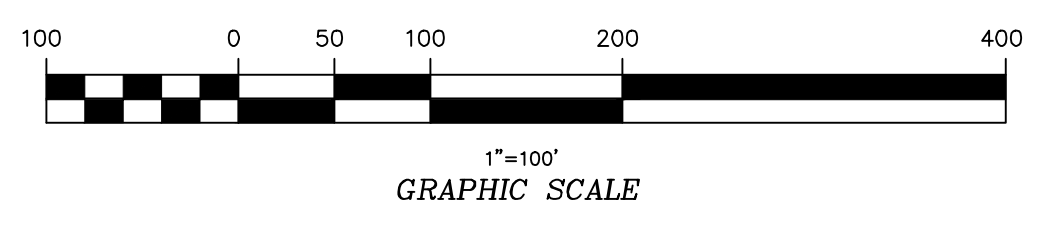
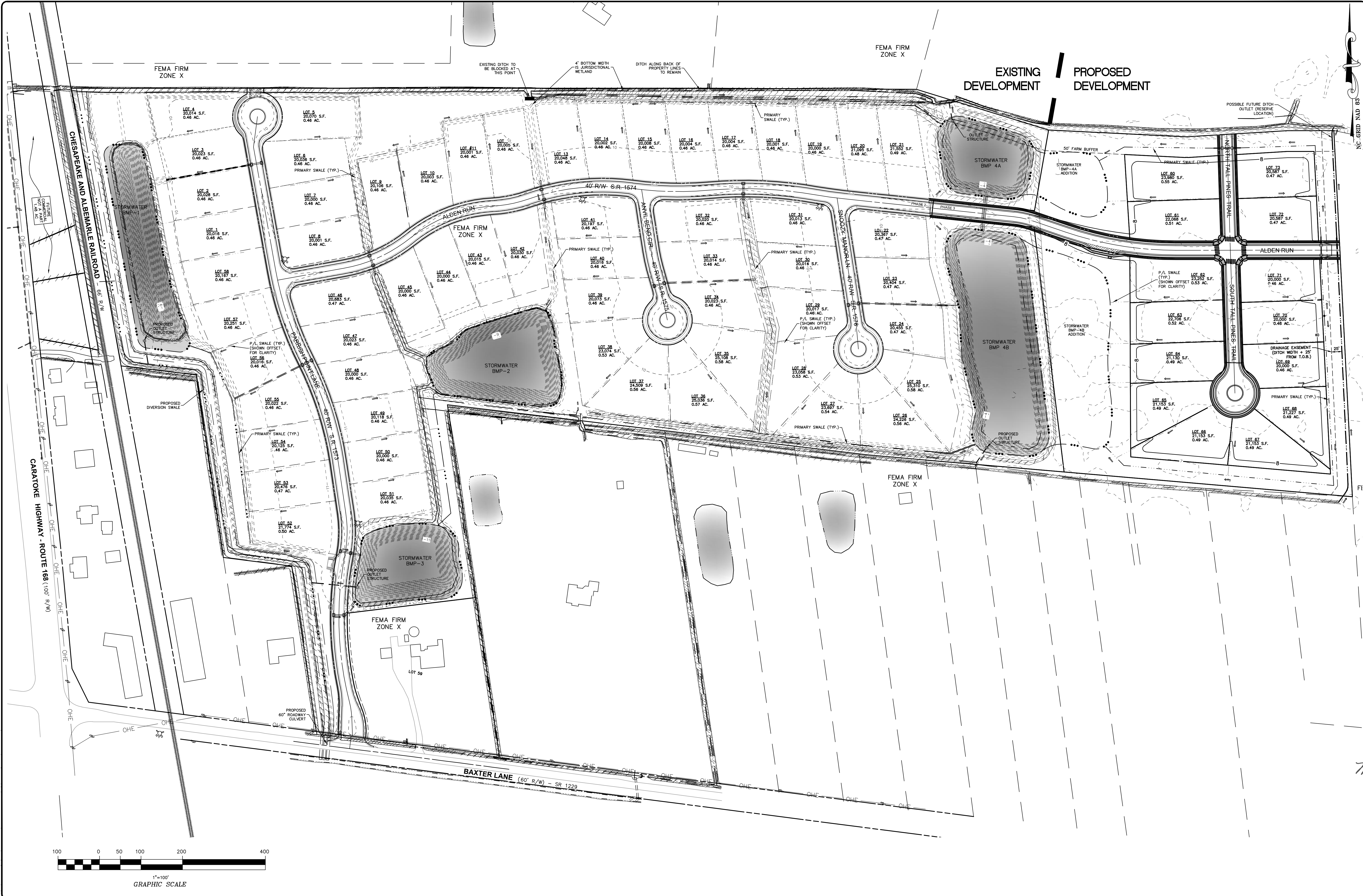
OVERALL BOUNDARY AND  
 PLAN OF SUBDIVISION

WINDSWEEP PINES - PHASE 3  
 CURRITUCK COUNTY  
 NORTH CAROLINA  
 MOYOCK TOWNSHIP

PROJECT NO: 455800PP3  
 SHEET: 3 OF 7  
 DATE: 4/27/23  
 DESIGNED: BPG  
 CHECKED: MSB  
 DRAWN: KFW  
 APPROVED: BPG

PROJECT NO: 4558





**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

**STORMWATER MANAGEMENT  
AND DRAINAGE PLAN**

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**WINDSWEEP PINES - PHASE 3**  
NORTH CAROLINA  
MOYOCK TOWNSHIP  
CURRITUCK COUNTY

