

VICINITY MAP  
SCALE: 1" = 5000'

GENERAL DEVELOPMENT NOTES

- OWNER/APPLICANT: NORTH SOUTH DEVELOPMENT GROUP, LLC  
417-D CARATOKE HIGHWAY  
MOYOCK, NC 27958
- PROPERTY DATA: ADDRESS: 320 SURVEY ROAD, MOYOCK, NC 27958  
  
PIN: 0015-000-085E-0000  
D.B. 1666, PG. 285  
P.C. "R", SL. 182  
202.19-ACRES (PER PLAT)  
  
PIN: 0015-000-0085D-0000  
D.B. 1666, PG. 285  
P.C. "R", SL. 75  
21.99-ACRES (PER PLAT)  
  
SUBDIVISION TOTAL ACREAGE: 224.18 ACRES  
(DOES NOT INCLUDE 1.47 ACRE R/W DEDICATION OF A 30' STRIP ALONG SURVEY ROAD)
- ZONING: EXISTING: C-MXR & C-GB  
PROPOSED: C-MXR

# FLORA FARM MXR DEVELOPMENT

AMENDED CONDITIONAL ZONING TO C-MXR

JUNE 27TH, 2024

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

Sheet  
Number

Sheet Title

1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING CONDITIONS & SITE FEATURES PLAN
3	PRELIMINARY MASTER PLAN - OVERALL
4	PRELIMINARY MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5	PRELIMINARY STORMWATER MANAGEMENT PLAN
6	PRELIMINARY UTILITIES PLAN
7	PRELIMINARY PHASING PLAN

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Engineers, Planners, Surveyors  
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COVER SHEET, DEVELOPMENT  
NOTES & SITE LOCATION

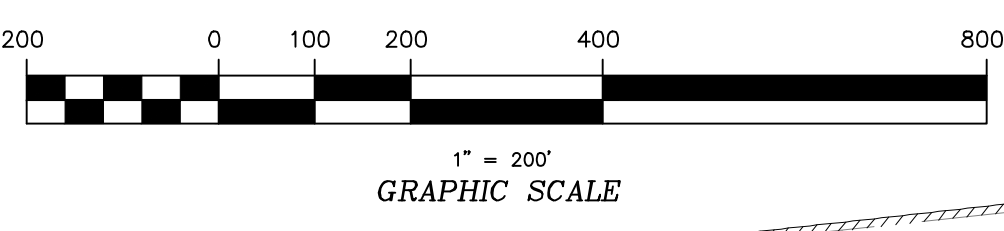
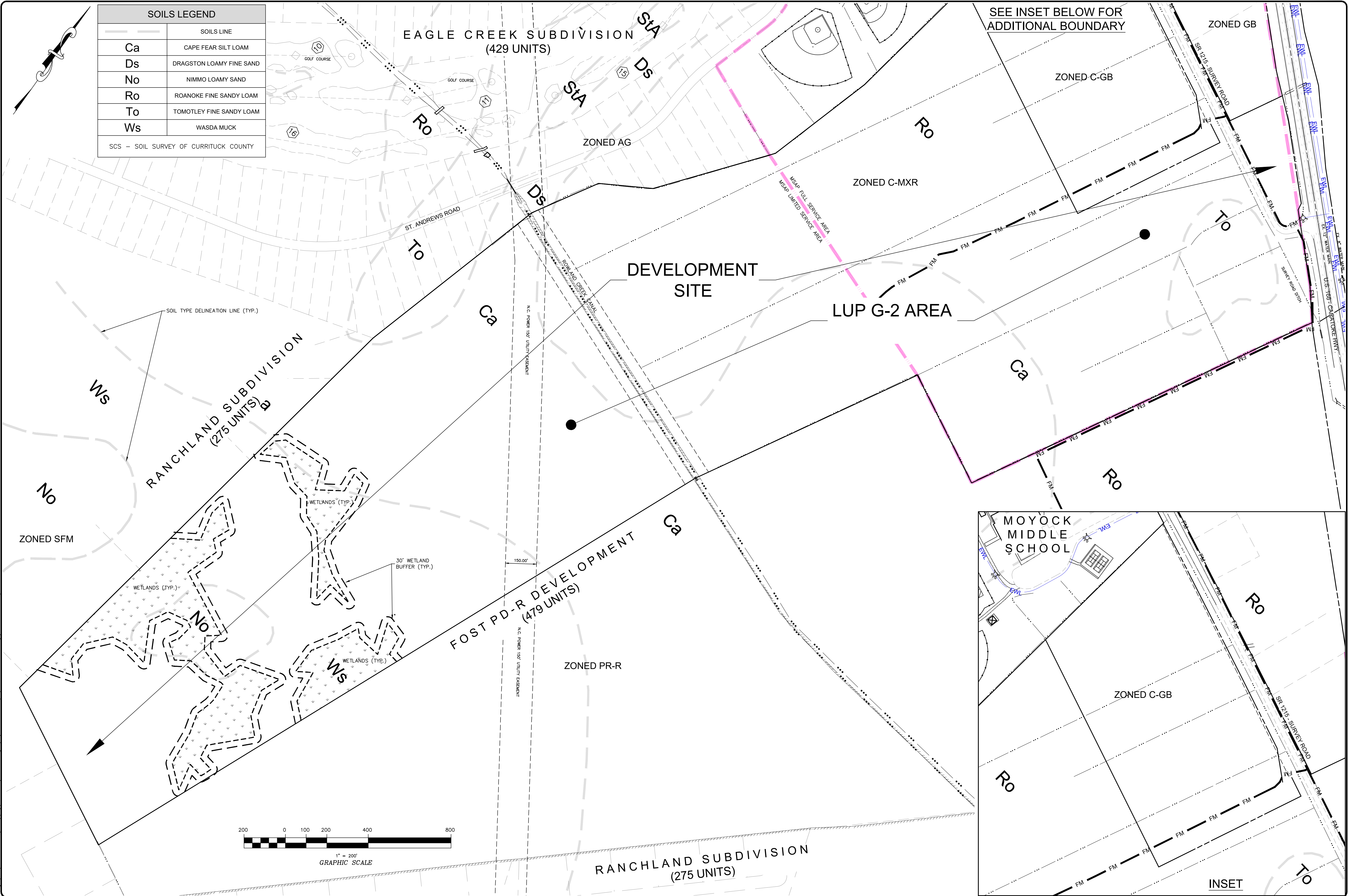
PROJECT: FLORA FARM MXR SUBDIVISION  
NORTH CAROLINA  
MOYOCK TOWNSHIP  
CURRITUCK COUNTY  
PRELIMINARY MASTER PLAN

