

FLORA FARMS

PLANNED DEVELOPMENT - RESIDENTIAL

CONSTRUCTION RECORD DRAWINGS- PHASE 1A

MOYOCK TOWNSHIP

CURRITUCK COUNTY

NORTH CAROLINA

GENERAL NOTES:

- PROJECT NAME: FLORA FARMS -- PLANNED DEVELOPMENT -- RESIDENTIAL -- CONSTRUCTION PHASE 1A
- APPLICANT: MOYOCK DEVELOPMENT, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
- ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
- 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.
- 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 ON THE FOLLOWING DATES:
 - XX-XX-24

AS-BUILT SURVEY

I HEREBY CERTIFY THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN INSTALLED ACCORDING TO 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 26TH DAY OF SEPTEMBER, 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

09/15/24
DATE REGISTERED LAND SURVEYOR/ENGINEER

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.

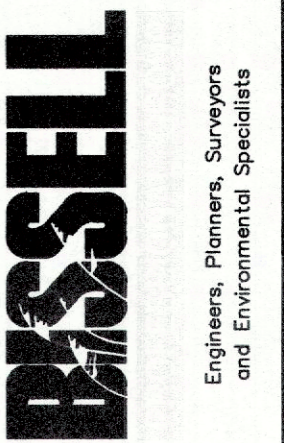
Sheet Number

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	SANITARY SEWER CONSTRUCTION PROFILES PLAN
6	SANITARY LIFT STATION ASBUILT & DETAILS
7	SANITARY FORCE MAIN CONSTRUCTION PROFILES PLAN

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)
	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	8" GRAVITY SEWER LINE & MANHOLE
	CATCH BASIN/DROP INLET & STORM PIPE
	SEWER SERVICE CLEANOUT
	DRAINAGE FLOW DIRECTION
	FLOWLINE
	EDGE OF CONCRETE
	BUILDING PAD ELEVATION
	SPOT ELEVATION

Bissell Professional Group
3030 North Ocrake Highway
Kitty Hawk, North Carolina 27949
FAX (252) 281-1700



COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
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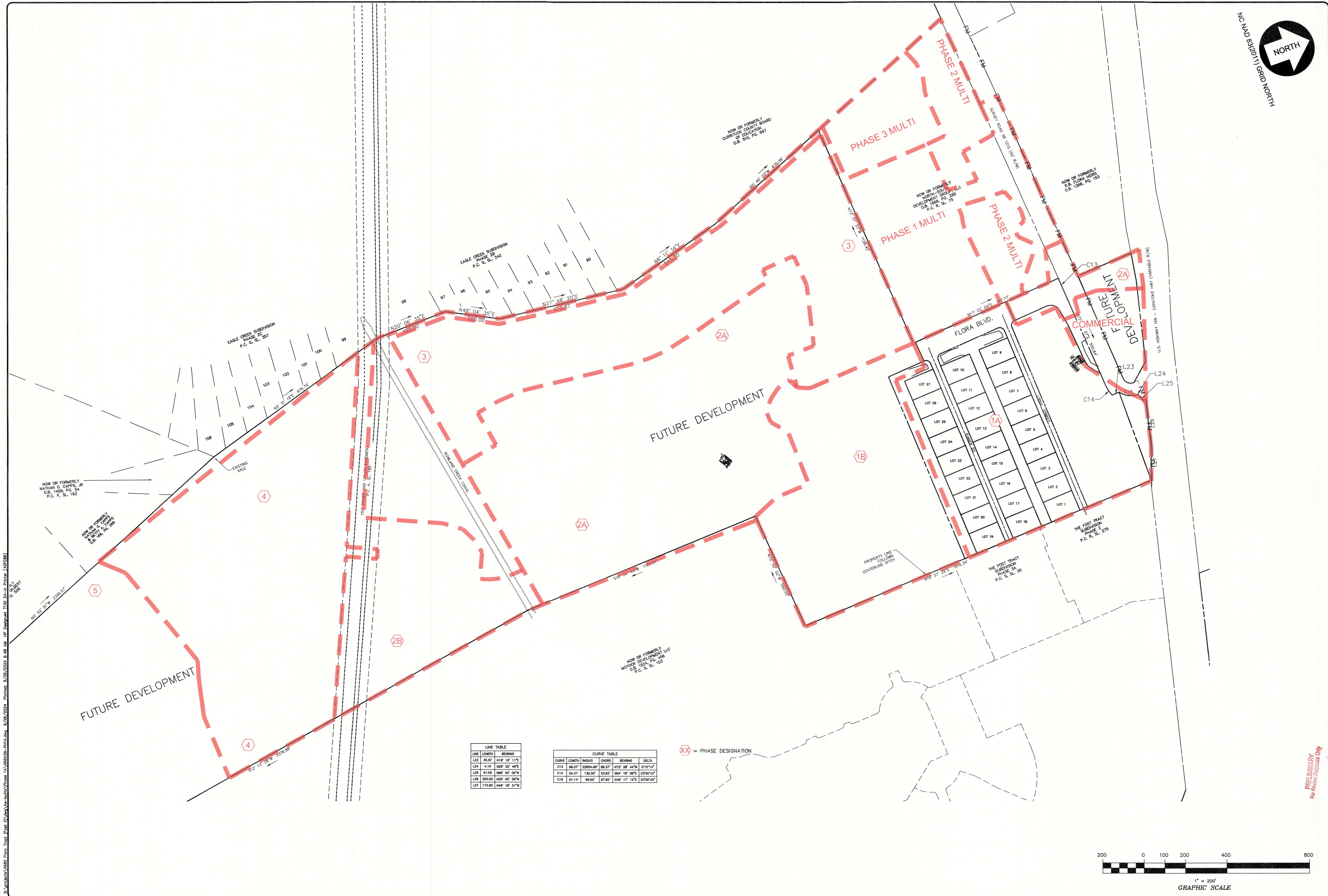
PROJECT: FLORA FARMS-PHASE 1A
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

NO.	DATE	DESCRIPTION

DATE: 08/09/24
DESIGNED: MDB
DRAWN: AKM
CHECKED: NTA
APPROVED: BPG

SHEET: 1 OF 7
CAD FILE: 468ASB-PH1A
PROJECT NO: 4680



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FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

COMMERCIAL DEVELOPMENT

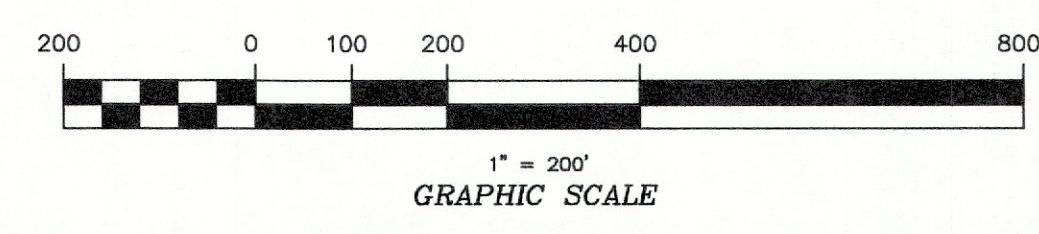
LINE TABLE

LINE	LENGTH	BEARING
L23	25.87	N16° 16' 11" E
L24	4.18	S29° 02' 48" E
L25	27.00	S88° 50' 05" W
L26	200.00	N50° 00' 58" W
L27	173.82	N48° 18' 21" W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C13	66.37	2295.00'	66.37'	N72° 28' 44" W	0°10'14"
C14	54.31'	130.50'	53.82'	S84° 18' 58" E	23°04'43"
C15	91.14'	98.50'	87.82'	N48° 17' 12" E	33°00'49"

XX = PHASE DESIGNATION



Blissell Professional Group
3572 North Center Highway
Kitty Hawk, North Carolina 27549
(252) 281-2300
Fax: (252) 281-1740



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OVERALL DEVELOPMENT MAP
& PHASING PLAN
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PROJECT: FLORA FARMS-PHASE 1A
MOCOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

