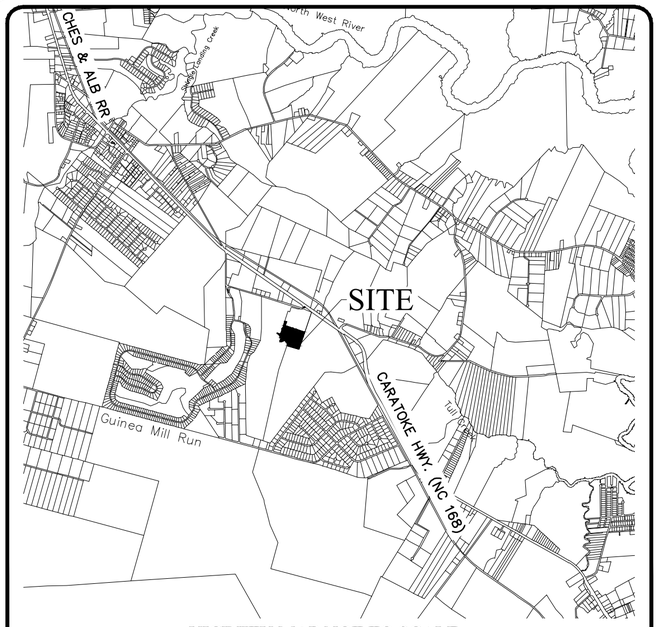
Docusign Envelope ID: 2B3F944B-48AA-41B4-A725-DBC47A342519

FLORA FARMS

PHASE 1B - FINAL PLAT

MOYOCK TOWNSHIP CURRITUCK COUNTY

NORTH CAROLINA



VICINITY MAP NOT TO SCALE

Sheet Number	Sheet Title
1	COVER
2	OVERALL
3	LOT LAYOUT
4	LOT LAYOUT
5	LOT LAYOUT
6	DETAILS & TABLES

GENERAL NOTES:

1. PROJECT NAME: FLORA FARMS – PHASE 1B
2. APPLICANT: NORTH–SOUTH DEVELOPMENT GROUP, LLC

   OWNERS: NORTH–SOUTH DEVELOPMENT GROUP, LLC
   227 CARATOKE HWY.
   MOYOCK, NC 27958
3. PROPERTY DATA:
   ADDRESS: 320 SURVEY ROAD., MOYOCK, NC 27958
   PARCEL ID: 0015–000–085E–0000
   RECORD DOCUMENT(S): D.B. 1666, PG. 285; P.C. R, SL. 182, P.C. 12, SL. 75
   ACREAGE: 224.18 ACRES (TOTAL SUBDIVISION AREA)
   PROPERTY ZONING: C–MXR (CONDITIONAL – MIXED RESIDENTIAL DISTRICT)
4. F.I.R.M. DATA:
   ZONE X PER F.I.R.M. MAP NOS. 3721803100 K, 3721803000 K, & 3721804000 K ALL HAVING AN 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.
5. THIS PROPERTY CONTAINS FUTURE PHASES OF ACOE "404' JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2019–00618 & 2019–00619, DATED 3/8/2019, AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
6. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES. EASEMENTS FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINES AND PEDESTRIAN ACCESS AND STREET TREE EASEMENTS ARE HEREBY PROVIDED PER TYPICAL SECTIONS SHOWN ON SHEET 6.
7. A 25' DRAINAGE EASEMENT SHALL BE ESTABLISHED ALONG ALL MAJOR DRAINAGE WAYS SERVING MORE THAN 5 ACRES. A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
8. SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. THIS SUBDIVISION CONTAINS RIGHTS–OF–WAY THAT ARE PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHTS–OF–WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	224.18 AC.
TOTAL AREA PHASE 1B:	19.61 AC.
TOTAL AREA PREVIOUSLY DEDICATED (PH 1A):	22.07 AC.
TOTAL AREA PREVIOUSLY DEDICATED PHASE 1A & PHASE 1B:	41.68 AC.
TOTAL AREA LOTS IN PHASE 1B:	10.60 AC.
PUBLIC R/W TOTAL AREA PHASE 1B:	3.86 AC.
PRIVATE R/W AREA PHASE 1B:	0.00 AC
REQUIRED OPEN SPACE PHASE 1B (30%):	5.88 AC.
OPEN SPACE PROVIDED PHASE 1A:	9.86 AC. (44.68%)
OPEN SPACE PROVIDED PHASE 1B:	5.15 AC (26.26%)
OPEN SPACE PROVIDED PHASE 1A & 1B:	15.01 AC (36.01%)
# OF PROPOSED LOTS PHASE 1B:	30 LOTS
PROPOSED RIGHT–OF–WAY WIDTH:	40'
PROPOSED PAVED ROADWAY WIDTH:	22'
LINEAR FEET OF ROADWAY PHASE 1B:	3,208'

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 15,000 S.F. TO 17,000 S.F.

SURVEY LEGEND

	RIGHT–OF–WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROADWAY
	TOP OF BANK
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	EXISTING CONCRETE MONUMENT
N/F	NOW OR FORMERLY
TWP.	TOWNSHIP
(T)	TOTAL
P.C.	PLAT CABINET
SL.	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
SQ.FT. or S.F.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
100	ADDRESS
F/O	PART OF
TYP.	TYPICAL
N.T.S.	NOT TO SCALE
O.S.	OPEN SPACE
R/W	RIGHT–OF–WAY

STORMWATER STATEMENT
NO MORE THAN 30% 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 SW7220504MOD 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.

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

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

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

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 _____

REQUIRED IMPROVEMENTS CERTIFICATE
I HEREBY CERTIFY THAT ALL OF THE 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 THAT SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 12TH OF DECEMBER, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS & MULTI–USE PATH
- STREET TREES
- PAVEMENT MARKINGS
- STREET LIGHTS
- DOG PARK
- CLUSTER MAILBOX UNIT

12/12/2024
DATE

DocuSigned by:
C6DA34EC9CBF428...
REGISTERED LAND SURVEYOR/ENGINEER

L–1756
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 12TH DAY OF DECEMBER, A.D., 2024.

DocuSigned by:
_____ L–1756
SIGNATURE
C6DA34EC9CBF428...

