

VICINITY MAP  
NO SCALE

**CURRITUCK COUNTY NC  
CONSV & DEV PLAN**

06/01/2023

DATE SUBMITTED  
 APPROVED AS IS  
 APPROVED AS NOTED ON PLAT  
 DENIED/RE-SUBMIT  
 06/01/2023  
 Date Approved *Jammy D. Glave*  
 Name & Title  
 Senior Planner

SITE DATA:

- OWNER / DEVELOPER:  
ASHBROOK ESTATES, LLC  
PO BOX 116  
BARCO, NC 27917  
(252) 619-6919  
shuarlimes1@gmail.com
- SITE INFORMATION:  
PIN: 00520000123000  
GPN: 8977-58-4666  
D.B. 1640, PG. 711  
P.C. R. SLD. 147  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAY DISTRICT  
EXISTING USE: AGRICULTURAL  
PROPOSED USE: RESIDENTIAL  
PARCEL AREA: 130.73 AC  
PROPOSED LOTS: 52  
MINIMUM REQUIRED LOT SIZE: 30,000 SF
- THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 372089600L, DATED DECEMBER 21, 2018.
- SITE AREA:  
LOT AREA: 2,824,707 SF = 48.48 AC (35.55%)  
RIGHT-OF-WAY AREA: 207,782 SF = 4.77 AC (3.85%)  
OPEN SPACE AREA: 3,462,184 SF = 79.48 AC (60.80%)  
TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)  
  
CONSERVATION AREA REQUIRED:  
60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED  
  
PRIMARY CONSERVATION AREA PROVIDED = 26.51 AC  
SECONDARY CONSERVATION AREA PROVIDED = 52.97 AC  
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.79%)  
  
OVERALL DENSITY CALCULATION PER UDO SECTION 3.3.3:  
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS  
PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
- MINIMUM REQUIRED BUILDING SETBACKS:  
FRONT: 20'  
SIDE: 10'  
SIDE CORNER: 15'  
REAR: 25'  
MINIMUM LOT WIDTH AT SETBACK: 85'
- MINIMUM DIMENSIONAL STANDARDS:  
MINIMUM LOT SIZE: 30,000 SF  
SMALLEST LOT SHOWN: 35,000 SF  
AVERAGE LOT SIZE: 38,936 SF
- STREETS:  
NAMES (TBD)  
STREET 1: 50' R/W, 3.518 LF  
STREET 2: 50' R/W, 498 LF
- AN EASEMENT FOR DRAINAGE & UTILITIES OF 15' WIDTH ALONG RIGHT-OF-WAYS AND 10' WIDTH ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED, ARE HEREBY ESTABLISHED.
- ACCESS DRIVEWAYS TO CORNER LOTS SHALL BE TO THE INTERNAL STREET. (LOTS 12 & 20 ACCESS PROPOSED STREET 2.)
- ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION.
- SOIL TYPES PRESENT ON SITE:  
ALTAVISTA (Aa), AUGUSTA (A), CONTOE (ChA), DRAGSTON (Ds), MUNDEN (Mu), NIMMO (No), PONZER (Po), STATE (SIA)
- NO STREET LIGHTING IS PROPOSED.
- ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.
- BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD NC GRID COORDINATES  
THOSE AREAS THAT CONTAIN 404 WETLANDS AND THE SUBSEQUENT BUFFERS. SECONDARY CONSERVATION AREAS WHERE NOT USED FOR STORMWATER RETAINANCE OR REQUIRED BUFFER AREAS, WILL REMAIN AS ACTIVE AGRICULTURE.
- WETLANDS AS SHOWN BASED ON PRELIMINARY ASSESSMENT BY TIMMONS GROUP. TO BE CONFIRMED BY USACE PRIOR TO ANY CONSTRUCTION PERMITTING.
- CONSERVATION THEME: THE PURPOSE OF THE PRIMARY CONSERVATION AREA IS TO PRESERVE THOSE AREAS THAT CONTAIN 404 WETLANDS AND THE SUBSEQUENT BUFFERS. SECONDARY CONSERVATION AREAS WHERE NOT USED FOR STORMWATER RETAINANCE OR REQUIRED BUFFER AREAS, WILL REMAIN AS ACTIVE AGRICULTURE.

