



Currituck County

Development Services Department
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

To: Mark Bissell, Bissell Profession Group
Justin Old, Moyock Development LLC

From: Planning Staff

Date: August 9, 2023 **Response dated 8-23-24**

Re: Fost, Phase 3A, TRC Comments

The following comments were received for the August 9, 2023, TRC meeting. Please address all comments and resubmit a corrected plan as necessary. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Tammy Glave, 252-232-6025)

Reviewed with comments:

1. The "Typically Alley Road" detail approved on the Construction Drawings has been renamed "Typical Private Street" on this final plat and there is no longer a detail for an alley. The streets labeled as private (i.e. Clifton, O'Conner) require sidewalks (UDO Section 5.6.10) and street trees (UDO Section 6.2.1) as approved on your Typical Local Roadway detail, so the Typical Private Street detail does not meeting the minimum requirements of the ordinance for the private streets. Please rectify and clarify features of the private streets.
It was agreed that all private streets in this phase will use the alley standards & detail.
2. Provide Typically Alley detail on final plat. (Administrative Manual)
The alley detail has been added.
3. Required Improvements Certificate incomplete items does not match list of items on as-built, please rectify. **The list of incomplete items has been updated.**
4. Streetlights are listed as incomplete; however, they are not calculated in the Letter of Credit amount. If these have been purchased, please provide receipt, or add value in calculation amount and documentation for Letter of Credit. *During today's site inspection, it appears that streetlights have been installed, so perhaps they are mistakenly listed on the incomplete lists. **Yes, lights have been removed from the list.***
5. Provide the payment-in-lieu of Recreation and Park Area of \$14,737.98 [159.23 acres valued at \$2,140,200.00; \$13,440.934/ac x 1.0965 ac (43 lots x .0255) = \$14,737.98] (UDO Section 6.5) **The payment is being provided under separate cover.**
6. Add the street address for each lot to the plat. (Administrative Manual)
Street addresses have been added per the list provided by GIS.
7. The street name signs do not appear to meet NCDOT standards. (UDO Section 6.2.1.K.3) **The signs are temporary; permanent signs are being bonded.**

8. Mike Street is spelled incorrectly on the street sign. The spelling is being corrected and will be correct on the permanent sign.
9. Please see comment under USACE below regarding expired wetland permit that must be renewed. The permit is being renewed; it was agreed that this phase is not impacted.

Currituck County Building and Fire Inspections (Ron Schaecher, 252-232-6023)

Approved with comments:

1. No sidewalks, can't verify detectable warnings Sidewalks are being bonded
2. Fire hydrants require min. 18" from outlet to grade A hydrant extension has been purchased
3. Hydrant spacing, fire access ok for the low hydrant; a receipt is included.
4. Blue reflectors at hydrants not installed Reflectors have now been installed.
5. No parking signs not installed No parking signs have been added to the bonded items.

Currituck County Engineering (Eric Weatherly, 252-232-6035)

Reviewed with comment:

1. Please provide calculations submitted to NCDEQ for wastewater system connection to central system. Per our discussion, since this was simply a gravity sewer, no calculations were required; just the as-builts and certification.

Currituck Fire and Emergency Medical Services (Chief Ralph Melton, 252-232-7746)

Reviewed without comment.

Currituck Soil and Stormwater (Dylan Lloyd, 252-232-3360)

Approved with corrections:

1. Mike Street sign reads 'Mire St'. The sign is being corrected
2. Label Rim and Invert for storm sewer inlet on the private street between Mike and Clifton Streets adjacent lot T-60. The elevation data has been added to the as-built.
3. Provide inlet protection for drop inlets along P-247. See attachment with pictures. Inlet proection has been added.
4. Remove fabric coverings to drop inlets. Fabric coverings have been removed.
5. Dust and debris in roadway near intersection of Clifton St and Private Alley to be removed as it could wash into and clog drainage system. Debris is being addressed.

Currituck County Public Utilities - Water (Dave Spence 252-232-4152)

Reviewed without comment.

Currituck County Public Utilities - Wastewater (Will Rumsey, 252-232-6065)

n/a

Currituck County GIS (Harry Lee 252-232-4039)

Reviewed with comments:

1. Address Assignment:

T45 3A 100 CLIFTON ST	T51 3A 202 CLIFTON ST
T46 3A 102 CLIFTON ST	T52 3A 204 CLIFTON ST
T47 3A 104 CLIFTON ST	T53 3A 206 CLIFTON ST
T48 3A 106 CLIFTON ST	T54 3A 208 CLIFTON ST
T49 3A 108 CLIFTON ST	T55 3A 200 FOST BLVD
T50 3A 200 CLIFTON ST	T56 3A 202 FOST BLVD
	T57 3A 204 FOST BLVD

T58 3A 206 FOST BLVD
T59 3A 208 FOST BLVD
T60 3A 210 FOST BLVD
T61 3A 300 FOST BLVD
T62 3A 302 FOST BLVD
T63 3A 304 FOST BLVD
T64 3A 306 FOST BLVD
T65 3A 308 FOST BLVD
T66 3A 310 FOST BLVD
T67 3A 312 FOST BLVD
T68 3A 314 FOST BLVD
T69 3A 209 OCONNER ST
T70 3A 207 OCONNER ST
T71 3A 205 OCONNER ST
T72 3A 203 OCONNER ST

T73 3A 201 OCONNER ST
T74 3A 109 OCONNER ST
T75 3A 107 OCONNER ST
T76 3A 105 OCONNER ST
T77 3A 103 OCONNER ST
T78 3A 101 OCONNER ST
T79 3A 304 OCONNER ST
T80 3A 302 OCONNER ST
T81 3A 300 OCONNER ST
T82 3A 204 OCONNER ST
T83 3A 202 OCONNER ST
T84 3A 200 OCONNER ST
T85 3A 104 OCONNER ST
T86 3A 102 OCONNER ST
T87 3A 100 OCONNER ST

Addresses have been added to the plat.

Currituck County Parks and Recreation (Jason Weeks, 252-232-3007)

Reviewed without comment.

Stormwater Review, (McAdams, Stormwater Consultant)

Comments are forthcoming.

NC Division of Coastal Management (Ron Renaldi, 252-264-3901)

n/a

Albemarle Regional Health Services (Kevin Carver, 252-232-6603)

n/a

US Army Corps of Engineers (Anthony Scarbraugh, 910-251-4619)

Reviewed with comment:

1. Any impacts to jurisdictional waters or wetlands of the US requires prior approval from the US Army Corps of Engineers. Please note, the past Department of the Army Permit verified under Action ID: SAW-2018-00838 expired on March 22, 2022. This is in the process of being renewed; there are no wetlands or impacts in this phase.

Mediacom (252-482-5583)

See attached letter.

US Post Office

Contact the local post office for mail delivery requirements

Comments Not Received From:

NC DOT (Caitlyn Spear, 252-331-4737)

The following items are necessary for resubmittal:

- 3 - full size copies of revised plans.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised documents and plans.

3 full-size copies, one 8-1/2 x 11 and a pdf of all plans and documents are included.



Subdivider Maintenance Responsibility and Reserve Fund Creation Affidavit

Contact Information

Currituck County
Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252.232.3055
Fax: 252.232.3026

Website: <http://www.co.currituck.nc.us/planning-community-development.cfm>

Affidavit

I, Justin Old, Allied Properties, LLC, subdivider of _____

Fost 3A (Subdivision Name) certify that:

- I am responsible for maintenance of all common areas, common features, and private infrastructure until 75% of lots sales within the subdivision.
- I have established a reserve fund to support the continued maintenance and upkeep of common areas, common features, and private infrastructure. The fund has been established at Towne Bank (Banking Institution).
- I shall establish the Homeowner's/Property Owner's Association (hereinafter "association") prior to the sale of the first lot.
- It is solely my responsibility to notify the County upon 75% lot sales within the subdivision.
- The County is not responsible or liable for maintenance of any common areas, common features, or private infrastructure within the subdivision.

I understand that maintenance responsibility of common areas, common features, and private infrastructure shall not be transferred from the subdivider to the association until ALL of the following occur:

- At least 75% of the total number of lots in the subdivision are sold.
- The subdivider commissions a report prepared by a licensed engineer indicating that all common areas, common features, and infrastructure elements comply with the minimum standards in the Unified Development Ordinance and the County Code of Ordinances.
- County staff reviews and approves the report prepared by a registered engineer.
- The reserve fund contains a minimum balance equal to: a) 10% of the road construction costs for streets not maintained by NCDOT at the time of transfer (gravel base and asphalt only); b) 10% of construction costs of common features and private infrastructure, excluding sidewalks and street trees; c) liability insurance and taxes for two years; and, d) facilities, stormwater, and landscaping maintenance costs for two years. The reserve fund balance shall be \$See attached (attach cost breakdown sheet). In the event the association has not collected sufficient assessment funds from the lot owners in the subdivision to meet the minimum balance of \$See attached in the reserve fund, the subdivider shall be responsible for the difference needed to meet the minimum balance requirements.

Signature

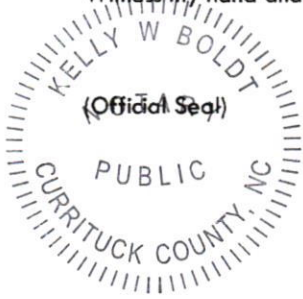
8.23.23
Date

Notary Certificate

Currituck County, North Carolina

I, Kelly W Boldt a Notary Public for Currituck
County, North Carolina, do hereby certify that Justin Old
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 23 day of August, 2023.