NO.	DATE	DESCRIPTION	BY
1	1/29/21	THE COMMENTS	MSB
2	6/27/24	AMENDED PLANS	MSB

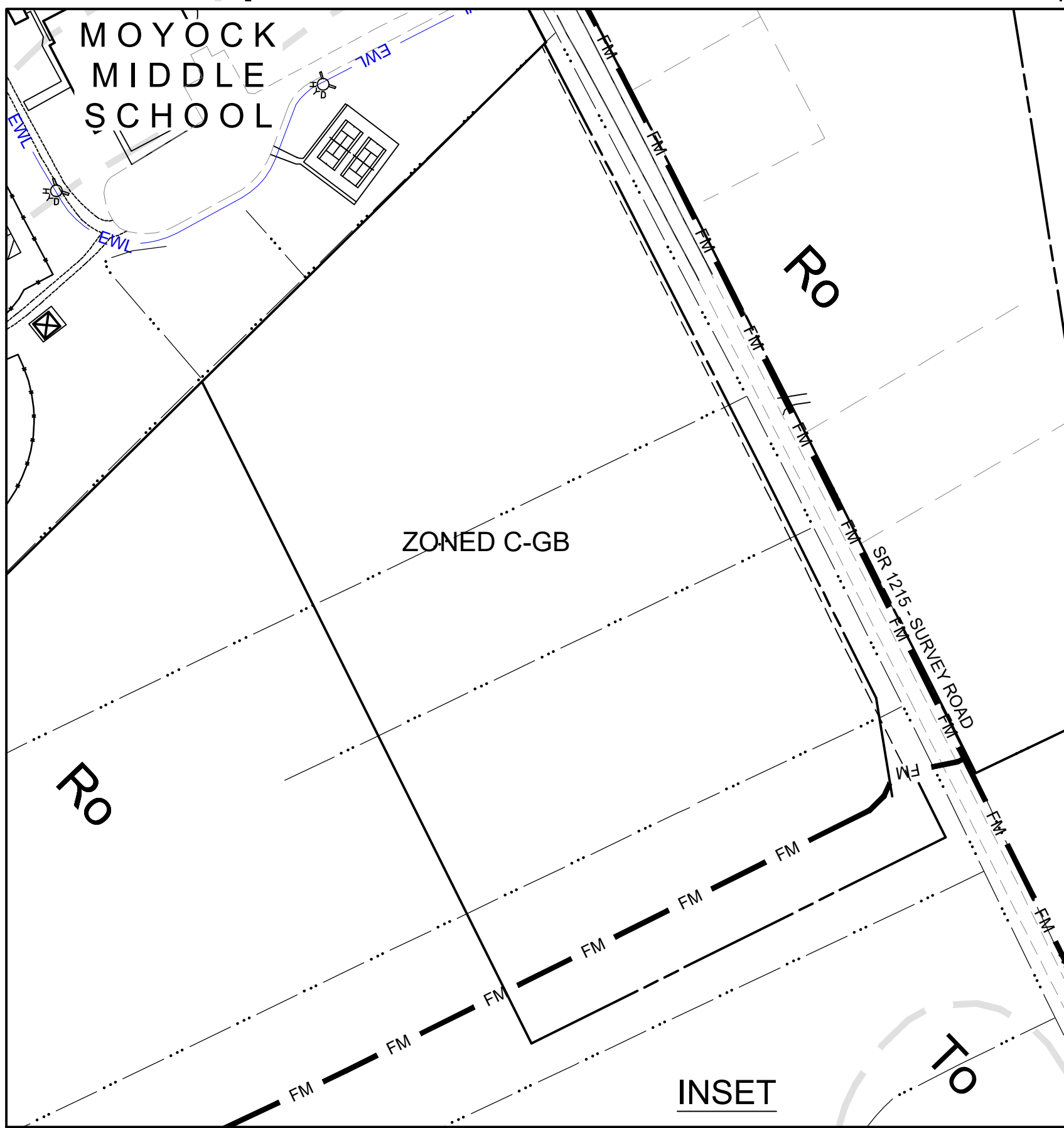
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DRAWN: KFW,WGY APPROVED: BPG  
SHEET: 1 OF 7  
CAD FILE: 46800MP5  
PROJECT NO: 4680

SOILS LEGEND	
SOILS LINE	
Ca	CAPE FEAR SILT LOAM
Ds	DRAGSTON LOAMY FINE SAND
No	NIMMO LOAMY SAND
Ro	ROANOKE FINE SANDY LOAM
To	TOMOTLEY FINE SANDY LOAM
Ws	WASDA MUCK
SCS - SOIL SURVEY OF CURRITUCK COUNTY	