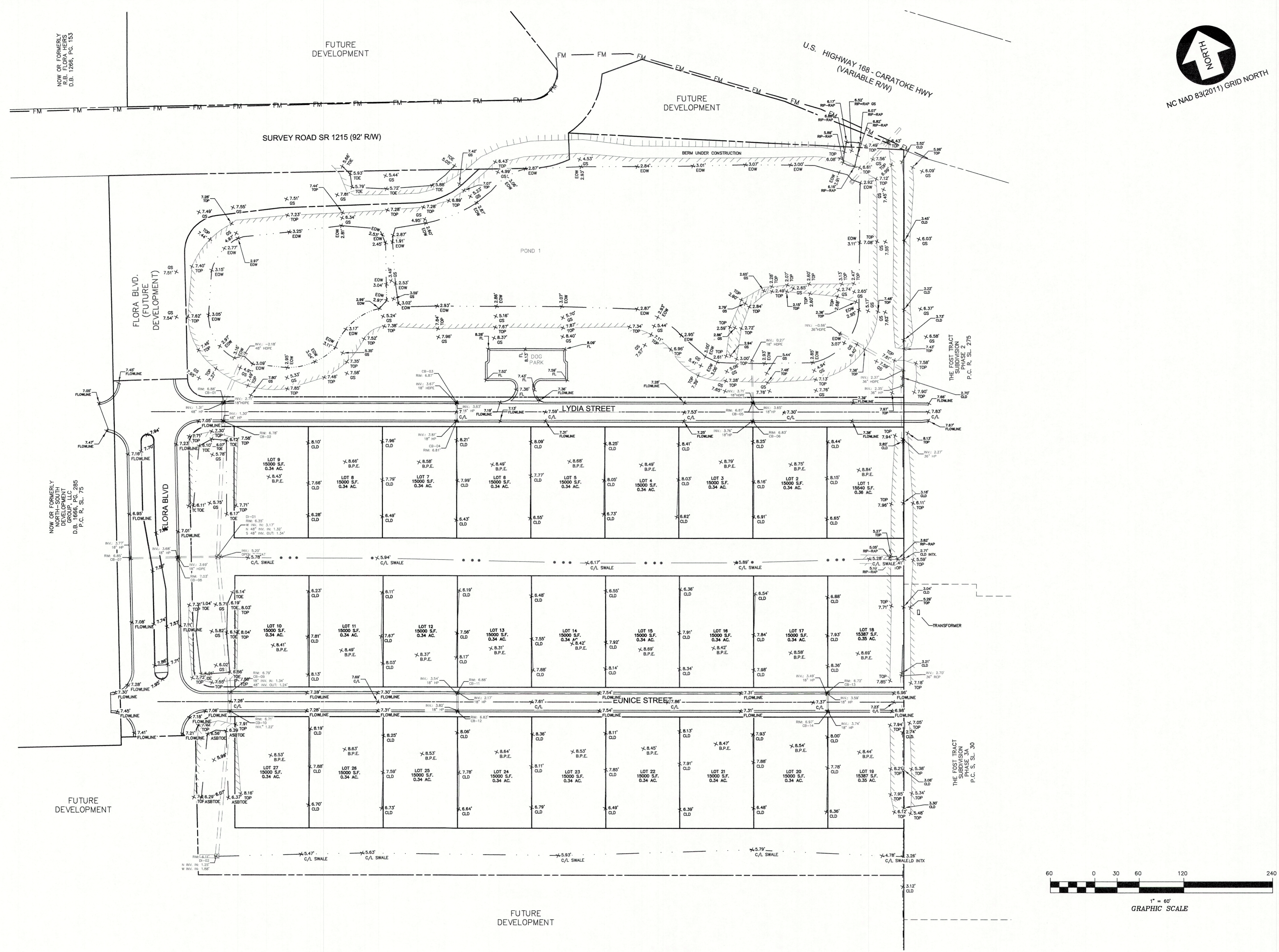
REVISIONS

NO.	DATE	DESCRIPTION



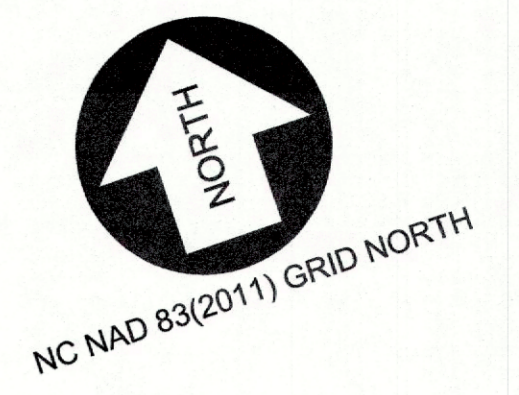
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DESIGNED: BPG CHECKED: MDB
DRAWN: AKM APPROVED: BPG
SHEET: 2 OF 7
CAD FILE: 468ASB-PH1A
PROJECT NO.: 4680

PRELIMINARY
For Review Purposes Only



NOW OR FORMERLY
R.B. FLORA, HEIRS
D.B. 1266, PG. 153

NOW OR FORMERLY
NORTH-SOUTH
DEVELOPMENT
D.B. 1866, PG. 285
P.C. R. S. 75



BISSELL
Bissell Professional Group
P.O. Box 1088
Carrboro, NC 27514
Tel: (919) 286-1700
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**ROADWAY & STORMWATER
DRAINAGE PLAN**

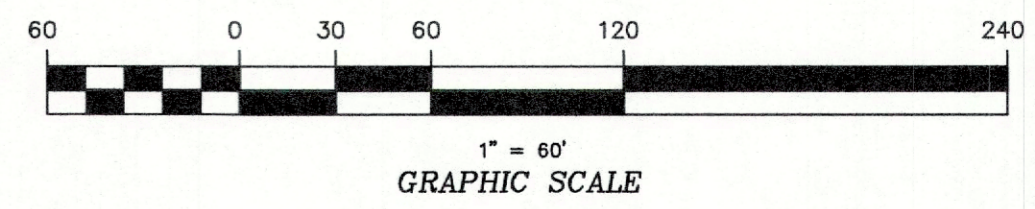
FLORA FARMS-PHASE 1A
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP

REVISIONS

NO.	DATE	DESCRIPTION

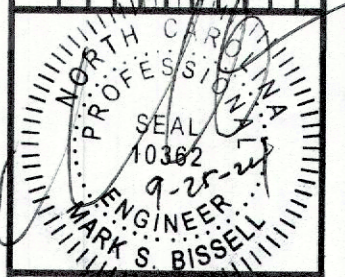
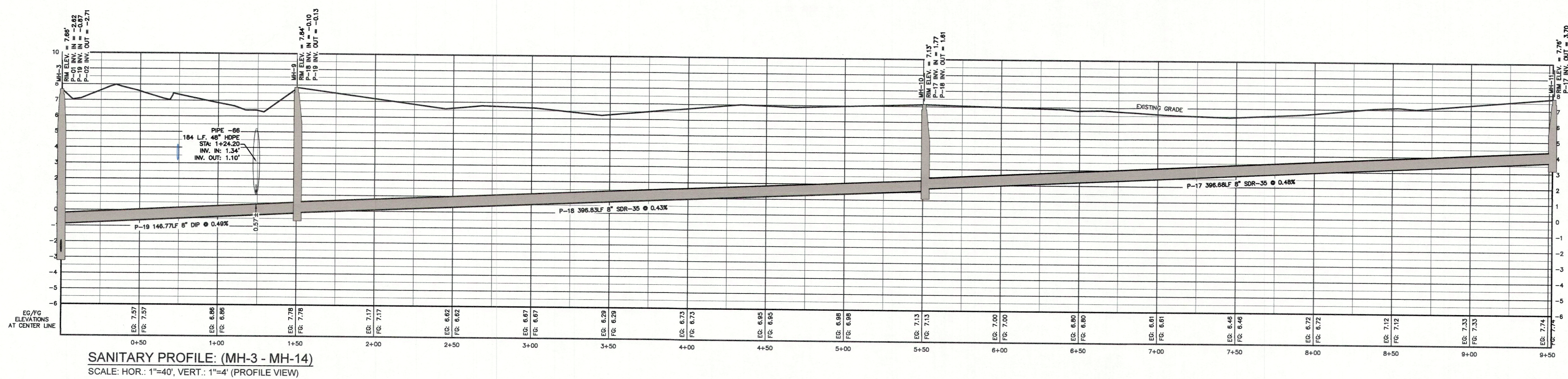
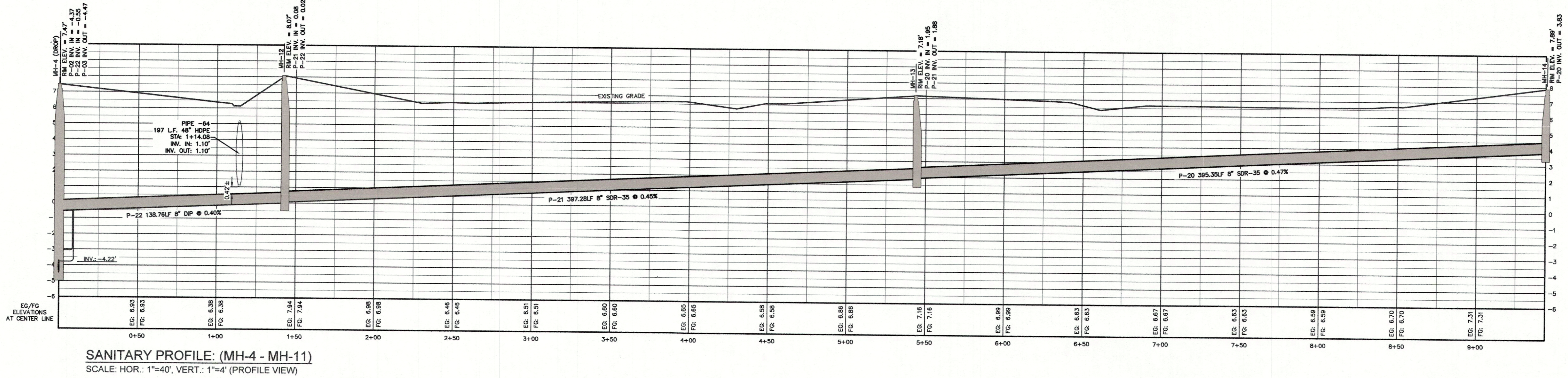
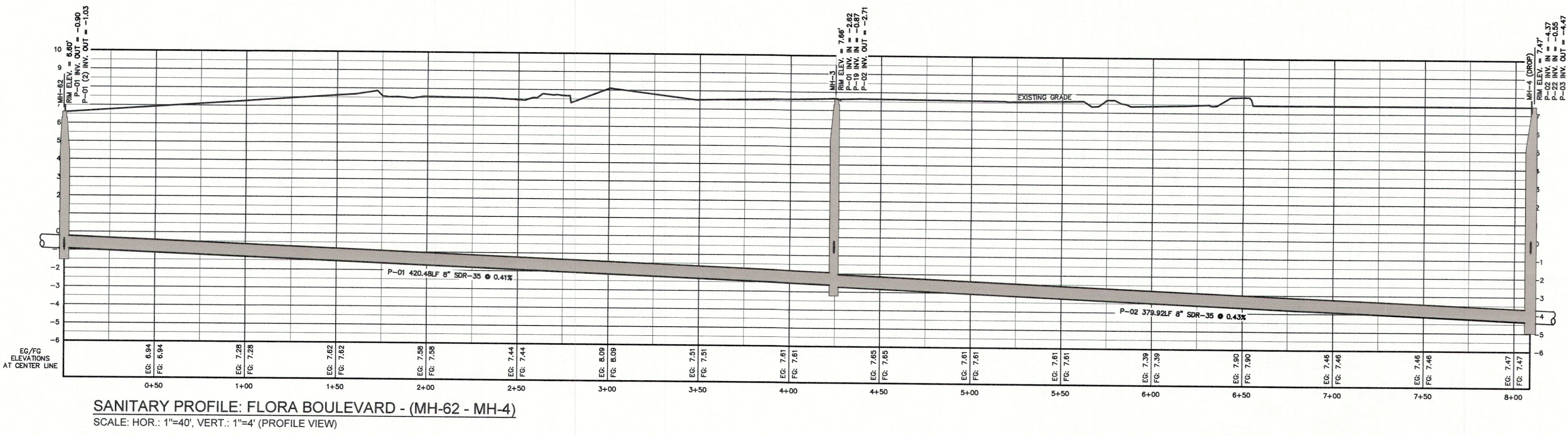