Kelly W Boldt
Notary Signature

My commission expires: Nov 17, 2023

THE FOST TRACT

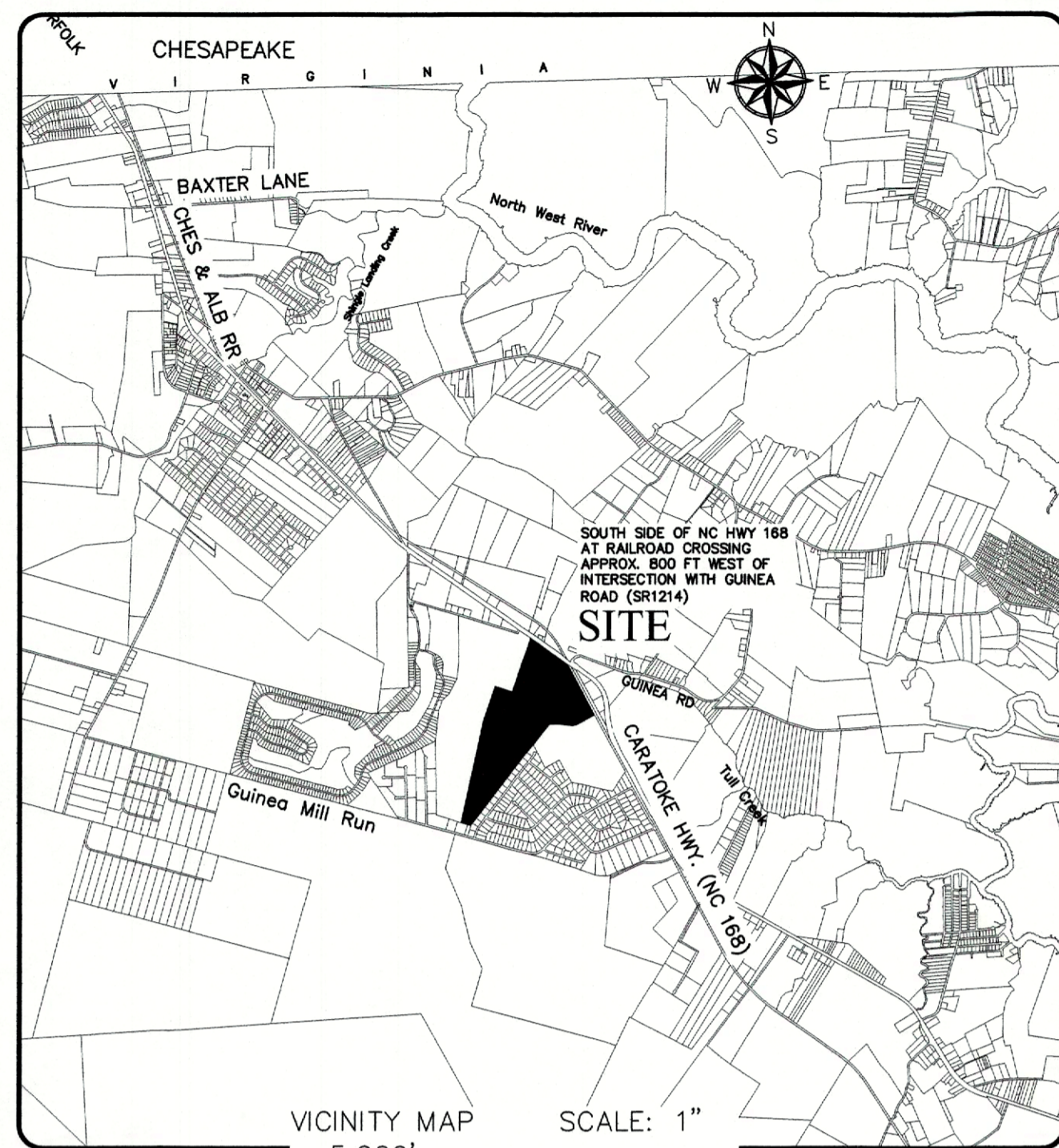
PLANNED DEVELOPMENT - RESIDENTIAL

CONSTRUCTION RECORD DRAWINGS- PHASE 3A

MOYOCK TOWNSHIP

CURRITUCK COUNTY

NORTH CAROLINA



GENERAL NOTES:

- PROJECT NAME: THE FOST TRACT - PLANNED DEVELOPMENT - RESIDENTIAL - CONSTRUCTION PHASE 1A
- APPLICANT: FOST TRACT, 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:
 - 6-13-23
 - 7-17-23
 - 7-21-23
 - 7-24-23
 - 7-25-23
 - 8-1-23
 - 8-14-23

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 21ST DAY OF AUGUST, 2025 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
- FARM BUFFER
- FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS
- PERMANENT STREET SIGNS AND NO PARKING SIGNS
- PAVEMENT MARKING

8-23-2023
DATE

Michael L. Baker
REGISTERED LAND SURVEYOR/ENGINEER

L-1756
REGISTRATION NUMBER

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE & STORM
3	WATER & SEWER
4	SEWER PROFILE

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
	EWL
	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
	STREET LIGHT
	DRAINAGE FLOW DIRECTION
	BUILDING PAD ELEVATION
	SPOT ELEVATION

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

COVER SHEET

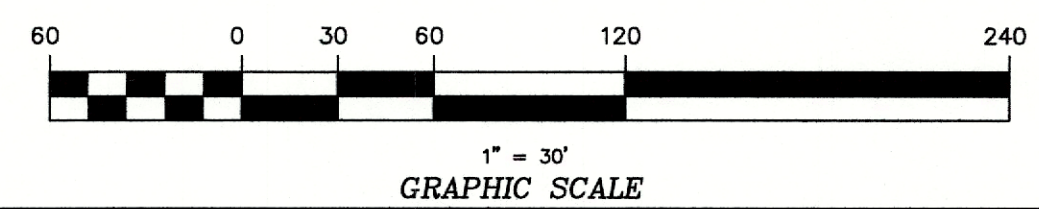
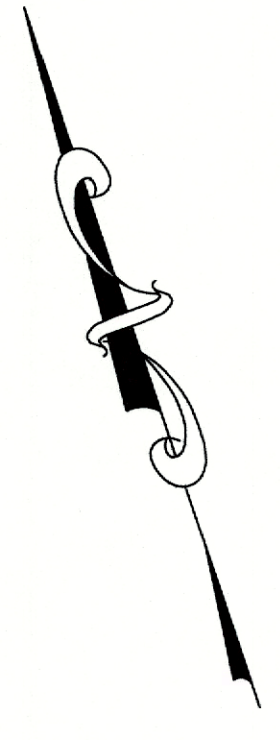
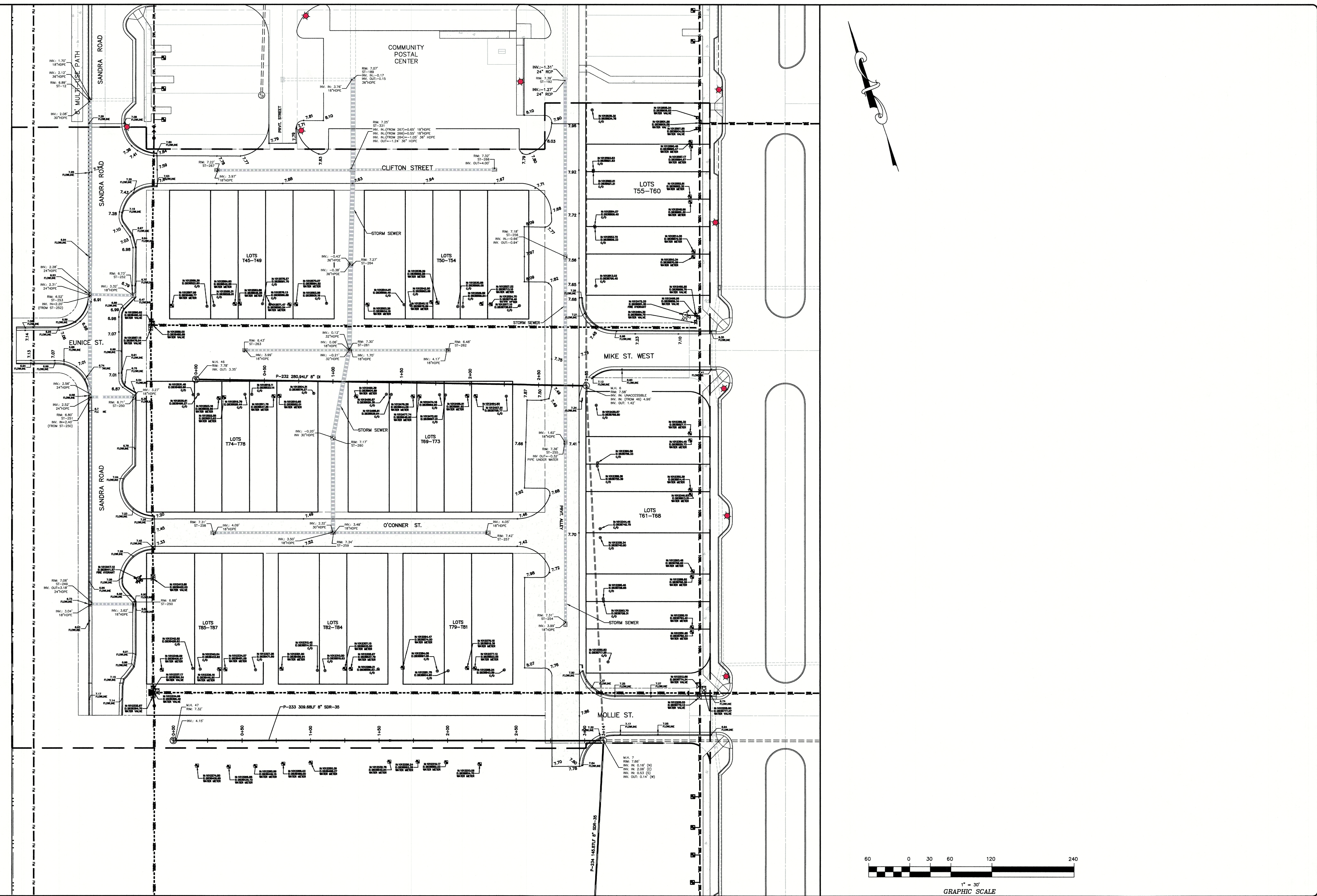
THE FOST TRACT PD-R - PHASE 3A
MOYOCK TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL SEAL
MICHAEL L. BAKER
L-1756

DATE: 07-24-23 SCALE: 1" = 30'
DESIGNED: KFW
CHECKED: BPG
DRAWN: AKM
APPROVED: BPG
SHEET: 1 OF 4
CAD FILE: 4651ASB-PH3A
PROJECT NO: 4651

S:\projects\4651_Fost_Town\4651ASB-PH3A.dwg 8/23/2023 1:32 PM HP Design: T2500 PS: RP62.2pc3



BISSELL PROFESSIONAL GROUP
 3817 North Carolina Highway
 Kitty Hawk, North Carolina 27949
 (252) 281-1700
 Fax (252) 281-1700