**PRELIMINARY SUBDIVISION PLANS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	07/25/23	ISSUED FOR PERMIT	BPG	MSB
2				
3				
4				
5				
6				
7				
8				
9				
10				

DATE: 4/27/23 SCALE: 1"=100'

DESIGNED: BPG CHECKED: MSB

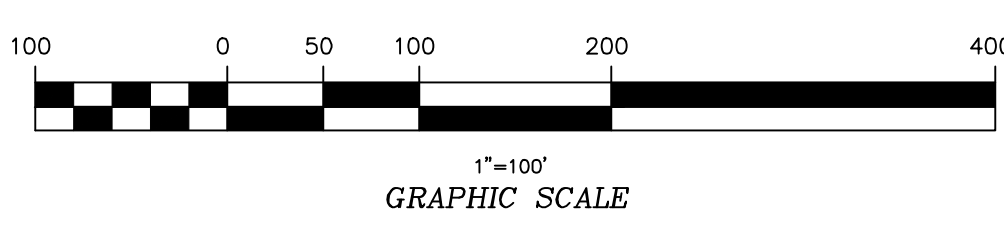
DRAWN: KFW APPROVED: MSB

SHEET: 4 OF 7

CAD FILE: 455800PP3

PROJECT NO: 4558





**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

**WATER MAIN EXTENSION, WATER SERVICE & WASTEWATER PLAN**  
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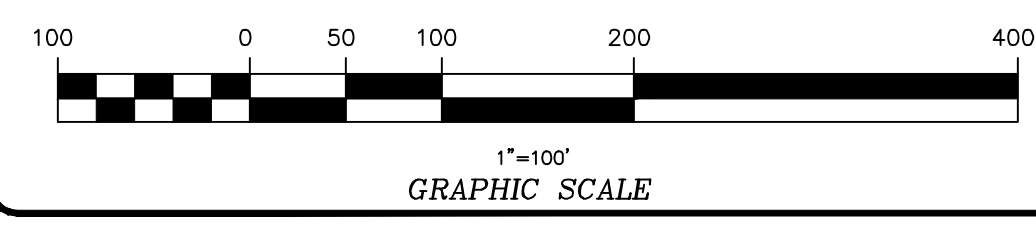
**WINDSWEPT PINES**  
MOYOCK TOWNSHIP  
CURRITUCK COUNTY  
NORTH CAROLINA  
**PRELIMINARY SUBDIVISION PLANS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	02/23/23	ISSUED FOR PERMIT		

DATE: 4/27/23  
SCALE: 1"=100'  
DESIGNED: BPG  
CHECKED: MSB  
DRAWN: KFW  
APPROVED: MSB

SHEET: 5 OF 7  
CAD FILE: 455800PP3  
PROJECT NO: 4558





LANDSCAPING & BUFFERING LEGEND	
	PROPOSED SIDEWALK
	STREET TREES TO BE INSTALLED PER UDO SECTION 6.2.1.K AND ADMINISTRATIVE MANUAL
	TYPE 'B' LANDSCAPE BUFFER PER UDO SECTION 6.2.5

**BISSELL** PROFESSIONAL GROUP  
 Engineers, Planners, Surveyors and Environmental Specialists  
 5700 Lenoir St., Suite 200  
 Raleigh, NC 27606  
 P.O. Box 1088  
 Cary, NC 27513  
 (919) 467-2000  
 FAX (919) 467-1700

**WINDSWEEP PINES**  
 CURRITUCK COUNTY NORTH CAROLINA  
 MOYOCK TOWNSHIP

**LANDSCAPING, BUFFERING AND SIGNAGE PLAN**

**PRELIMINARY SUBDIVISION PLANS**

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NO.	DATE	DESCRIPTION	BY	CHKD.
1	3/23/23	INC. COMMENTS		

DATE: 4/27/23 SCALE: 1"=100'

