

THE FOST TRACT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PHASE 5

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 4.
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 PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEERING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 25TH OF JULY, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

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

DocuSigned by:

DATE 07/25/24
REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...
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 25th DAY OF JULY, A.D., 2024.

DocuSigned by:

SIGNATURE _____ L-1756
C6DA34EC9CBF428...

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 121-134: 60%.

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 _____

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	228.28 AC.
TOTAL AREA PHASE 1A, 1B, 2, 3A, 3B & 4	97.92 AC.
TOTAL AREA PHASE 5:	7.48 AC.
TOTAL AREA PHASE 1A, 1B, 2, 3A, 3B, 4 & 5:	105.40 AC.
TOTAL AREA LOTS IN PHASE 5:	2.73 AC.
PUBLIC R/W TOTAL AREA PHASE 5:	1.36 AC.
PRIVATE R/W AREA PHASE 5:	0.32 AC.
REQUIRED OPEN SPACE PHASE 1A, 1B, 2, 3A, 3B, 4 & 5 (30%):	31.62 AC.
OPEN SPACE PROVIDED PHASE 1A, 1B, 2, 3A, 3B, 4 & 5:	44.93 AC. (42.63%)
# OF PROPOSED LOTS PHASE 5:	14 LOTS
PROPOSED RIGHT-OF-WAY WIDTH:	50'
PROPOSED PAVED ROADWAY WIDTH:	30'
LINEAR FEET OF ROADWAY PHASE 3A:	1729'
LOT DEVELOPMENT CONFIGURATION:	
LOT AREAS: VARY FROM 7,554 S.F. TO 10,219 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

BISSELL PROFESSIONAL GROUP
Firm License # C-956
3512 North Croatan Highway
K-1, Box 1068
Kinston, North Carolina 27949
(252) 261-3766
FAX (252) 261-1760

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
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PROJECT: THE FOST TRACT-PD-R
PHASE 5
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

DocuSigned by:

DATE:	07-09-24	SCALE:	AS SHOWN
DESIGNED:		CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	1	OF	5
CAD FILE:	465100FP-PH5		
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%

