

COUNTY OF Currituck
Maple, NORTH CAROLINA 27956



PATRICK IRWIN
Public Utilities Director

444 Maple Road
Phone: (252) 232-6061
Fax: (252) 453-3721
E-mail: pat.irwin@currituckcountync.gov

February 23, 2016

Mr. Mark Bissell, P.E.
Bissell Professional Group
3512 N. Croatan Highway
Kitty Hawk, NC 27949

RE: Commitment to Serve Letter for the Windswept Pines Subdivision

Mr. Bissell:

The Currituck County Mainland Water System will commit to serve the Windswept Pines Subdivision when final approval is issued by NCDEQ Water Supply Section, all fees are paid to the system, and the required number of meters is received.

Sincerely,

Patrick Irwin
Public Utilities Director
Currituck County

Tammy Flegal

From: Donna Bissell [donna@bissellprofessionalgroup.com]
Sent: Thursday, February 25, 2016 1:20 PM
To: Tammy Flegal, Engineering Coordinator
Subject: FW: 4558 Windswept Pines lot evaluations
Attachments: image001.jpg; image002.jpg

Importance: High

-----Original Message-----

From: Kevin Carver [<mailto:kcarver@arhs-nc.org>]
Sent: Thursday, February 25, 2016 1:04 PM
To: Mark Bissell <mark@bissellprofessionalgroup.com>
Subject: Re: 4558 Windswept Pines lot evaluations

Mark,

The lots at proposed Windswept Pines subdivision in Moyock shall be considered Provisionally Suitable with the addition of aerial fill.

Thanks,

Kevin Carver
Env. Health

Windswept Pines at Currituck Property

Third Community Meeting

Monday, February 22, 2016

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

We waited for late arrivals until about 6:10 pm

Attendees: (See attached sign-in sheet)

Arlene Vaughan
Mark & Penny McCrary
Ezza Bright
Joe W. Bright
Bertrille B. Lomax

Rich Truran
Roy Cartwright
Justin Old – Allied Properties
Mark Bissell - Engineer

Comments from the Community	How Addressed
Still concerned about stormwater.	Plan has been changed to divert most of stormwater to Baxter Lane outfall via a new bypass ditch & large culvert.
Water from field to north drains to the north, northeast	A portion of drainage from land from the north will outfall to the northeast.
Are there deed restrictions to further dividing property?	Legal matters are outside our scope of work.
Williams pit pumps water into ditch before hurricane	Bypass should accommodate.
Water pushed up from sound during hurricanes.	Subdivision drainage cannot be designed to accommodate hurricanes.
Has the plan changed?	The drainage plan has changed but the subdivision plan is substantially the same.

Summary:

We took the opportunity to review the development plan and to explain the drainage improvements that the developer has proposed to improve existing drainage conditions. Those improvements include:

- **Installing a new large bypass ditch around the site to the drainage outfall; diverting most of the stormwater away from Truran/Ward ditch.**
- **Installing a new primary outlet culvert under Baxter Lane**
- **Isolating the subdivision drainage from the northern stormwater runoff can be routed to the northeast. Property line ditch that drains properties to the north, and allowing a portion of that off-site drainage to outlet to the northeast.**
- **Detaining the subdivision drainage from the design storm onsite in new stormwater ponds and outletting those ponds to the new bypass drainage ditch.**

The meeting was adjourned at about 7:20 pm.

Community Meeting Sign-in Sheet

2/22/16

Windswept Pines

NAME	ADDRESS	TELEPHONE	EMAIL
Arlene AUGUSTAN	187 CARTERLE HAY		arleneaugustan@comcast.com
Mark & Penny McCraw	131 Baxter Lane		
Etta Bright	433 Neck Rd Chesapeake, Va. 23322		
Joe W. Bright	433 Neck Road Chesapeake, VA 23322		
Bertrille B. Lomax	437 Neck Rd Chesapeake, VA 23322		
RICHARD RAW	151 BAXTER LANE MARY ROCK NC 27958		
Roy CARTERIGHT	123 CARTERIGHT RD. South Mills N.C. 27976		

Windswept Pines Community Meeting- Outline of Presentation

February 22, 2016

A. Housekeeping –

- Please sign-in
- A record of the Community meeting will be provided to Currituck County.
(concerns raised/ attempts to address concerns)

B. What is the Request?

- Preliminary Plat Application
- Next step in the approval process – after conditional zoning & before construction plans

C. The Process:

- Conditional Zoning approval
- Community meeting (now)
- TRC review
- PB review
- BOC hearing/action

Then:

- Construction drawing application
- Construction
- Final plat application

D. The Plan:

- Still proposing 20,000 sq ft minimum lots
- Rework existing drainage to relieve flooding problem
- Then have 30% open space with stormwater ponds to hold 6"+/- of rainfall on site
- Woodlands reserved – not part of this plan



The Coastal Experts

February 10, 2016

RE: Community Meeting for Preliminary Plat Application for Windswept Pines

Dear Property Owner:

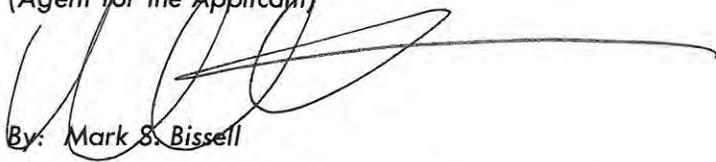
We would like to invite you and nearby property owners to another community meeting regarding an upcoming preliminary plat application for the undeveloped Windswept Pines subdivision. Allied Properties, LLC is proposing to develop approximately 69 acres for a residential subdivision. The property is described as tax parcels 0009-000-0006-0000 & 0009-000-011G-0000, located off Baxter Lane in Moyock, NC.

The purpose of the community meeting is to inform you and nearby property owners about this application that will be reviewed under Currituck County's Unified Development Ordinance, and to provide you an opportunity to give comments and express any concerns about the development.

Since the last community meeting, comments regarding drainage have been considered, resulting in a re-design to significantly improve the existing drainage system. We look forward to the opportunity to share our proposed solution for the existing drainage problem.

The community meeting will be held on Monday, February 22, 2016 at 6:00 pm sharp, at the Moyock Library located on Campus Drive off Tulls Creek Road.