SEE INSET BELOW FOR ADDITIONAL BOUNDARY



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EXISTING CONDITIONS &  
 SITE FEATURES PLAN

FLORA FARM MXR SUBDIVISION  
 NORTH CAROLINA  
 CURRITUCK COUNTY  
 MOYOCK TOWNSHIP

NO.	DATE	DESCRIPTION	BY	CHK

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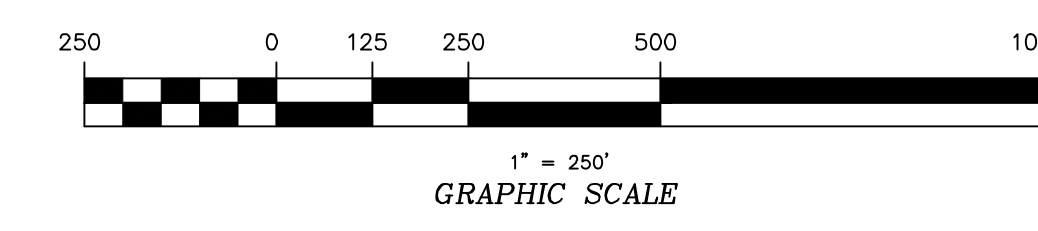
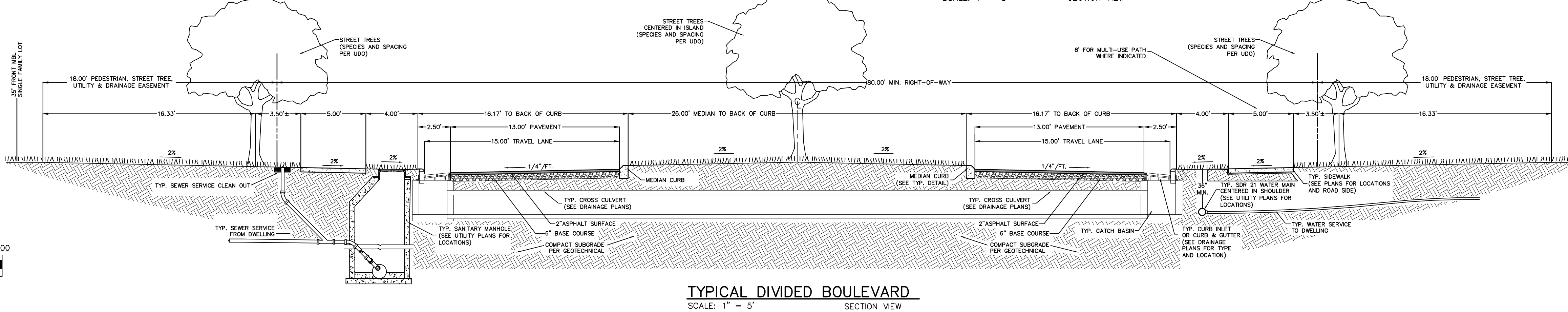
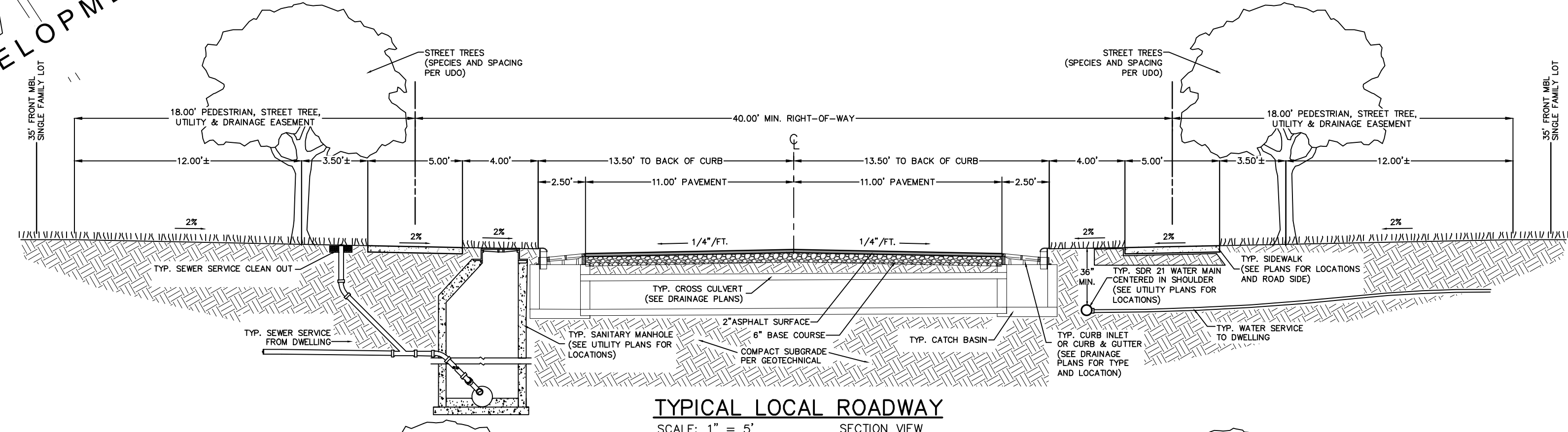
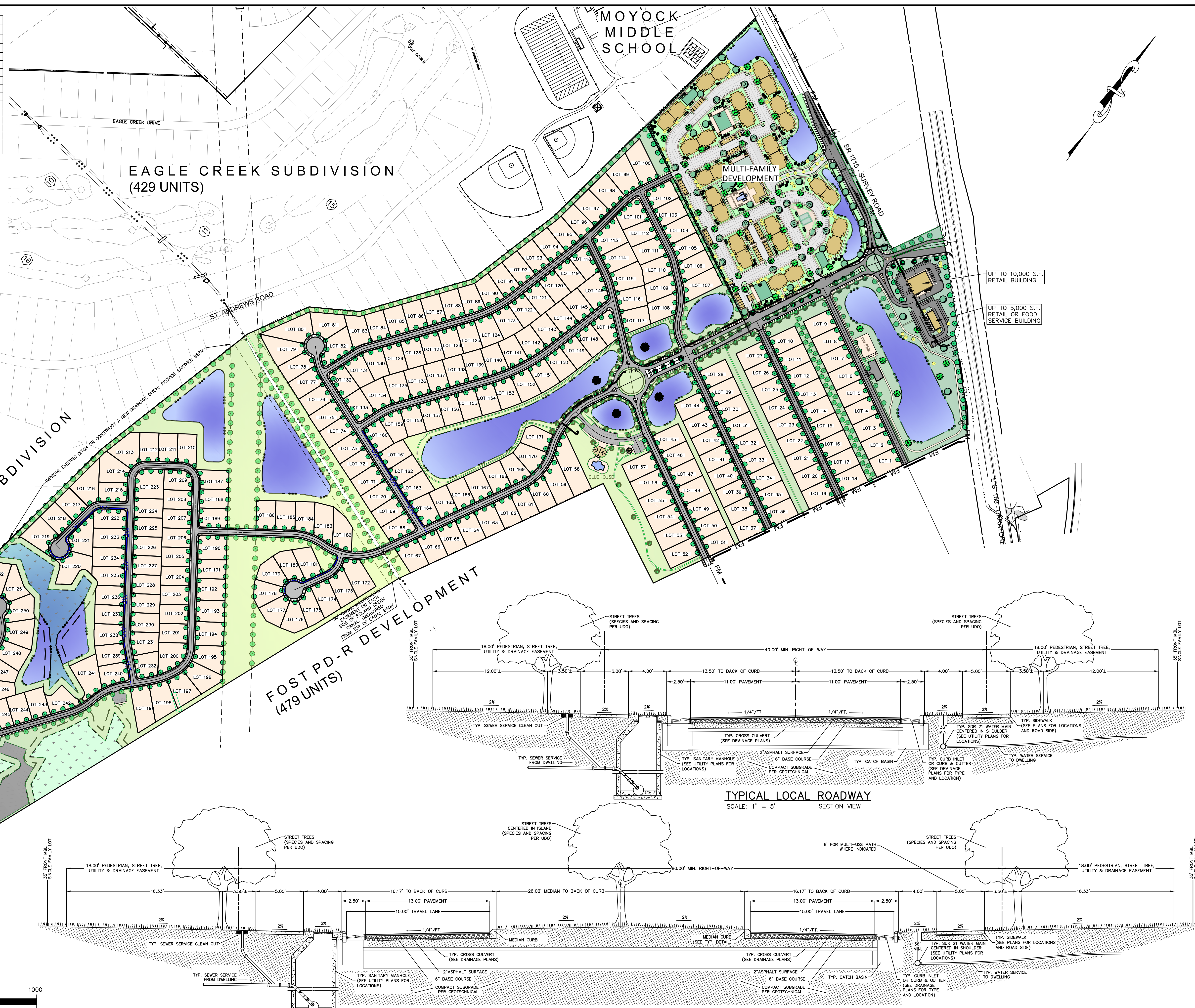
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 SHEET: 2 OF 7  
 CAD FILE: 46800MP5  
 PROJECT NO: 4680