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
Firm License # C–956
152 Nixie Overton Highway
P.O. Box 1069
Kitty Hawk, North Carolina 27949
(252) 261–3266
FAX (252) 261–1760
Engineers, Planners, Surveyors and Environmental Specialists
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PROJECT: FLORA FARMS (C-MXR)
PHASE 1B
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BARR

DATE: 12-12-24	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 1 OF 6
CAD FILE: 468000FP1B
PROJECT NO: 4680

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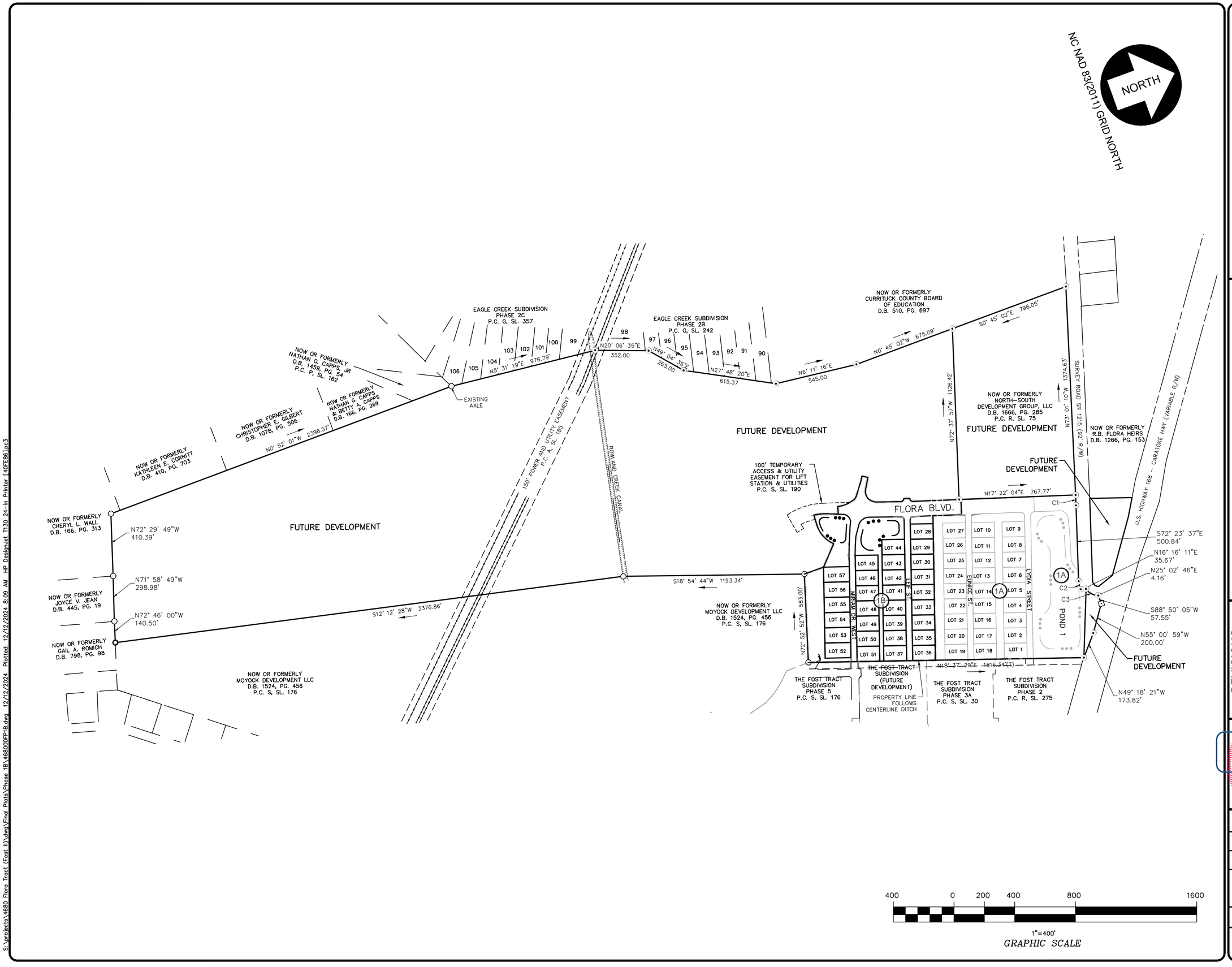

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PROJECT:

FLORA FARMS (C-MXR)
PHASE 1B (OVERVIEW)

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
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12/12/24

DATE: 12-12-24	SCALE: 1"=400'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 6

CAD FILE: 468000FP1B

PROJECT NO: 4680

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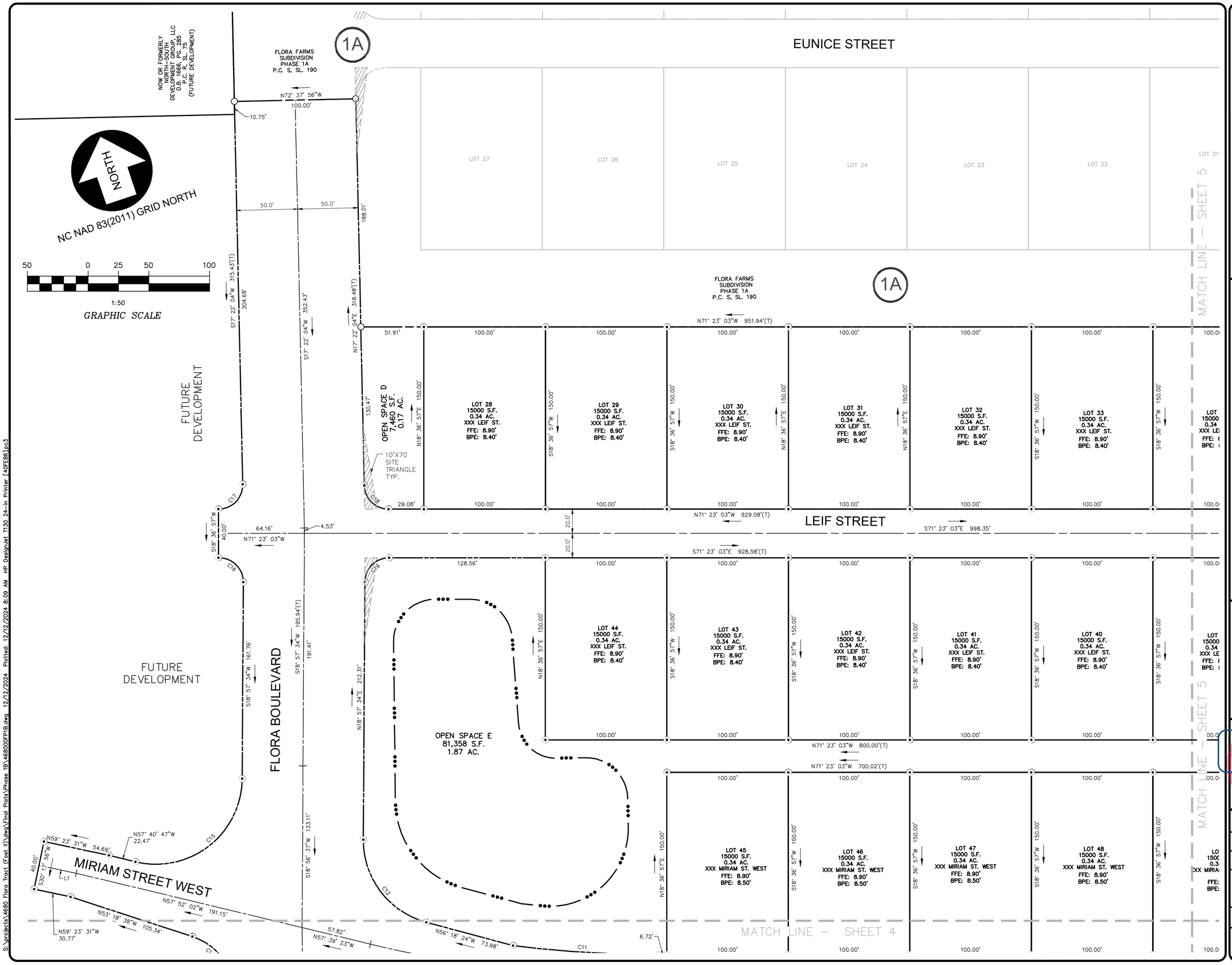