Sincerely,
Bissell Professional Group
(Agent for the Applicant)


By: Mark S. Bissell

cc: Currituck County Planning and Community Development

Currituck F & W Land Co., LLC
P.O. Box 7100
Virginia Beach, VA 23457

Douglas B. Coleman & Donna B.
Coleman
110 Jae Court
Moyock, NC 27958

Martin T. & Joy Roby Macvittie
179 Baxter Lane
Moyock, NC 27958

Moyock Memorial Cemetery Inc.
Memorial Cemetery Inc. .
230 Caratoke Hwy
Moyock, NC 27958

Shade Tree Custom Homes & Dev. LLC
231 Caratoke Hwy.
Moyock, NC 27958

Deloris Michaelangelo
173 Baxter Lane
Moyock, NC 27958

Beatrice M. Franklin Trustee
P.O. Box 759
Moyock, NC 27958

Paulette R. Hill
16457 NC Hwy. 32 North
Roper, NC 27970

Amanda & Jessie Ward
167 Baxter Lane
Moyock, NC 27958

William J. Busby
Anne J. Saunders Rev Trust
Luna J. Cuttino Estate
c/o Charles T. Busby
701 Blue Point Drive
Wilmington, NC 28411

Roy Lee Cartwright
123 Cartwright Road
South Mills, NC 27976

Richard R. & Kate W. Truran
151 Baxter Lane
Moyock, NC, 27958

James Eric & Rebecca Leigh Klotz
247 Caratoke Hwy.
Moyock, NC 27958

Ronald A. Anoaia
125 Vincent Drive
Moyock, NC 27958

Mark A. & Penny K. McCrary
131 Baxter Lane
Moyock, NC 27958

James L. & Tiffany G. Hargreaves
119 Baxter Lane
Moyock, NC 27958

William H. Vaughan
C/O Richard L. Rhine
P.O. Box 72
Moyock, NC 27958

ABLX LLC
378 Caratoke Hwy.
Moyock, NC 27958

Michael A. Eisel
Kathryn N. Russell
205 Baxter Lane
Moyock, NC 27958

Lynwood Lee Jones Jr.
201 Baxter Lane
Moyock, NC 27958

Charles A. Jr. & Kathleen B. Kemp
189 Caratoke Hwy.
Moyock, NC 27958

C.H. & Catherine L. Bryant Trust
C/O C.W. Bryant
652 Independence Pkwy. Ste.#110
Chesapeake, VA 23320

Danny Thomas Klein
119 Ferncliff Drive
Williamsburg, VA 23188

Ruby Bright
437 Neck Road
Chesapeake, VA 23322

Arlene W. Vaughan
187 Caratoke Hwy.
Moyock, NC 27958

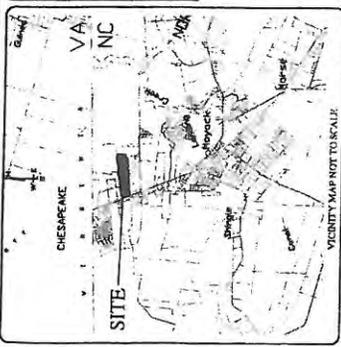
Robert & Leanne Klein
183 Baxter Lane
Moyock, NC 27958

NC Dept. Of Transportation
District Engineers Office
1929 N. Road Street
Elizabeth City, NC 27909

Thomas E. & Margie P. Henderson
c/o Richard L. Rhine
P.O. Box 72
Moyock, NC 27958

William A. Woodard, Jr.
197 Baxter Lane
Moyock, NC 27958

Virginia L. Parker
Jennifer P. Cahoon
Cari C. Parrish
508 Hollygate Lane
Chesapeake, VA 23322



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROP. LINE
 - RIGHT OF WAY
 - WATERWAYS
 - 50' WETLAND OFFSET BUFFER
 - 500' PROPERTY OFFSET BUFFER
 - SOILS BOUNDARY
 - EXISTING STRUCTURES
 - BASE ZONING LINE
 - SPOT GROUND ELEVATIONS

- SOIL TYPES**
- Ds DRAGSTON LOAMY FINE SAND
 - Ro ROANOK FINE SANDY LOAM

PROPERTY OWNERS

VERONICA L. PAVONI
308 HOLLIVALE LAKE
CHESAPEAKE, VA 23030
757-403-8970
LARI C. HANCOCK
308 HOLLIVALE LAKE
CHESAPEAKE, VA 23030
757-403-8970

PROPOSED PROPERTY ZONING CS-NOT

PREVIOUS DEVELOPMENT FUTURE POSSIBLE DEVELOPMENT AND L1

TENTATIVE DEVELOPMENT SCHEDULE

STREET CONNECTIVITY INDEX = 1 = 140

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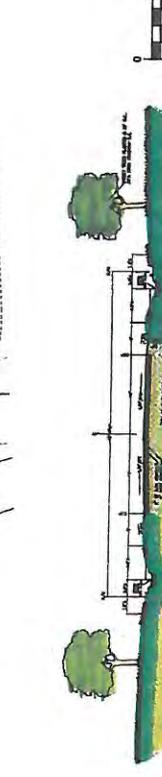
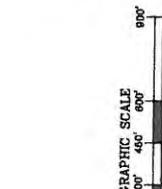
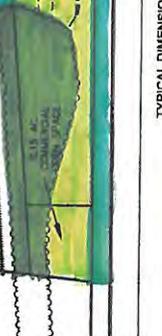
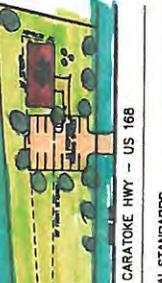
STREET CONNECTIVITY INDEX = 1 = 140

AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	TOTAL AREA	1,140,000	26.0
2	EXISTING IMPROVEMENTS	100,000	2.3
3	PROPOSED IMPROVEMENTS	1,040,000	23.7
4	TOTAL IMPROVEMENTS	1,140,000	26.0

MINIMUM DIMENSIONAL STANDARDS

NO.	DESCRIPTION	MINIMUM DIMENSIONAL STANDARDS
1	MINIMUM LOT AREA	10,000 SQ. FT.
2	MINIMUM LOT WIDTH	30 FT.
3	MINIMUM FRONT YARD SETBACK	10 FT.
4	MINIMUM SIDE YARD SETBACK	5 FT.
5	MINIMUM REAR YARD SETBACK	5 FT.