DATE: 08/09/24
DESIGNED: BPG
DRAWN: AKM
SHEET: 3 OF 7
CAD FILE: 468ASB-PH1A
PROJECT NO: 4680



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DATE: 08/09/24		SCALE: 1"=40', 1"=4'	
DESIGNED: BPG	CHECKED: MDB		
DRAWN: AKM	INCHES: BPG		
SHEET: 5	OF: 7		
CAD FILE: 468ASB-PHIA			
PROJECT NO: 4680			

PROJECT: MOYOCK TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA

FLORA FARMS-PHASE 1A
CONSTRUCTION RECORD DRAWINGS

SANITARY SEWER CONSTRUCTION PROFILES PLAN

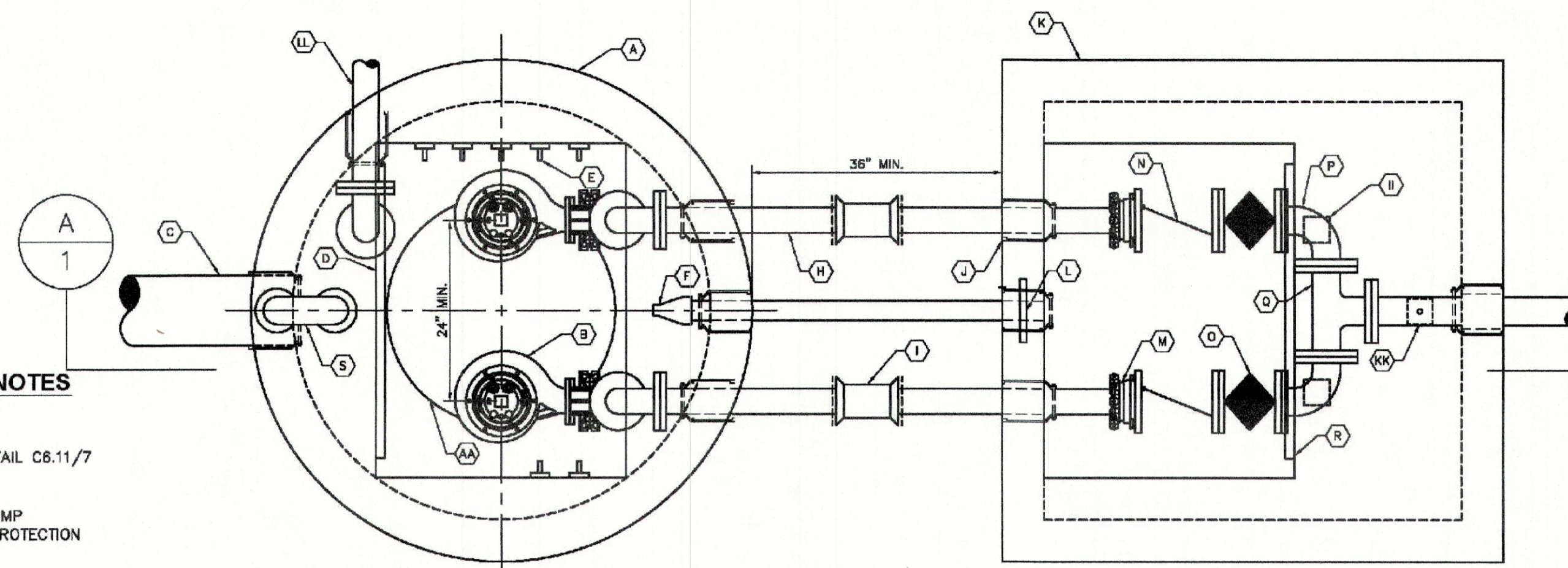
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Bissell Professional Group
2379 North Carolina Highway
P.O. Box 1808
Waynesville, NC 27998
(252) 281-3208
FAX (252) 281-1700

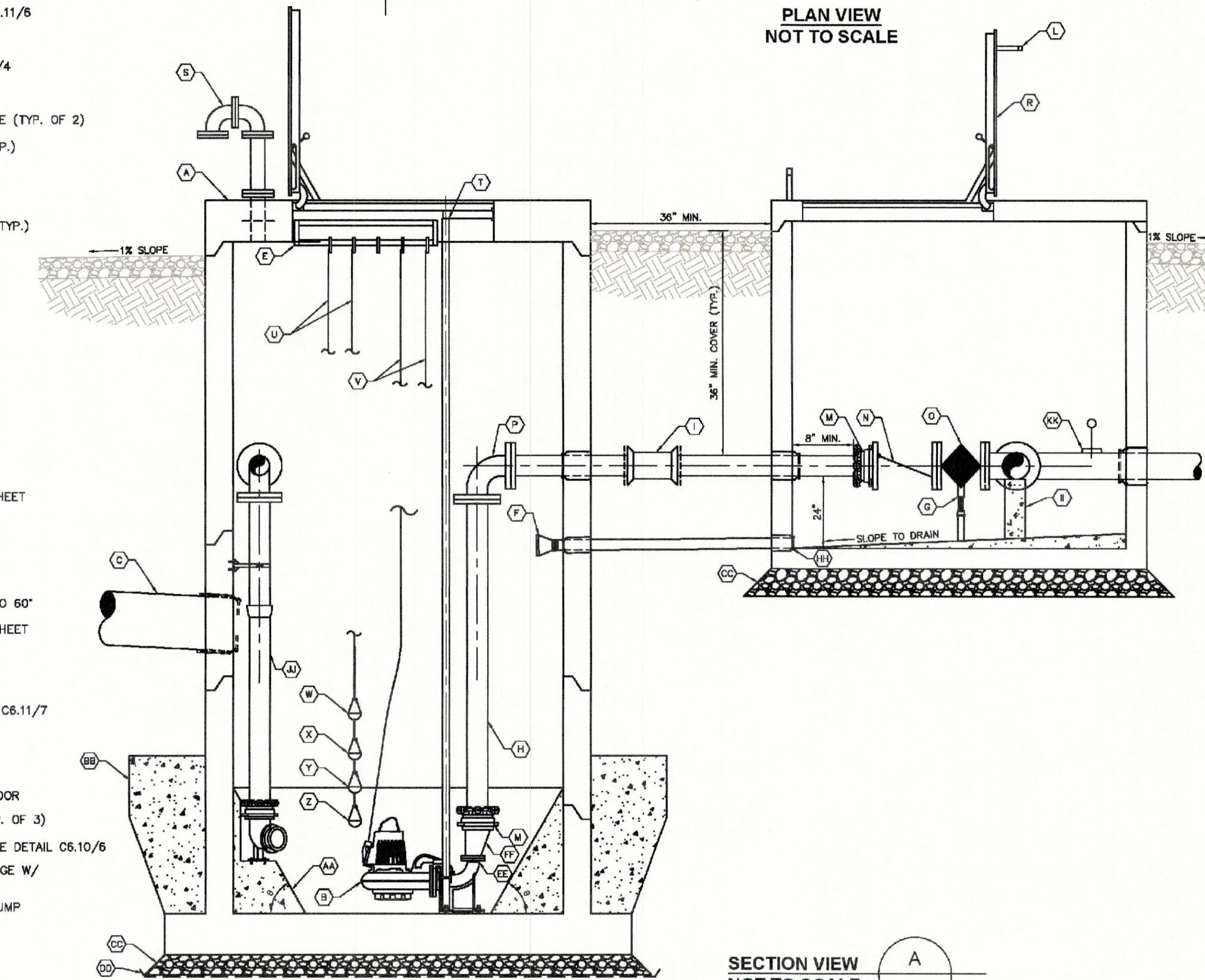
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PUMP STATION MECHANICAL KEY NOTES