THIS DRAWING PREPARED AT THE  
**ELIZABETH CITY OFFICE**  
1805 West City Drive, Unit E | Elizabeth City, NC 27909  
TEL 252.621.3030 FAX 252.592.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
06-29-2023	REVISED PER CURRITUCK PLANNING
06-29-2023	REVISED PER CURRITUCK PLANNING

DATE  
05/09/2023

DRAWN BY  
JHS

DESIGNED BY  
N/A

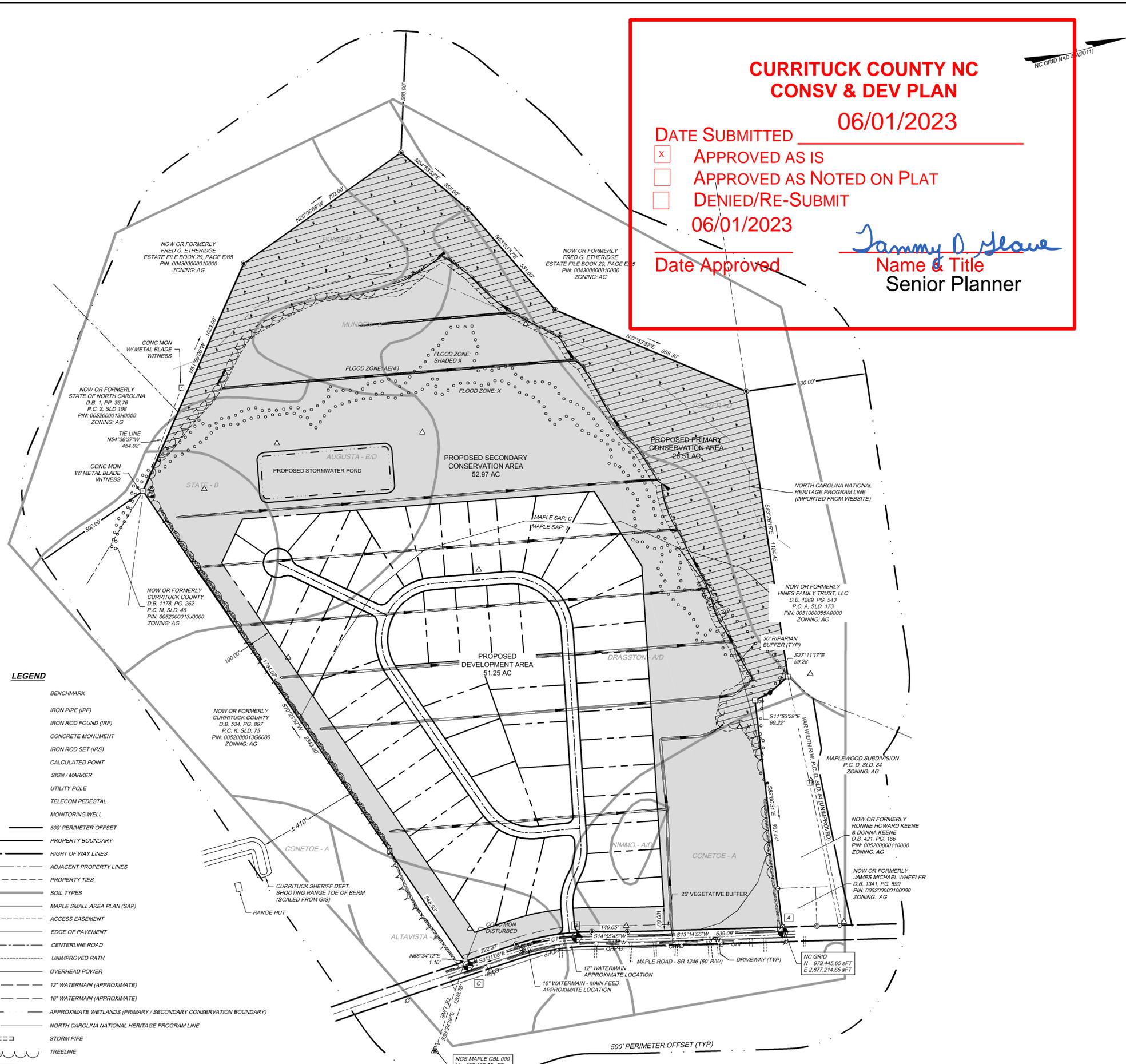
CHECKED BY  
JAM

SCALE  
1" = 200'