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	03-17-15	ISSUE FOR PERMITTING	MSB
2	03-17-15	ISSUE FOR PERMITTING	MSB
3	03-17-15	ISSUE FOR PERMITTING	MSB
4	03-17-15	ISSUE FOR PERMITTING	MSB
5	03-17-15	ISSUE FOR PERMITTING	MSB
6	03-17-15	ISSUE FOR PERMITTING	MSB
7	03-17-15	ISSUE FOR PERMITTING	MSB
8	03-17-15	ISSUE FOR PERMITTING	MSB
9	03-17-15	ISSUE FOR PERMITTING	MSB
10	03-17-15	ISSUE FOR PERMITTING	MSB

Engineers, Planners, Surveyors and Environmental Specialists

RUSSELL

1012 North Carolina Highway 2749
P.O. Box 1048
Raleigh, NC 27615
Tel: (919) 876-1700



Currituck County
Engineering Stormwater Management Plan Report
Narrative and Basis of Design

Project:

Windswept Pines Subdivision

Moyock Township, Currituck County, North Carolina

Prepared By:

Bissell Professional Group

P.O. Box 1068
3512 N. Croatan Highway
Kitty Hawk, North Carolina 27949

February 25, 2016



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 58 residential single family home lots served by four roads located on a 46.84 acre tract of land. The proposed Windswept Pines subdivision is located off of Baxter's Lane, just east of NC 168 in Moyock Township, Currituck County, North Carolina.

The proposed developmental activities include the following:

- a) Construction of (58) single family residential home parcels with a minimum lot size of 20,000 square feet
- b) Construction of about 3,820 l.f. of typical asphalt subdivision road with swales and sidewalks on both sides of the street, and 2 cul-de-sacs
- c) Water line installation
- d) Drainage and Stormwater BMP Improvements

The project will be constructed in 2 Construction Phases.

SITE SOILS

The following is a summary of the soils typically found within the project boundary limits:

SOIL DESCRIPTION

The entire site has been mapped as:

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 – 0.2 in/hr.

A seasonal high water table elevation of about 18" below land surface is approximated in the area of the development's proposed BMP's based on a preliminary site investigation.

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

EXISTING SITE TOPOGRAPHY AND DRAINAGE FEATURES

The site's topography is gently sloping from west to east, with existing drainage outlets flowing south from the middle of the site, and to the northeast from the northern property line ditch.

Elevations across the property range from approx 7' to 9' msl. There is an existing drainage ditch network, which has been studied and will be treated as discussed below.

Land use in the area is predominately residential development and farmland.

METHODOLOGY OF MANAGING STORMWATER RUNOFF

In addition to NCDENR's low-density permitting requirements, the development will also be designed in accordance with Currituck County's UDO and the Stormwater Management Plan requirements for Major Subdivisions as outlined in the County's Stormwater Manual and as follows.

Currituck County requires that all major subdivisions provide adequate stormwater controls to retain the-post development 10-year, 24-hour peak discharge so that it does not release a peak discharge greater than the 2-year, 24 hour peak discharge using a wooded site condition, regardless of actual pre-development site conditions.

It will also be designed to meet the conditions that were placed on the conditional zoning approval by the Currituck County Board of Commissioners. Those conditions regarding drainage improvements are:

- Install a new culvert under Baxter's Lane to improve off-site drainage, size to be determined after engineering evaluation.
- Perform an evaluation of existing main ditch along Truran/Ward property line from site to Baxter's Lane and if warranted, seek permission to improve ditch cross-section.
- Explore the possibility of routing a portion of stormwater runoff to the northeast.

STORMWATER RUNOFF COLLECTION AND MANAGEMENT

Existing Drainage Pattern:

An analysis has been performed of both drainage patterns external to the site and within the site, as well as drainage along the Truran/Ward property line as requested by the County Commissioners. Exhibits A & B show the approximate drainage areas that contribute to the site. Exhibit A shows drainage that flows under NC 168 and the railroad to the northern property line ditch on this site. Exhibit B shows the approximate drainage area that is contributing to what we are referring to as Ditch "A", which is the ditch that runs along the northern property line of the development. Exhibit C shows the existing drainage pattern within and adjacent to the site. This exhibit shows the main drainage ditches labeled "A" thru "H" and "K", as well as existing farm ditches which drain to Ditch "B".

The majority of the stormwater that flows under NC 168 and the Chesapeake and Albemarle Railroad flows through Ditch "A" to Ditch "B" and then outlets along Ditch "F" through a 48" pipe under Baxter's Lane to the Baxter's Lane outfall ditch, although a portion of that stormwater appears to flow through Ditches "C" and "D". Ditch "C" also eventually connects to outlet Ditch "F", but Ditch "D" conveys a portion of the stormwater to the northeast.

Analysis and Action Plan:

It is apparent that the main outfall ditches across the site in the Truran/Ward property (Ditches "B" & "F") are undersized for the amount of stormwater that is conveyed through the site. Property owners to the north of the site have also complained of inadequate existing stormwater measures. During the analysis it became apparent that a good solution to these problems would be the construction of a new, large bypass ditch that will be designed to handle the entire flow of stormwater that is being received from off site from the northwest.

The proposed drainage plan is attached as Exhibit "B". This plan shows the following key elements:

1. Construction of a new main drainage Ditch "J" along the western property line of the residential development to a new 60" culvert under Baxter's Lane to the Baxter's Lane outfall. This outfall ditch will relieve Ditches "A", "B", "C", "E", "F", "G" by removing approximately 90% of the existing runoff from that drainage system, leaving only about 10% of the stormwater to flow through Ditch "F" along the Truran/Ward property line to the existing 48" CMP outfall.
2. Ditch "A" will be plugged at the northwest corner of the site and will then be available to handle stormwater that drains to the site from the northern drainage area shown in Exhibit "B".
3. Existing Ditch "B" will be plugged at the north property line and will be utilized for internal drainage.
4. Ditches "C" & "D" will remain open and will convey stormwater from Ditch "A" to existing outfalls both the northeast and the south.
5. Ditch "G" will be utilized only for onsite drainage.
6. Ditches "H", "K" & "L" will remain open to drain adjacent properties.
7. Three stormwater ponds labeled Stormwater BMP1, 2 & 3 will store runoff from the roadways and lots within the development and will then overflow to the new bypass drainage Ditch "J", and through the new 60" culvert to the Baxter's Lane outfall ditch.

In this manner, drainage that is internal to the development will be completely isolated from the surrounding drainage areas, will be managed through vegetative swales and onsite BMP's, and will flow to a completely new outfall. Since about 90% of the stormwater is being removed from Ditch "F", no improvements are being proposed to the Truran/Ward ditch at this time.

We believe that this plan meets and exceeds the conditions that were agreed to as part of the conditional zoning approval.