- (A) 8' DIA PRECAST CONCRETE WET WELL AND TOP WITH INTERIOR LINING
- (B) DUPLEX SUBMERSIBLE SEWAGE PUMPS, SEE DETAIL C6.11/7
- (C) INFLUENT SANITARY GRAVITY SEWER
- (D) ALUMINUM ACCESS HATCH AS REQUIRED BY PUMP MANUFACTURER (MIN. 3"x4"). AL GRATE FALL PROTECTION REQUIRED.
- (E) 316 SST CABLE HOLDER (TYP.), SEE DETAIL C6.11/6
- (F) TIDE FLEX VALVE TF-2
- (G) ADJUSTABLE SADDLE (TYP.), SEE DETAIL C6.11/4
- (H) 6" DI PUMP DISCHARGE PIPING (TYP.)
- (I) 6" DI MJ RESTRAINED LONG BODY SOLID SLEEVE (TYP. OF 2)
- (J) WATER-TIGHT BOOT CONNECTION, NO GROUT (TYP.)
- (K) 6"x6" PRECAST CONCRETE VALVE VAULT
- (L) PLASTIC-COATED METAL PULL UP BAR
- (M) 6" RESTRAINED FLANGED COUPLING ADAPTER (TYP.)
- (N) 6" FLG SWING CHECK VALVE (TYP.)
- (O) 6" FLG PLUG VALVE (TYP.)
- (P) 6" FLG 90° BEND (TYP.)
- (Q) 6" FLG TEE (TYP.)
- (R) ALUMINUM ACCESS HATCH (MIN. 3"x4"). AL GRATE FALL PROTECTION REQUIRED.
- (S) 4" DI VENT, SEE DETAIL C6.11/5
- (T) 316 SST UPPER GUIDE BRACKET
- (U) LEVEL CONTROL CABLES (TYP. OF 4)
- (V) SUBMERSIBLE PUMP CABLES (TYP. OF 2)
- (W) HIGH WATER ALARM FLOAT, SEE TABLE THIS SHEET
- (X) LAG PUMP ON FLOAT, SEE TABLE THIS SHEET
- (Y) LEAD PUMP ON FLOAT, SEE TABLE THIS SHEET
- (Z) PUMPS OFF FLOAT, SEE TABLE THIS SHEET
- (AA) WET WELL CHAMFER GROUT, Ø SHALL BE 30" TO 60"
- (BB) ANTI-FLOATATION BALLAST, SEE TABLE THIS SHEET
- (CC) 8" #57 STONE (TYP.)
- (DD) GEOTEXTILE FABRIC (TYP.)
- (EE) BASE ELBOW W/ AUTO COUPLING, SEE DETAIL C6.11/7 (TYP. OF 2)
- (FF) FLG 4"x6" ECCENTRIC REDUCER (TYP. OF 2)
- (GG) RESTRAINED FLANGE ADAPTER (TYP. OF 2)
- (HH) 4" SCH 80 PVC DRAIN INVERT FLUSH WITH FLOOR
- (II) CONCRETE SUPPORT, SEE DETAIL C6.11/3 (TYP. OF 3)
- (JJ) EMERGENCY BYPASS PUMPING CONNECTION, SEE DETAIL C6.10/6
- (KK) 1" TAP, SST BALL VALVE, AND PRESSURE GAUGE W/ DIAPHRAGM, SEE DETAIL C6.11/9
- (LL) 6" DI SUCTION PIPING FOR STANDBY DIESEL PUMP



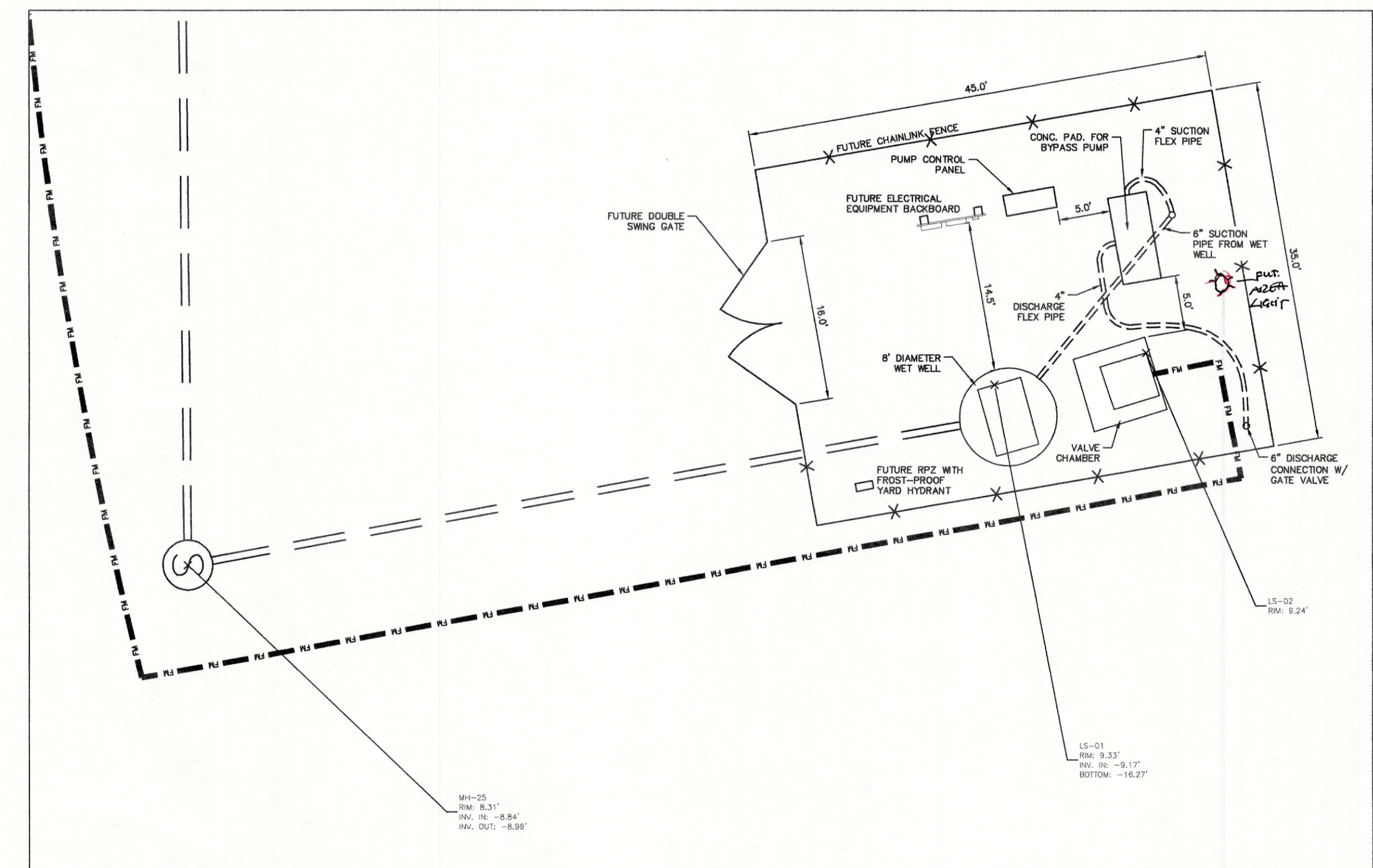
PLAN VIEW
NOT TO SCALE



SECTION VIEW
NOT TO SCALE

PUMP STATION GENERAL INFORMATION	
AVERAGE DAILY FLOW	70 GPM
PEAK INFLOW	275 GPM
WETWELL DIAMETER	96"
WETWELL CONCRETE BALLAST REQ'D	19 CY (INSTALLED PER WETWELL MANUFACTURER RECOMMENDATION)
DISCHARGE PIPING	8" DI PC 350
PUMP CURVE POINT #1	0 GPM @ 178' TDH
PUMP CURVE POINT #2	200 GPM @ 155' TDH
PUMP CURVE POINT #3	400 GPM @ 136' TDH
PUMP CURVE POINT #4	800 GPM @ 101' TDH
CALCULATED PUMP OPERATING POINT	511.5 GPM @ 126.4' TDH
ALLOWABLE CURVE DEVIATION	8% FLOW, 8% HEAD
HORSEPOWER	30 HP (NON-OVERLOADING OVER ENTIRE PUMP CURVE)
VOLTAGE/PHASE/CYCLES	230 V / 3 PHASE / 60 HZ
MAX. OPERATING SPEED	1750 RPM
PUMP	PENTAIR HYDROMATIC - HQP
IMPELLER	12"
PRIMARY LEVEL SENSING METHOD	FLOATS (4) W/ INTRINSICALLY-SAFE RELAYS
BACKUP LEVEL SENSING METHOD	N/A
CHECK VALVES	6A LUDLOW LEVER AND WEIGHT
PLUG VALVES	DEZURIK FULL-PORT ECCENTRIC
AIR RELEASE VALVES	ARI D-925 w/ 316 STAINLESS STEEL BODY
GENERATOR RATING	N/A
PUMP STATION ELEVATIONS	
TOP OF WETWELL	8.90 FT MSL
PROPOSED GROUND AT WETWELL	8.50 FT MSL
WETWELL INVERT IN	-0.19 FT MSL
BACKUP HIGH WATER ALARM	N/A
HIGH WATER ALARM	-0.69 FT MSL
LAG PUMP ON	-10.19 FT MSL
LEAD PUMP ON	-10.69 FT MSL
PUMPS OFF	-13.10 FT MSL
LOW WATER ALARM	N/A
WETWELL SUMP	-16.76 FT MSL
SEWER LIFT STATION HYDRAULIC CALCULATIONS	
NEW FORCE MAIN	2050 LF OF 6"Ø DR-18 PVC
EXISTING FORCE MAIN TO DISCHARGE	10333 LF OF 8"Ø PVC
STATIC HEAD	39.2'
PIPING FRICTION LOSS	85.0'
FITTING MINOR LOSS	6.3'
TOTAL FRICTION HEAD	91.3'
CALCULATED TOTAL DYNAMIC HEAD	130.5'

REVISED ELEVATION DATA ON 1-26-24 FOR CONSTRUCTION



SANITARY LIFT STATION SITE PLAN
SCALE: HOR: 1"=10'