DESIGNED: BPG CHECKED: MSB

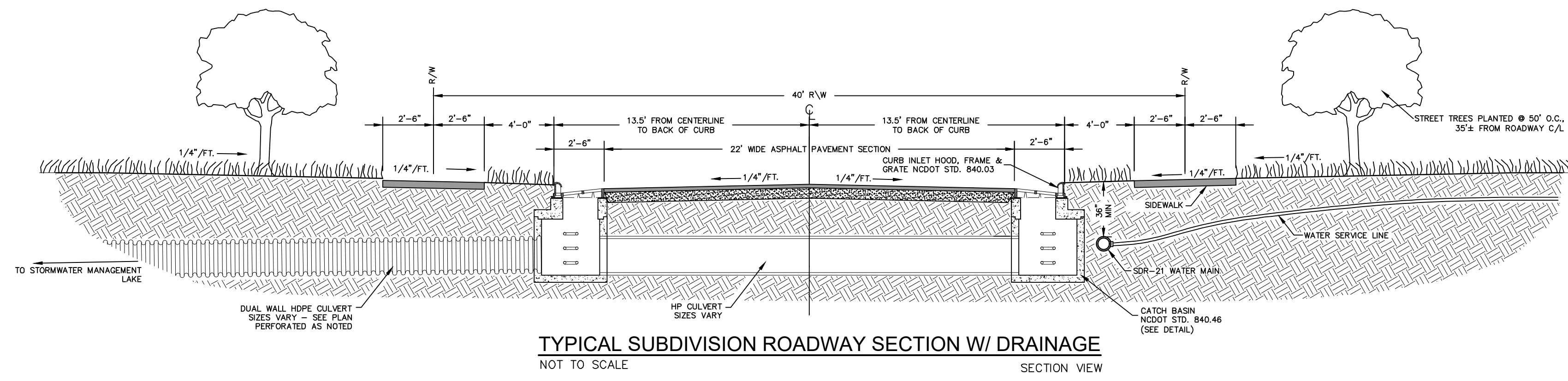
DRAWN: KFW APPROVED: MSB

SHEET: 6 OF 7

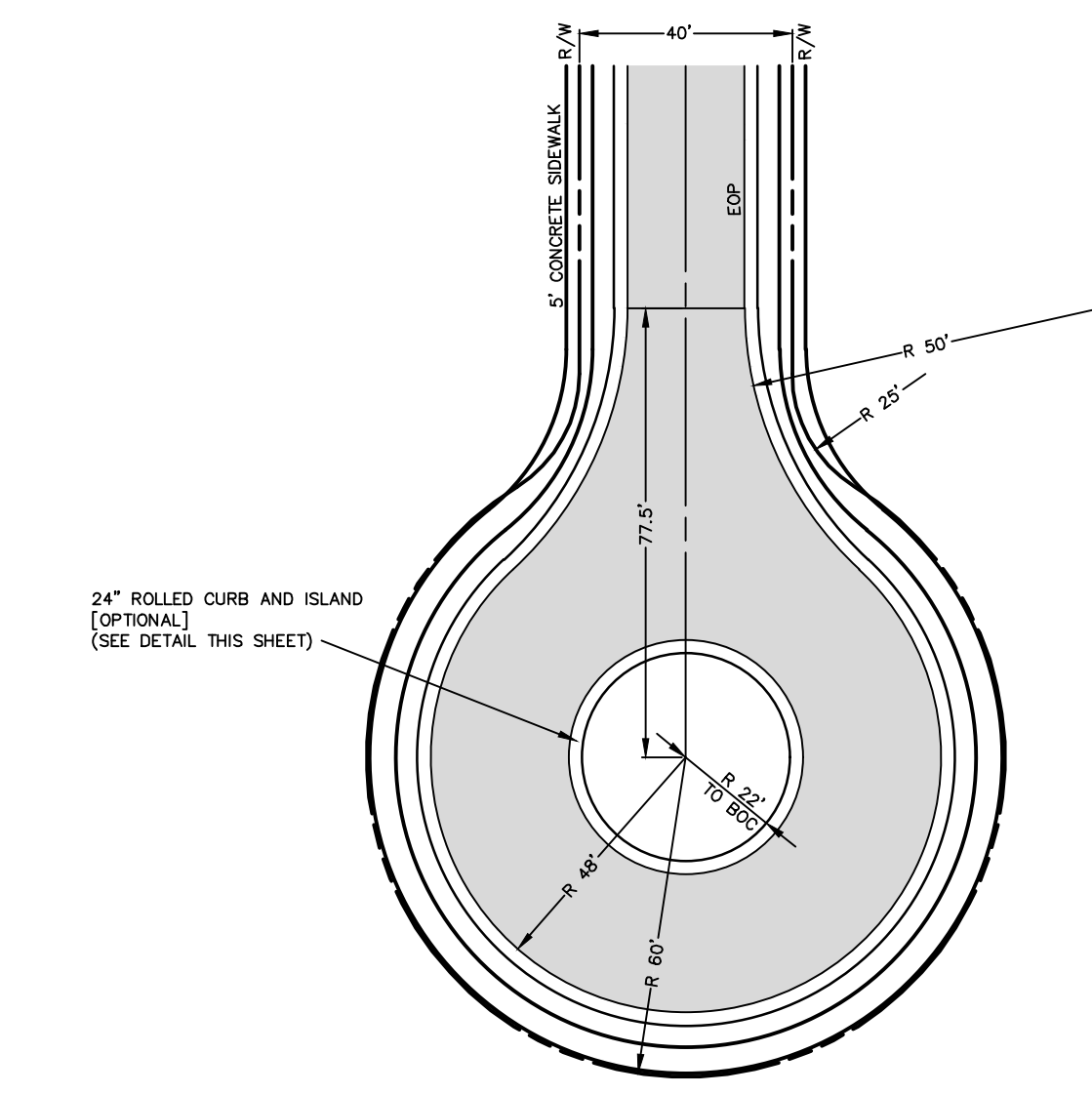
CAD FILE: 455800PP3

PROJECT NO: 4558

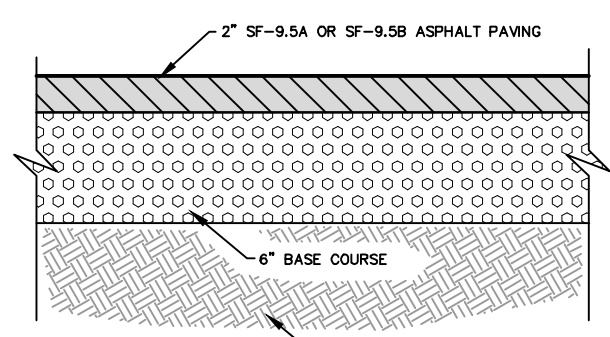




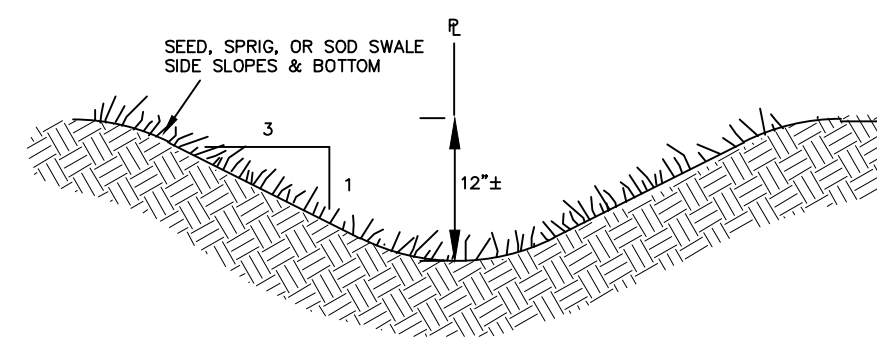
**TYPICAL SUBDIVISION ROADWAY SECTION W/ DRAINAGE**  
NOT TO SCALE SECTION VIEW



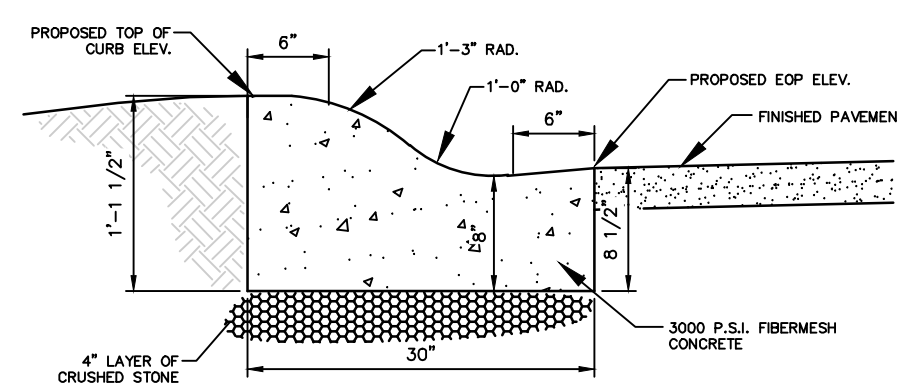
PAVEMENT SECTION AREA W/ ROLLED CURB OPTION  
900 SQ.YD.± ASPHALT, 452 LF 24" ROLLED CURB  