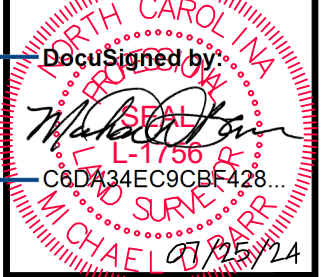


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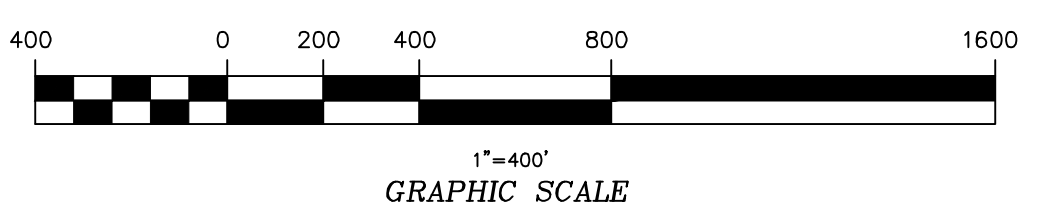
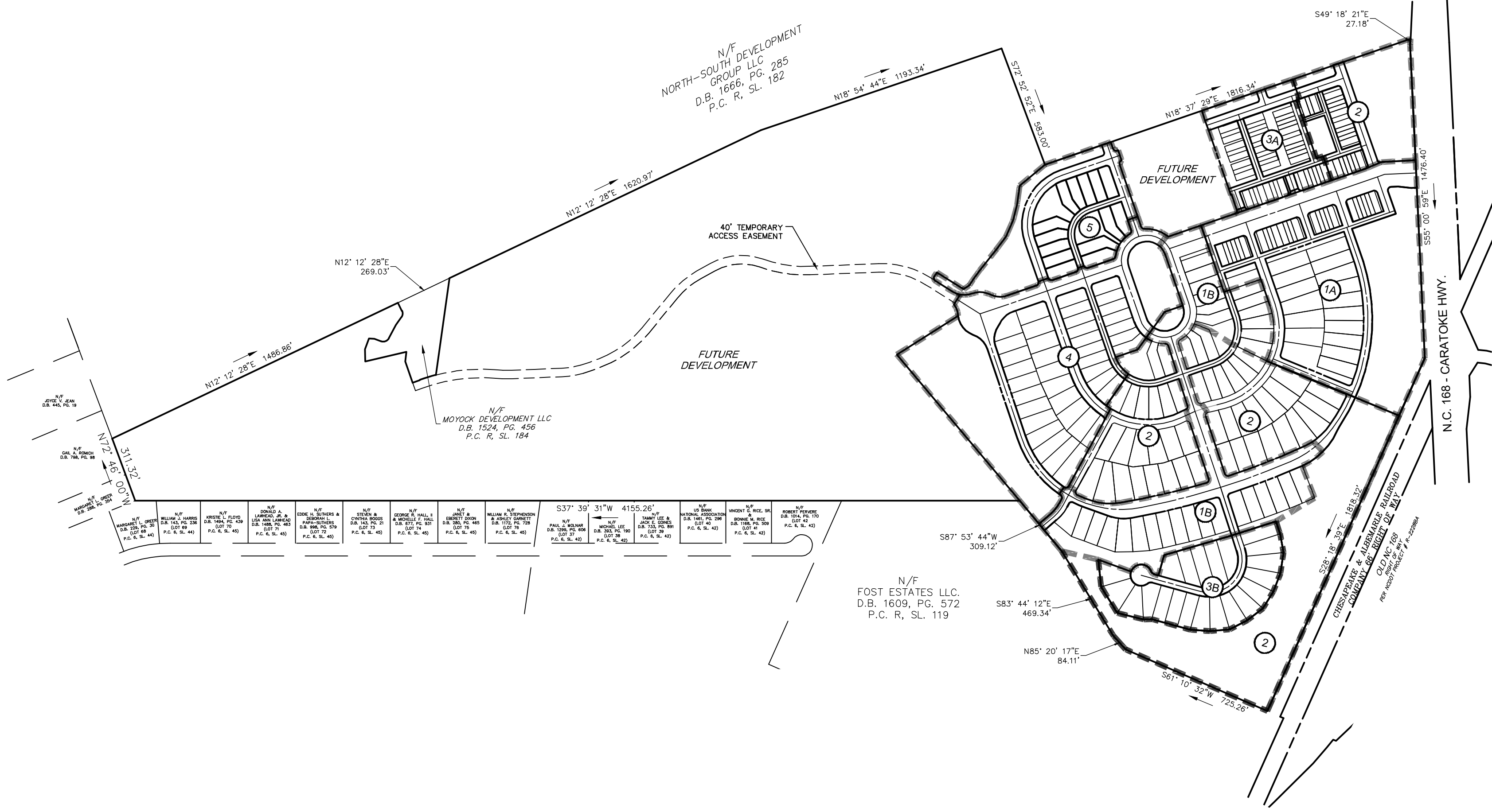
BISSELL
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 Engineers, Planners, Surveyors and Environmental Specialists
 517 North Carolina Highway Kitty Hawk, North Carolina 27949
 (252) 261-3266
 FAX (252) 261-1760