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STYLE:	DEVELOPMENT STANDARDS AND SETBACKS		
	COMMERCIAL/MIXED USE	SINGLE-FAMILY LOT	MULTI-FAMILY
Area	3.0 Ac.	190.0 Ac.	31.18 Ac.
Min. Lot Size	20,000 SF	15,000 SF	N/A
Min. Lot Width (@20' at Setback)	200'	100'	N/A
Front Setback	20' (50' Major Arterial)	35'	50"
Side Setback	15'	10'	50"
Rear Setback	30'	25'	50"
Corner Side Setback	20'	20'	50"
Min. Open Space	10%	30%	30%
Proposed Open Space	0.50 Ac. (16.7%)	72.4 Ac. (38.0%)	18.4 Ac. (59%)
Maximum Height	35'	35'	35'
Maximum Bldg. Size	10,000 s.f.	N/A	N/A
Maximum Lot Coverage	65%	30%	40%*
Maximum Comm. Floor Area Ratio	0.40	N/A	N/A
Min. Set Back to Adj. Residential Development	N/A	25'	N/A

\*APPLIED TO ENTIRE DEVELOPMENT

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING WETLANDS
	EXISTING 404 BOUNDARY
	30' WETLAND BUFFER
	PROPOSED SIDEWALK OR M.U.P.