**TYPICAL CUL-DE-SAC PLAN**  
NOT TO SCALE PLAN VIEW  
ISLAND SHOWN AS OPTION



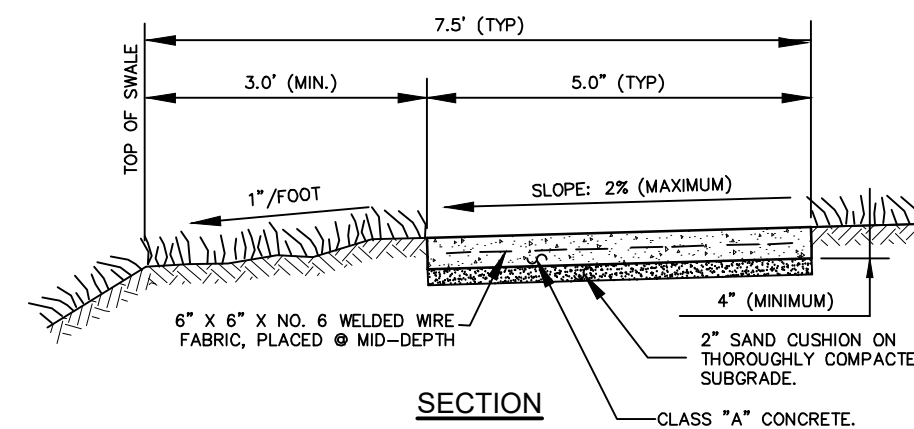
**TYPICAL RESIDENTIAL ROADWAY PAVEMENT SECTION**  
NOT TO SCALE  
NOTE: PAVING SHALL CONSIST OF FINE GRADING THE SPECIFIED PARKING & DRIVE AREAS AND INSTALLING 2" 59-OR-99 ASPHALT CONCRETE SURFACE COURSE IN CONFORMANCE WITH A 4" AGGREGATE BASE COURSE. THE SOIL SUBGRADE BENEATH PAVEMENTS SHALL BE COMPACTED TO AT LEAST 90% OF ASTM D 699 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.