THE FOST TRACT-PD-R
 PHASE 5
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK TOWNSHIP
 FINAL SUBDIVISION PLAT

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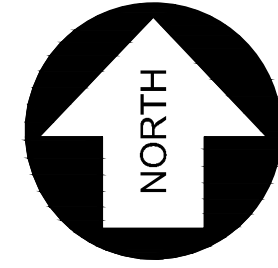
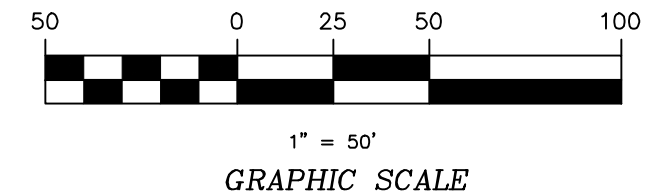
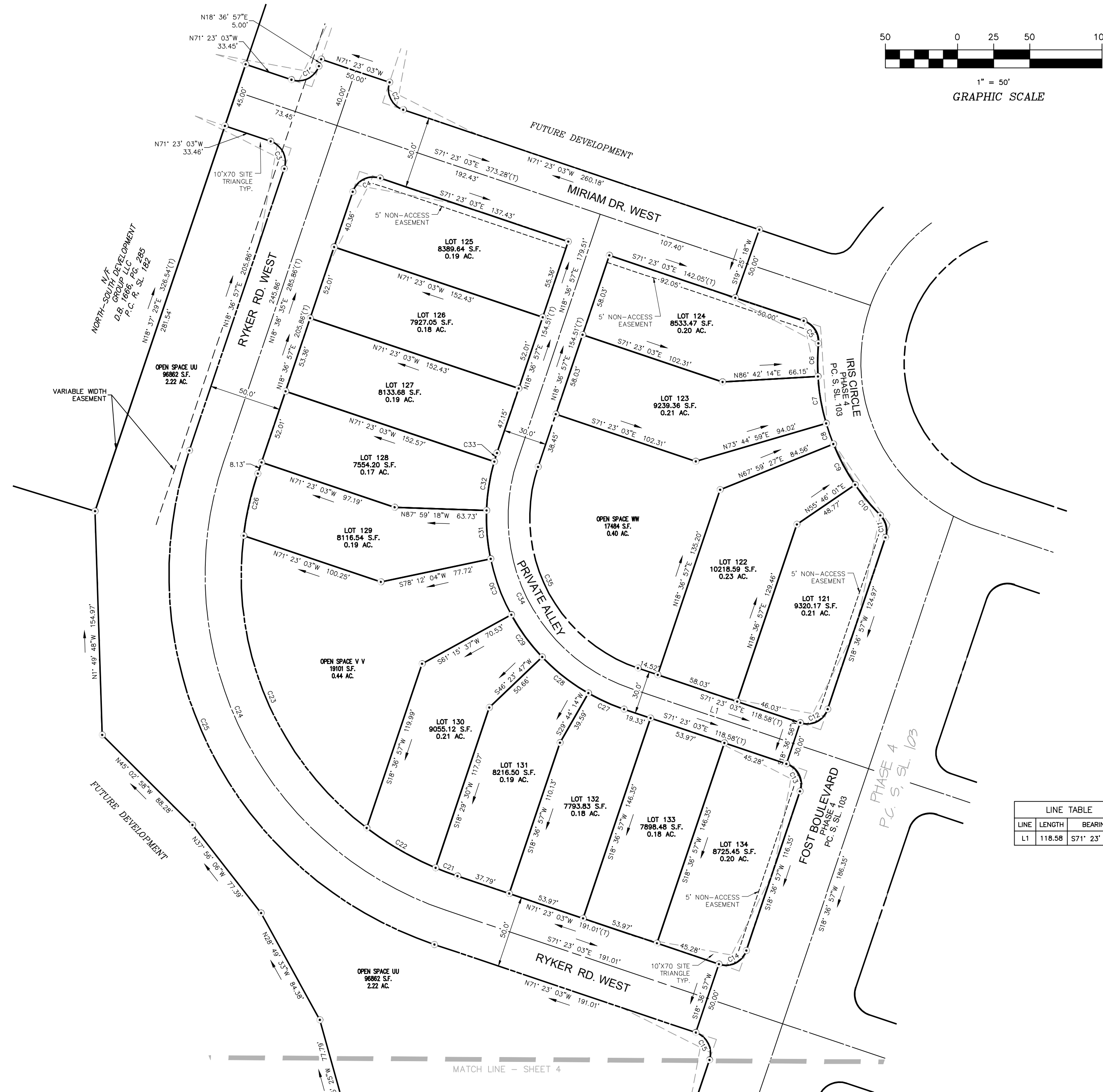


DATE:	07-09-24	SCALE:	1" = 400'
DESIGNED:		CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	2	OF	5
CAD FILE:	465100FP-PH5		
PROJECT NO:	4651		



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NC NAD 83(2011) GRID NORTH

LINE TABLE		
LINE	LENGTH	BEARING
L1	118.58	S71° 23' 03"E

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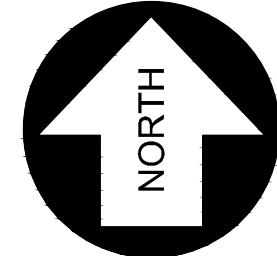
THE FOST TRACT-PD-R
PHASE 5
FINAL SUBDIVISION PLAT