TIMMONS GROUP  
NORTH CAROLINA LICENSE NO. C-1652

ASHBROOK ESTATES  
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
CONSERVATION & DEVELOPMENT PLAN - OVERALL MAP

JOB NO.  
48235  
SHEET NO.  
C001



LEGEND

- BENCHMARK
- IRON PIPE (IPF)
- IRON ROD FOUND (IRF)
- CONCRETE MONUMENT
- IRON ROD SET (IRS)
- CALCULATED POINT
- SIGN / MARKER
- UTILITY POLE
- TELECOM PEDESTAL
- MONITORING WELL
- 500' PERIMETER OFFSET
- PROPERTY BOUNDARY
- RIGHT OF WAY LINES
- ADJACENT PROPERTY LINES
- PROPERTY TIES
- SOIL TYPES
- MAPLE SMALL AREA PLAN (SAP)
- ACCESS EASEMENT
- EDGE OF PAVEMENT
- CENTERLINE ROAD
- UNIMPROVED PATH
- OHP
- OVERHEAD POWER
- 12" W
- 12" WATERMAIN (APPROXIMATE)
- 16" WATERMAIN (APPROXIMATE)
- APPROXIMATE WETLANDS (PRIMARY / SECONDARY CONSERVATION BOUNDARY)
- NORTH CAROLINA NATIONAL HERITAGE PROGRAM LINE
- STORM PIPE
- TREELINE
- PROPOSED PRIMARY CONSERVATION AREA
- PROPOSED SECONDARY CONSERVATION AREA

SCALE 1"=200'  
0 200' 400'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	990.00'	318.76'	160.77'	18°26'53"	S5°42'19"W	317.38'

THIS DRAWING PREPARED AT THE  
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YOUR VISION ACHIEVED THROUGH OURS.

DATE  
05/09/2023

DRAWN BY  
JHS

DESIGNED BY  
JAM

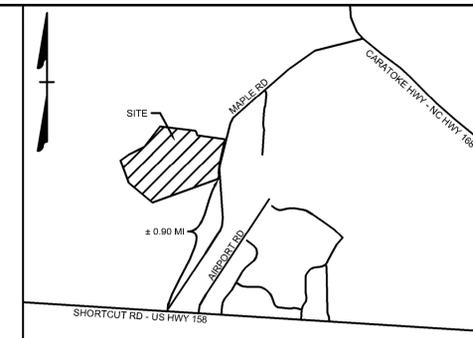
CHECKED BY  
JAM

SCALE  
1" = 100'

JOB NO.  
48235

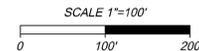
SHEET NO.  
C002

REVISION DESCRIPTION  
REVISION NUMBER  
DATE



**VICINITY MAP**  
NO SCALE

- SITE DATA:**
- OWNER / DEVELOPER:  
ASHBROOK ESTATES, LLC  
PO BOX 116  
BARCO, NC 27917  
(252) 619-6919  
stuartfinnes1@gmail.com
  - SITE INFORMATION:  
PIN: 00520000120000  
GPN: 8977-58-4866  
D.B. 1640, PG. 711  
P.C. R. SLD. 147  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAY DISTRICT  
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  - MINIMUM DIMENSIONAL STANDARDS:  
MINIMUM LOT SIZE: 30,000 SF  
SMALLEST LOT SHOWN: 35,000 SF  
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  - AN EASEMENT FOR DRAINAGE & UTILITIES OF 15' WIDTH ALONG RIGHT-OF-WAYS AND 10' WIDTH ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED, ARE HEREBY ESTABLISHED.
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  - ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION.
  - SOIL TYPES PRESENT ON SITE:  
ALTAVISTA (Aa), AUGUSTA (A), CONETOE (Ca), DRAGSTON (Da), MUNDEN (Mu), NIMMO (No), PONZER (Po), STATE (Sia)
  - NO STREET LIGHTING IS PROPOSED.
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  - BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD NC GRID COORDINATES  
HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD 88  
A N 979464.76 sFT  
E 2,877,209.80 sFT  
ELEV 12.08'  
B N 978,636.77 sFT  
E 2,877,010.91 sFT  
ELEV 11.89'  
C N 978,173.61 sFT  
E 2,877,007.22 sFT  
ELEV 13.00'
  - WETLANDS AS SHOWN BASED ON PRELIMINARY ASSESSMENT BY TIMMONS GROUP. TO BE CONFIRMED BY USACE PRIOR TO ANY CONSTRUCTION PERMITTING.
  - CONSERVATION THEME: THE PURPOSE OF THE PRIMARY CONSERVATION AREA IS TO PRESERVE THOSE AREAS THAT CONTAIN 404 WETLANDS AND THE SUBSEQUENT BUFFERS. SECONDARY CONSERVATION AREAS WHERE NOT USED FOR STORMWATER RETAINAGE OR REQUIRED BUFFER AREAS, WILL REMAIN AS ACTIVE AGRICULTURE.