BISSELL PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

OVERALL SITE AND STORMWATER

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PROJECT: THE FOST TRACT PD-R - PHASE 3A
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

RECORD DRAWINGS - PHASE 3A

NO.	DATE	BY	DESCRIPTION

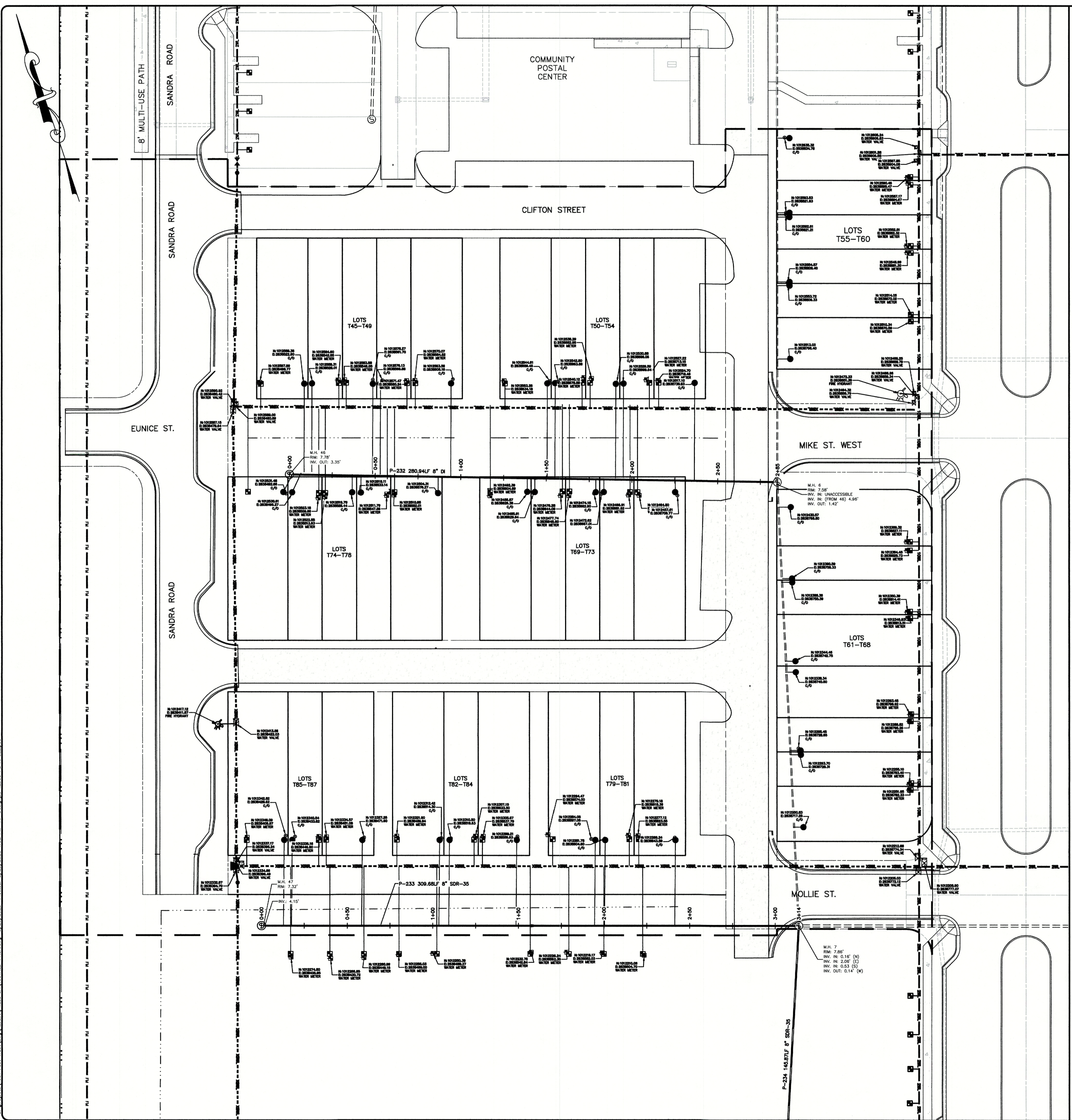
DATE: 07-24-23 1" = 30'

DRAWN: AKM
 CHECKED: KFW
 APPROVED: BPG

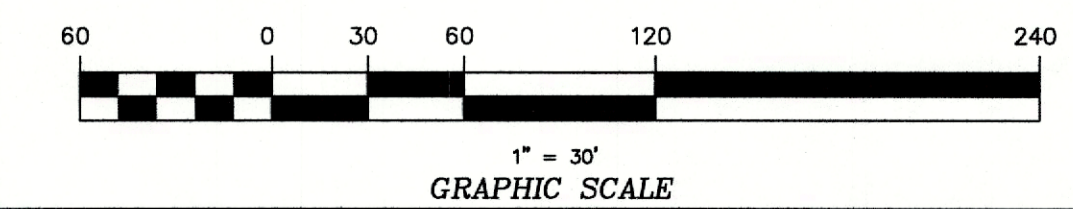
SHEET: 2 OF 4

CAD FILE: 4651ASB-PH3A
 PROJECT NO: 4651

S:\projects\4651\Drawings\4651ASB-Ph3A.dwg 8/23/2023 1:32 PM HP Design\11/20/2023 PS HP23.dwg



- STREET ADDRESSES:**
- Lot T45: 100 CLIFTON STREET
 - Lot T46: 102 CLIFTON STREET
 - Lot T47: 104 CLIFTON STREET
 - Lot T48: 106 CLIFTON STREET
 - Lot T49: 108 CLIFTON STREET
 - Lot T50: 200 CLIFTON STREET
 - Lot T51: 202 CLIFTON STREET
 - Lot T52: 204 CLIFTON STREET
 - Lot T53: 206 CLIFTON STREET
 - Lot T54: 208 CLIFTON STREET
 - Lot T55: 200 FOST BLVD
 - Lot T56: 202 FOST BLVD
 - Lot T57: 204 FOST BLVD
 - Lot T58: 206 FOST BLVD
 - Lot T59: 208 FOST BLVD
 - Lot T60: 210 FOST BLVD
 - Lot T61: 300 FOST BLVD
 - Lot T62: 302 FOST BLVD
 - Lot T63: 304 FOST BLVD
 - Lot T64: 306 FOST BLVD
 - Lot T65: 308 FOST BLVD
 - Lot T66: 310 FOST BLVD
 - Lot T67: 312 FOST BLVD
 - Lot T68: 314 FOST BLVD
 - Lot T69: 209 O'CONNOR STREET
 - Lot T70: 207 O'CONNOR STREET
 - Lot T71: 205 O'CONNOR STREET
 - Lot T72: 203 O'CONNOR STREET
 - Lot T73: 201 O'CONNOR STREET
 - Lot T74: 109 O'CONNOR STREET
 - Lot T75: 107 O'CONNOR STREET
 - Lot T76: 105 O'CONNOR STREET
 - Lot T77: 103 O'CONNOR STREET
 - Lot T78: 101 O'CONNOR STREET
 - Lot T79: 304 O'CONNOR STREET
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 - Lot T83: 202 O'CONNOR STREET
 - Lot T84: 200 O'CONNOR STREET
 - Lot T85: 104 O'CONNOR STREET
 - Lot T86: 102 O'CONNOR STREET
 - Lot T87: 100 O'CONNOR STREET



Blissell Professional Group
 Firm License # C-406
 1001 North Canton Highway
 Kitty Hawk, North Carolina 27849
 FAX (252) 281-1760

BLISSSELL
 PROFESSIONAL GROUP

Engineers, Planners, Surveyors
 and Environmental Specialists

WATER AND SEWER

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PROJECT: **THE FOST TRACT PD-R - PHASE 3A**

MUOYOCK TOWNSHIP
CURRITUCK COUNTY

NORTH CAROLINA

RECORD DRAWINGS - PHASE 3A

NO.	DATE	BY	REVISIONS

DATE: 07-24-23

DESIGNED: AKM

DRAWN: AKM

SHEET: 3 OF 4

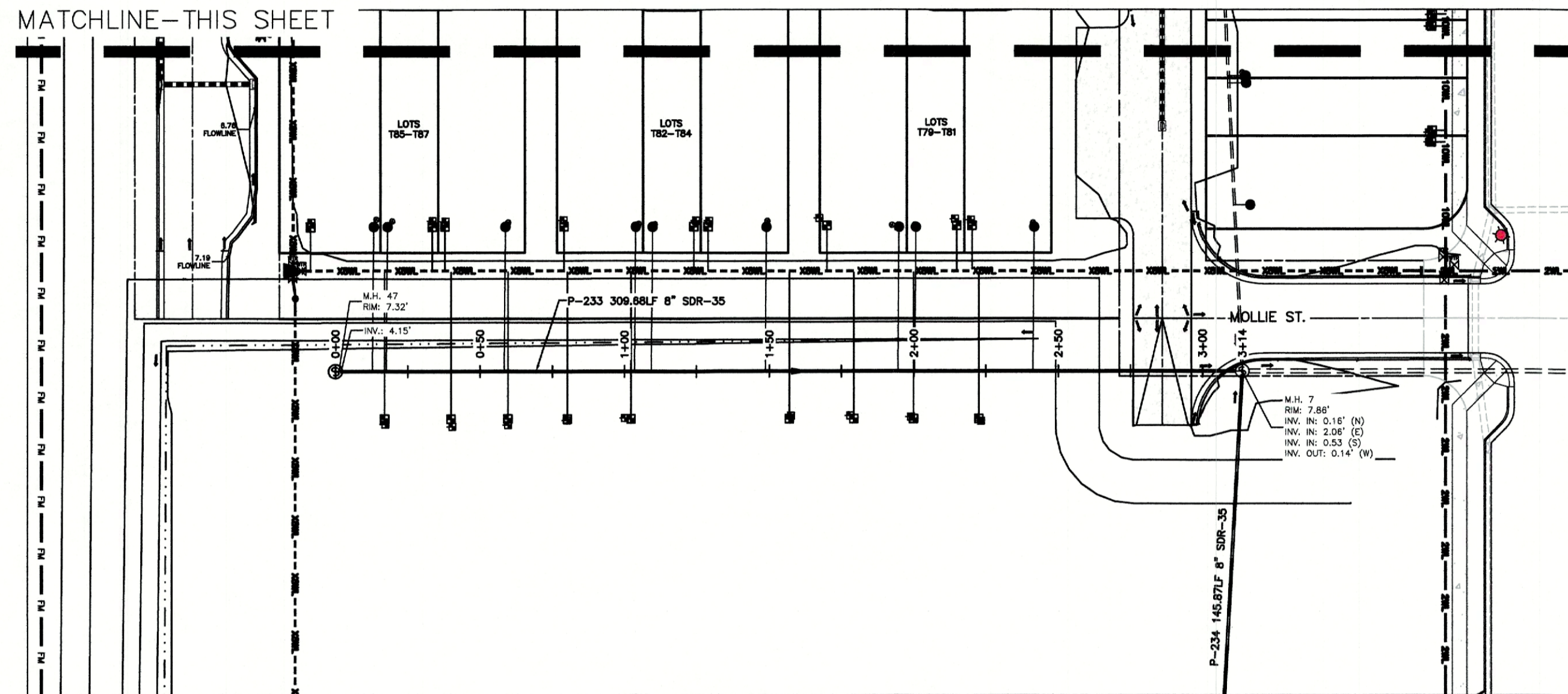
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PROJECT NO: 4651