MOYOCK TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA

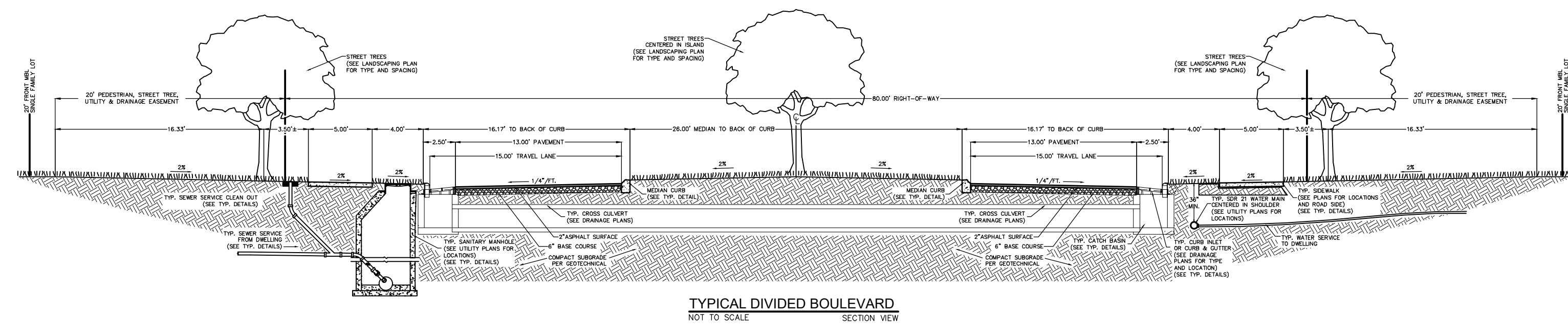
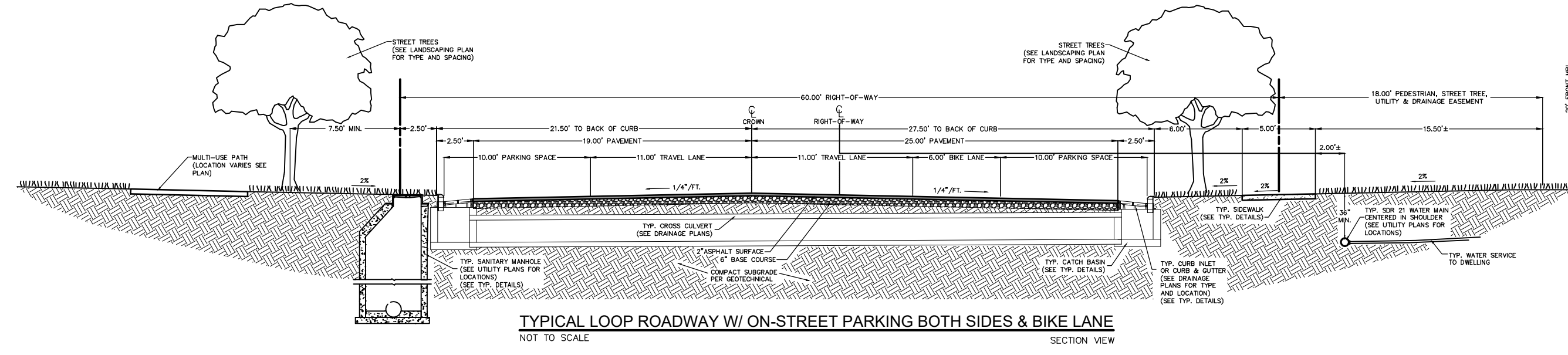