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PROJECT:

FLORA FARMS (C-MXR)
PHASE 1B

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4750 LAND SURVEYOR MICHAEL DEARR

DocuSigned by:
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12/12/24

DATE: 12-12-24	SCALE: 1" = 50'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 3 OF 6

CAD FILE: 468000FP1B

PROJECT NO: 4680

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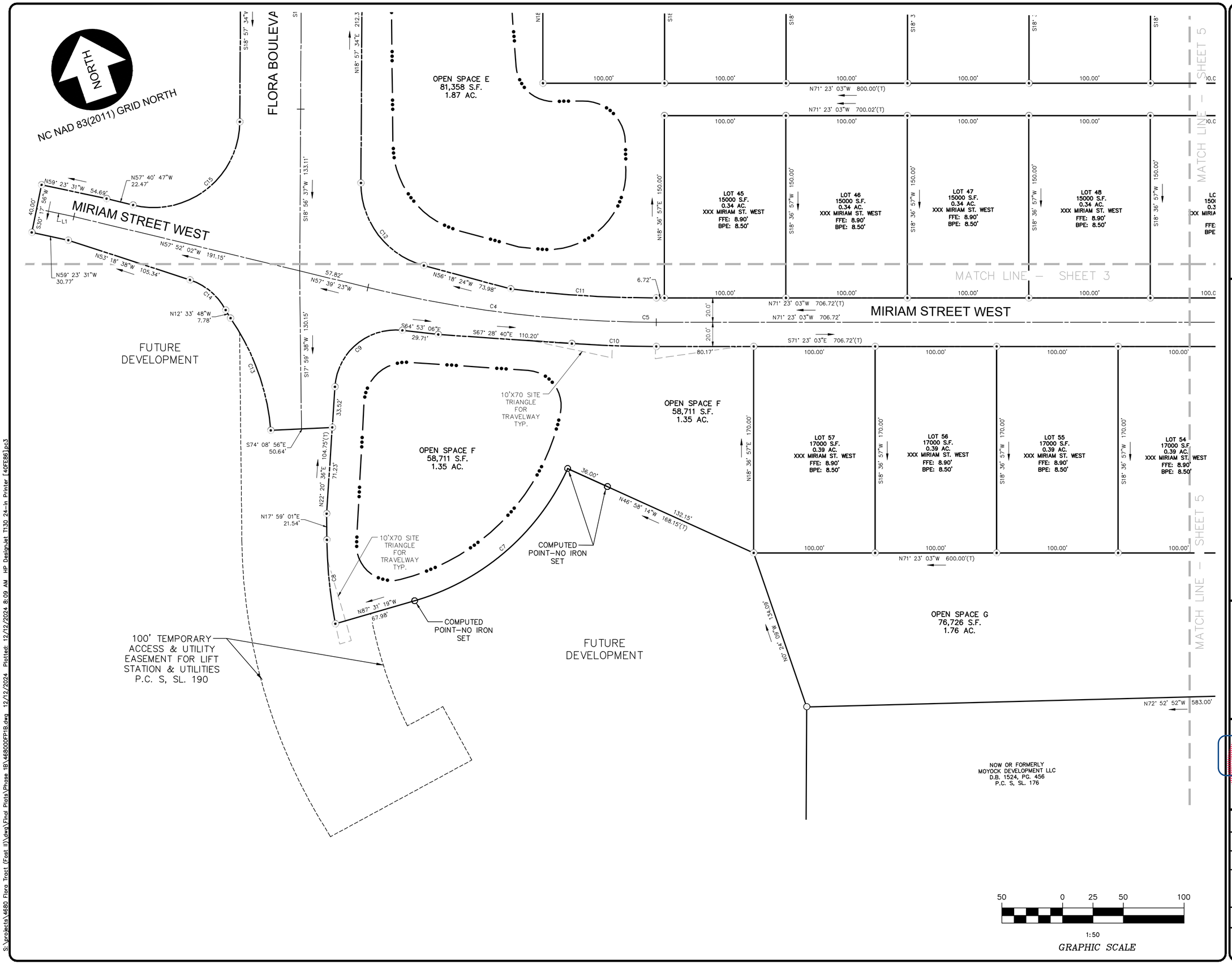

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PROJECT:

FLORA FARMS (C-MXR)

PHASE 1B

MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

FINAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
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12/12/24

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BARR

DATE: 12-12-24	SCALE: 1" = 50'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 4 OF 6

CAD FILE: 468000FP1B

PROJECT NO: 4680

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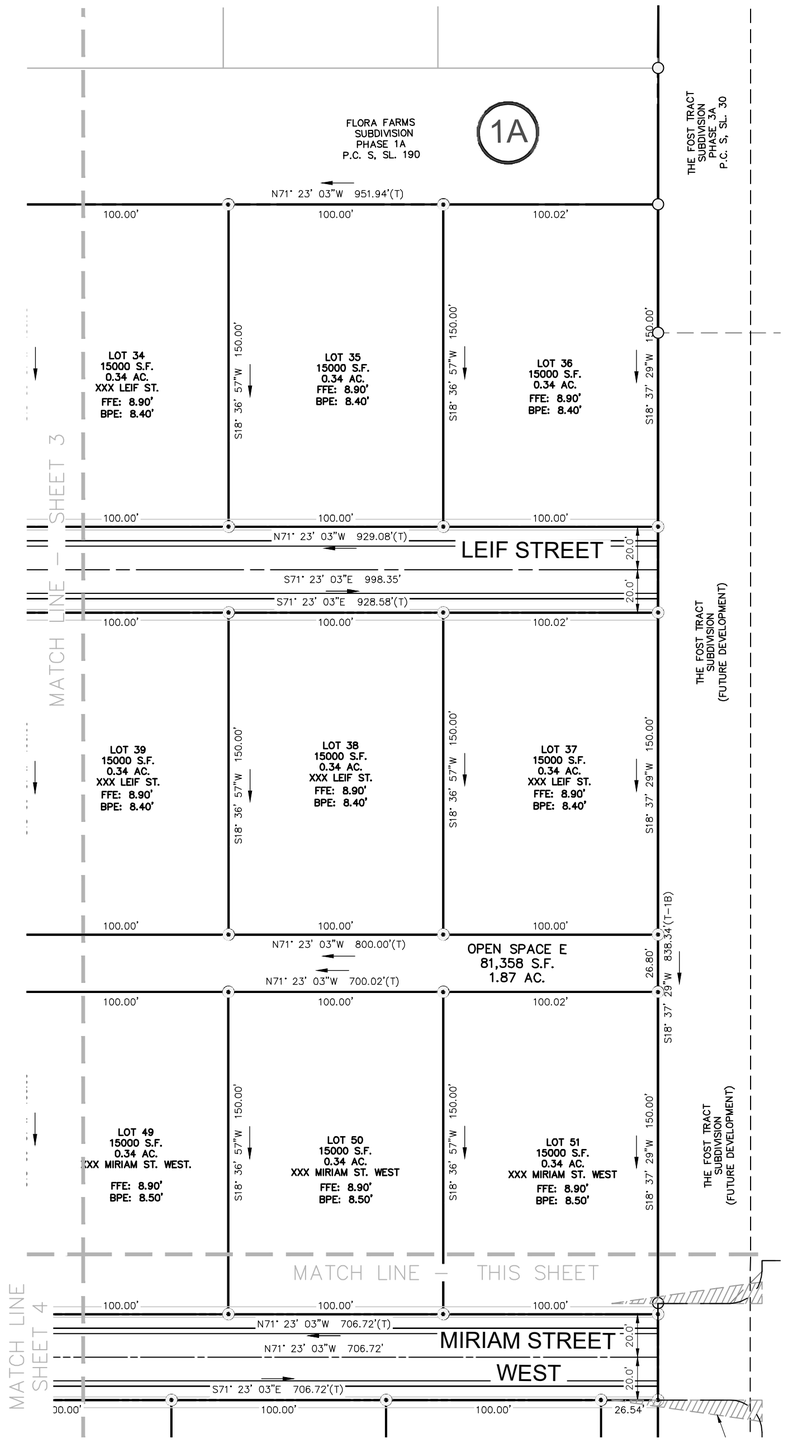