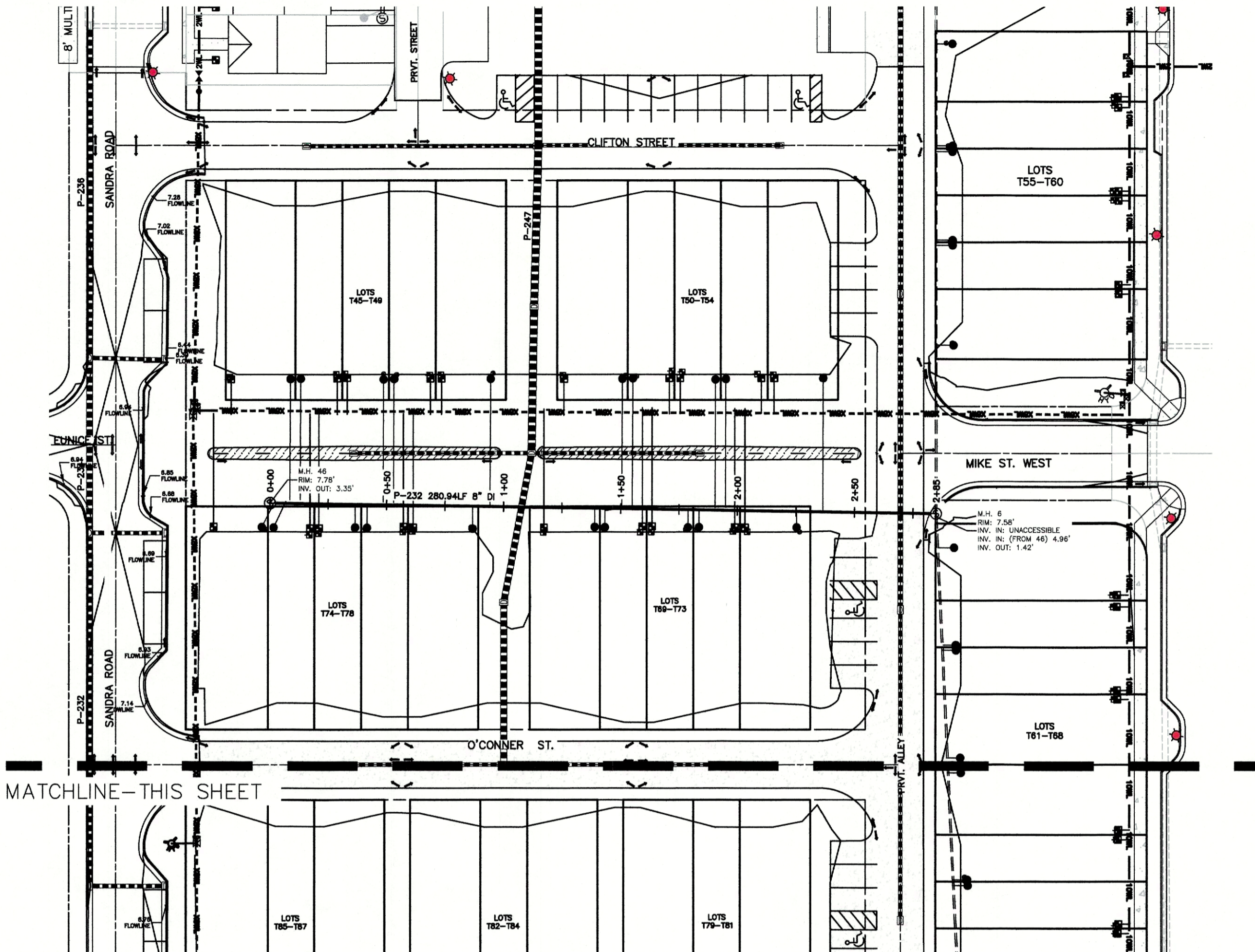
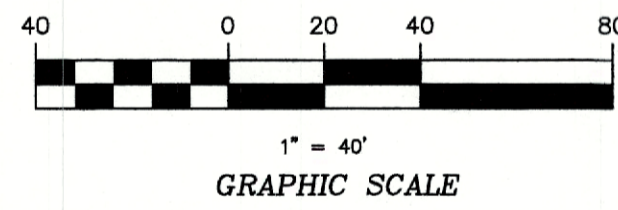
SCALE: 1" = 30'

CHECKED: KFW

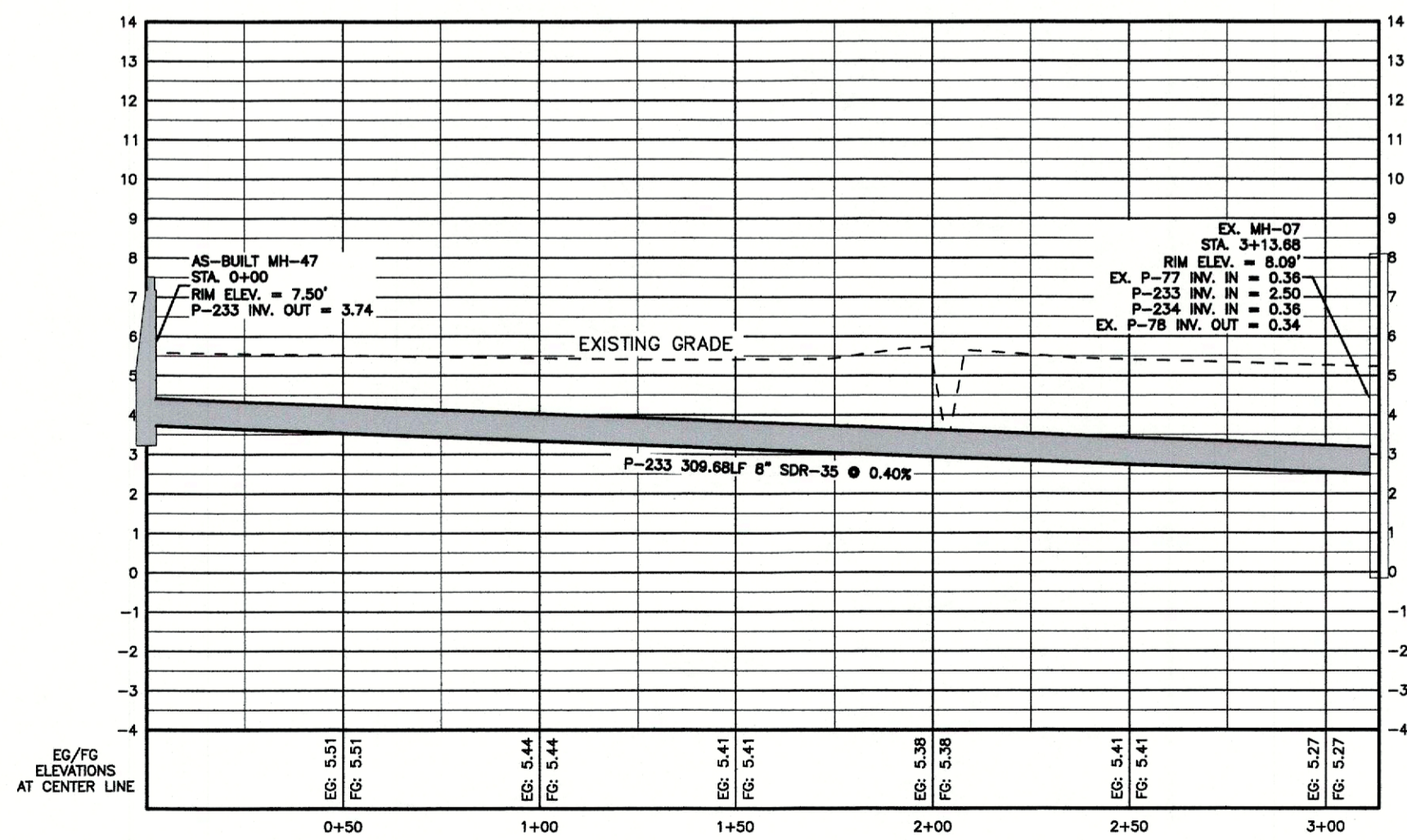
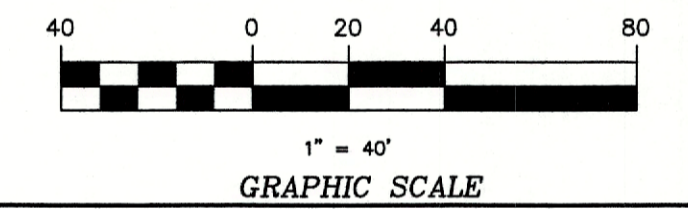
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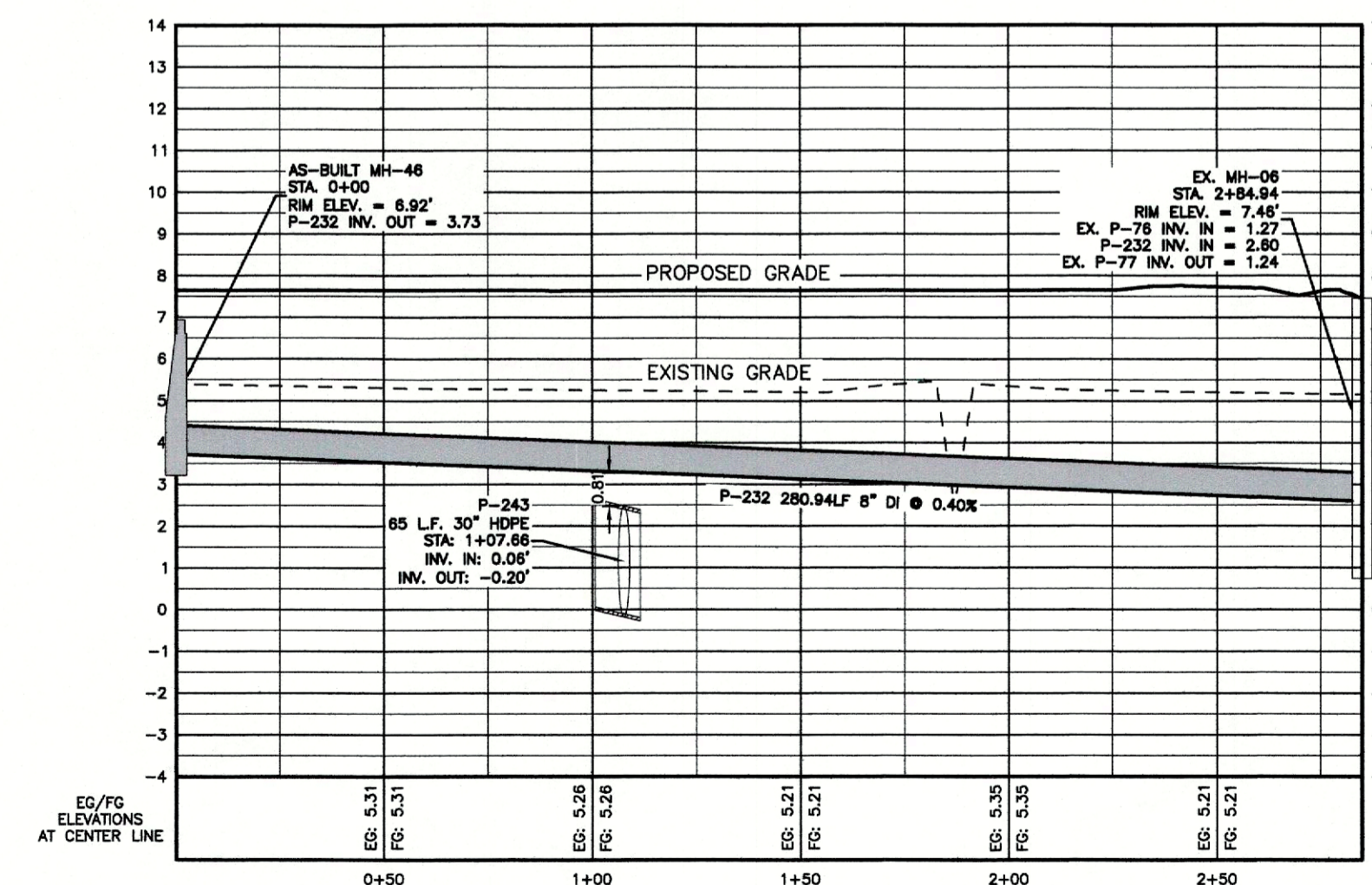
ALIGNMENT: MOLLIE STREET (STA 0+00 - 3+14)
SCALE: HOR.: 1"=40' (PLAN VIEW)