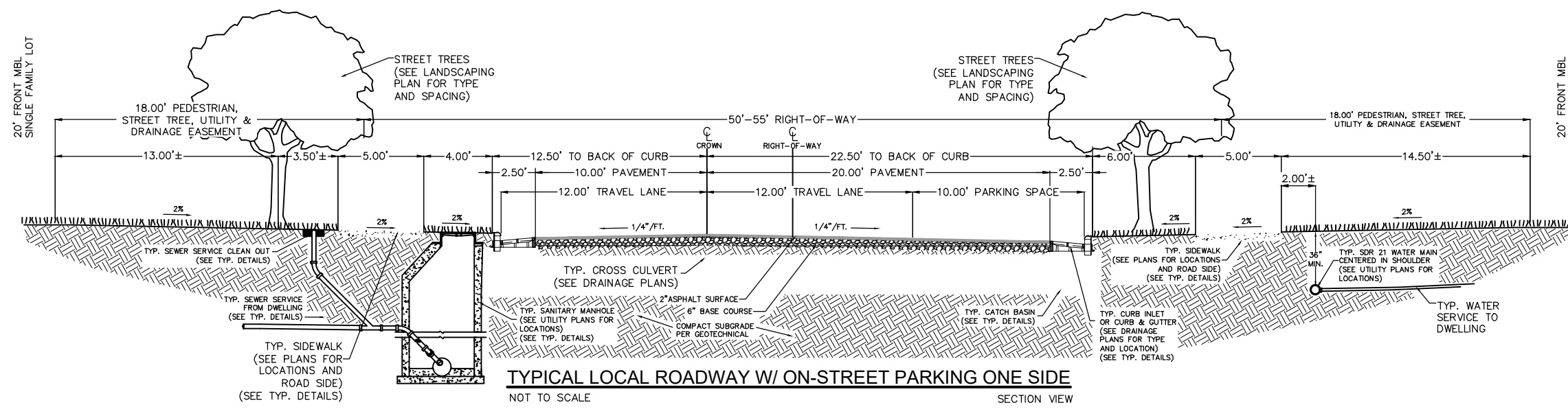
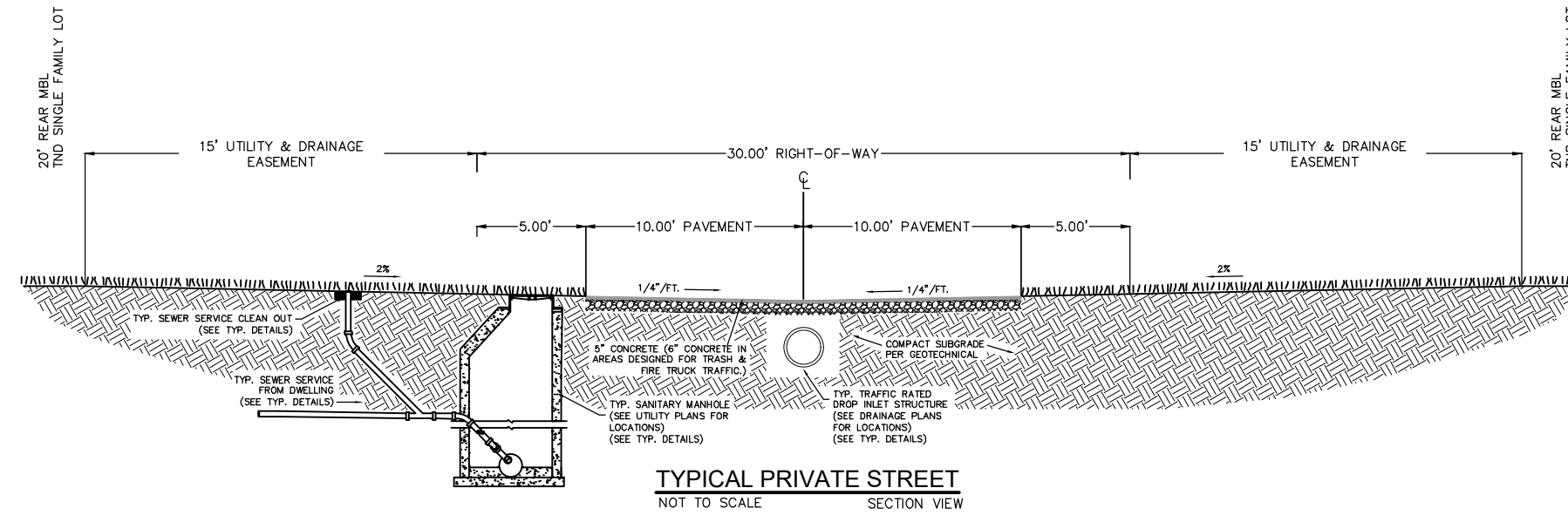
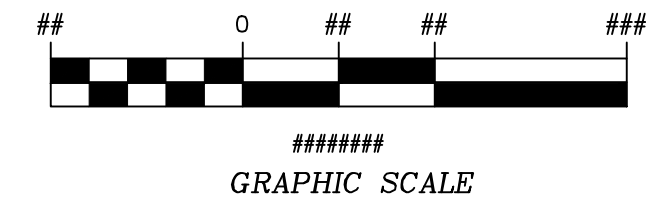
NO.	DATE	DESCRIPTION	BY