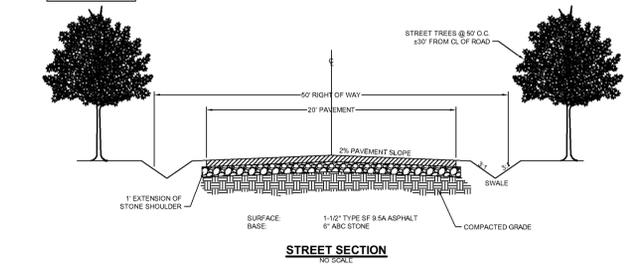


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	990.00'	318.78'	160.77'	18°26'33"	S5°42'19"W	317.38'



**LEGEND**

- BENCHMARK
- IRON PIPE (IPF)
- IRON ROD FOUND (IRF)
- CONCRETE MONUMENT
- IRON ROD SET (IRS)
- CALCULATED POINT
- SIGN / MARKER
- UTILITY POLE
- TELECOM PEDESTAL
- PROPERTY BOUNDARY
- RIGHT OF WAY LINES
- ADJACENT PROPERTY LINES
- PROPERTY TIES
- PROPOSED LOT LINES
- PROPOSED RW CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED 25' VEGETATIVE BUFFER
- ACCESS EASEMENT
- EDGE OF PAVEMENT
- CENTERLINE ROAD
- UNIMPROVED PATH
- OHP
- 
- 
- APPROXIMATE WETLANDS
- STORM PIPE
- TREELINE
- PROPOSED PRIMARY CONSERVATION AREA
- PROPOSED SECONDARY CONSERVATION AREA



S:\100148235 - Ashbrook Estates - Maple, NCDWG\SheetC & D\Plan\48235C - Cons-Dwg-Plan.dwg | Plotted on 6/1/2023 11:29 AM | By: Jhonni Mizelle

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**ASHBROOK ESTATES**  
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
CONSERVATION & DEVELOPMENT PLAN - ON-SITE MAP

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

SITE DATA:

- 1. OWNER / DEVELOPER: ASHBROOK ESTATES, LLC... 2. SITE INFORMATION: MAPLE ROAD, MAPLE, NC 27956... 3. THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 3720896600L... 4. SITE AREA: LOT AREA: 2,024,707 SF = 46.48 AC (35.55%)... 5. MINIMUM REQUIRED BUILDING SETBACKS: FRONT: 20'... 6. MINIMUM DIMENSIONAL STANDARDS: MINIMUM LOT SIZE: 30,000 SF... 7. STREETS: TUNSTALL LOOP: 50' R/W, 3,518 LF... 8. AN EASEMENT FOR DRAINAGE & UTILITIES OF 15' WIDTH... 9. ACCESS DRIVEWAYS TO CORNER LOTS SHALL BE TO THE INTERNAL STREET... 10. ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION... 11. SOIL TYPES PRESENT ON SITE: ALTAVISTA (Aa), AUGUSTA (A), CONETOE (CnA), DRAGSTON (Ds)... 12. NO STREET LIGHTING IS PROPOSED... 13. ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT... 14. BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD... 15. WETLANDS AS SHOWN BASED ON PRELIMINARY ASSESSMENT BY TIMMONS GROUP... 16. CONSERVATION THEME: THE PURPOSE OF THE PRIMARY CONSERVATION AREA IS TO PRESERVE THOSE AREAS THAT CONTAIN 40A WETLANDS... 17. A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED.

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

ENVIRONMENTAL CONCERN CERTIFICATE

THIS SUBDIVISION (OR PORTIONS THEREOF) IS LOCATED WITHIN AN AREA OF ENVIRONMENTAL CONCERN.

DATE LOCAL PERMIT OFFICER

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 THE TIMMONS GROUP, AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

DATE REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

OWNERSHIP AND DEDICATION CERTIFICATE

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

DATE OWNER

I, \_\_\_\_\_, A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY,

NORTH CAROLINA, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE

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

DATE OWNER

ADJACENT ACTIVE FARMLAND STATEMENT

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

AIRPORT OVERLAY DISTRICT STATEMENT

ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.