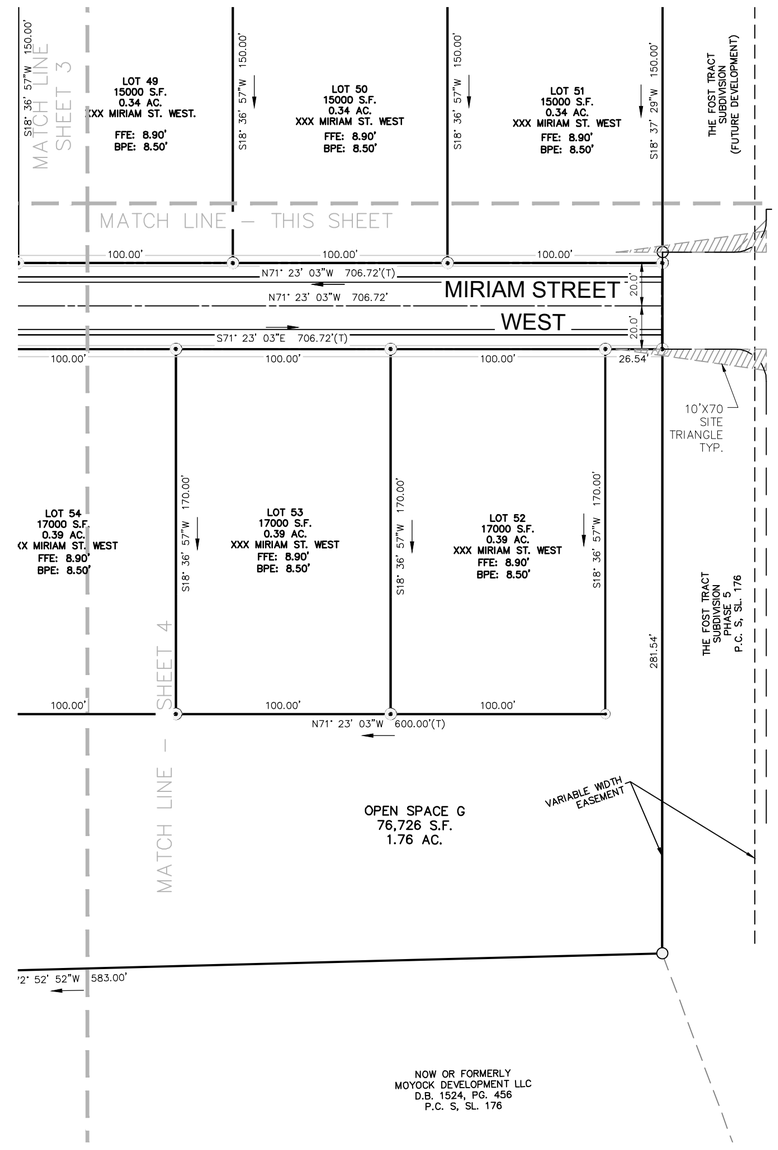

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GRAPHIC SCALE

NORTH

NC NAD 83(2011) GRID NORTH

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PROJECT:

FLORA FARMS (C-MXR)

PHASE 1B

MOYOCK TOWNSHIP

CURRITUCK COUNTY NORTH CAROLINA

FINAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BOYCE

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12/12/24

DATE: 12-12-24	SCALE: 1" = 50'
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SHEET: 5 OF 6

CAD FILE: 468000FP1B

PROJECT NO: 4680

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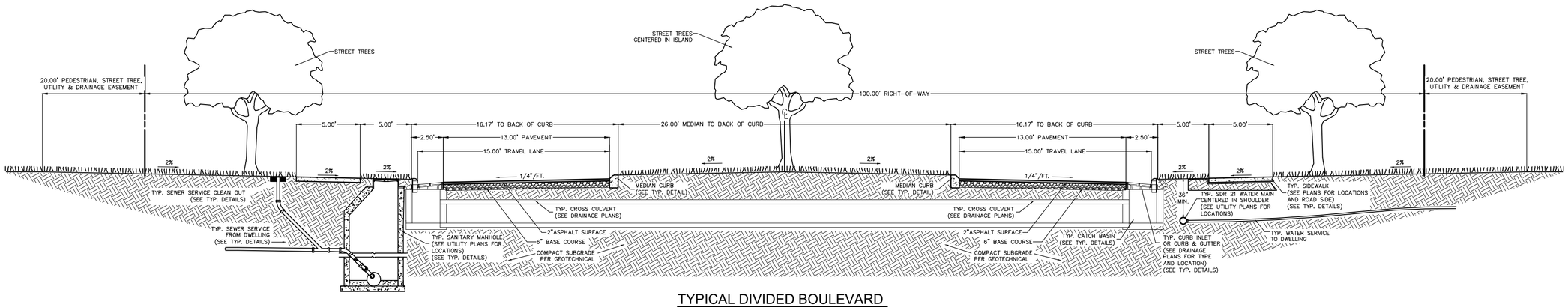
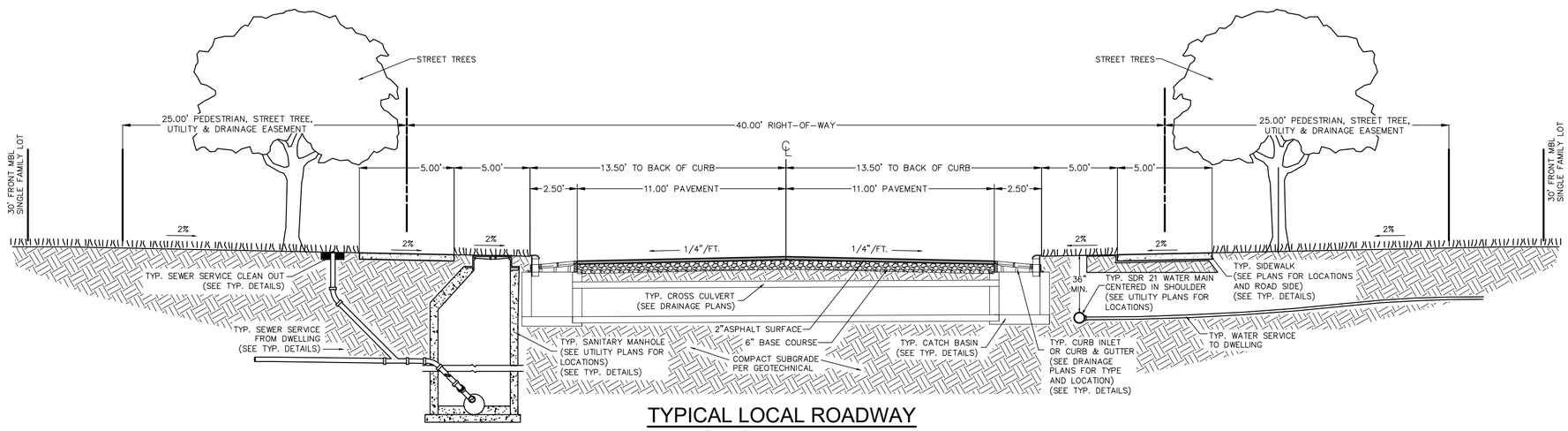