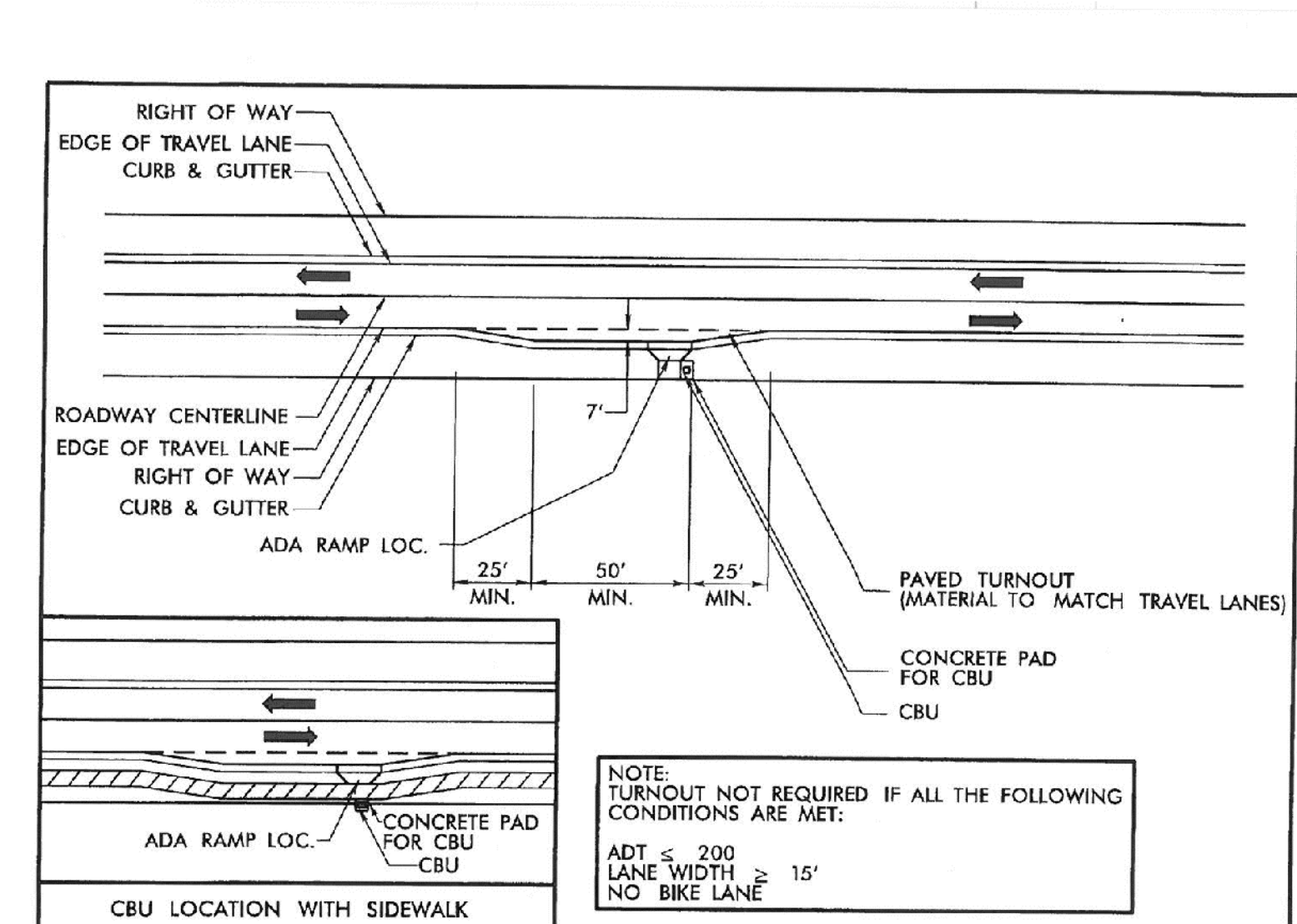
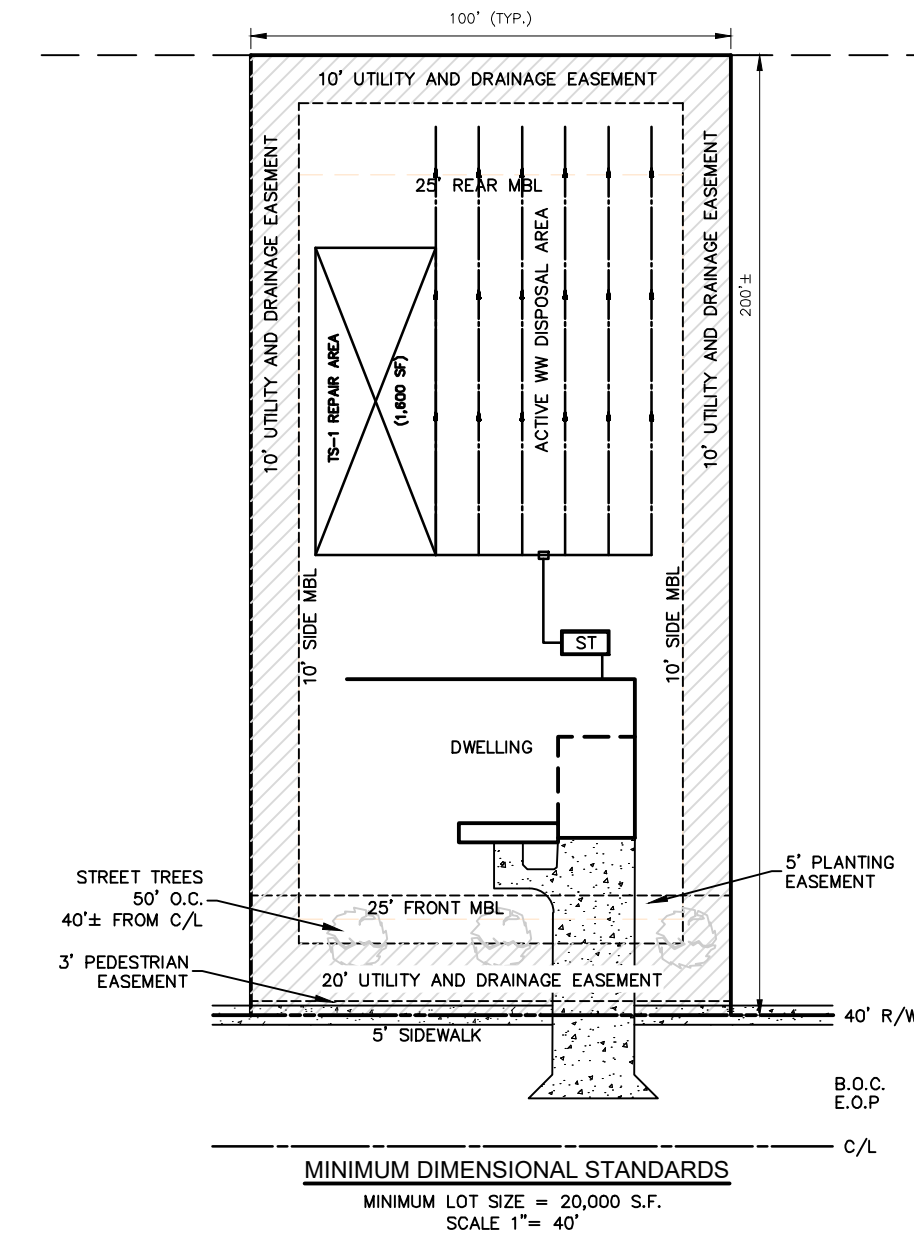
**TYPICAL PROPERTY LINE SWALE SECTION**  
NOT TO SCALE MIN. LONGITUDINAL SLOPE: 0.10%