EASEMENT ESTABLISHMENT STATEMENT

A 10 FOOT EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15 FOOT EASEMENT ALONG THE FRONT PROPERTY LINE IS HEREBY ESTABLISHED.

FLOODWAY/FLOODPLAIN STATEMENT

USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

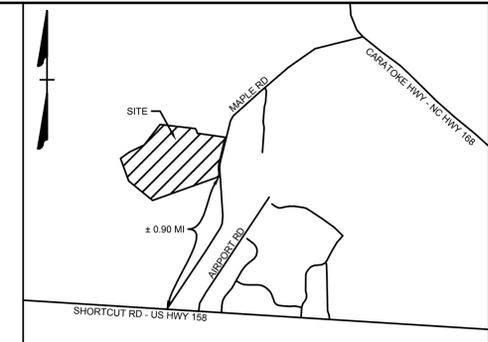
PUBLIC DEDICATION OF RECREATION AND PARK AREA STATEMENT

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

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN DEED BOOK 1640, PAGE 711; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; 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.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS XXTH DAY OF XX, 20XX.

JASON A. MIZELLE, PLS L-4917



VICINITY MAP NO SCALE

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD BEARING, CHORD. Lists curve data for curves C1 through C45.

PROGRESS PRINT JUN 20, 2023 NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE ELIZABETH CITY OFFICE 1805 West City Drive, Unit E | Elizabeth City, NC 27909 TEL 252.621.3030 FAX 252.362.0574 www.timmons.com

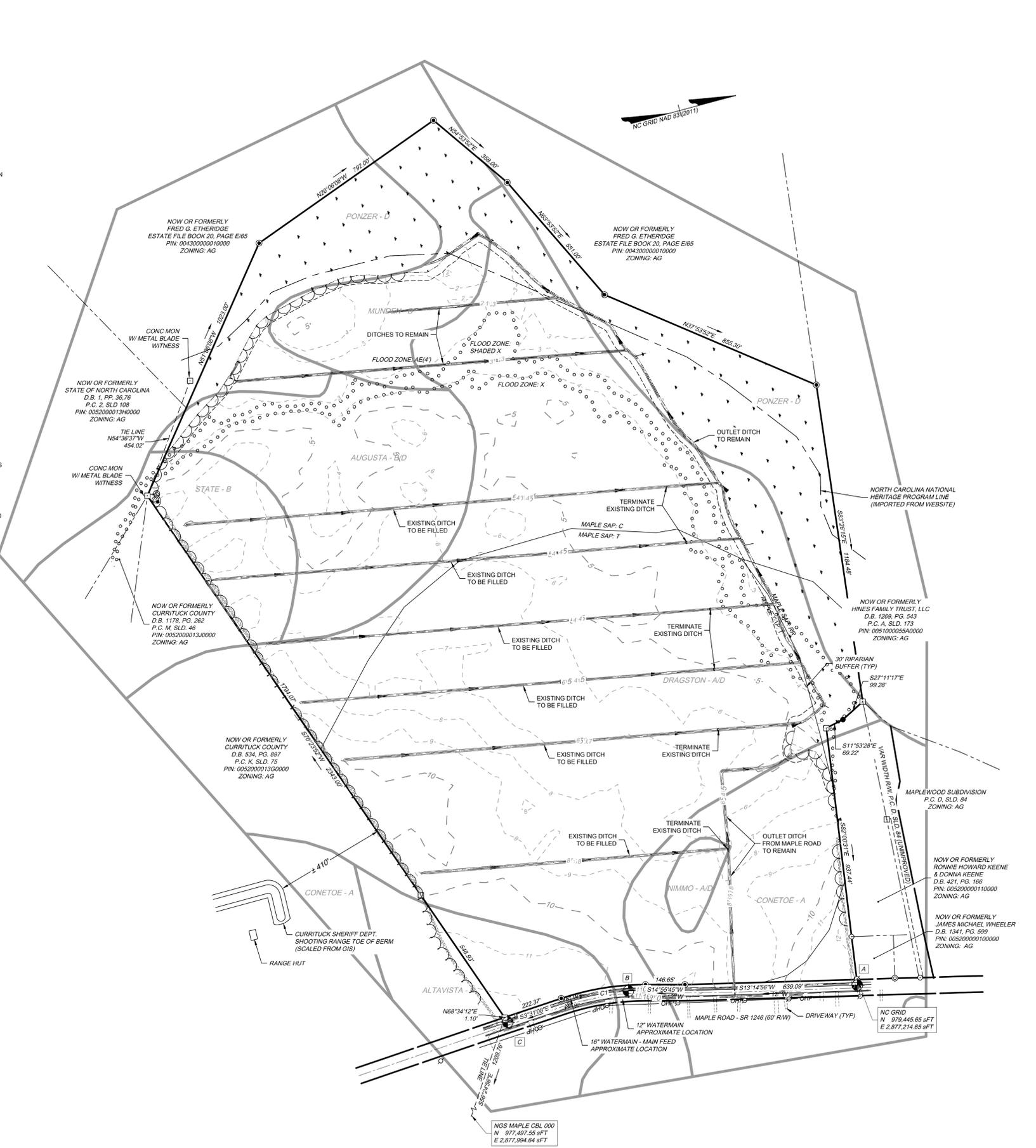
YOUR VISION ACHIEVED THROUGH OURS.