TYPICAL DIVIDED BOULEVARD

N.T.S. SECTION VIEW



TYPICAL LOCAL ROADWAY

SCALE: 1" = 5' SECTION VIEW

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	68.37'	22954.06'	68.37'	N72° 28' 44"W	0°10'14"
C2	54.31'	130.50'	53.92'	S84° 18' 58"E	23°50'43"
C3	91.14'	98.50'	87.92'	N49° 17' 12"E	53°00'45"
C4	221.19'	1000.00'	220.74'	S63° 59' 35"E	12°40'24"
C5	18.40'	1000.00'	18.40'	S70° 51' 25"E	1°03'16"
C6	PURPOSELY OMITTED				
C7	171.74'	199.00'	166.46'	N67° 45' 13"E	49°26'54"
C8	69.49'	390.00'	69.40'	S12° 52' 44"W	10°12'34"
C9	80.96'	50.00'	72.40'	S68° 43' 45"W	92°46'18"
C10	69.55'	1020.00'	69.53'	S69° 25' 52"E	3°54'24"
C11	120.15'	980.00'	120.08'	S67° 52' 19"E	7°01'29"
C12	91.96'	70.00'	85.48'	S18° 40' 25"E	75°15'58"
C13	99.25'	191.00'	98.14'	N1° 07' 17"W	29°46'23"
C14	39.47'	51.00'	38.49'	N31° 08' 19"W	44°20'40"
C15	128.11'	71.00'	111.43'	N70° 39' 06"E	103°23'02"
C16	32.06'	20.00'	28.73'	N26° 57' 31"W	91°50'11"
C17	31.85'	20.00'	28.59'	N62° 59' 30"E	91°14'53"
C18	30.98'	20.00'	27.97'	S27° 00' 30"E	88°45'07"
C19	31.30'	20.00'	28.20'	S63° 47' 15"W	89°39'22"

Line Table		
Line #	Length	Direction
L1	31.239	N59° 23' 30.84"W

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PROJECT:
FLORA FARMS (C-MXR)
PHASE 1B
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1768 PLS LAND SURVEYOR MICHAEL D. BARR 12/12/24
DocuSigned by:
C6DA34EC9CBF428...

DATE: 12-12-24	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 6 OF 6
CAD FILE: 468000FP1B
PROJECT NO: 4680

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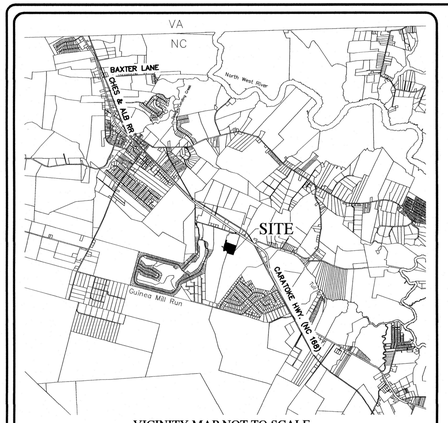

VICINITY MAP NOT TO SCALE

FLORA FARMS

PLANNED DEVELOPMENT - RESIDENTIAL

CONSTRUCTION RECORD DRAWINGS- PHASE 1B

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

1. PROJECT NAME: FLORA FARMS – PLANNED DEVELOPMENT – RESIDENTIAL – CONSTRUCTION PHASE 1B
2. APPLICANT: NORTH–SOUTH DEVELOPMENT GROUP, LLC
   227 CARATOKE HIGHWAY
   MOYOCK, NC 27958
3. ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
4. F.I.R.M. DATA:
   ZONE X PER F.I.R.M. MAP NO.S 3721803100 K, 37218030000 K, & 3721804000 K ALL HAVING AN EFFECTIVE DATE OF DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF CURRITUCK COUNTY'S UNIFIED DEVELOPMENT ORDINANCE.
5. THESE CONSTRUCTION RECORD DRAWINGS AREA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS AND FIELD OBSERVATIONS PERFORMED BY BISSELL PROFESSIONAL GROUP AS WELL AS INFORMATION PROVIDED BY THE PROJECT'S CONSTRUCTION CONTRACTORS AND THE CURRITUCK COUNTY WATER DEPARTMENT. ANY SITE MODIFICATIONS MADE AFTER THE LAST FIELD SURVEY ARE NOT REPRESENTED IN THESE DRAWINGS. CONTRIBUTING FIELD SURVEYS WERE CONDUCTED THROUGH THE FOLLOWING DATE:
   - 11–25–24
   - 11–26–24
   - 12–02–24
   - 12–04–24
   - 12–05–24
   - 12–10–24
   - 12–11–24

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	OVERALL DEVELOPMENT MAP & PHASING PLAN
3	ROADWAY & STORMWATER DRAINAGE PLAN
4	WATER SERVICES & SANITARY SEWER PLAN
5	LIEF & MIRIAM W-1-PROFILES
6	MIRIAM W-2-PROFILES

AS–BUILT SURVEY

I HEREBY CERTIFY THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN INSTALLED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS PREPARED BY BISSELL PROFESSIONAL GROUP AND APPROVED BY CURRITUCK COUNTY, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 12TH DAY OF DECEMBER, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. FINAL GROUND STABILIZATION OF THE SITE IS ONGOING AND IS NOT INCLUDED IN THIS CERTIFICATION.
REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS AND MULTI–USE PATH
- STREET TREES
- PAVEMENT MARKING
- STREET LIGHTS
- CLUSTER MAILBOX UNIT

12/12/24
DATE

REGISTERED LAND SURVEYOR/ENGINEER

L-1756
REGISTRATION NUMBER

PERFORMANCE GUARANTEE

SHOULD THE OWNER OR DEVELOPER FAIL TO COMPLETE INSTALLATION OF THE GUARANTEED IMPROVEMENTS PER APPROVED PLAN WITHIN THE TERM OF THE PERFORMANCE (AS MAY BE EXTENDED), THE DIRECTOR SHALL GIVE THE OWNER OR DEVELOPER 30 DAYS WRITTEN NOTICE OF THE DEFAULT BY CERTIFIED MAIL. AFTER THE 30–DAY NOTICE PERIOD EXPIRES, THE COUNTY MAY DRAW ON THE GUARANTEE AND USE THE FUNDS TO PERFORM WORK NECESSARY TO COMPLETE INSTALLATION OF THE GUARANTEED IMPROVEMENTS. UPON COMPLETION OF SAID WORK, THE COUNTY SHALL PROVIDE AN ACCOUNTING STATEMENT OF THE EXPENDITURES TO THE OWNER OR DEVELOPER AND AS APPLICABLE, THE OWNER OR DEVELOPER SHALL REIMBURSE THE COUNTY IN ORDER TO BE RELEASED OF BOND AND AVOID A WARRANT OF INDEBTEDNESS.