For the internal drainage, in general, rainfall runoff from the residential lots will primarily sheet flow overland into vegetative swales. Runoff from the roadways will be collected in shallow swales and outlet periodically to new vegetative swales which 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 be handled via typical drawdown devices and overflow will be managed through typical spillways. Discharge from all three drawdown devices, and the overflow spillways will be directed to the new outfall ditch. 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.

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 three proposed BMPs.

- 3) Provision of three wet-detention BMP's with drawdown devices and overflow spillways that outlet to adjoining outlet ditches. The BMP's are designed with about 24 inches of storage depth to manage the design storm.
- 4) Provision of vegetative buffers.
- 5) The lower half of the site lies entirely in a Shaded X FIRM, 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. The higher half of the site is in a firm AE zone, and building elevations will be the higher of the stormwater analysis or the FIRM requirement.

A tentative grading plan is included as Exhibit "E", showing how lot areas will be elevated along with the stormwater management measures to provide both storm protection and vertical separation from the seasonal high water table.

OPERATION & MAINTENANCE

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.

LIST OF EXHIBITS

Exhibit A: Approximate Drainage Area Contributing to Railroad Culvert

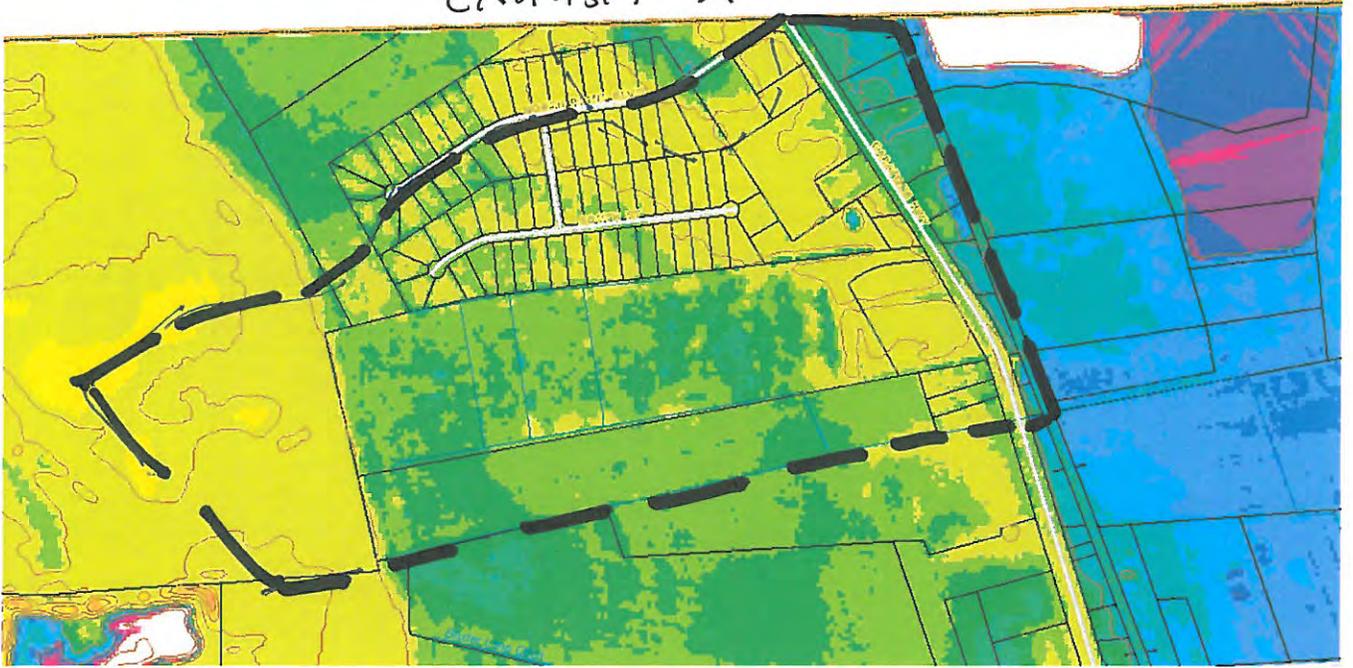
Exhibit B: Approximate Drainage Area Contributing to Ditch "A"

Exhibit C: Existing Drainage Pattern

Exhibit D: Proposed Drainage Plan

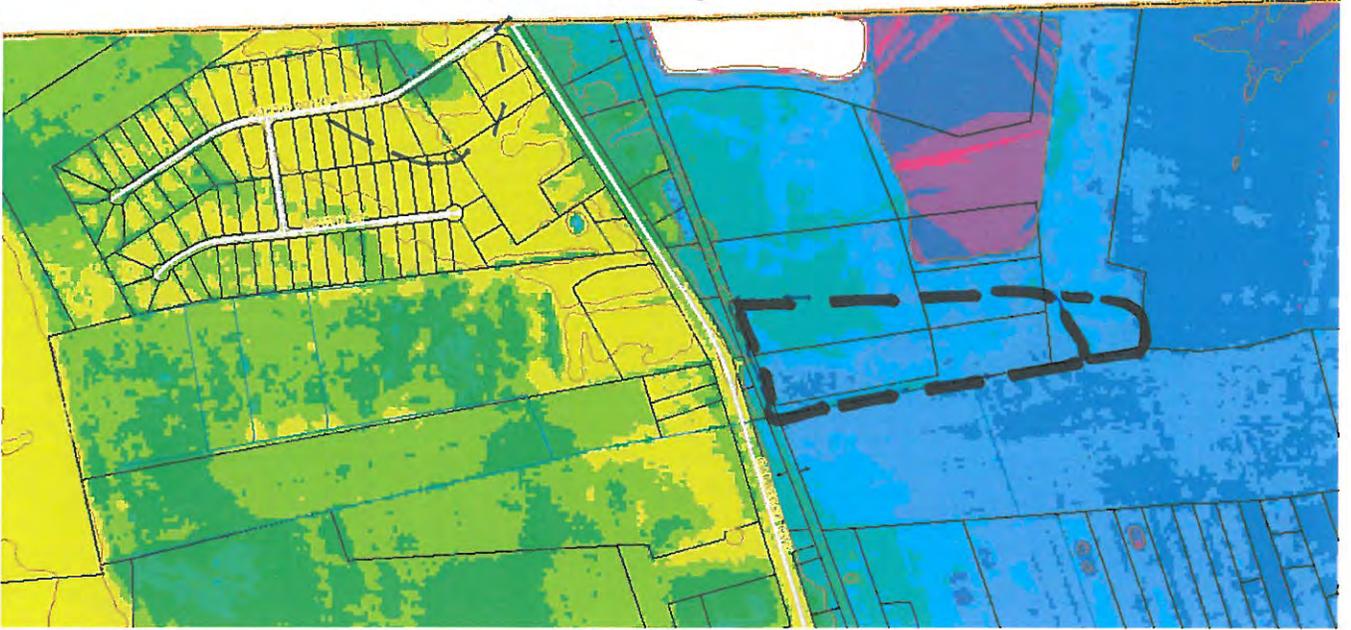
Exhibit E: Proposed Drainage Plan with Tentative Grades