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PRELIMINARY OVERALL  
 MASTER PLAN

FLORA FARM MXR SUBDIVISION  
 NORTH CAROLINA  
 CURRITUCK COUNTY  
 MOYOCK TOWNSHIP

NO.	DATE	DESCRIPTION	BY	CHK
1	1/25/24	ISSUED FOR PERMITS	KFW	BPG
2	1/27/24	AMENDED PLANS	KFW	BPG

**PRELIMINARY  
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 SHEET: 3 OF 7  
 CAD FILE: 468000MP5  
 PROJECT NO: 4680



DEVELOPMENT DATA	
AREA	ACRES
TRACT E	202.19
TRACT D	21.99
TOTAL	224.18
WETLANDS	11.60
NET AREA	212.58

ALLOWABLE DENSITY @ 3/AC.: 637  
 APPROVED SINGLE FAMILY LOTS: 277  
 ALLOWABLE MULTI-FAMILY: 360  
 MULTI-FAMILY UNITS PROPOSED: 336  
 PARKING REQ'D: 1.8 SPACES/UNIT = 604 SPACES  
 PARKING PROV'D: = 614 SPACES  
 (526 10'X18' SPACES + 41 8'X18' HANDICAPPED SPACES + 47 GARAGES)

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PRELIMINARY MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT  
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FLORA FARM  
 CURRITUCK COUNTY  
 MOYOCK TOWNSHIP  
 NORTH CAROLINA  
 PRELIMINARY MASTER PLAN

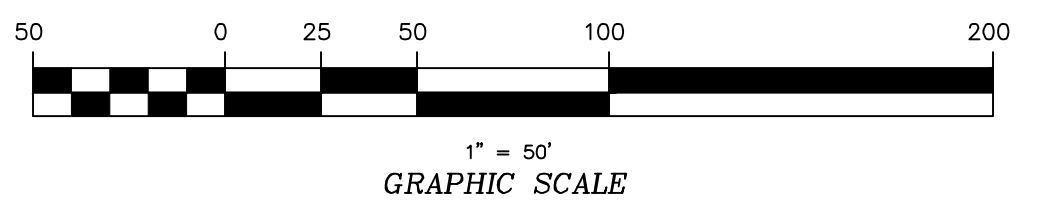
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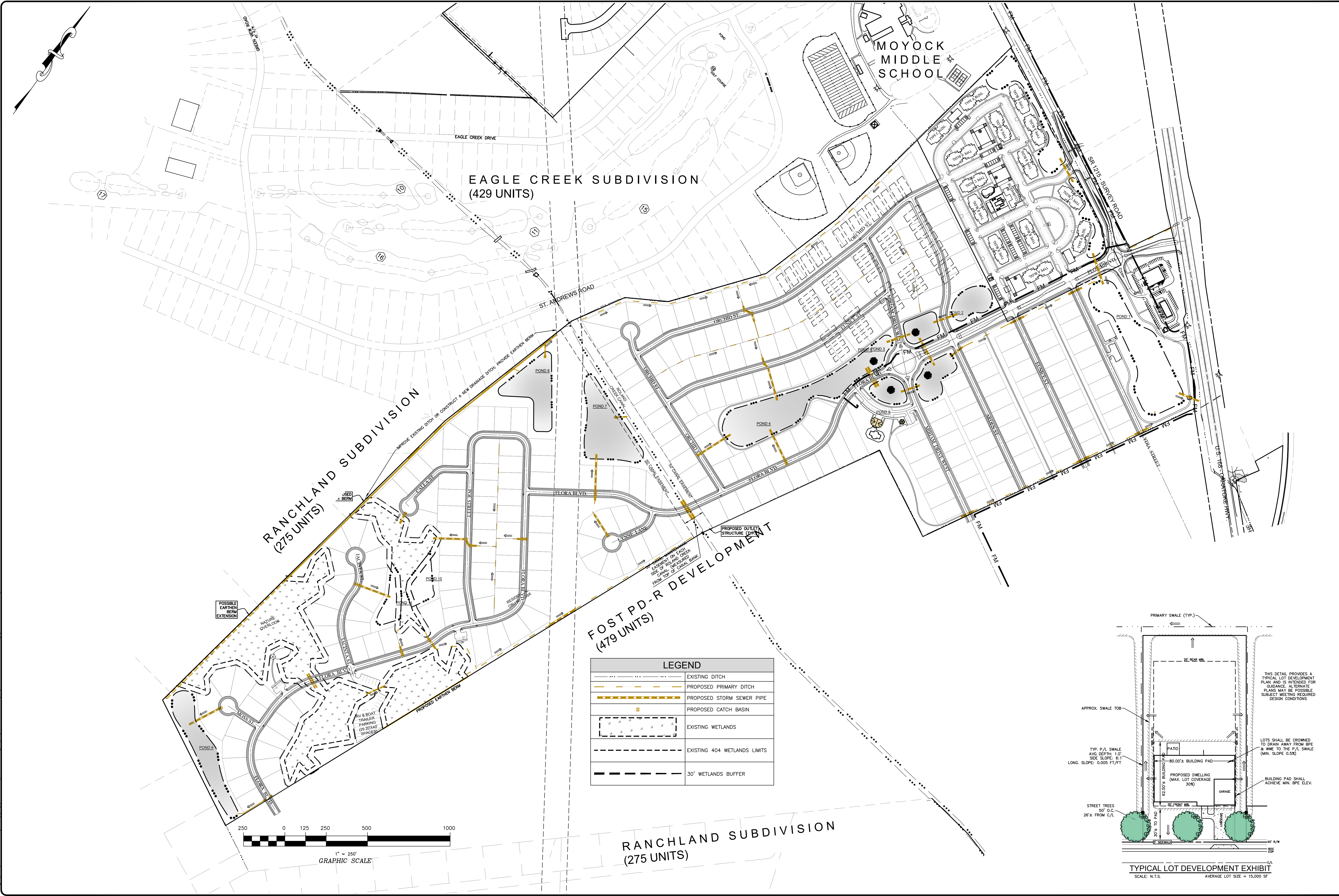
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 SHEET: 4 OF 7  
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 PROJECT NO: 4680