LEGEND

	ROADWAY CENTERLINE
	RIGHT–OF–WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
100	STREET ADDRESS
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
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
	RECORD WATER DISTRIBUTION MAIN (SIZE AS NOTED)
EWL EWL	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
WTR	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
S	8" GRAVITY SEWER LINE & MANHOLE
D	CATCH BASIN/DROP INLET & STORM PIPE
	SEWER SERVICE CLEANOUT
	DRAINAGE FLOW DIRECTION
WL	WATER LINE (POND)
TOP	TOP OF BANK
CLD	CENTERLINE OF DITCH
CLS	CENTERLINE OF SWALE
GS	GROUND SHOT
F/L	FLOWLINE
EOC	EDGE OF CONCRETE
BOC	BACK OF CURB
X 0.00 BPE	BUILDING PAD ELEVATION
X 0.00	SPOT ELEVATION

BISSELL
Bissell Professional Group
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Engineers, Pioneers, Surveyors and Environmental Specialists

COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

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PROJECT:
FLORA FARMS- PHASE 1B
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR

DATE: 11-25-24	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 1 OF 6

CAD FILE: 4680ASB-PH1B

PROJECT NO: 4680

S:\projects\4680 Flora Trust (Fost II)\dwg\As-builts\Phase 1B\4680ASB-PH1B.dwg 12/12/2024 Plotted 12/12/2024 11:45 AM HP Designjet T130 24-in Printer (4681361)

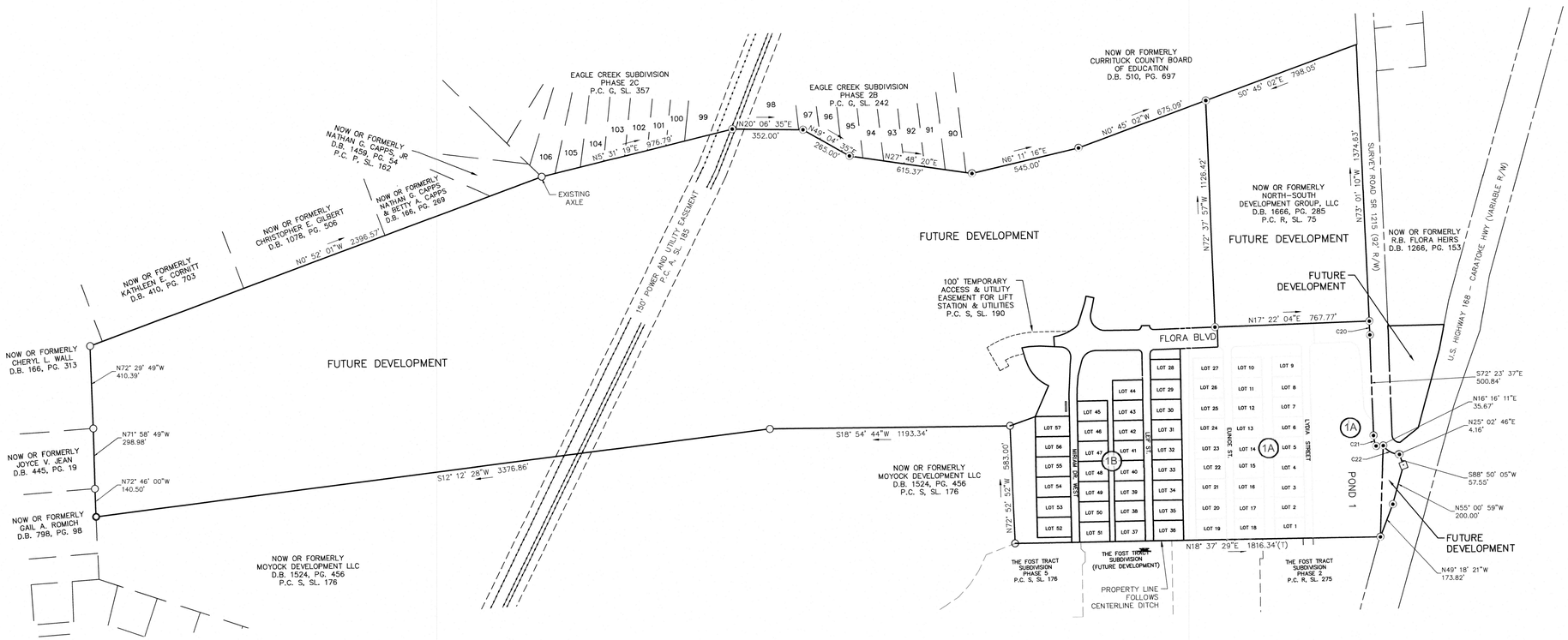
NORTH

NC NAD 83(2011) GRID NORTH

300 0 150 300 600

1"=300'

GRAPHIC SCALE



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OVERALL DEVELOPMENT MAP
& PHASING PLAN

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PHASE 1B

NORTH CAROLINA

DRAWINGS

PROJECT:

FLORA FARMS- PHASE 1B

MOYOCK TOWNSHIP CURRITUCK COUNTY

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL LAND SURVEYOR

DATE: 11-25-24	SCALE: 1"=300'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 6