**STANDARD ROLLED CURB**  
NOT TO SCALE



**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE



**FIGURE 2**  
**CBU PLACEMENT FOR C & G SECTION RESIDENTIAL LOCAL AND COLLECTOR SUBDIVISION STREETS**

Bissell Professional Group  
500 S. Commons, # 200  
P.O. Box 1068  
Harrisburg, North Carolina 27549  
(252) 204-2261  
FAX (252) 201-1760

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

**TYPICAL CONSTRUCTION DETAILS**

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**WINDSWEEP PINES**  
PROJECT: MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

**PRELIMINARY SUBDIVISION PLANS**

NO.	DATE	BY	DESCRIPTION
1	4/27/23	KFW	ISSUED FOR PERMITTING

DATE: 4/27/23 SCALE: 1"=100'

DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: MSB

SHEET: 7 OF 7

CAD FILE: 455800PP3

PROJECT NO: 4558



**U.S. ARMY CORPS OF ENGINEERS  
WILMINGTON DISTRICT**

Action Id. SAW-2017-01621 County: Currituck U.S.G.S. Quad: Moyock SE

**NOTIFICATION OF JURISDICTIONAL DETERMINATION**

**Property Owner/Applicant:** Windswept Pines / Allied Properties, LLC  
**Address:** 417 Caratoke Hwy, Unit D  
Moyock, North Carolina 27958  
**Telephone Number:** 252-435-2718

Size (acres)        13.8-acres  
Nearest Waterway   Northwest River  
USGS HUC            03010205

Nearest Town   Moyock  
River Basin      Pasquotank  
Coordinates     Latitude: 36.543968 N  
                         Longitude: -76.181195 W

**Location description:** Property is an approximate 13.8-acre parcel located at the terminus of Alden Run, in the Windswept Pines Subdivision, adjacent to Shingle Landing Creek, in the Town of Moyock, Currituck County, North Carolina. Currituck County Deed Book 1391. Pages 856 & 861. The Project Area includes drainage of 200 linear feet from each existing drainage ditch.

**Indicate Which of the Following Apply:**

**A. Preliminary Determination**

*PWA*

There are waters, including wetlands, on the above described property that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.

- There are wetlands on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the waters, including wetlands, have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the waters, including wetlands, at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

**B. Approved Determination**

- There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are waters of the U.S., including wetlands, on the above described property subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- We recommend you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.



SAW-2017-01621 Windswept Pines Ditches

— The waters of the U.S., including wetlands, on your project area have been delineated and the delineation has been verified by the Corps. If you wish to have the delineation surveyed, the Corps can review and verify the survey upon completion. Once verified, this survey will provide an accurate depiction of all areas subject to CWA and/or RHA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

The waters of the U.S., including wetlands, have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on Date. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

— There are no waters of the U.S., to include wetlands, present on the above described property which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

*PWS*  
 The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Elizabeth City, NC at 252-264-3901 to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact Raleigh W. Bland, PWS at (910) 251-4564 or Raleigh.w.bland@usace.army.mil.

**C. Basis For Determination:** The delineated wetlands on this site meets the wetland criteria as described in the 1987 Corps Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement to the 1987 Wetland Delineation Manual. The wetlands are a part of a broad continuum of wetlands connected to Shingle Landing Creek and the Northwest River.

**D. Remarks:** Department of the Army authorization is required to work within any jurisdictional waters and or wetlands on the property. There is a 200 linear foot drainage setback off of each of the existing drainage ditches in this wooded parcel in this area.

**E. Attention USDA Program Participants**

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

**F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)**

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers  
South Atlantic Division  
Attn: Jason Steele, Review Officer  
60 Forsyth Street SW, Room 10M15  
Atlanta, Georgia 30303-8801

SAY-2017-01621 Windswept Pines

**\*\*It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.\*\***

Corps Regulatory Official:

Michael Bland, P.W.S.

Date: March 1, 2019

Expiration Date: March 1, 2024

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=136:4:0](http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0).