BISSELL
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3015 North Carolina Highway
P.O. Box 1098
Kinston, NC 28541
(252) 291-3366
FAX (252) 291-1790

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SANITARY SEWER LIFT
STATION ASBUILT & DETAILS

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FLORA FARMS-PHASE 1A
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 08/09/24
DESIGNED: BPG
DRAWN: AKM

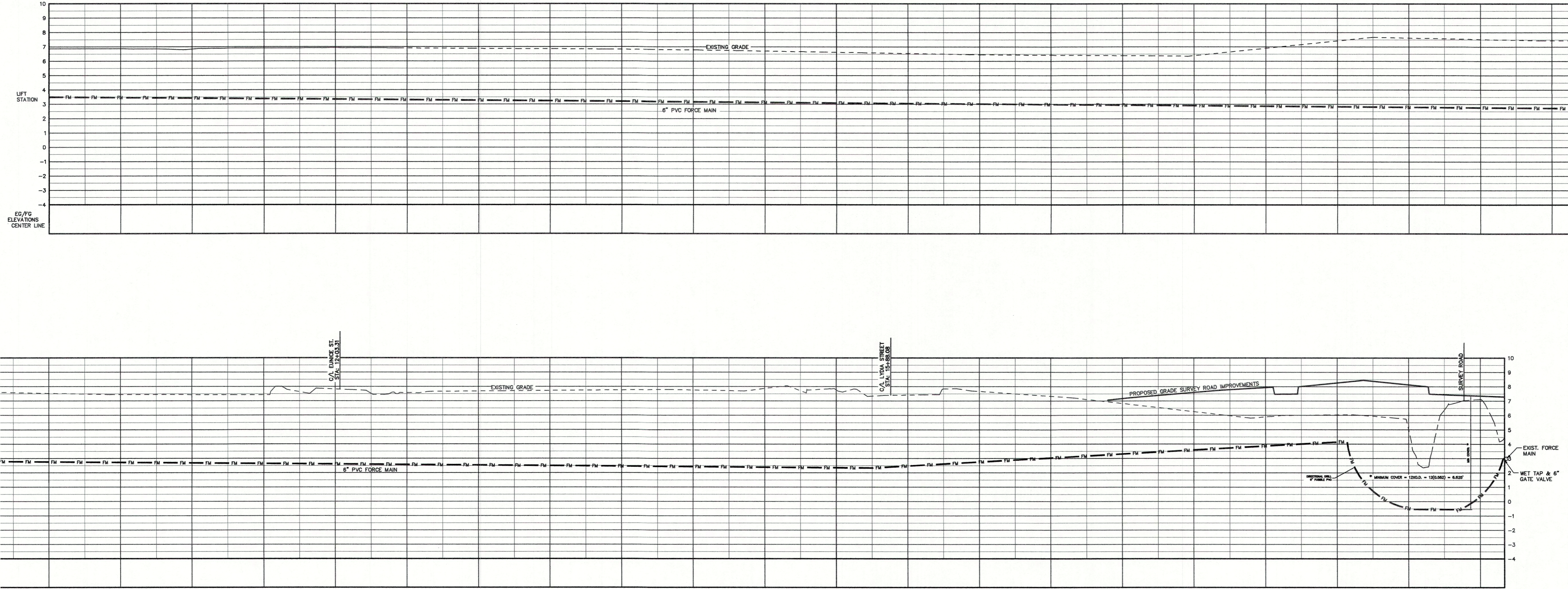
CHECKED: MDB
APPROVED: BPG

SHEET: 6 OF 7

CAD FILE: 468ASB-PH1A
PROJECT NO: 4680

SCALE: 1" = 10'

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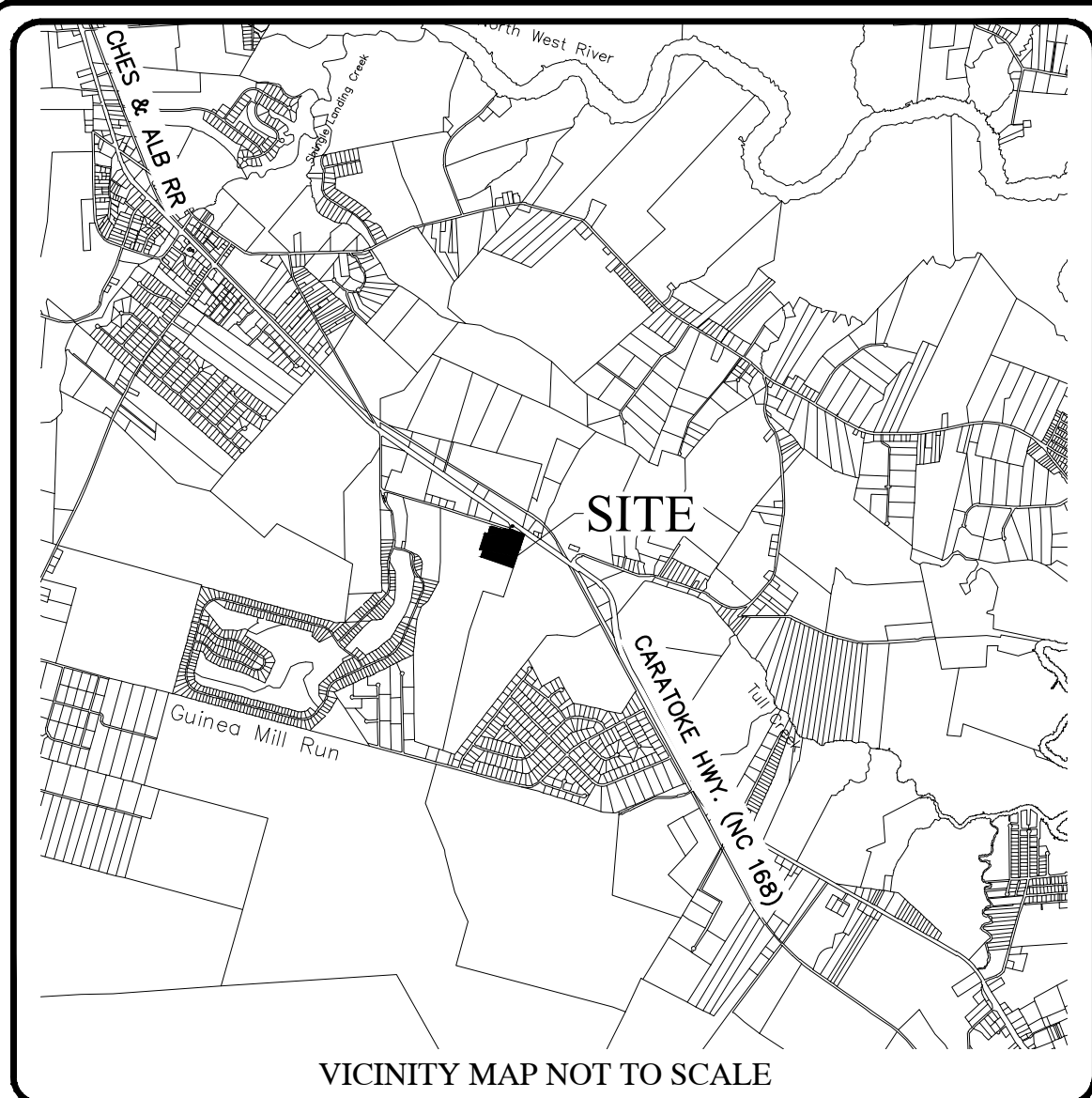
SANITARY FORCE MAIN PROFILE
SCALE: HOR.: 1"=40', VERT.: 1"=4'

PROJECT: MOYOCK TOWNSHIP

NO.	DATE	DESCRIPTION	BY



DATE:	08/09/24	SCALE:	1" = 40', 1" = 4'
DESIGNED:	BPG	CHECKED:	MOB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	7	OF	7
CAD FILE:	468ASB-PH1A		
PROJECT NO.:	4680		



FLORA FARMS PHASE 1A - FINAL PLAT MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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

GENERAL NOTES:

1. PROJECT NAME: FLORA FARMS – PHASE 1A
2. APPLICANT: MOYOCK DEVELOPMENT, LLC

OWNERS: NORTH-SOUTH DEVELOPMENT, LLC
417-D 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
ACREAGE: 202.19 ACRES
PROPERTY ZONING: C-MXR (CONDITIONAL – MIXED RESIDENTIAL DISTRICTS)
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 AND 7.
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.

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 PERMANENT GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 26TH OF SEPTEMBER, 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

09-26-24

DATE

DocuSigned by:

Michael D. Barr
REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...

REGISTRATION NUMBER
L-1756

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 26TH
DAY OF SEPTEMBER, A.D., 2024.