CAD FILE: 4680ASB-PH1B

PROJECT NO: 4680

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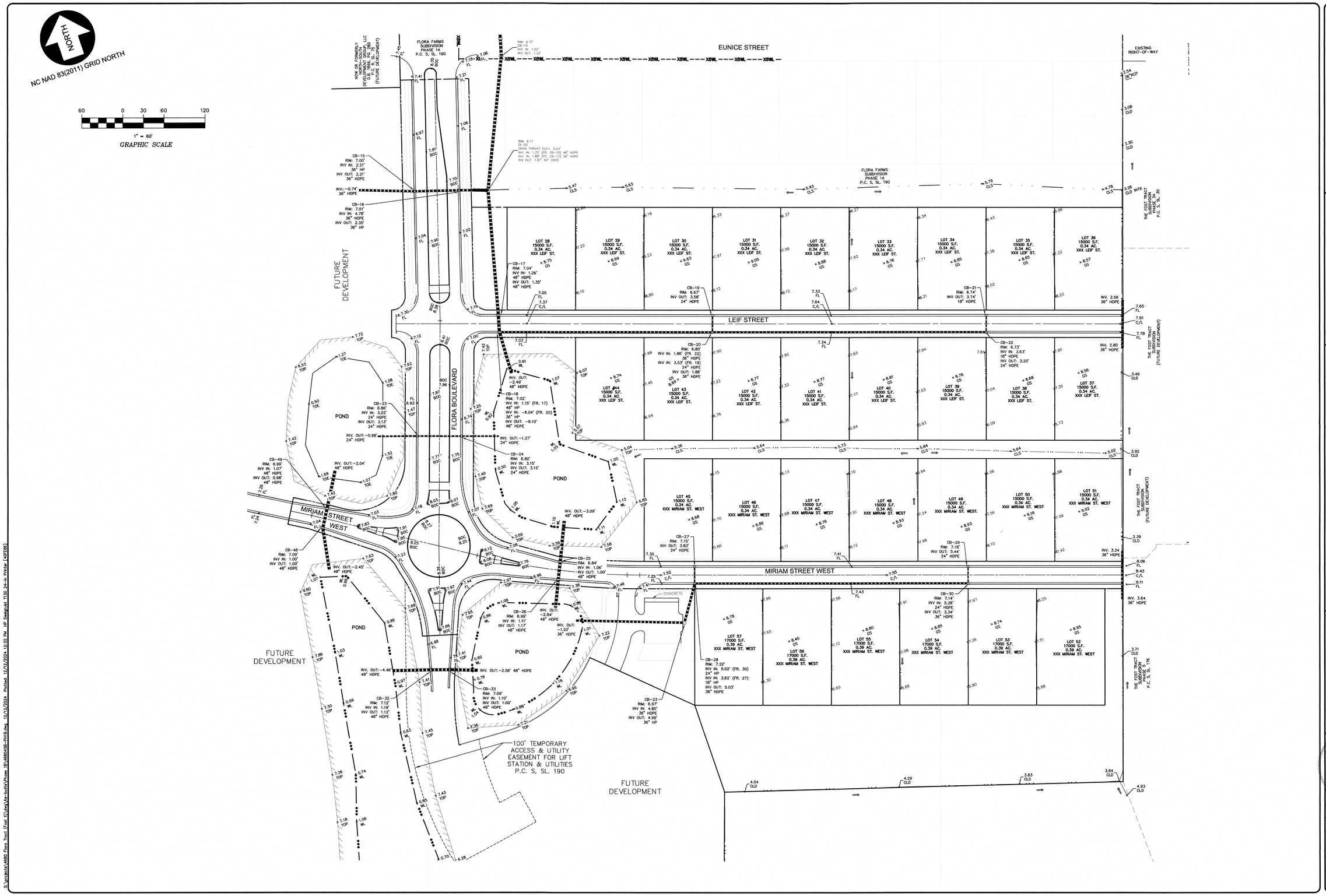

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ROADWAY & STORMWATER DRAINAGE PLAN

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PROJECT:
FLORA FARMS- PHASE 1B
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL LAND SURVEYOR L-4750

DATE: 11-25-24	SCALE: 1"=60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 3 OF 6
CAD FILE: 4680ASB-PH1B
PROJECT NO: 4680

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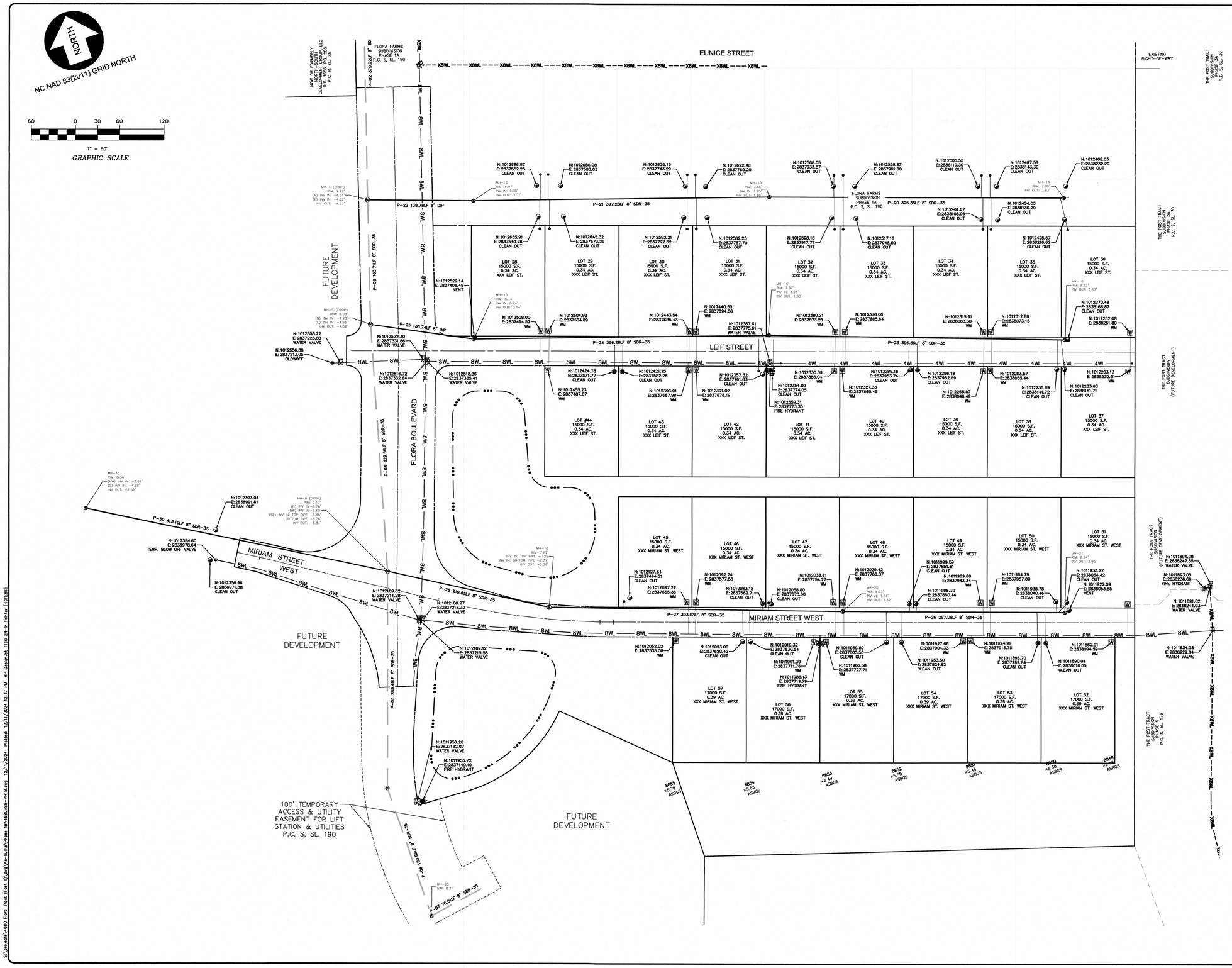

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WATER SERVICES & SANITARY SEWER PLAN

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PROJECT:

FLORA FARMS- PHASE 1B

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL

DATE: 11-25-24	SCALE: 1" =60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 4 OF 6

CAD FILE: 4680ASB-PH1B

PROJECT NO: 4680

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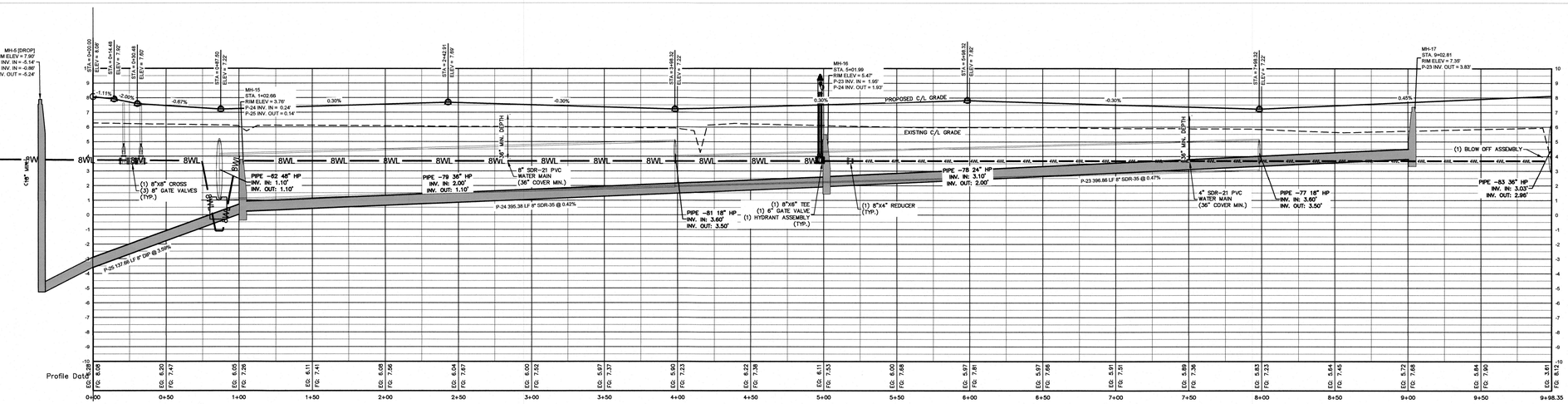
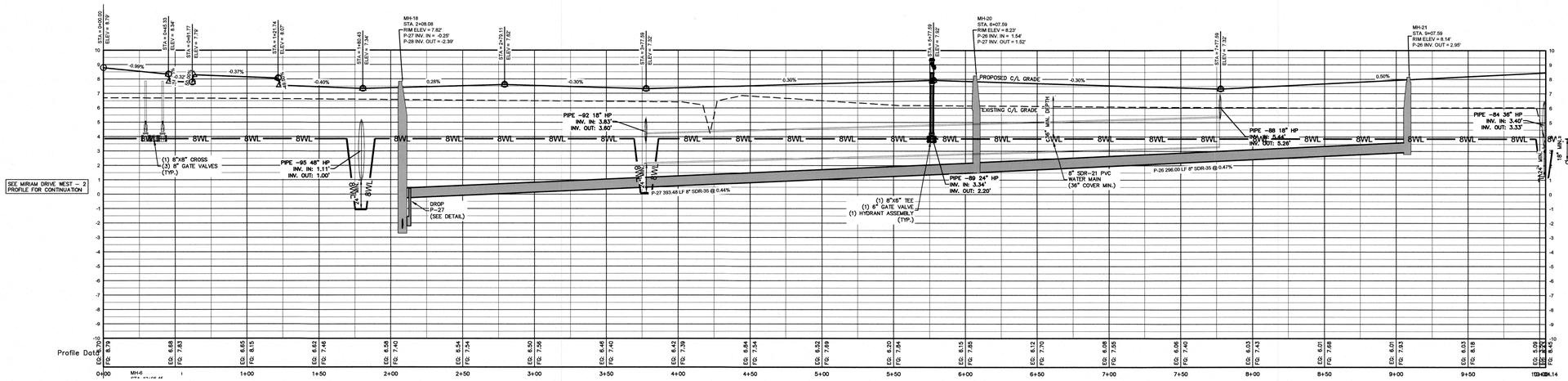


ALIGNMENT: LEIF STREET (STA 0+00 - 9+98.4)

SCALE: HOR.: 1"=40', VERT.: 1"=4' (PROFILE VIEW)



ALIGNMENT: MIRIAM DRIVE WEST - PART-1 (STA 0+00 - 10+04.1)

SCALE: HOR.: 1"=40', VERT.: 1"=4' (PROFILE VIEW)

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EUNICE STREET & SEWER
PLAN & PROFILE

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PROJECT:

FLORA FARM PHASES 1 - 2

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

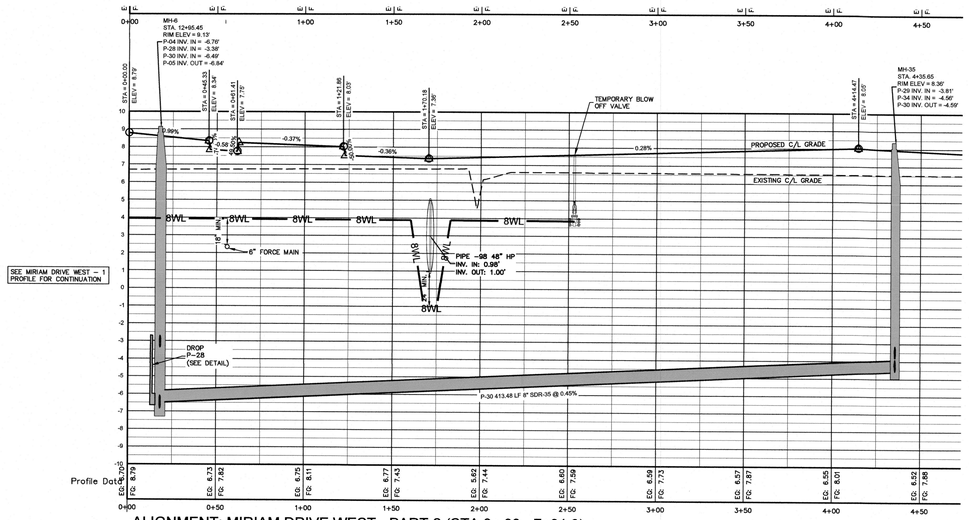
NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL 12-11-24

DATE: 4/10/24	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: MSB

SHEET: 5 OF 6

CAD FILE: 4680ASB-PR1B

PROJECT NO: 4680



ALIGNMENT: MIRIAM DRIVE WEST - PART-2 (STA 0+ 00 - 7+91.3)

SCALE: HOR.: 1"=40', VERT.: 1"=4' (PROFILE VIEW)

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MIRIAM DRIVE WEST
PART-1 PLAN & PROFILE

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PROJECT:
FLORA FARM PHASES 1 - 2
MOYOCK CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL

DATE: 4/10/24	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: MSB

SHEET: 6 OF 6

CAD FILE: 4680ASB-PR1B

PROJECT NO: 4680

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