ALIGNMENT: MIKE STREET WEST COMPLETION (STA 0+00 - 2+85)
SCALE: HOR.: 1"=40' (PLAN VIEW)



ALIGNMENT: MOLLIE STREET (STA 0+00 - 3+14)
SCALE: VERT.: 1"=4' (PROFILE VIEW)



ALIGNMENT: MIKE STREET WEST COMPLETION (STA 0+00 - 2+85)
SCALE: VERT.: 1"=4' (PROFILE VIEW)

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Engineers, Planners, Surveyors
and Environmental Specialists

SEWER PROFILE

THE FOST TRACT PD-R PHASE 3A
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP
RECORD DRAWINGS - PHASE 3A

NO.	DATE	DESCRIPTION

DATE: 07-25-23
SCALE: 1"=40', 1"=4'

DESIGNED: AKM
CHECKED: BPG
APPROVED: MSB

SHEET: 4 OF 4
CAD FILE: 4651ASB-PH3A
PROJECT NO.: 4651

FOST PHASE 3A BOND COMPUTATIONS for LOC

Updated 8-24-23

Phase 3A:

Sidewalk Bond: 1,558 Sq Yds @ \$44.00/SY = \$68,552 x 115% = \$ 78,834.80

Pavement Markings: Lump Sum = \$1,000 x 115% = \$ 1,150.00

Trail (MUP) Bond: 274 Sq Yd @ \$44.00/SY = \$12,056.00 x 115% = \$ 13,864.40

Trees and landscaping: 34 Trees @ \$225/Tree = \$7,650 x 115% = \$ 8,797.50

Signage: \$13,763.90 x 115% = \$15,828.49

TOTAL: \$118,475.19

Whooping Crane Inc.

Invoice

T/A IDF/PENSIGN
 1028 Executive Blvd
 Chesapeake, VA 23320

Date	Invoice #
8/21/2023	26210

Bill To
QHOC Homes 417 Caratoke Highway Unit D Moyock, NC 27958 Justin Old

P.O. No.	Terms	Project
	Due on receipt	Fost Estates

Quantity	Description	U/M	Rate	Amount
	Regulatory signage for Fost Estates - Phase 3A			
3	Street sign/stop sign combos – 12’ post length max – 2 blades		1,073.00	3,219.00T
6	Street sign/stop sign combos – 12’ post length max – 1 blade		978.00	5,868.00T
6	No parking fire lane – now double sided		388.00	2,328.00T
1	Installation of the above listed signage – with concrete		1,664.00	1,664.00
	Sales Tax		6.00%	684.90

Thank you for your business.	Total	\$13,763.90
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Tracing Results

Trace another shipment

Pro Number:	280737629	Pickup Date/Time:	08/18/2023 12:22 PM
Invoice Status:		Prepaid or Collect:	Prepaid
B/L Number:	CM532-7510800	PO#:	3960605TR
Shipper:	CORE & MAIN LP 7197 LATHAM DR RICHLAND HILLS, TX 76118	Consignee:	CORE AND MAIN 547 107 BARNHILL RD ELIZABETH CITY, NC 27909
Origin Service Center:	FORT WORTH 1(817)483-3020	Destination Service Center:	NORFOLK 1(757)465-8569
Pieces:	1	Location:	Enroute to CHARLOTTE SHIP DIST
Weight:	130	Status:	Dispatched to CHARLOTTE SHIP DIST
Charges:	View charges here	Trailer:	284833
COD Amount:	City Payment (EXPRESSION)	ETA:	08/21/2023 06:10 PM
LAT/LONG:	33.58516188, -85.90455936	Estimated Delivery:	08/22/2023

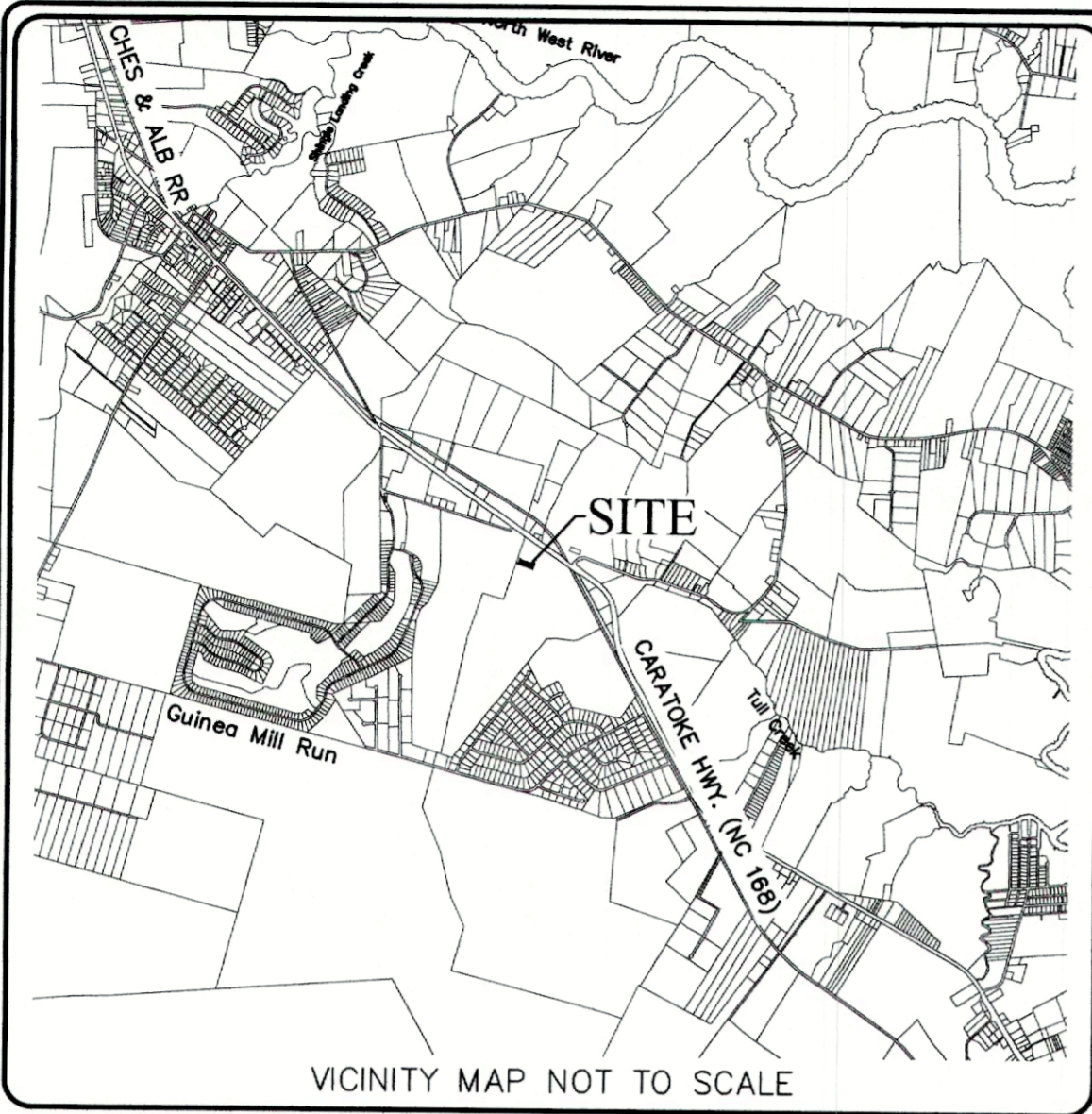
Live Tracing Link: <https://www.seff.com/webconnect/tracing?Type=PN&RefNum1=280737629>

[Click on Service Centers for transit map and address information.](#)

[Click here to show detail information](#)

Additional Links: [To view Documents, Click here.](#)

Send real-time Tracing updates for this pro to my email address until it is delivered (enter email address below).