Table with 2 columns: REVISION DESCRIPTION, DATE. Includes revision 06-20-2023.

JHS DESIGNED BY N/A CHECKED BY JAM SCALE N/A

TIMMONS GROUP logo and contact information: ASHBROOK ESTATES, CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA, COVER SHEET, JOB NO. 48235, SHEET NO. C0.0

- SITE DATA:**
- OWNER / DEVELOPER:  
ASHBROOK ESTATES, LLC  
PO BOX 116  
BARCO, NC 27917  
(252) 619-6919  
stuartnest@gmail.com
  - SITE INFORMATION:  
MAPLE ROAD, MAPLE, NC 27956  
PIN: 005200001120000  
GPN: 8977-58-4666  
D.B. 1640, PG. 711  
P.C. R. SLD. 147  
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NO GRID COORDINATES  
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VERTICAL DATUM REFERENCE: NAVD 88  
A N 979464.76 sFT  
E 2,877,209.80 sFT  
ELEV 12.09'  
B N 978,636.77 sFT  
E 2,877,010.91 sFT  
ELEV 11.89'  
C N 978,173.61 sFT  
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**LEGEND**

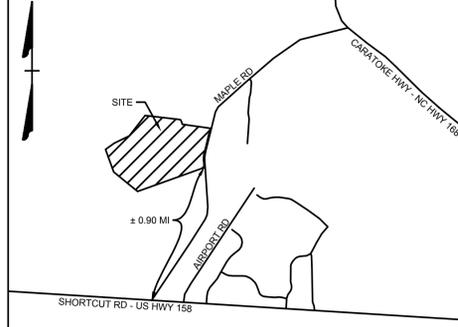
- BENCHMARK
- IRON PIPE (IPF)
- IRON ROD FOUND (IRF)
- CONCRETE MONUMENT
- IRON ROD SET (IRS)
- CALCULATED POINT
- SIGN / MARKER
- UTILITY POLE
- TELECOM PEDESTAL
- MONITORING WELL
- PROPERTY BOUNDARY
- RIGHT OF WAY LINES
- ADJACENT PROPERTY LINES
- PROPERTY TIES
- SOIL TYPES
- MAPLE SMALL AREA PLAN (SAP)
- ACCESS EASEMENT
- 12" WATERMAIN (APPROXIMATE)
- 16" WATERMAIN (APPROXIMATE)
- APPROXIMATE WETLANDS (PRIMARY / SECONDARY CONSERVATION BOUNDARY)
- NORTH CAROLINA NATIONAL HERITAGE PROGRAM LINE
- EDGE OF PAVEMENT
- CENTERLINE ROAD
- UNIMPROVED PATH
- OVERHEAD POWER
- APPROXIMATE WETLANDS
- CENTER OF DITCH
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM PIPE
- TREELINE

SCALE 1"=200'  
0 200' 400'



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	990.00'	318.76'	160.77'	18°26'53"	S5°42'19"W	317.38'



THIS DRAWING PREPARED AT THE  
**ELIZABETH CITY OFFICE**  
1805 West City Drive, Unit E | Elizabeth City, NC 27909  
TEL 252.661.3030 FAX 252.392.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
	06-20-2023