EXHIBIT "A"



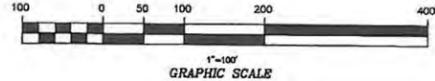
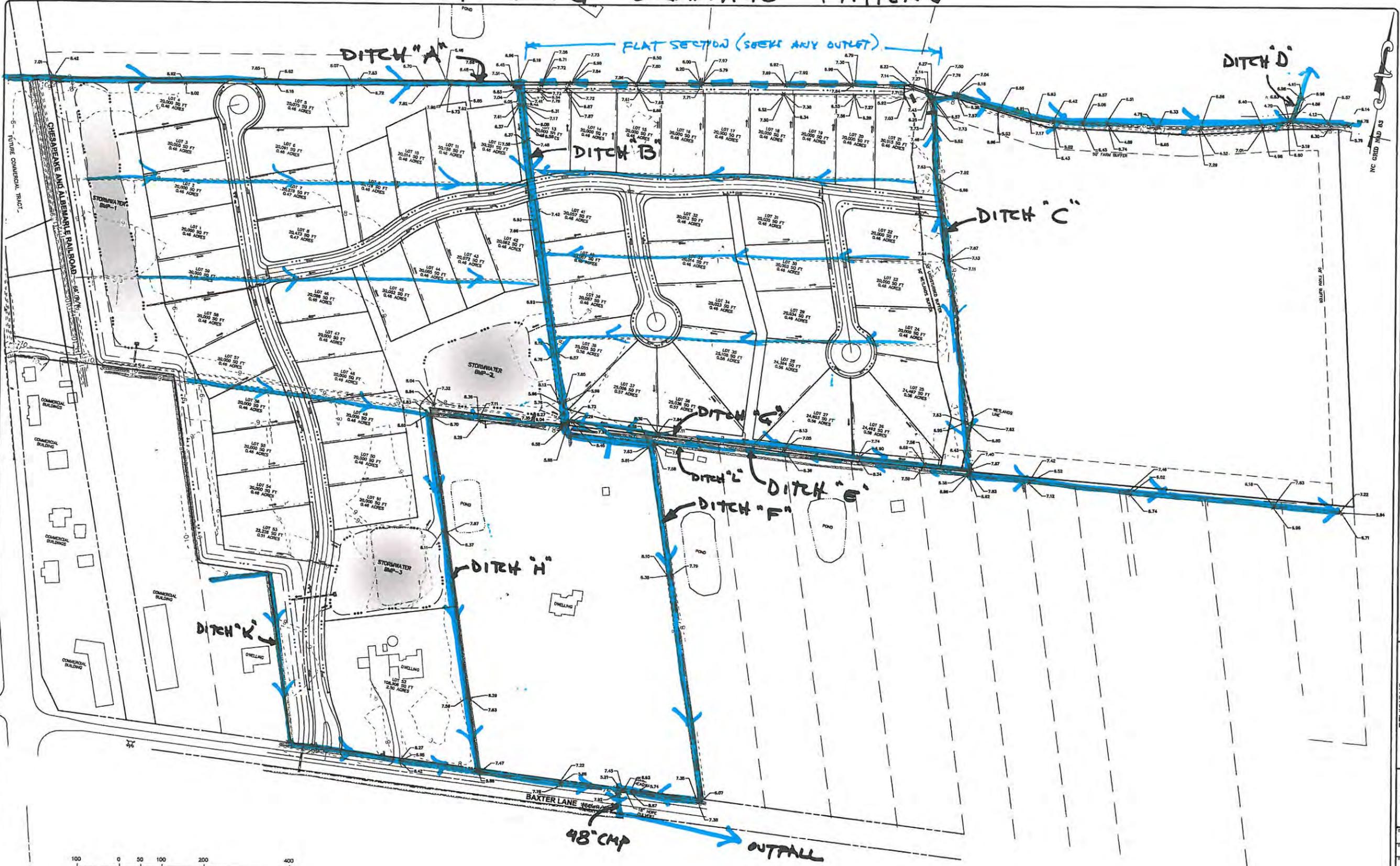
APPROX. DRAINAGE AREA CONTRIBUTING TO
RAILROAD CULVERT \approx 235 AC.

EXHIBIT "B"



APPROX. DRAINAGE AREA CONTRIBUTING
TO DITCH "A" AFTER BYPASS DITCH IS
CONSTRUCTED (25 AC. ±)

EXHIBIT "C" - EXISTING DRAINAGE PATTERN



BISSELL
Bissell Professional Group
2017 North Carolina Highway
P.O. Box 2000
Cary, NC 27513
(919) 241-3338
FAX (919) 241-1746

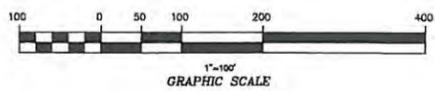
**DRAINAGE AND STORMWATER
MANAGEMENT EXHIBIT 2**
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WINDSWEEP PINES
CURRITUCK COUNTY
MOYOCK TOWNSHIP
NORTH CAROLINA
PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	REVISIONS

DATE: 02-19-16 SCALE: 1"=100'
DESIGNER: BPG DRAWING: MDR
CHECKER: KPW APPROVED: MSB
SHEET: 1 of 1
CAD FILE: 455800PPL
PROJECT NO: 4558

EXHIBIT "D" - PROPOSED DRAINAGE PLAN



BRSSELL
 Engineers, Planners, Surveyors
 and Environmental Specialists

Drainage and Stormwater
 Management Exhibit 2

WINDSWEPT PINES
 CURRITUCK COUNTY
 NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