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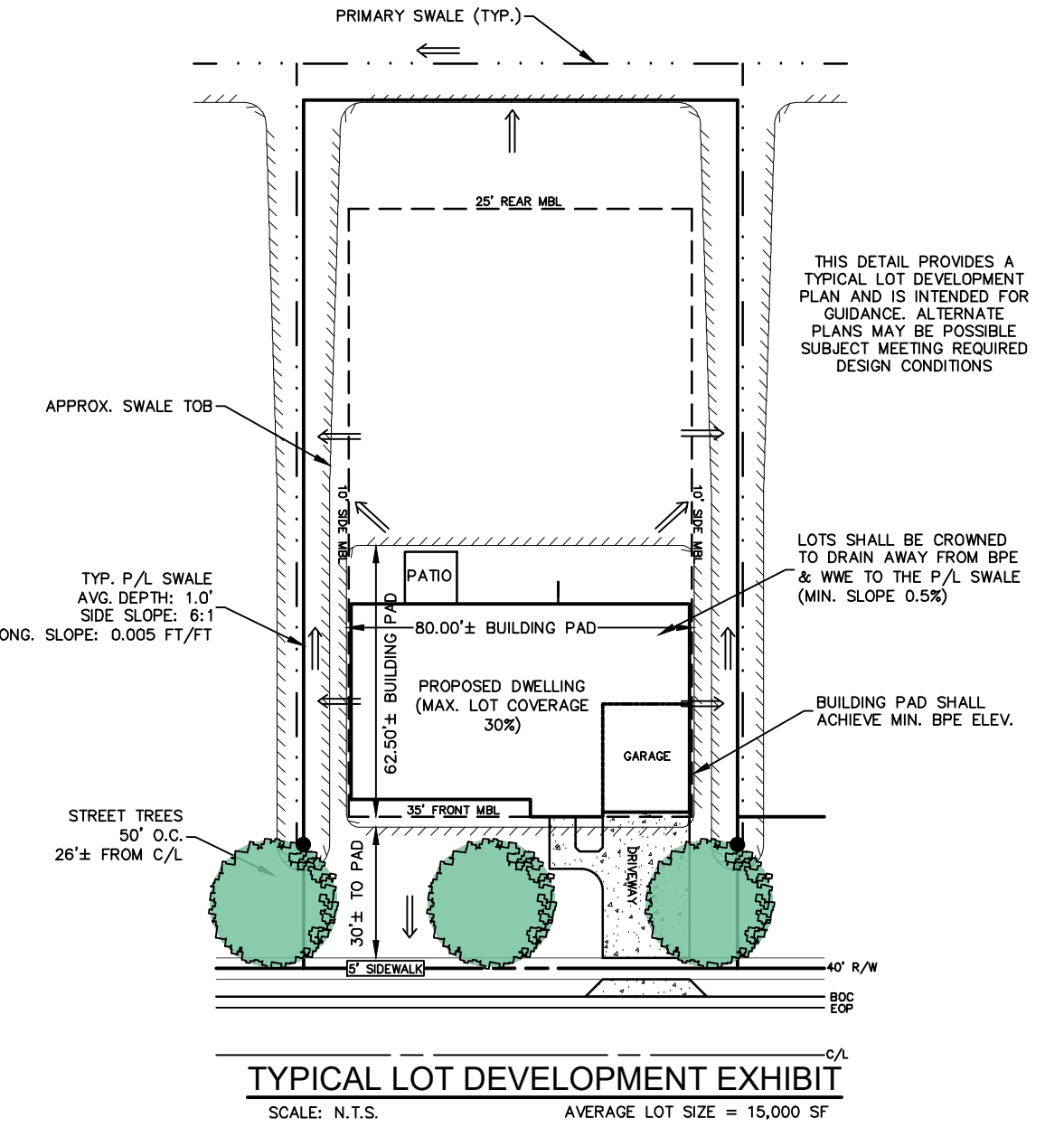
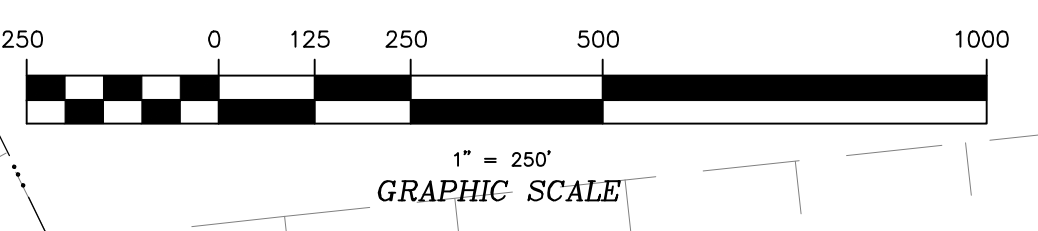
NOW OR FORMERLY  
 CURRITUCK COUNTY  
 BOARD OF EDUCATION  
 D.B. 510, PG. 497



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LEGEND	
	EXISTING DITCH
	PROPOSED PRIMARY DITCH
	PROPOSED STORM SEWER PIPE
	PROPOSED CATCH BASIN
	EXISTING WETLANDS
	EXISTING 404 WETLANDS LIMITS
	30' WETLANDS BUFFER



Bissell Professional Group  
 Firm License # C-956  
 10000 North Carolina Highway  
 P.O. Box 1008  
 Cary, NC 27513  
 City Phone: North Carolina 2749  
 FAX (252) 281-1760

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**PRELIMINARY STORMWATER  
MANAGEMENT PLAN**