DocuSigned by:
Michael Bissell
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DATE:	07-10-24	SCALE:	1"=50'
DESIGNED:	AKM	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	3 OF 5		
CAD FILE:	465100FP-PH5		
PROJECT NO:	4651		



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THE FOST TRACT-PD-R
PHASE 5
FINAL SUBDIVISION PLAT

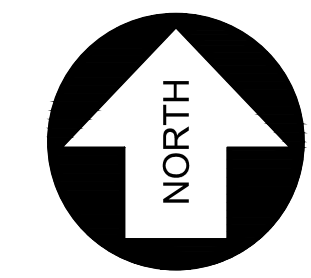
PROJECT: THE FOST TRACT-PD-R PHASE 5
MOYOCK TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY

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Michael J. Bissell
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DATE: 07-10-24 SCALE: 1"=50'
DESIGNED: MDB
DRAWN: BPG
SHEET: 5 OF 5
CAD FILE: 465100FP-PH5
PROJECT NO: 4651

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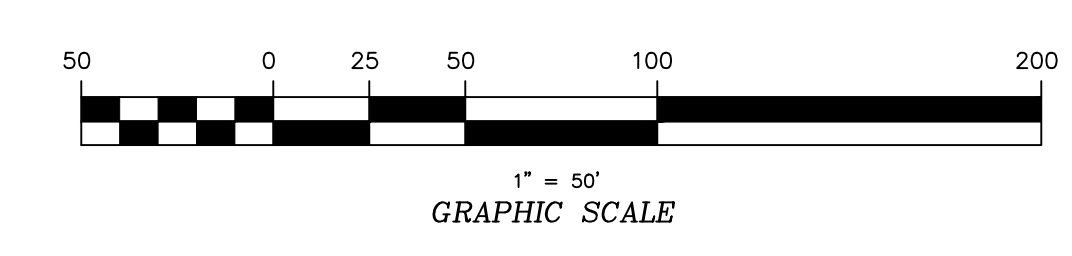
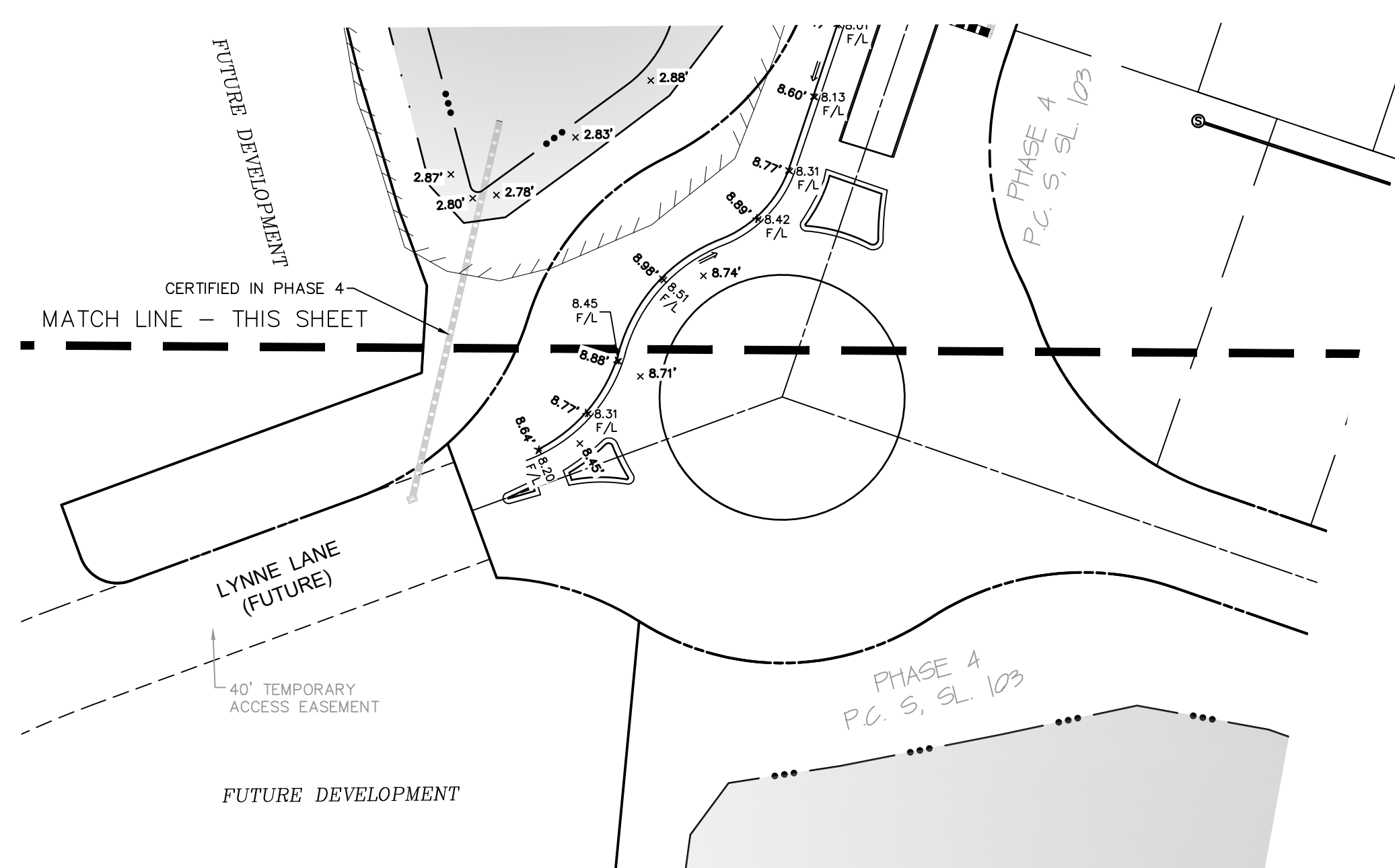
NC NAD 83(2011) GRID NORTH



POND 4 STORAGE CAPACITY CHARTS

ASBUILT STAGE STORAGE TABLE - 10 YR. FLOOD						PROPOSED STAGE STORAGE TABLE - 10 YR. FLOOD						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
2.500	29,644.09	N/A	N/A	0	N/A	2.500	27,467.24	N/A	N/A	0.00	N/A	N/A
3.000	31,918.07	0.500	15390.54	15390.54	N/A	3.000	29,646.07	0.500	14278.33	14278.33	N/A	N/A
4.000	36,699.38	1.000	34308.73	49699.27	N/A	4.000	34,173.36	1.000	31909.72	46188.05	N/A	N/A
5.000	41,709.32	1.000	39204.35	88903.62	N/A	5.000	38,926.86	1.000	36550.11	82738.16	N/A	N/A
5.900	43,256.89	0.300	12744.93	101648.55	N/A	5.900	40,397.01	0.300	11898.58	94636.74	N/A	N/A