DocuSigned by:

Michael D. Barr
SIGNATURE
C6DA34EC9CBF428... L-1756

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	202.19 AC.
TOTAL AREA PHASE 1A:	22.07 AC.
TOTAL AREA PREVIOUSLY DEDICATED:	0.00 AC.
TOTAL AREA PREVIOUSLY DEDICATED & PHASE 1A:	22.07 AC.
TOTAL AREA LOTS IN PHASE 1A:	9.33 AC.
PUBLIC R/W TOTAL AREA PHASE 1A:	2.88 AC.
PRIVATE R/W AREA PHASE 1A:	0.00 AC.
REQUIRED OPEN SPACE PHASE 1A (30%):	6.62 AC.
<u>OPEN SPACE PROVIDED PHASE 1A:</u>	9.86 AC. (44.68%)
# OF PROPOSED LOTS PHASE 1A:	27 LOTS
PROPOSED RIGHT-OF-WAY WIDTH:	40'
PROPOSED PAVED ROADWAY WIDTH:	22'
LINEAR FEET OF ROADWAY PHASE 1A:	2602'
LOT DEVELOPMENT CONFIGURATION:	
LOT AREAS: VARY FROM 15,000 S.F. TO 15,540 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 TOWNSHIP
(T)	TOTAL
P.C.	PLAT CABINET
S.L.	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
[]	ADDRESS
P/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 _____

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

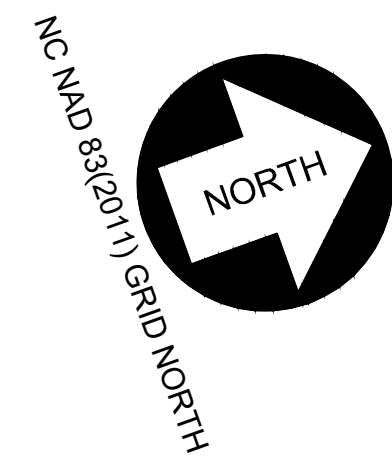
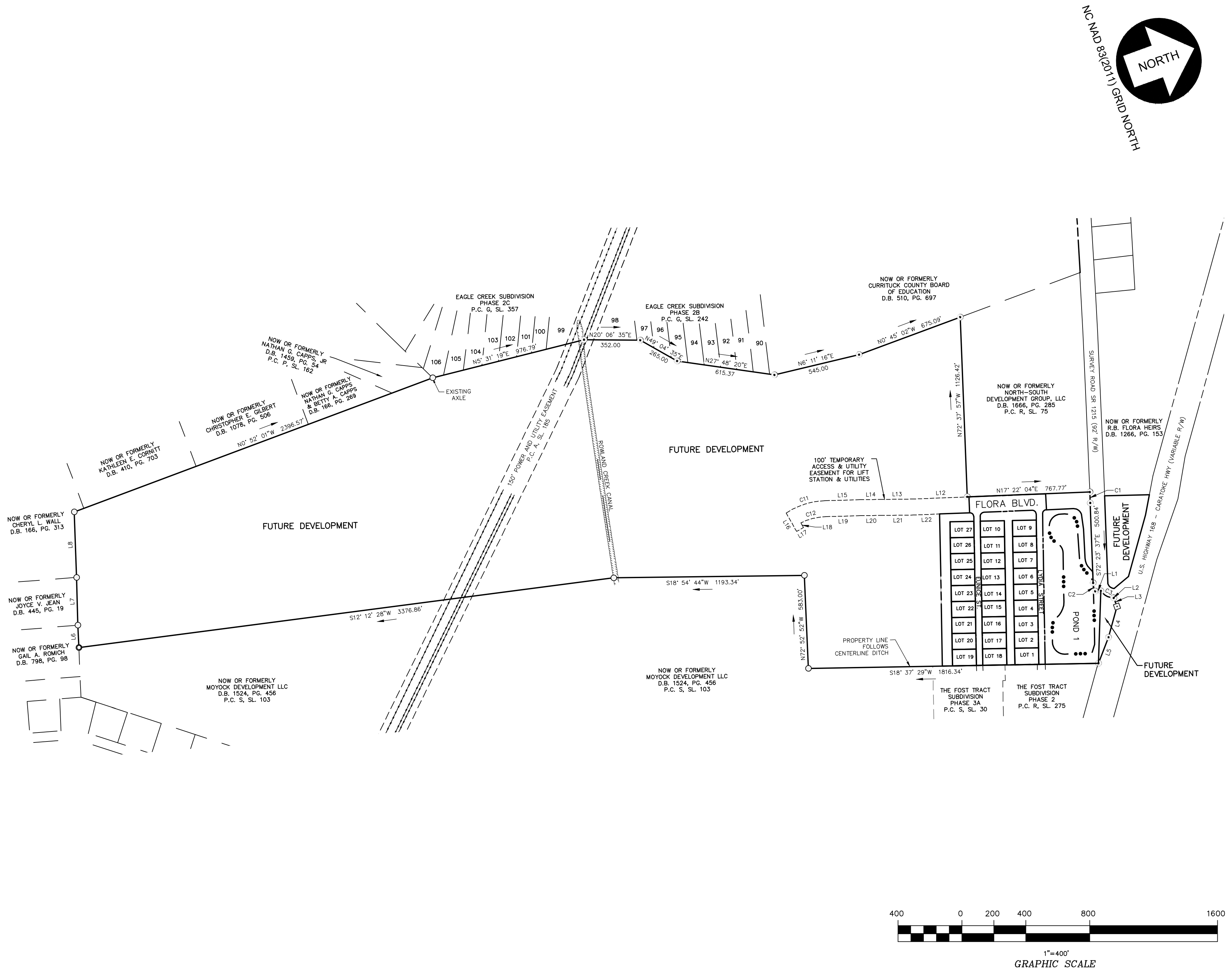
REVISIONS	NO.	DATE	DESCRIPTION	BY



DATE: 08-06-24 SCALE: AS SHOWN
 DESIGNED: _____ CHECKED: MDB
 DRAWN: AKM APPROVED: BPG
 SHEET: 1 OF 7
 CAD FILE: 468000FP1A
 PROJECT NO: 4680

S:\Projects\4680 Flora Tract (Fast II)\dwg\Final Plats\Phase 1A\468000FP1A.dwg 9/25/2024 2:51 PM HP DesignJet T130 24-In Printer [40FE86].pc3

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

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL PLAT

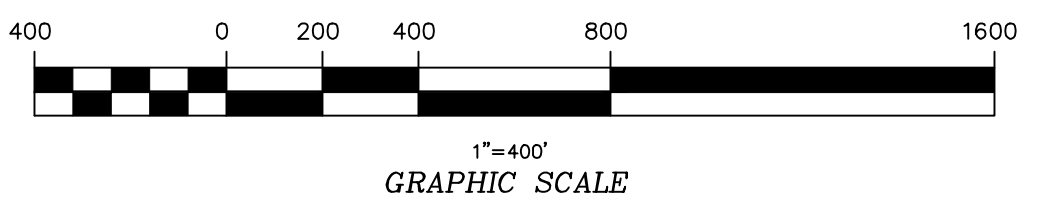
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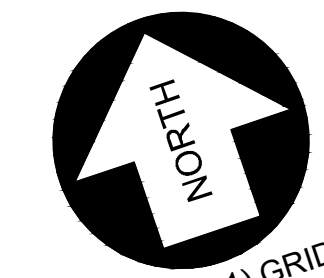
NO.	DATE	DESCRIPTION	BY

DocuSigned by:

 M.S. BISSELL
 C8DA34EC9CBF428

DATE:	08-06-24	SCALE:	1"=400'
DESIGNED:		CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:			
2		OF 7	
CAD FILE: 468000FP1A			
PROJECT NO: 4680			





NC NAD 83(2011) GRID NORTH

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

SURVEY ROAD SR 1215 (92' R/W)

FLORA BLVD.
(FUTURE DEVELOPMENT)

POND 1

OPEN SPACE A
295,298 S.F.
6.78 AC.

LYDIA STREET

FLORA BLVD

OPEN SPACE B
65,923 S.F.
1.51 AC.

OPEN SPACE B
65,923 S.F.
1.51 AC.

LOT 9
15000 S.F.
0.34 AC.

LOT 8
15000 S.F.
0.34 AC.

LOT 7
15000 S.F.
0.34 AC.

LOT 6
15000 S.F.
0.34 AC.

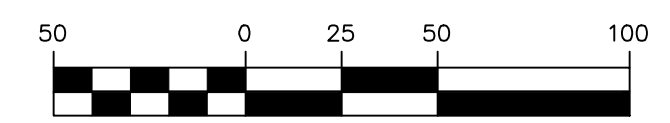
LOT 5
15000 S.F.
0.34 AC.

LOT 4
15000 S.F.
0.34 AC.

LOT 3
15000 S.F.
0.34 AC.

MATCH LINE - SHEET 5

MATCH LINE - SHEET 4



1" = 50'
GRAPHIC SCALE

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NOW OR FORMERLY
NORTH-SOUTH
DEVELOPMENT GROUP, LLC
P.O. Box 1088
Kinston, NC 28540
P.C.R. SL-75

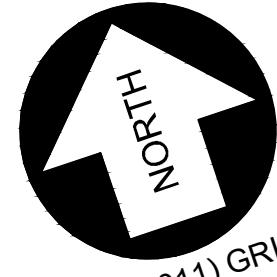
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and Environmental Specialists
Bissell Professional Group
Firm License # C-956
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Kinston, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

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

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
Michael Surk
66DA34EC9CBF428
MICHAEL SURK
09/25/24

DATE: 08-06-24
SCALE: 1" = 50'
DESIGNED: MDB
CHECKED: MDB
DRAWN: AKM
APPROVED: BPG
SHEET: 3 OF 7
CAD FILE: 468000FP1A
PROJECT NO: 4680