Copy Furnished: CESAW/RG-W/Bland

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

Applicant: Windswept Pines	File Number:SAW 2017-01621	July 9, 2018
Attached is:	See Section below	
<input type="checkbox"/> INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
<input type="checkbox"/> PROFFERED PERMIT (Standard Permit or Letter of permission)		B
<input type="checkbox"/> PERMIT DENIAL		C
<input type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION		D
<input checked="" type="checkbox"/> PRELIMINARY JURISDICTIONAL DETERMINATION		E

**SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or Corps regulations at 33 CFR Part 331.**

**A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT: You may accept or appeal the permit**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:  
**District Engineer, Wilmington Regulatory Division,**  
**Attn: Raleigh W. Bland, PWS**  
**2407 West 5<sup>th</sup> Street**  
**Washington, North Carolina 27889**  
**910-252-4558**

If you only have questions regarding the appeal process you may also contact:  
**Mr. Jason Steele, Administrative Appeal Review Officer**  
**CESAD-PDO**  
**U.S. Army Corps of Engineers, South Atlantic Division**  
**60 Forsyth Street, Room 10M15**  
**Atlanta, Georgia 30303-8801**  
**Phone: (404) 562-5137**

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:
---	-------	-------------------

**For appeals on Initial Proffered Permits send this form to:**

**District Engineer, Wilmington Regulatory Division, Raleigh W. Bland, PWS, 2407 West 5<sup>th</sup> Street  
 Washington, North Carolina 27889**

**For Permit denials, Proffered Permits and approved Jurisdictional Determinations send this form to:**

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele,  
 Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801  
 Phone: (404) 562-5137**







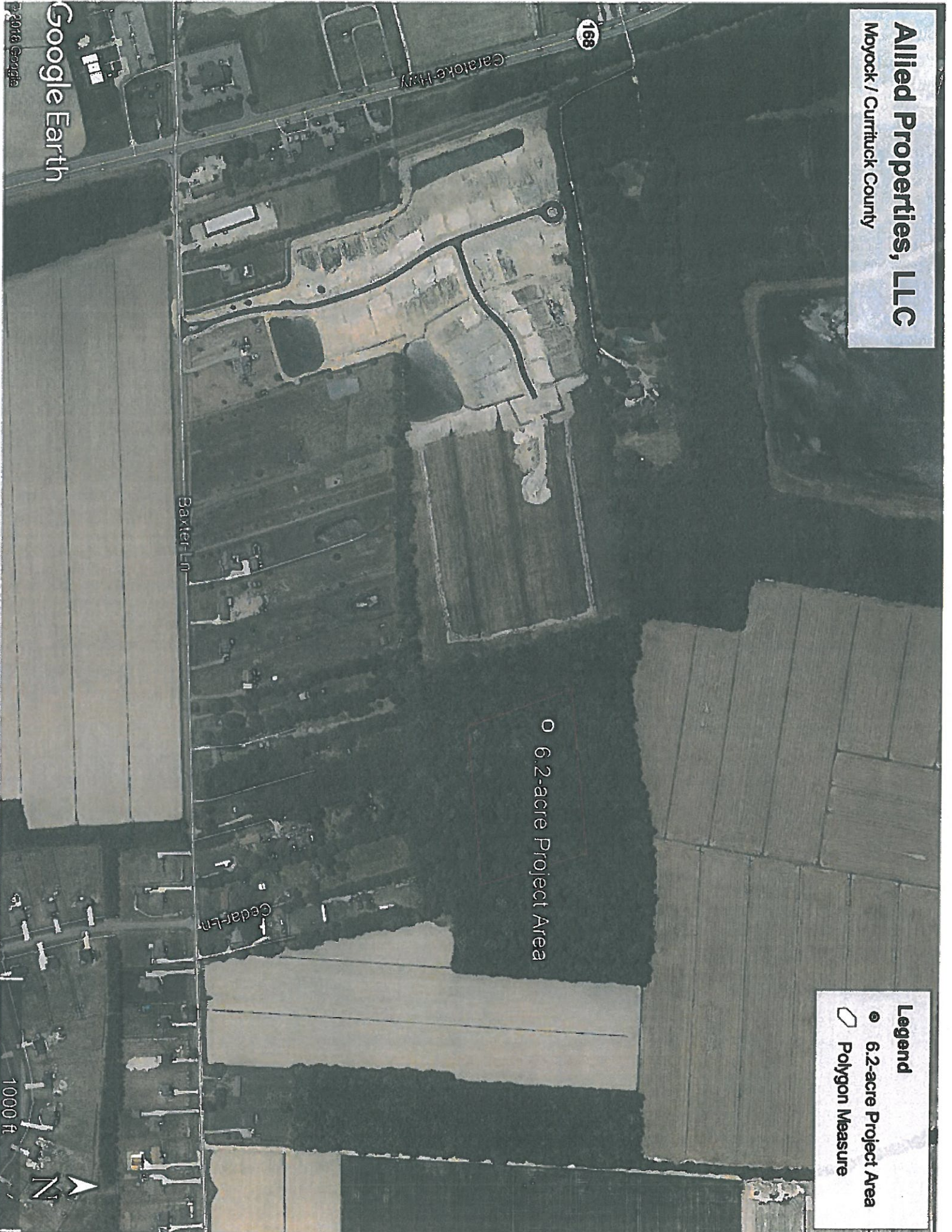
# Allied Properties, LLC

Mayoock / Currituck County

**Legend**

- 6.2-acre Project Area
- Polygon Measure

○ 6.2-acre Project Area



Google Earth

© 2018 Google

1000 ft



# Major Subdivision Application

**OFFICIAL USE ONLY:**  
 Case Number: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_  
 Gate Keeper: \_\_\_\_\_  
 Amount Paid: \_\_\_\_\_