THE FOST TRACT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PHASE 3A FINAL PLAT

GENERAL NOTES:

1. PROJECT NAME: THE FOST TRACT
2. APPLICANT: MOYOCK DEVELOPMENT, LLC
OWNERS: MOYOCK DEVELOPMENT, LLC
417-D CARATOKE HWY.
MOYOCK, NC 27958
3. PROPERTY DATA:
ADDRESS: FOST BLVD., MOYOCK, NC 27958
PARCEL ID: 0015-000-0086-0000
RECORD DOCUMENT(S): D.B.13, PG:E/12; D.B. 1524, PG. 456
ACREAGE: 228.83 ACRES
PROPERTY ZONING: PD-R (PLANNED DEVELOPMENT - RESIDENTIAL)
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 ACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2018-00838, DATED APRIL 30, 2018, 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 (EXCLUDING TOWNHOME LOTS WHICH HAVE A 15' DRAINAGE & UTILITY EASEMENTS ALONG REAR PROPERTY LINES ADJACENT TO PRIVATE STREETS). 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 5.
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.
11. LOTS T45 -T87 ARE TOWNHOME LOTS, WITH A MINIMUM BUILDING PAD ELEVATION OF 8.50' AND A MINIMUM FIRST FLOOR ELEVATION OF 10.50'.
12. ALL STREETS NOT LABELED PRIVATE ARE PUBLIC RIGHT OF WAY.

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 21ST OF AUGUST, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS & MULTI-USE PATH
- STREET TREES
- FARM BUFFER
- FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS
- PERMANENT STREET SIGNS AND NO PARKING SIGNS
- PAVEMENT MARKINGS

8-23-2023
DATE _____
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 21ST
DAY OF AUGUST, A.D., 2023.

SIGNATURE L-1756

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

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	228.28 AC.
TOTAL AREA PHASE 1A,1B & 2	66.12 AC.
TOTAL AREA PHASE 3A:	5.22 AC.
TOTAL AREA PHASE 1A, 1B, 2 & 3A	71.34 AC.
TOTAL AREA LOTS IN PHASE 3A:	2.30 AC.
PRIVATE R/W TOTAL AREA PHASE 3A:	0.72 AC.
PUBLIC R/W TOTAL AREA PHASE 3A:	0.74 AC.
REQUIRED OPEN SPACE PHASE 1A, 1B, 2, 3A (30%):	28.62 AC.
OPEN SPACE PROVIDED PHASE 1A, 1B, 2 & 3A:	34.77 AC. (48.60%)
# OF PROPOSED LOTS PHASE 3A:	43 LOTS
PROPOSED RIGHT-OF-WAY WIDTH:	VARIES
PROPOSED PAVED ROADWAY WIDTH:	VARIES
LINEAR FEET OF ROADWAY PHASE 3A:	1,867.39'
LOT DEVELOPMENT CONFIGURATION:	
LOT AREAS: VARY FROM 1,808 S.F. TO 3,337 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
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 THE AMOUNT SHOWN ON ATTACHMENT A TO THE RECORDED DECLARATION 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 SW7200202 & 7200203 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. CURRENT COVERAGE LIMITATIONS BY LOT NUMBERS ARE: LOTS 1-16 & 38-106, 45%; LOTS 17-37 & 107-113, 60%; LOTS T1-T44, 100%.

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 _____

PRIVATE STREETS OWNER CERTIFICATE
I HEREBY CERTIFY THAT THE PRIVATE STREETS SHOWN ON THIS PLAT ARE INTENDED FOR PRIVATE USE AND WILL REMAIN UNDER THE CONTROL, MAINTENANCE AND RESPONSIBILITY OF THE DEVELOPER AND/OR A HOMEOWNER'S ASSOCIATION AND ACKNOWLEDGE THAT SOME PUBLIC SERVICES MAY NOT BE PROVIDED DUE TO THE PRIVATE NATURE OF THE ROAD.

DATE _____ OWNER _____

BISSELL
Professional Group
Firm License # C-96
3512 North Creighton Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-2266
FAX (252) 261-1760

Engineers, Planners, Surveyors
and Environmental
Specialists
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PROJECT: THE FOST TRACT PD-R PHASE 3A
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK TWP. FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY



DATE: 07-21-2023 SCALE: AS SHOWN
CHECKED: MSB
DRAWN: AKM APPROVED: MSB
SHEET: 1 OF 5
CAD FILE: 465100FP3A
PROJECT NO: 4651

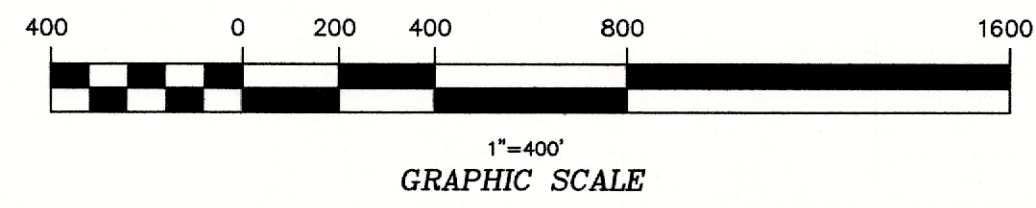
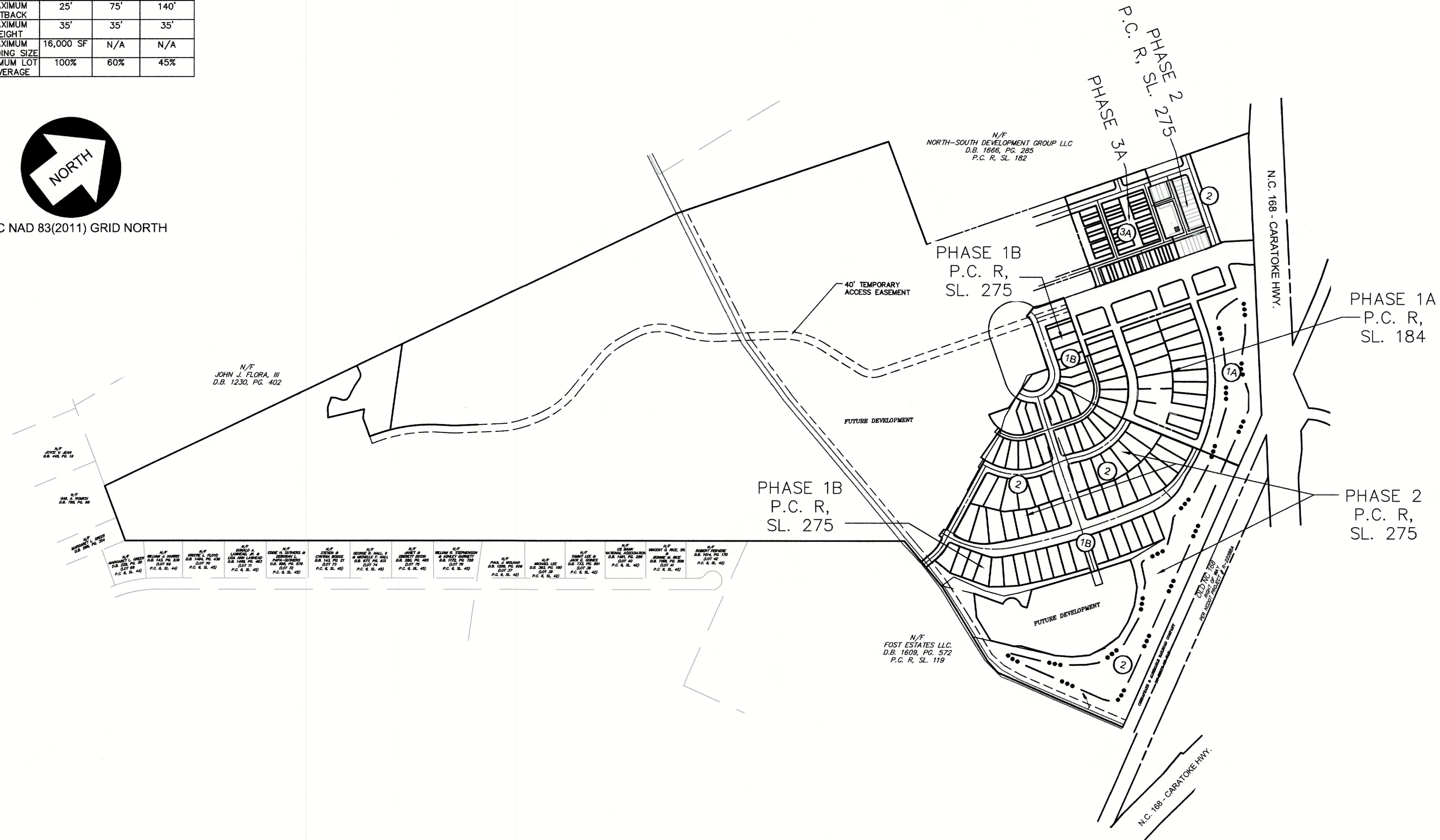
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DEVELOPMENT STANDARDS & SETBACKS			
STYLE	TND T.H.	TND S.F. LOT	CONV. S.F. LOT
MIN. LOT SIZE	1,800 SF	6,900 SF	9,500 SF
TYPICAL LOT SIZE	1,800 - 3,000 SF	7,000 - 9,000 SF	10,000 - 15,000 SF
MIN. LOT WIDTH	20'	35'	35'
TYPICAL LOT WIDTH	20'-25'	50'-60'	62'
FRONT SETBACK	15'	20'	20'
SIDE SETBACK	0	10'	10'
REAR SETBACK	20'	20'	25'
CORNER SIDE SETBACK	15'	15'	15'
MAXIMUM SETBACK	25'	75'	140'
MAXIMUM HEIGHT	35'	35'	35'
MAXIMUM BUILDING SIZE	16,000 SF	N/A	N/A
MAXIMUM LOT COVERAGE	100%	60%	45%