DRAWN BY: JHS  
DESIGNED BY: N/A  
CHECKED BY: JAM  
SCALE: 1" = 200'

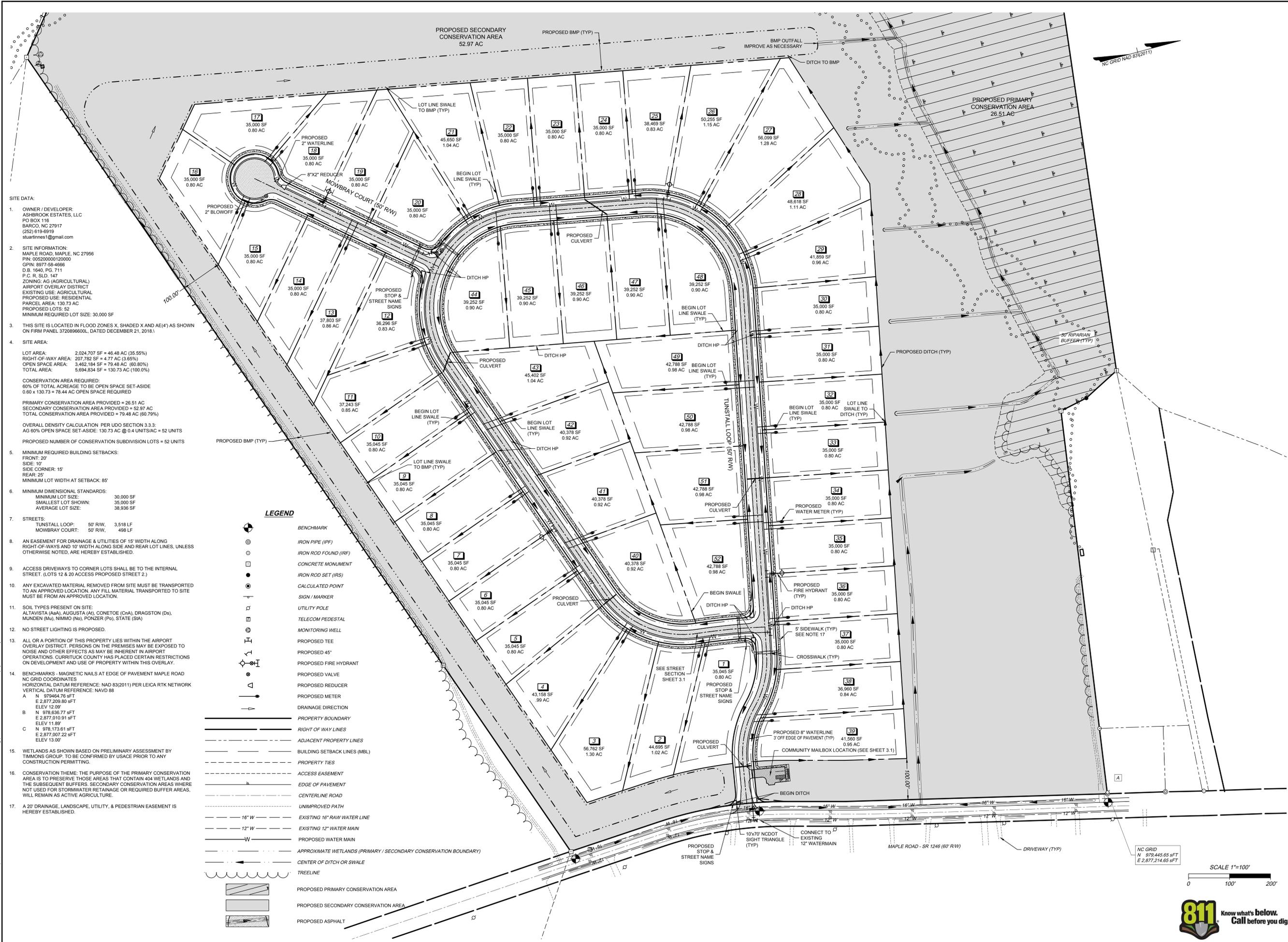
**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**ASHBROOK ESTATES**  
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
EXISTING CONDITIONS