ASBUILT STAGE STORAGE TABLE - 100 YR. FLOOD						PROPOSED STAGE STORAGE TABLE - 100 YR. FLOOD						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
2.500	29,644.09	N/A	N/A	0.00	N/A	2.500	27,467.24	N/A	N/A	0.00	N/A	N/A
3.000	31,918.07	0.500	15390.54	15390.54	N/A	3.000	29,646.07	0.500	14278.33	14278.33	N/A	N/A
4.000	36,699.38	1.000	34308.72	49699.26	N/A	4.000	34,173.36	1.000	31909.72	46188.05	N/A	N/A
5.000	41,709.32	1.000	39204.35	88903.61	N/A	5.000	38,926.86	1.000	36550.11	82738.16	N/A	N/A
5.900	46,413.76	0.900	39655.39	128559.00	N/A	5.900	43,398.39	0.900	37046.36	119784.52	N/A	N/A



FINAL DRAWING FOR REVIEW PUPOSES ONLY

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

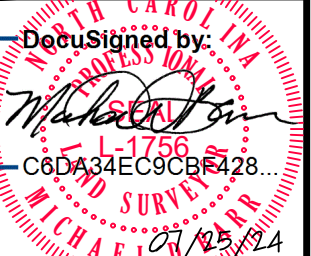
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PROJECT: THE FOST TRACT PD-R - PHASE 5
NORTH CAROLINA
MOYOOCK TOWNSHIP, CURRITUCK COUNTY