### Contact Information

<b>APPLICANT:</b>		<b>PROPERTY OWNER:</b>	
Name:	<u>Allied Properties, LLC</u>	Name:	<u>Same</u>
Address:	<u>PO Box 743</u>	Address:	_____
	<u>Moyock, NC 27958</u>		_____
Telephone:	<u>252-435-2718</u>	Telephone:	_____
E-Mail Address:	<u>jold@qhoc.com</u>	E-Mail Address:	_____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

### Request

Physical Street Address: Alden Run  
 Parcel Identification Number(s): 0009-000-006A-0000  
 Subdivision Name: Windswept Pines Phase 3  
 Number of Lots or Units: 14 Phase: \_\_\_\_\_

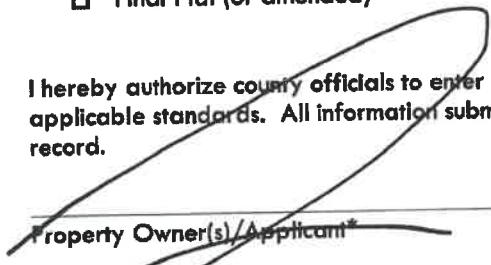
#### TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/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 purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

  
 \_\_\_\_\_  
 Property Owner(s)/Applicant\*

4/25/23  
 \_\_\_\_\_  
 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: 4-25-23 Meeting Location: Moyock Library



**Use Permit Review Standards, if applicable**

*PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat*

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

  
\_\_\_\_\_  
Property Owner(s)/Applicant\*

4-25-23

\_\_\_\_\_  
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.

## 4558 Windswept Pines - Phase 3 Preliminary Plat/SUP

### Community Meeting Minutes

Tuesday, April 25, 2023

(Updated 5-25-23)

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

Meeting Began at 6:10 pm

#### Attendees:

Donna Voliva and Dylan Lloyd, Representing  
Currituck County

Mark Bissell, Representing the Engineering Firm  
Nearby Community Residents (please refer to the  
attached sign-in sheet)

#### Summary:

The residents were provided an overview of the review and approval process for this type of project, and were provided a description of the main elements of the development plan. A site plan showing the preliminary development plan was presented, along with a discussion of on- and off-site drainage, as well as drainage improvements that are currently underway along Baxter Lane.

The following comments and concerns were expressed by the Community members, and responses that were given are shown next to each comment below:

Comments from the Community	How Addressed
When will the ponds adjacent to phase 3 be maintained?	The plan has been to improve those along with phase 3, since they will need to be drained and enlarged in order to do the next phase.
We have been waiting for 3 years and do not want to wait longer.	The plan was to develop phase 3 in 2019, but the county did not approve the application so we had a waiting period and hope to move forward now.
Are you going to improve the north property line ditch?	There is no easement on the north side and no permission to do work there.

Can you clean out just the Windswept Pines side of the ditch?	The state says that you cannot clean out half of a ditch without disturbing the other half and you cannot disturb the other half without permission.
We think the developer should be required to maintain it as part of phase 3.	This ditch is now in the newly expanded Moyock drainage district and properties are being taxed, so Dylan Lloyd has included this on a priority list as part of an overall drainage mission to improve the drainage in the area. It is not really the developer's responsibility as the site drainage is handled independently of that ditch.
What are the alternatives to improving the farm ditch to the north?	There is a possibility of taking drainage to the east in two different locations; we might also find another outlet toward Baxter, or just keep things the way they are draining primarily to Baxter but partially to the northern ditch.
We don't see the benefit to deepening the farm ditch to the north.	There is a low area in the southwest corner of the field that could be helped by deepening this ditch and putting it on grade all the way to the outlet.
Part of the ditch is in Virginia. Is that a problem?	Does Virginia require a permit to improve a farm ditch?
Does the way you enlarge the pond in phase 3 affect the lot size?	Land has been set aside outside the lots for the expansion of the ponds.
Are you not sure what lot size will be?	Lot sizes are shown, and based on other modeling we have done we believe we have used the proper ratio of lot size to proposed BMP area for this phase.
Baxter Station is on county sewer, right? Lots are smaller than these.	No, it is on septic but this is a development with residents over 55 years of age and will generally have smaller households with less impact on septic systems.
There is nothing wrong with the northern ditch currently, we repaired it 3 years ago and we can fill in the low area so we don't need to deepen the ditch. What other options are there?	Excavate a ditch to the east across Jarvis, but there is less fall available. The north ditch already has a direct connection that can just be improved (Dylan explained that the deepening is not to drain water from the new homes but from existing low areas around the periphery that need to have ponding relieved).
Did the property along Baxter Lane have a drainage problem before?	Farmers have reported that there was a soy bean field there in the past that was always wet.
Are we able to object to phase 3 until the problems with existing ditches are corrected?	Again those ditches are not really a developer's responsibility but he is exploring options (Dylan Lloyd indicated that the stormwater district has money and will be





**Summary:**

The main part of the meeting ended at approximately 7:00 PM; with several community members staying to look at the maps and further discuss the details of the development after the regular meeting had adjourned, until about 7:20.

# Community Meeting Sign-In Sheet

Windswept Pines Phase 3

April 25, 2023 @ 6:00PM

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