NC NAD 83(2011) GRID NORTH



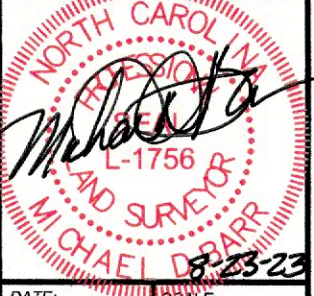
BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-995
507 North Jordan Highway
Blairsville, North Carolina 27949
Kitty Hawk, North Carolina 27949
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FAX (252) 261-1760

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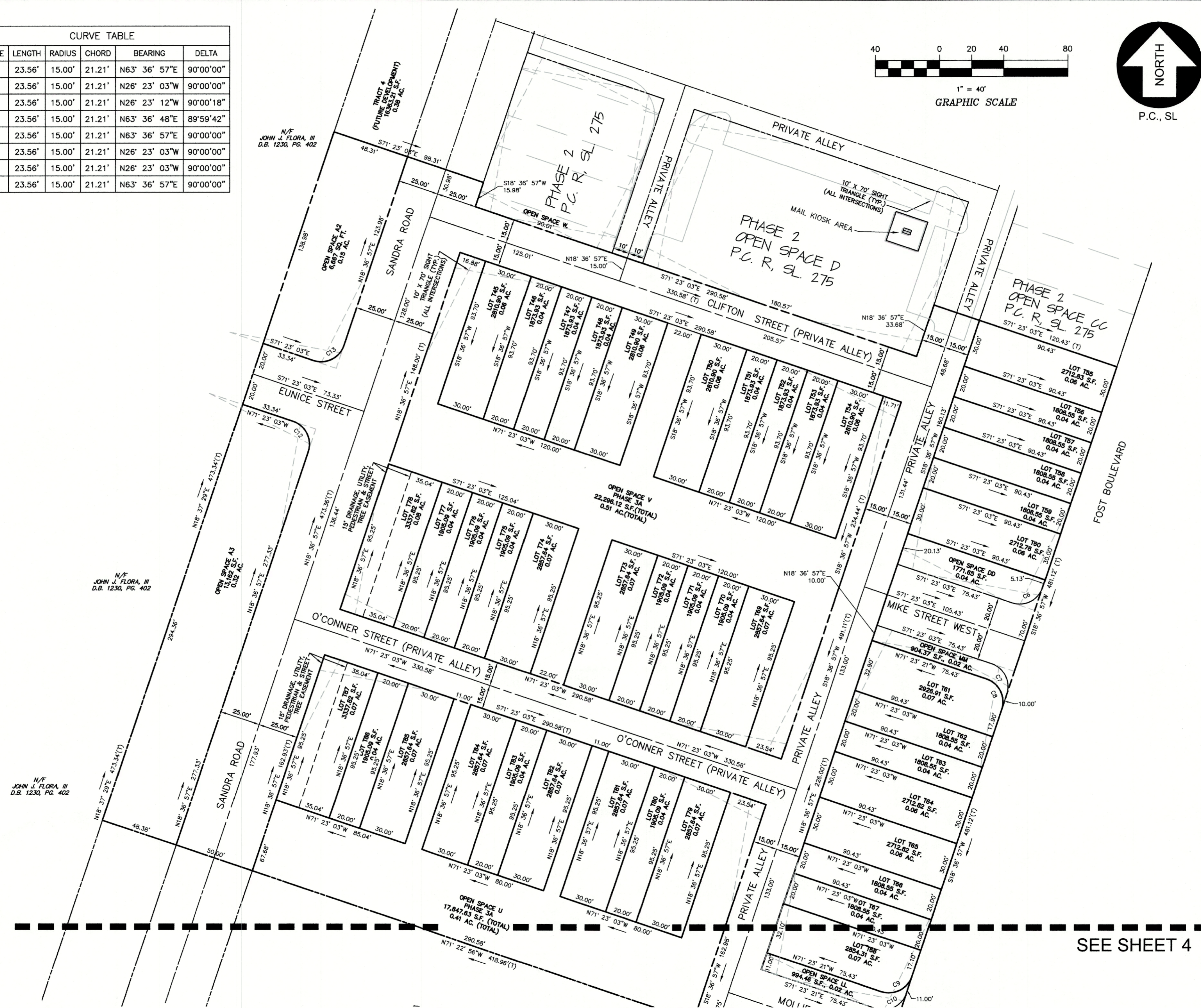
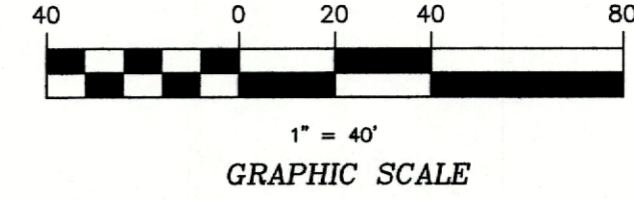
THE FOST TRACT PD-R
PHASE 3A
MOYOCK TWP. CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY



DATE: 07-21-2023	SCALE: 1"=40'
DRAWN: AKM	CHECKED: MSB
APPROVED: MSB	
SHEET: 2 OF 5	
CAD FILE: 465100FP3A	
PROJECT NO: 4651	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C6	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"
C7	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C8	23.56'	15.00'	21.21'	N26° 23' 12"W	90°00'18"
C9	23.56'	15.00'	21.21'	N63° 36' 48"E	89°59'42"
C10	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"
C11	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C12	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C13	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"



SEE SHEET 4

BISSELL
PROFESSIONAL GROUP
 Engineers, Planners, Surveyors and Environmental Specialists
 Bissell Professional Group
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 1000 South Jordan Highway
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 Kitty Hawk, North Carolina 27949
 (252) 261-3266
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THE FOST TRACT PD-R
PHASE 3A
 PROJECT: MOYOCK TWPSP CURRITUCK COUNTY NORTH CAROLINA
 FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

DATE: 07-21-2023 SCALE: 1"=40'
 DESIGNED: MSB CHECKED: MSB
 DRAWN: AKM APPROVED: MSB
 SHEET: 3 OF 5
 CAD FILE: 465100FP3A
 PROJECT NO: 4651

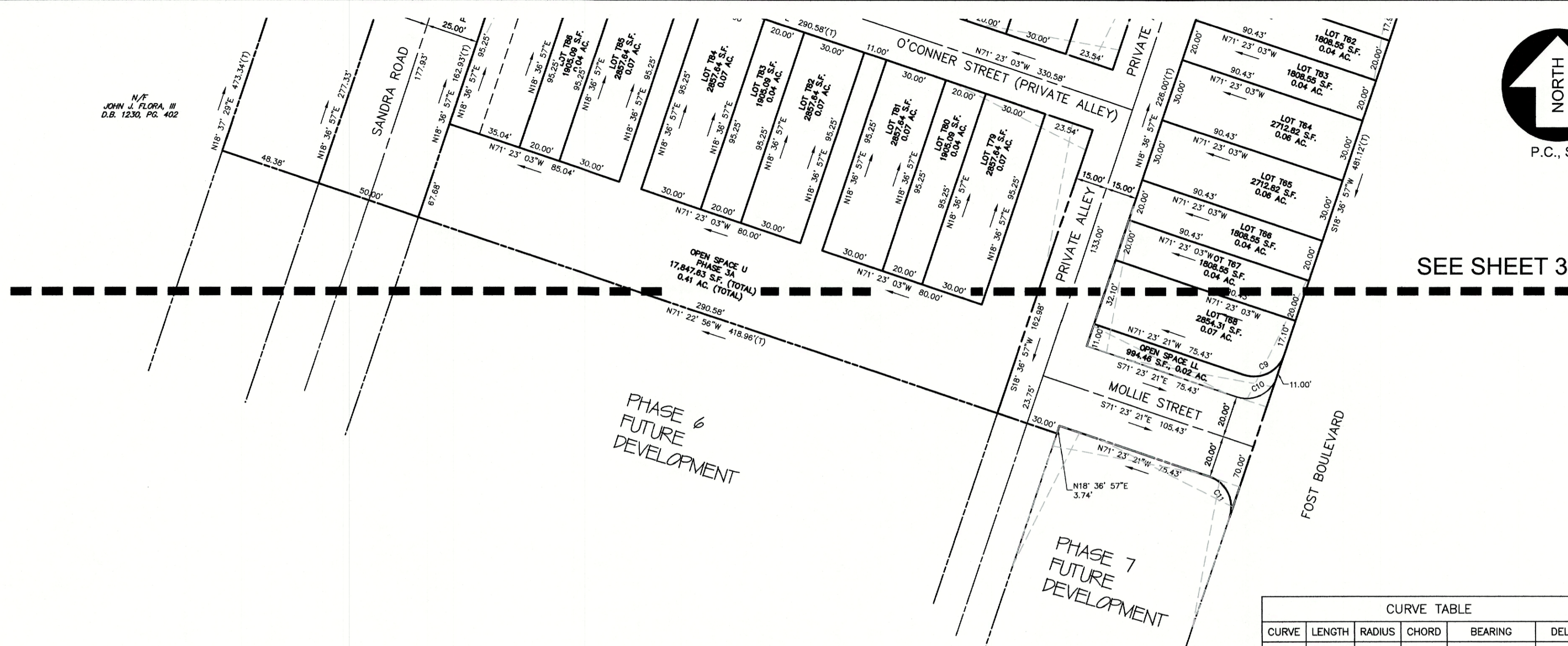
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N/F
JOHN J. FLORA, III
D.B. 1230, PG. 402



P.C., S.L.