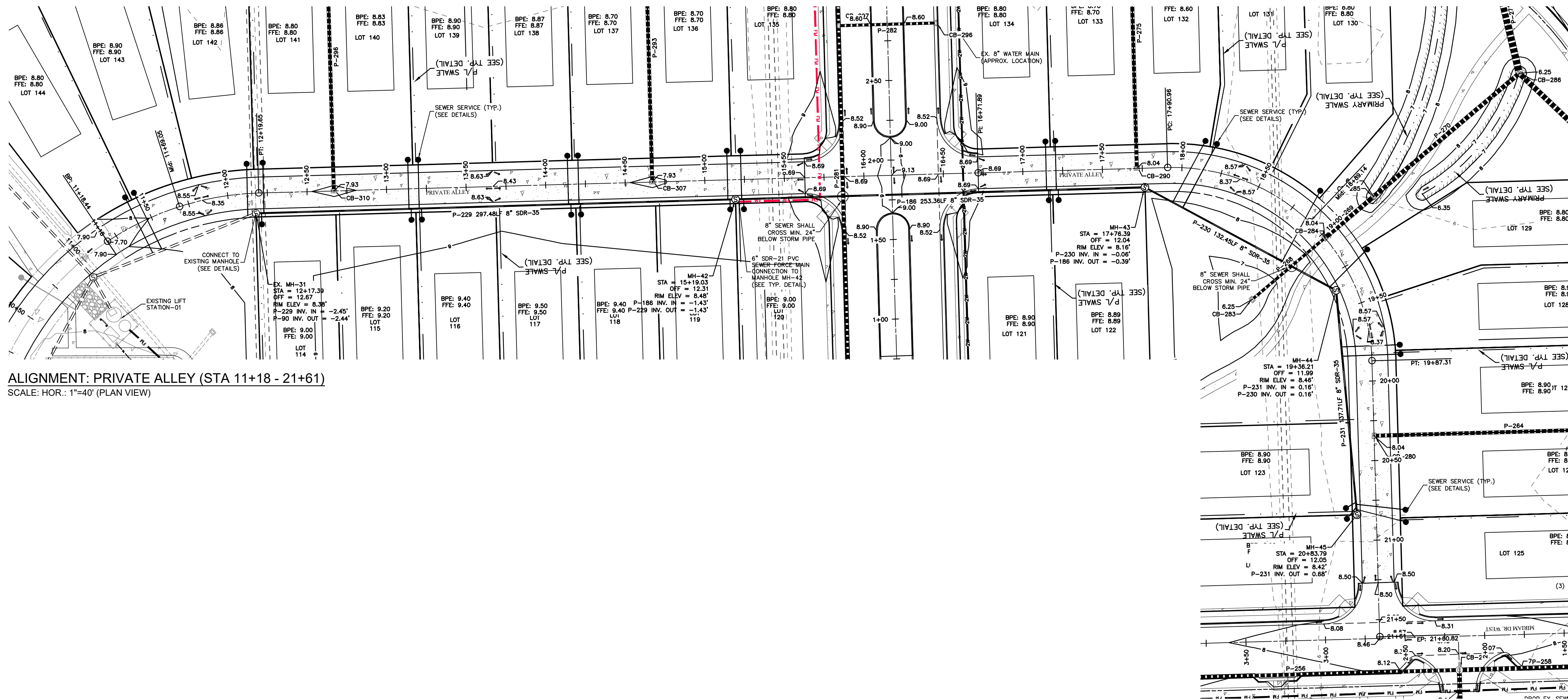
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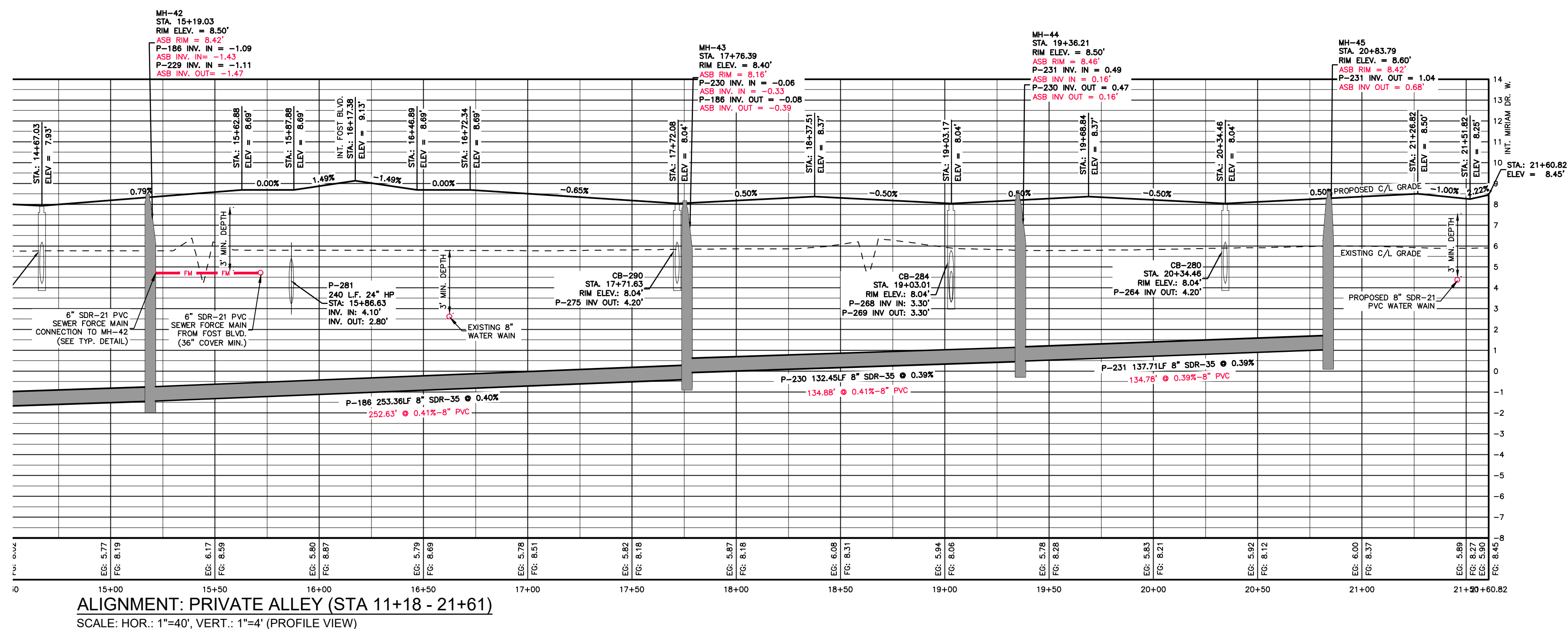
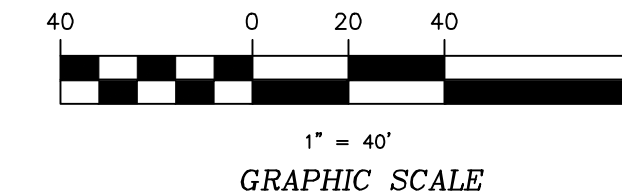
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DESIGNED: BPG
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DRAWN: AKM
APPROVED: BPG

SHEET: **3** OF **5**

CAD FILE: 465100ASB-PH5
PROJECT NO: 4651



ALIGNMENT: PRIVATE ALLEY (STA 11+18 - 21+61)
SCALE: HOR.: 1"=40' (PLAN VIEW)



ALIGNMENT: PRIVATE ALLEY (STA 11+18 - 21+61)
SCALE: HOR.: 1"=40', VERT.: 1"=4' (PROFILE VIEW)

NO.	DATE	DESCRIPTION	BY
1	07-16-24	SEWER CONNECTION	DMK

DATE: 07-16-24 SCALE: 1"=40', 1"=4'
DRAWN: AKM CHECKED: MSB
APPROVED: BPG
SHEET: 5 OF 5
CAD FILE: 465100PH2-FOR PH 5 ASB
PROJECT NO: 4651

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