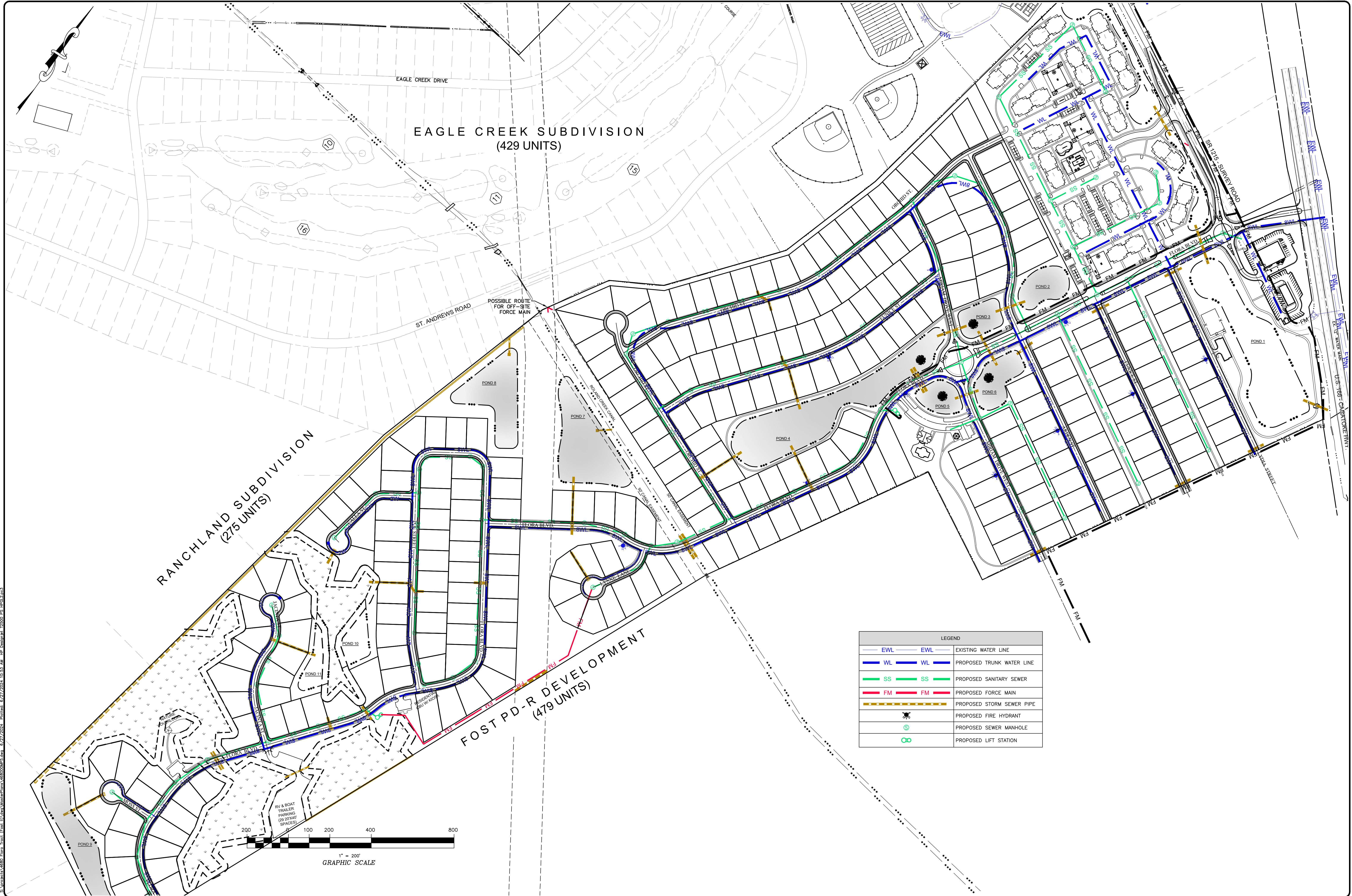
**FLORA FARM MXR SUBDIVISION**  
 NORTH CAROLINA  
 CURRITUCK COUNTY  
 MOYOCK TOWNSHIP

**PRELIMINARY MASTER PLAN**

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	12/17/20	ISSUE FOR PERMIT	BPG	MSB	
2	6/27/24	AMENDED PLANS	BPG	MSB	

DATE: 12/17/20 SCALE: 1" = 200'  
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 SHEET: 5 OF 7

CAD FILE: 468000MP5  
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LEGEND	
	EXISTING WATER LINE
	PROPOSED TRUNK WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED FORCE MAIN
	PROPOSED STORM SEWER PIPE
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED LIFT STATION

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 PROFESSIONAL GROUP  
 Engineers, Planners, Surveyors  
 and Environmental Specialists  
 1000 South Carolina 27149  
 P.O. Box 1008  
 City of Raleigh, North Carolina 27611  
 TEL: (919) 876-1160  
 FAX: (919) 876-1160