JOB NO. 48235  
SHEET NO. C1.0

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- SITE DATA:**
- OWNER / DEVELOPER:  
ASHBROOK ESTATES, LLC  
PO BOX 116  
BARCO, NC 27917  
(252) 619-6919  
stuartines1@gmail.com
  - SITE INFORMATION:  
MAPLE ROAD, MAPLE, NC 27956  
PIN: 00520000120000  
GPN: 8977-69-4666  
D.B. 1640, PG. 711  
P.C.R. SLD. 147  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAY DISTRICT  
EXISTING USE: AGRICULTURAL  
PROPOSED USE: RESIDENTIAL  
PARCEL AREA: 130.73 AC  
PROPOSED LOTS: 52  
MINIMUM REQUIRED LOT SIZE: 30,000 SF
  - THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 3720896600L, DATED DECEMBER 21, 2018.
  - SITE AREA:  
LOT AREA: 2,024,707 SF = 46.48 AC (35.55%)  
RIGHT-OF-WAY AREA: 207,782 SF = 4.77 AC (3.65%)  
OPEN SPACE AREA: 3,462,194 SF = 79.48 AC (60.80%)  
TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)  
CONSERVATION AREA REQUIRED:  
60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED  
PRIMARY CONSERVATION AREA PROVIDED = 26.51 AC  
SECONDARY CONSERVATION AREA PROVIDED = 52.97 AC  
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.79%)  
OVERALL DENSITY CALCULATION PER UDO SECTION 3.3.3:  
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS  
PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
  - MINIMUM REQUIRED BUILDING SETBACKS:  
FRONT: 20'  
SIDE: 10'  
SIDE CORNER: 15'  
REAR: 25'  
MINIMUM LOT WIDTH AT SETBACK: 85'
  - MINIMUM DIMENSIONAL STANDARDS:  
MINIMUM LOT SIZE: 30,000 SF  
SMALLEST LOT SHOWN: 35,000 SF  
AVERAGE LOT SIZE: 38,936 SF
  - STREETS:  
TUNSTALL LOOP: 50' RW, 3,518 LF  
MOWBRAY COURT: 50' RW, 498 LF
  - AN EASEMENT FOR DRAINAGE & UTILITIES OF 15' WIDTH ALONG RIGHT-OF-WAYS AND 10' WIDTH ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED, ARE HEREBY ESTABLISHED.
  - ACCESS DRIVEWAYS TO CORNER LOTS SHALL BE TO THE INTERNAL STREET. (LOTS 12 & 20 ACCESS PROPOSED STREET 2.)
  - ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION.
  - SOIL TYPES PRESENT ON SITE:  
ALTAVISTA (Aa), AUGUSTA (Au), CONETOE (Ca), DRAGSTON (Dd), MUNDEN (Mm), NIMMO (Nn), FORNER (Ff), STATE (Ss)
  - NO STREET LIGHTING IS PROPOSED.
  - ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.
  - BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD NC GRID COORDINATES  
HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK  
VERTICAL DATUM REFERENCE: NAVD 88  
A. N. 979464.76 FT  
E 2,877,209.80 FT  
ELEV 12.09'  
B. N. 978,636.77 FT  
E 2,877,010.91 FT  
ELEV 11.89'  
C. N. 978,173.61 FT  
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	CALCULATED POINT
	SIGN / MARKER
	UTILITY POLE
	TELECOM PEDESTAL
	MONITORING WELL
	PROPOSED TEE
	PROPOSED 45°
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED REDUCER
	PROPOSED METER
	DRAINAGE DIRECTION
	PROPERTY BOUNDARY
	RIGHT OF WAY LINES
	ADJACENT PROPERTY LINES
	BUILDING SETBACK LINES (MBL)
	PROPERTY TIES
	ACCESS EASEMENT
	EDGE OF PAVEMENT
	CENTERLINE ROAD
	UNIMPROVED PATH
	EXISTING 16" RAW WATER LINE
	EXISTING 12" WATER MAIN
	PROPOSED WATER MAIN
	APPROXIMATE WETLANDS (PRIMARY / SECONDARY CONSERVATION BOUNDARY)
	CENTER OF DITCH OR SWALE
	TRELLINE
	PROPOSED PRIMARY CONSERVATION AREA
	PROPOSED SECONDARY CONSERVATION AREA
	PROPOSED ASPHALT



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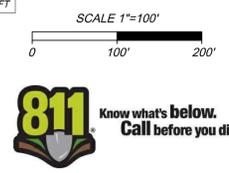
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CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

**PRELIMINARY PLAT - STORMWATER MANAGEMENT & UTILITIES**

JOB NO. 48235  
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