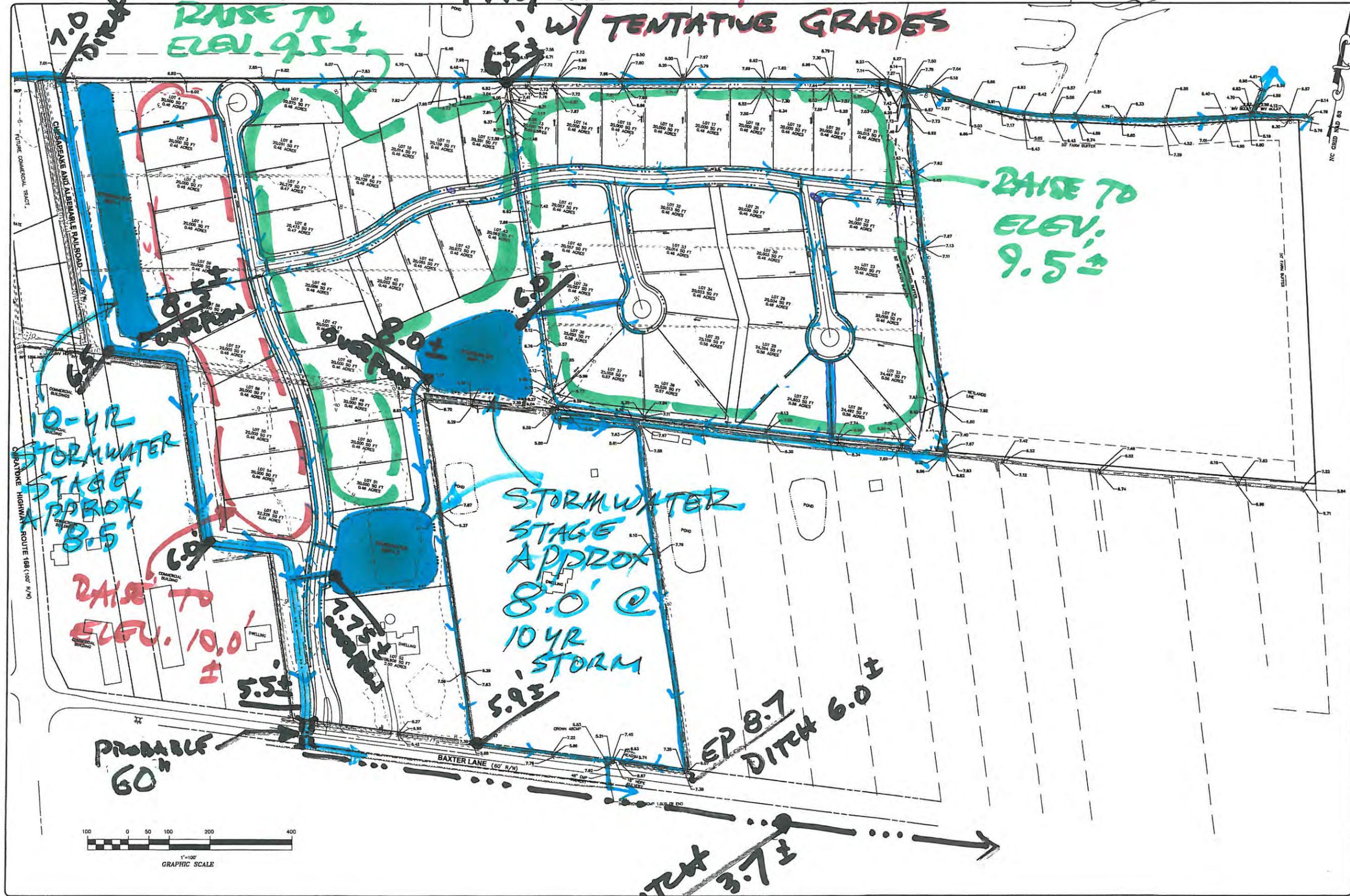
NO.	DATE	DESCRIPTION

DATE: 02-19-16 SCALE: 1"=100'
 DESIGNED: BFC CHECKED: MDB
 DRAWN: KFW APPROVED: MSB

SHEET: 1 of 1
 CAD FILE: 455800PP1
 PROJECT NO.: 4558

EXHIBIT "E" - PROPOSED DRAINAGE PLAN

RAISE TO ELEV. 9.5' ± W/ TENTATIVE GRADES



BISSELL
 Biswell Professional Group
 2000 North Carolina Highway
 100, Raleigh, NC 27609
 P.O. Box 2000, Raleigh, NC 27609
 Tel: (919) 286-1700
 Fax: (919) 286-1700
 Engineers, Planners, Surveyors
 and Environmental Specialists

**DRAINAGE AND STORMWATER
 MANAGEMENT EXHIBIT 2**
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PROJECT: **WINDSWEEP PINES**
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	REVISIONS

DATE: 02-19-16 SCALE: 1" = 100'
 DRAWN BY: BPC CHECKED BY: MDB
 DESIGNED BY: KFW PROJECTED BY: MSB
 SHEET: 1 of 1
 CAD FILE: 455800PP1
 PROJECT NO: 4558

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): February 25, 2014

B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD: Jennifer Cahoon, 508 Hollygate Lane, , VA, 23322.

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: Wilmington, Cahoon, Jennifer/Currituck/PreAp, SAW-2014-00023

**D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:
(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)**

State: NC County/parish/borough: Currituck City: Moyock
Center coordinates of site (lat/long in degree decimal format): Lat. 36.543968° N, Long. -76.181195° W.
Universal Transverse Mercator:
Name of nearest water body: Shingle Landing Creek

Identify (estimate) amount of waters in the review area:

Non-wetland waters: 4460 linear feet: 4 width (ft) and/or acres.

Cowardin Class:

Stream Flow:

Wetlands: 25.59 acres.

Cowardin Class: Forested

Name of any water bodies on the site that have been identified as Section 10 waters:

Tidal:

Non-Tidal:

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLIES):

Office (Desk) Determination. Date:

Field Determination. Date(s): February 11, 2014

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Bay Environmental, Inc.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: Moyock.
- USDA Natural Resources Conservation Service Soil Survey. Citation:
- National wetlands inventory map(s). Cite name:
- State/Local wetland inventory map(s):
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date): Google Earth 2010.
or Other (Name & Date):
- Previous determination(s). File no. and date of response letter:
- Other information (please specify):

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Kyle Barnes 2/25/14
Signature and date of
Regulatory Project Manager
(REQUIRED)

JSA 3/1/2014
Signature and date of
person requesting preliminary JD
(REQUIRED, unless obtaining the signature is
Impracticable)

Tammy Flegal

From: Mark Bissell [mark@bissellprofessionalgroup.com]
Sent: Wednesday, February 24, 2016 1:15 PM
To: 'Barnes, Kyle W SAW'
Cc: mbarr@bissellprofessionalgroup.com; 'David Klebitz'; 'Tammy Flegal'
Subject: RE: [EXTERNAL] 4588 Parrish Estate (Jennifer Cahoon) SAW-2014-00023

Kyle,

Thanks for this reply. If we get an overnight pak to you with the plat changes in the morning, is there a possibility we could get a signed copy faxed back from you in time for the county submittal at 2 PM?