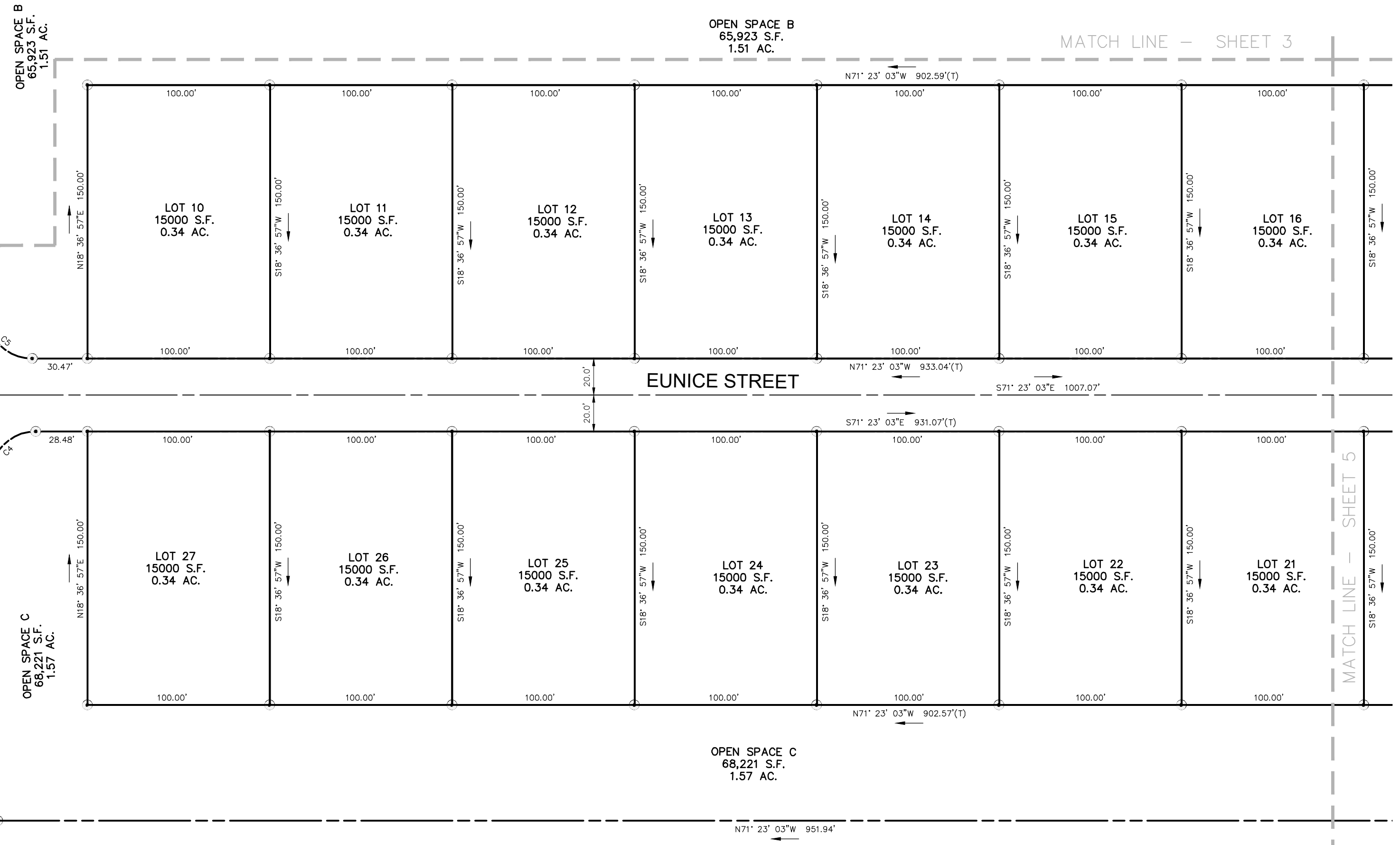


NC NAD 83(2011) GRID NORTH

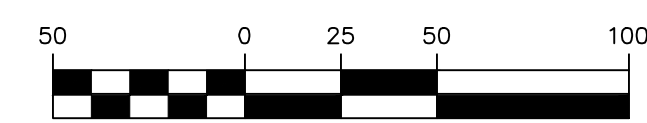
NOW OR FORMERLY
NORTH-SOUTH
DEVELOPMENT
LLC
D.B. 1666 P.C. 285
P.C. R. SL. 75

FUTURE
DEVELOPMENT

100' TEMPORARY
ACCESS & UTILITY
EASEMENT FOR LIFT
STATION & UTILITIES
(SEE OVERALL ON
SHEET 2)



FUTURE
DEVELOPMENT



1" = 50'
GRAPHIC SCALE

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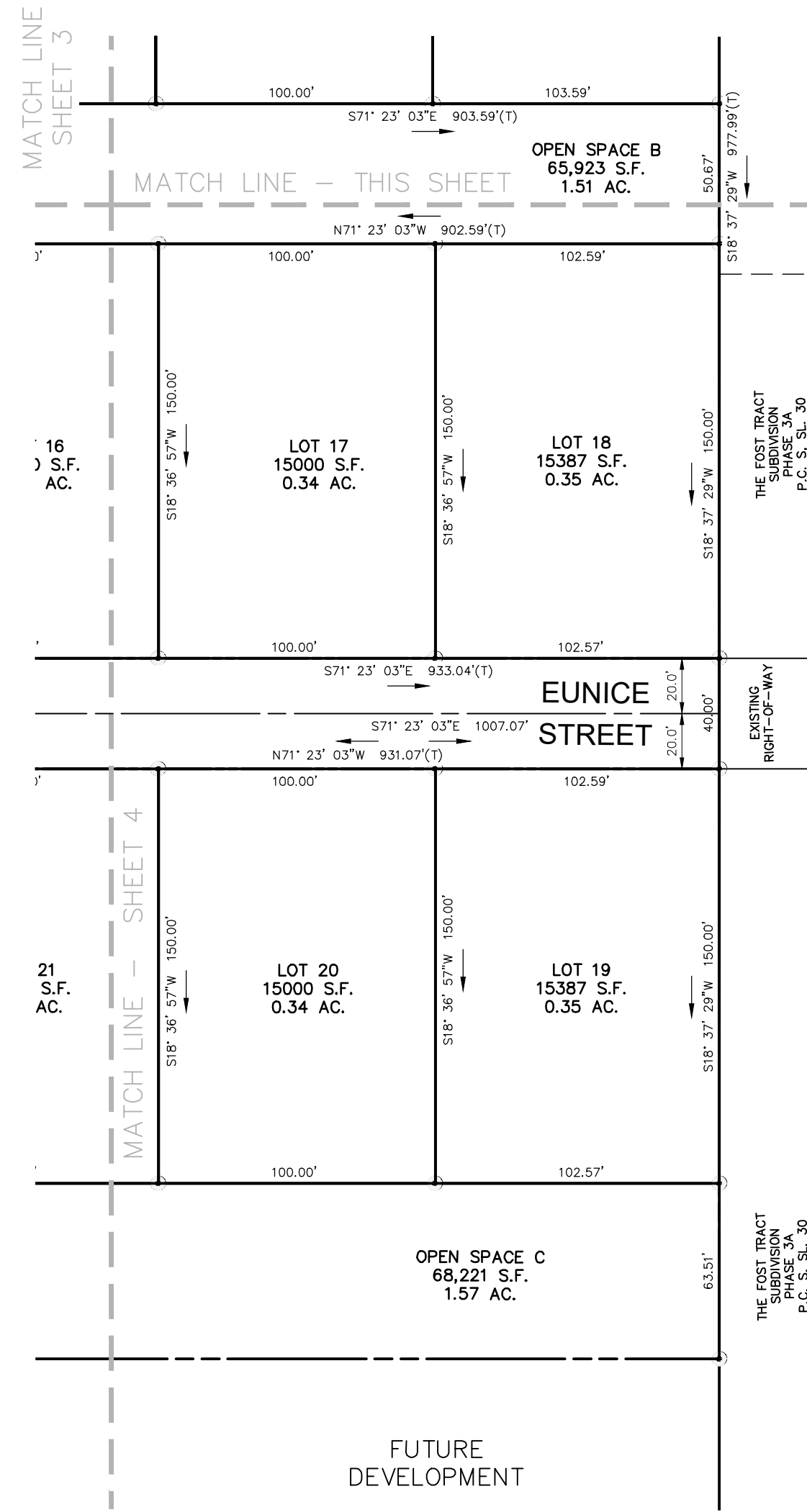
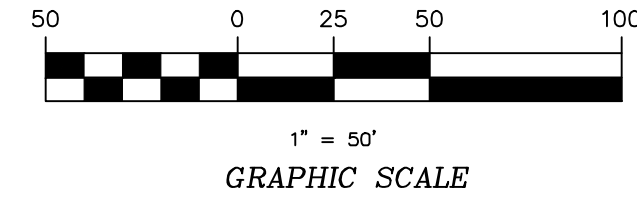
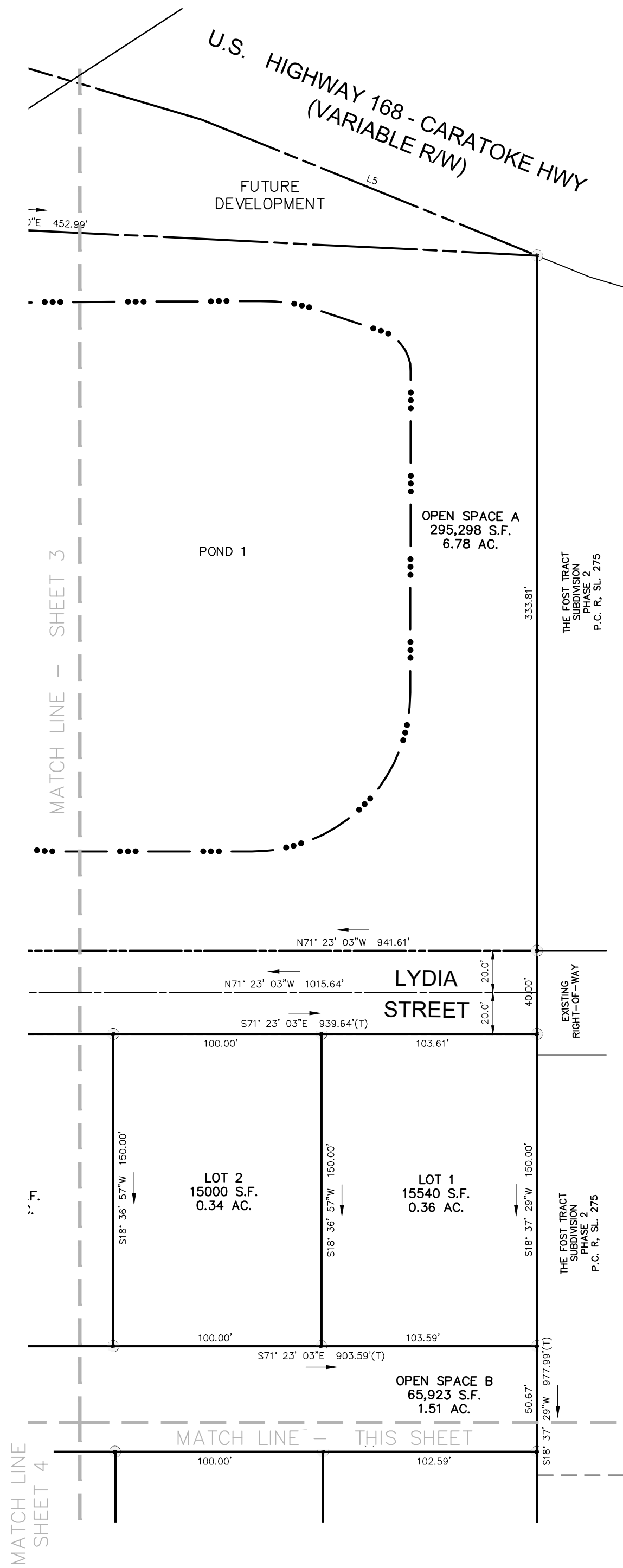
PROJECT:
**FLORA FARMS (C-MXR)
PHASE 1A**
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL PLAT