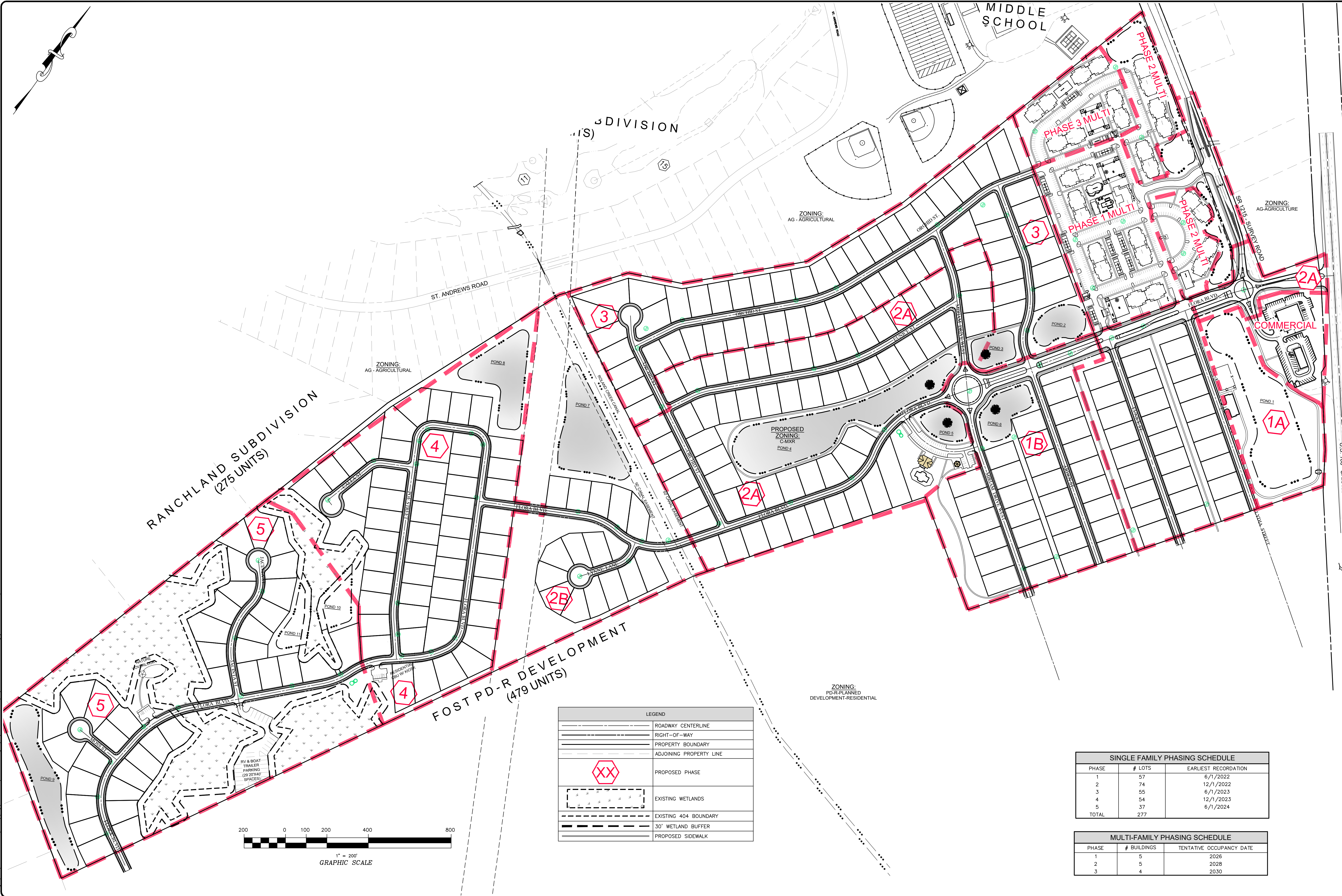
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**FLORA FARM MXR SUBDIVISION**  
 PRELIMINARY MASTER PLAN  
 CURRITUCK COUNTY  
 MOYOCK TOWNSHIP  
 NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY
1	12/17/20	ISSUE FOR PERMITS	BPG
2	06/27/24	AMENDED PLANS	BPG

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RANCLAND SUBDIVISION  
(275 UNITS)

FOST PD-R DEVELOPMENT  
(479 UNITS)

MIDDLE SCHOOL

3 DIVISION

PHASE 2 MULTI

PHASE 3 MULTI

PHASE 1 MULTI

PHASE 2 MULTI

COMMERCIAL

ZONING:  
AG - AGRICULTURAL

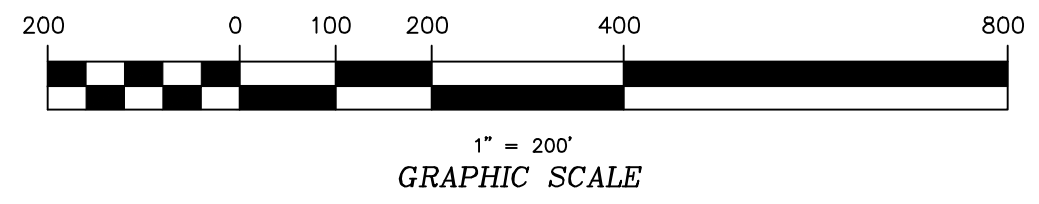
ZONING:  
AG - AGRICULTURAL

ZONING:  
AG - AGRICULTURE

ZONING:  
PD-R-PLANNED  
DEVELOPMENT-RESIDENTIAL

PROPOSED ZONING:  
C-MDR  
POND 4

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	PROPOSED PHASE
	EXISTING WETLANDS
	EXISTING 404 BOUNDARY
	30' WETLAND BUFFER
	PROPOSED SIDEWALK



SINGLE FAMILY PHASING SCHEDULE		
PHASE	# LOTS	EARLIEST RECORDATION
1	57	6/1/2022
2	74	12/1/2022
3	55	6/1/2023
4	54	12/1/2023
5	37	6/1/2024
TOTAL	277	

MULTI-FAMILY PHASING SCHEDULE		
PHASE	# BUILDINGS	TENTATIVE OCCUPANCY DATE
1	5	2026
2	5	2028
3	4	2030

REVISIONS	
NO.	DESCRIPTION
1	1/28/24
2	1/28/24
3	6/22/24

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 MOYOCK TOWNSHIP  
 PRELIMINARY MASTER PLAN



BISHARD MOYOCK SKETCH