Mark

-----Original Message-----

From: Barnes, Kyle W SAW [<mailto:Kyle.W.Barnes@usace.army.mil>]
Sent: Wednesday, February 24, 2016 11:17 AM
To: Mark Bissell
Subject: RE: [EXTERNAL] 4588 Parrish Estate (Jennifer Cahoon) SAW-2014-00023

Mark,

The PDF of the survey looks fine. I am ok with removing the wetland areas that were in the original review as depicted on the plat. The only change I see that needs to be made is the description of the ditches needs to be labelled as "Waters of the US". Additionally I cannot sign a plat that has be copied from an email. You will need to send me a hard copy that has the engineers seal. If you have any additional questions just let me know.

Kyle

Kyle Barnes
Regulatory Specialist
US Army Corps of Engineers
Wilmington District
Washington Field Office
910-251-4584

We at the U.S. Army Corps of Engineers Regulatory Branch are committed to improving service to our customers. We would appreciate your feedback on how we are performing our duties. Our automated Customer Service Survey is located 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>

Thank you for taking the time to visit this site and complete the survey.

-----Original Message-----

From: Mark Bissell [<mailto:mark@bissellprofessionalgroup.com>]
Sent: Wednesday, February 10, 2016 11:35 AM
To: Barnes, Kyle W SAW <Kyle.W.Barnes@usace.army.mil>
Cc: 'David Klebitz' <davek@bissellprofessionalgroup.com>; 'Tammy Flegal' <admin@bissellprofessionalgroup.com>

Subject: [EXTERNAL] 4588 Parrish Estate (Jennifer Cahoon) SAW-2014-00023

Kyle,

As I indicated in my voice message, we are trying to finalize the Preliminary JD that you issued a couple of years ago on the Parrish Estate in Moyock, in connection with a site evaluation that was completed by Bay Environmental. It is our understanding that the JD was preliminary due to the lack of an actual field survey and plat that would typically accompany and document the confirmation of the line.

We have now performed a boundary survey of the property and have prepared a wetland map from coordinates of the jurisdictional determination, and are attaching it for your review. A copy of your preliminary jd and the preliminary map prepared by Bay at that time are also included as attachments.

Bay had indicated that a portion of the woodlands has the potential to be studied further, monitored and re-evaluated, so part of the property is being excluded from the mapping at this time at the request of our client.

Please review these and let me know if you have any questions or need any additional information in order to be able to issue an approved JD for this parcel.

Best regards,

Mark S. Bissell, PE

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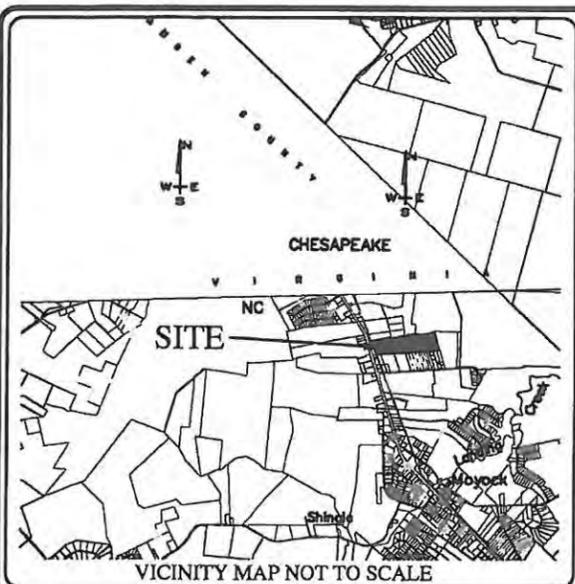
3512 N. Croatan Hwy. * PO Box 1068 * Kitty Hawk, NC 27949

O: (252) 261-3266 F: (252) 261-1760 C: (252) 202-1215

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SURVEY LEGEND

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

THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT IN THE AREAS IMPACTED BY THE PRESENT PROPOSED ACTIVITY, AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. OTHER AREAS OF JURISDICTION MAY BE PRESENT ON THE SITE BUT HAVE NOT BEEN DELINEATED. UNLESS THERE IS CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE YEARS FROM THIS DATE. THIS DETERMINATION WAS MADE UTILIZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL.

REGULATORY OFFICIAL _____
 TITLE _____
 DATE _____
 USACE ACTION ID _____



NC NAD 83(2011) GRID NORTH

SURVEYOR'S CERTIFICATION

I, Michael D. Barr, certify that this plat was drawn under my supervision from an actual survey made under my supervision (dead 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 or positional accuracy is 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)."

Witness my original signature, registration number and seal this 24

day of FEBRUARY, A.D., 2016.

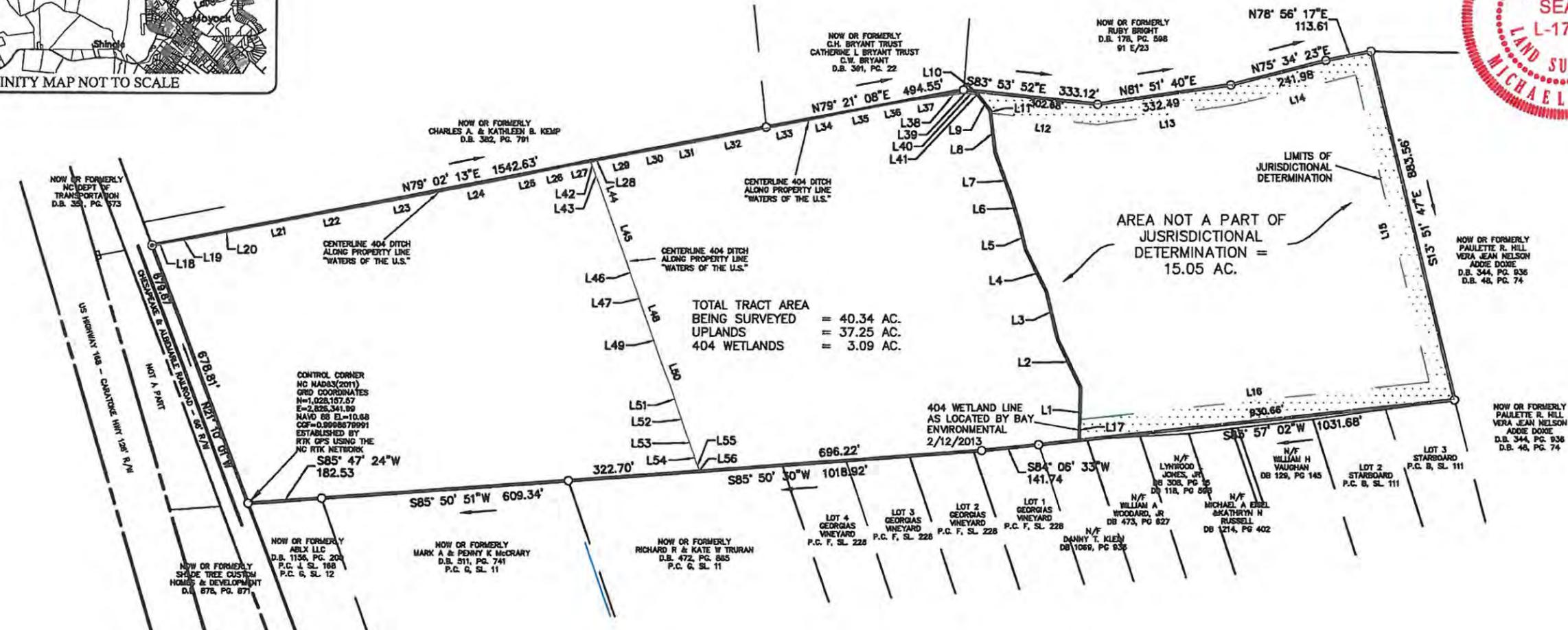
Michael D. Barr
 Professional Land Surveyor L-1756



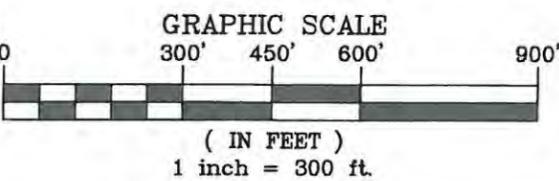
Blissell Professional Group
 Firm License # C-856
 5175 North Carolina Highway
 Kitty Hawk, North Carolina 27949
 (252) 281-3288
 FAX (252) 281-1780

Blissell
 Engineers, Planners, Surveyors
 and Environmental Specialists

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- NOTES:**
1. AREA DETERMINED BY COORDINATE METHOD.
 2. IRON PINS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED HEREON.
 3. THIS PLAT REFLECTS LOCATION OF 404 DITCHES AND WETLANDS AS PROVIDED IN NAD 83 DIGITAL FORMAT FROM BAY ENVIRONMENTAL, INC., THEIR FILE #13-248-01, DATED 2/12/2013.



LINE TABLE																	
LINE	LENGTH	BEARING															
L1	129.36	N0° 54' 13"E	L11	7.07	N7° 44' 50"W	L21	116.17	N78° 57' 23"E	L31	69.56	N79° 20' 55"E	L41	10.70	S75° 28' 31"E	L51	41.54	S17° 28' 01"E
L2	132.80	N25° 46' 46"W	L12	267.13	N83° 53' 52"W	L22	154.60	N79° 06' 42"E	L32	164.02	N78° 50' 43"E	L42	17.04	S20° 38' 23"E	L52	65.23	S19° 24' 53"E
L3	120.63	N14° 00' 05"W	L13	341.49	S81° 51' 40"W	L23	193.53	N78° 21' 35"E	L33	95.59	N79° 07' 23"E	L43	35.27	S21° 36' 02"E	L53	56.33	S20° 07' 50"E
L4	116.47	N26° 44' 11"W	L14	307.70	S76° 16' 42"W	L24	181.29	N78° 52' 05"E	L34	102.29	N78° 35' 08"E	L44	82.25	S20° 11' 04"E	L54	21.39	S15° 54' 12"E
L5	62.08	N14° 32' 50"W	L15	778.62	N13° 51' 47"W	L25	76.12	N78° 04' 25"E	L35	83.40	N79° 10' 23"E	L45	120.95	S20° 01' 18"E	L55	20.79	S22° 54' 31"E
L6	73.18	N16° 58' 37"W	L16	867.25	N83° 56' 36"E	L26	62.71	N78° 21' 10"E	L36	77.94	N79° 10' 16"E	L46	66.09	S19° 23' 34"E	L56	3.85	S14° 51' 18"E
L7	113.70	N20° 18' 53"W	L17	50.26	N0° 54' 13"E	L27	63.39	N79° 31' 29"E	L37	89.60	N81° 55' 54"E	L47	71.18	S19° 39' 30"E			
L8	105.90	N7° 08' 20"W	L18	38.90	N80° 16' 51"E	L28	30.36	N80° 32' 35"E	L38	50.83	N82° 19' 18"E	L48	23.76	S20° 49' 54"E			
L9	56.25	N38° 16' 38"W	L19	80.97	N80° 27' 13"E	L29	82.96	N78° 48' 01"E	L39	8.57	S89° 00' 46"E	L49	100.34	S19° 38' 59"E			
L10	3.02	N8° 20' 59"W	L20	134.39	N78° 56' 14"E	L30	86.91	N79° 25' 50"E	L40	18.07	S81° 32' 36"E	L50	82.22	S20° 47' 15"E			

PROJECT: **PARRISH ESTATES**
 C/O JENNIFER CAHOON
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK 404 WETLAND SURVEY

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 2-24-16 SCALE: 1"=300'
 DESIGNED: MDB CHECKED: MSB
 DRAWN: MDB APPROVED: BPG
 SHEET: 1 of 1
 CAD FILE: 455800WLP
 PROJECT NO: 4558

Proposed Street Name Review and Addition to Master Street List Form

To Be Completed By Applicant

Subdivision Name: Windswept Pines

Subdivision Type: Single Family Subdivision

Applicant: Allied Properties, LLC

Address: 417D Caratoke Hwy

Moyock, NC 27958

Phone: 252-435-2718 Fax: _____

Proposed Street Name(s):

Alden Run _____

Parrish Pointe _____

Anvil Bend _____

Snoozy Manor _____

Alternate Street Name(s): *Please provide at least one (1) alternate street name*

Zeta Green _____

To Be Completed By County Staff

Proposed street names with a check mark have been approved. Proposed street names with an X mark have been denied.

Reviewed By: _____ Date: _____

Add the following data to the Master Street List:

Street Name: _____

Address Range: _____

F&R #: _____

Community: _____

ZIP: _____

Location: _____

Plat Approval Date: _____

Plat Approved By: _____