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
Michael Barr
C6DA34EC9C8F428
MICHAEL BARR
03/06/24

DATE: 08-06-24	SCALE: 1" = 50'
DESIGNED: AKM	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG
SHEET: 4 OF 7	
CAD FILE: 468000FP1A	
PROJECT NO: 4680	

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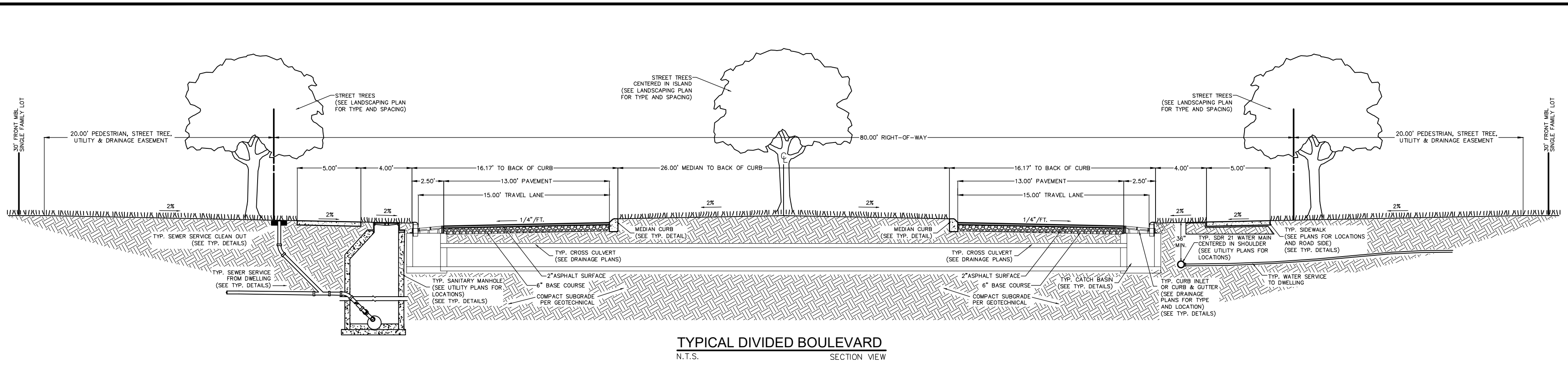
PROJECT:
**FLORA FARMS (C-MXR)
PHASE 1A**
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL PLAT

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
Michael Bissell
C6DA34E5C6BF428...

DATE: 08-06-24
SCALE: 1" = 50'
DESIGNED: CHECKED: MDB
DRAWN: AKM APPROVED: BPG
SHEET: 5 OF 7
CAD FILE: 468000FP1A
PROJECT NO: 4680

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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	39.81'	25.00'	35.74'	S62° 59' 30"W	91°14'53"
C5	38.73'	25.00'	34.97'	S27° 00' 30"E	88°45'07"
C6	39.81'	25.00'	35.74'	S62° 59' 30"W	91°14'53"
C7	38.73'	25.00'	34.97'	S27° 00' 30"E	88°45'07"
C8	73.61'	50.00'	67.14'	N59° 32' 45"E	84°21'23"
C9	70.13'	97.00'	68.62'	N86° 38' 49"E	41°25'34"
C10	54.31'	130.50'	53.92'	S84° 18' 58"E	23°50'43"
C11	257.63'	460.00'	254.27'	S1° 56' 25"W	32°05'20"
C12	158.98'	360.00'	157.69'	S5° 20' 01"W	25°18'08"

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.67	N16° 16' 11"E
L2	4.16	N25° 02' 46"E
L3	57.55	S88° 50' 05"W
L4	200.00	N55° 00' 59"W
L5	173.82	N49° 18' 21"W
L6	140.50	N72° 46' 00"W
L7	298.98	N71° 58' 49"W
L8	410.39	N72° 29' 49"W
L9	30.39	N65° 56' 02"E
L10	70.06	S72° 23' 37"E
L11	35.67	N16° 16' 11"E
L12	351.74	S17° 22' 04"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	195.24	S18° 57' 34"W
L14	133.54	S18° 56' 37"W
L15	222.18	S17° 59' 38"W
L16	132.28	S80° 07' 56"W
L17	50.00	S9° 52' 04"E
L18	33.18	S80° 07' 56"W
L19	221.36	S17° 59' 38"W
L20	132.68	S18° 56' 37"W
L21	196.63	S18° 57' 34"W
L22	165.12	S17° 22' 04"W

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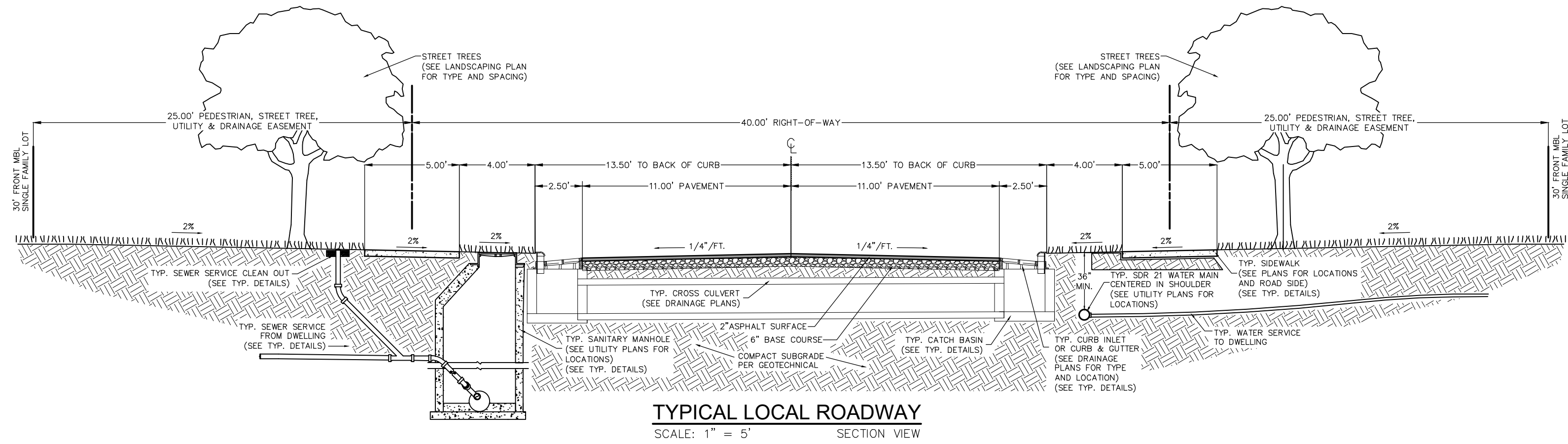
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PROJECT:
FLORA FARMS (C-MXR)
PHASE 1A
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL PLAT

REVISIONS	
NO.	DATE DESCRIPTION BY

DocuSigned by:
Michael Bissell
C6DA34EC9CBF428
MICHAEL BISSELL

DATE: 08-06-24	SCALE: AS SHOWN
DESIGNED: AKM	CHECKED: BPG
DRAWN: AKM	APPROVED: BPG
SHEET: 6 OF 7	
CAD FILE: 468000FP1A	
PROJECT NO: 4680	



TYPICAL LOCAL ROADWAY
SCALE: 1" = 5' SECTION VIEW

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

NO.	DATE	DESCRIPTION	BY

DocuSigned by:

 C6DA34EC9CBF428...
 MICHAEL SURK
 09/26/24

DATE:	08-06-24	SCALE:	AS SHOWN
DESIGNED:	AKM	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:		7 OF 7	
CAD FILE:		468000FP1A	
PROJECT NO:		4680	