SEE SHEET 3



PHASE 6
FUTURE
DEVELOPMENT

PHASE 7
FUTURE
DEVELOPMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C6	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"
C7	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C8	23.56'	15.00'	21.21'	N26° 23' 12"W	90°00'18"
C9	23.56'	15.00'	21.21'	N63° 36' 48"E	89°59'42"
C10	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"
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C13	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"



1" = 40'
GRAPHIC SCALE

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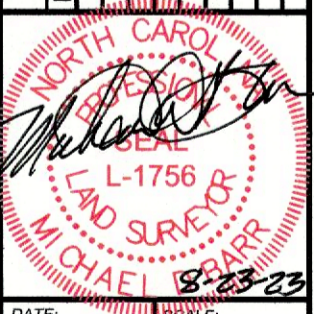
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PROJECT: THE FOST TRACT PD-R
PHASE 3A
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK TOWNSHIP
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

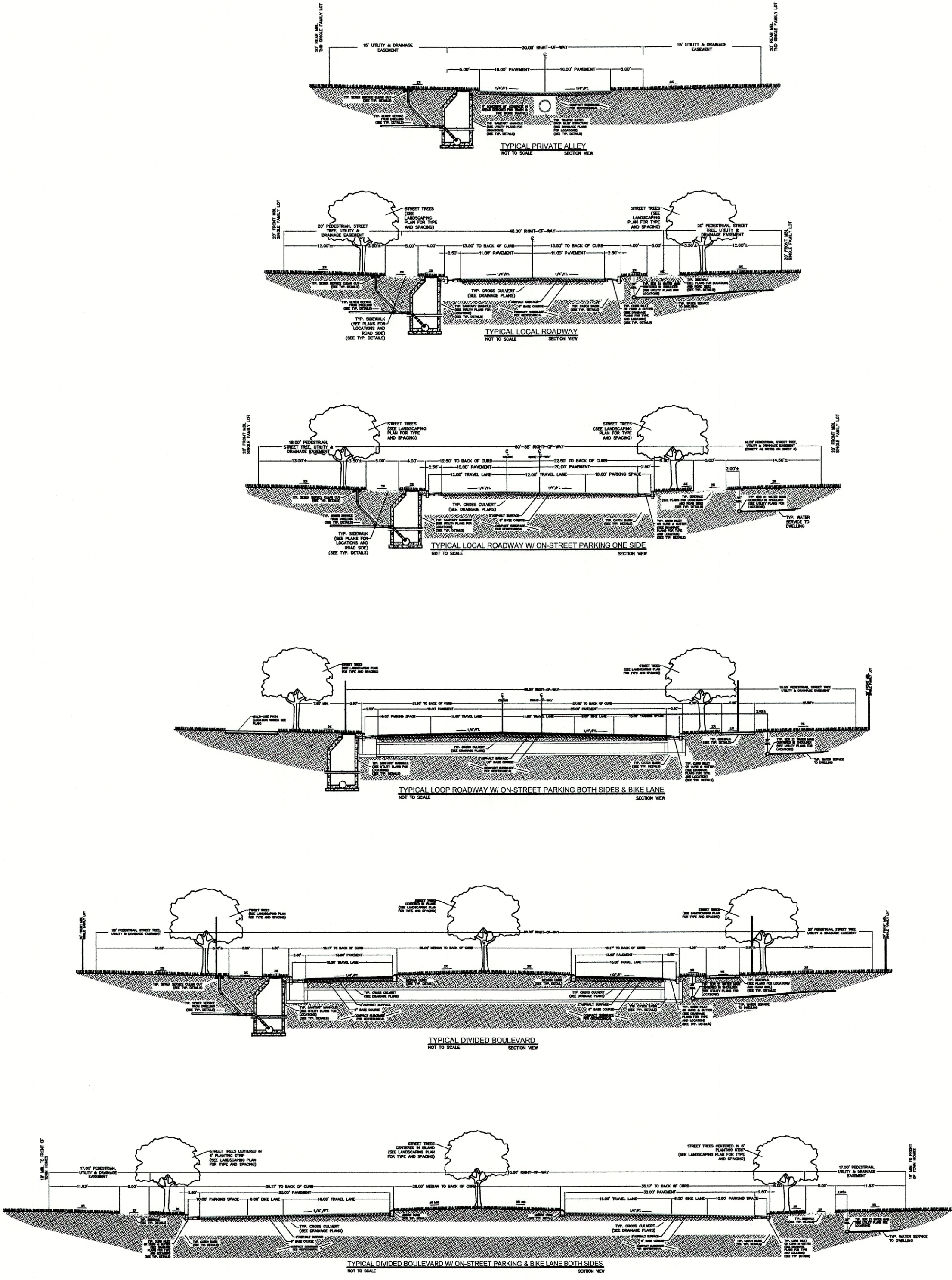
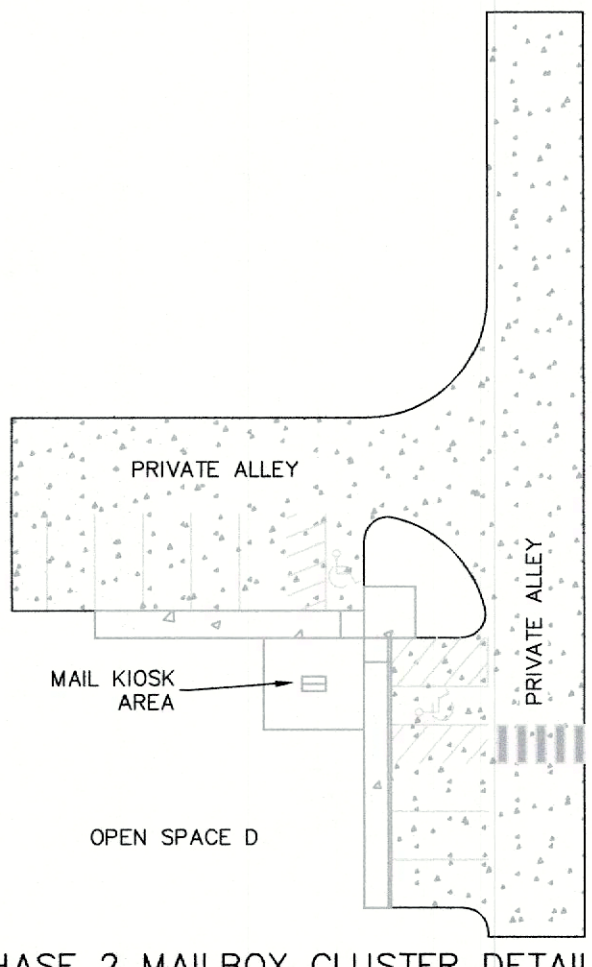


DATE: 07-21-2023
SCALE: 1"=40'
DRAWN: AKM
CHECKED: MSB
APPROVED: MSB
SHEET: 4 OF 5
CAD FILE: 465100FP3A
PROJECT NO: 4651

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STREET ADDRESSES:

- Lot T45: 100 CLIFTON STREET
- Lot T46: 102 CLIFTON STREET
- Lot T47: 104 CLIFTON STREET
- Lot T48: 106 CLIFTON STREET
- Lot T49: 108 CLIFTON STREET
- Lot T50: 200 CLIFTON STREET
- Lot T51: 202 CLIFTON STREET
- Lot T52: 204 CLIFTON STREET
- Lot T53: 206 CLIFTON STREET
- Lot T54: 208 CLIFTON STREET
- Lot T55: 200 FOST BLVD
- Lot T56: 202 FOST BLVD
- Lot T57: 204 FOST BLVD
- Lot T58: 206 FOST BLVD
- Lot T59: 208 FOST BLVD
- Lot T60: 210 FOST BLVD
- Lot T61: 300 FOST BLVD
- Lot T62: 302 FOST BLVD
- Lot T63: 304 FOST BLVD
- Lot T64: 306 FOST BLVD
- Lot T65: 308 FOST BLVD
- Lot T66: 310 FOST BLVD
- Lot T67: 312 FOST BLVD
- Lot T68: 314 FOST BLVD
- Lot T69: 209 O'CONNER STREET
- Lot T70: 207 O'CONNER STREET
- Lot T71: 205 O'CONNER STREET
- Lot T72: 203 O'CONNER STREET
- Lot T73: 201 O'CONNER STREET
- Lot T74: 109 O'CONNER STREET
- Lot T75: 107 O'CONNER STREET
- Lot T76: 105 O'CONNER STREET
- Lot T77: 103 O'CONNER STREET
- Lot T78: 101 O'CONNER STREET
- Lot T79: 304 O'CONNER STREET
- Lot T80: 302 O'CONNER STREET
- Lot T81: 300 O'CONNER STREET
- Lot T82: 204 O'CONNER STREET
- Lot T83: 202 O'CONNER STREET
- Lot T84: 200 O'CONNER STREET
- Lot T85: 104 O'CONNER STREET
- Lot T86: 102 O'CONNER STREET
- Lot T87: 100 O'CONNER STREET



BISSELL
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PROJECT: THE FOST TRACT PD-R
PHASE 3A
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK TWP. FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA
MICHAEL DEBRAIR
LAND SURVEYOR
L-1756
8-23-23

DATE: 07-21-2023 SCALE: 1"=40'
DESIGNED: MSB
DRAWN: AKM APPROVED: MSB
SHEET: 5 OF 5
CAD FILE: 465100FP3A
PROJECT NO: 4651

Tracing Results

[Trace another shipment](#)

Pro Number:	280737629	Pickup Date/Time:	08/18/2023 12:22 PM
Invoice Status:		Prepaid or Collect:	Prepaid
B/L Number:	CM532-7510800	PO#:	3960605TR
Shipper:	CORE & MAIN LP 7197 LATHAM DR RICHLAND HILLS, TX 76118	Consignee:	CORE AND MAIN 547 107 BARNHILL RD ELIZABETH CITY, NC 27909
Origin Service Center:	FORT WORTH 1(817)483-3020	Destination Service Center:	NORFOLK 1(757)465-8569
Pieces:	1	Location:	Enroute to CHARLOTTE SHIP DIST
Weight:	130	Status:	Dispatched to CHARLOTTE SHIP DIST
Charges:	View charges here		Trailer: 284833
COD Amount:			ETA: 08/21/2023 06:10 PM
LAT/LONG:	33.58516188, -85.90455936	Estimated Delivery:	08/22/2023

Live Tracing Link: <https://www.sefl.com/webconnect/tracing?Type=PN&RefNum1=280737629>

Click on Service Centers for transit map and address information.

[Click here to show detail information](#)

Additional Links: [To view Documents, Click here.](#)

Send real-time Tracing updates for this pro to my email address until it is delivered (enter email address below).

Select Status Events: