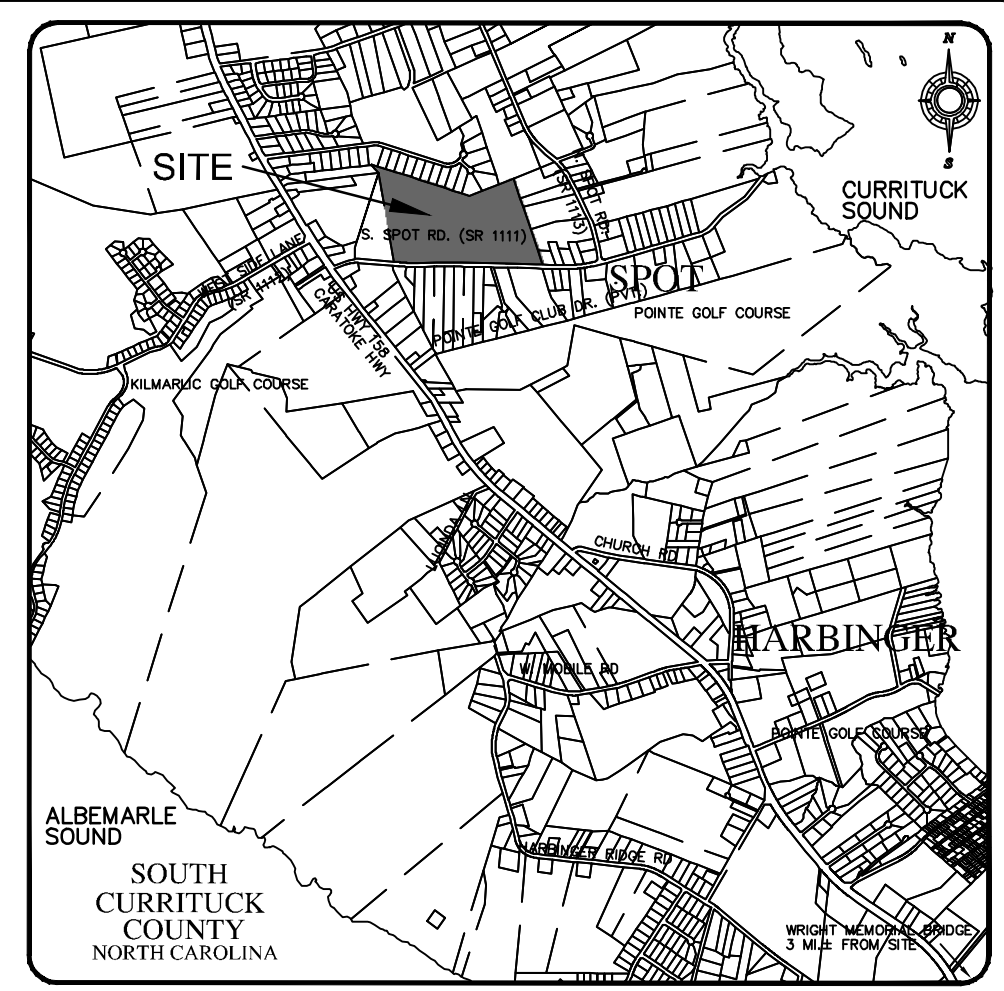


CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	292.76	6729.41	292.74
C2	285.10	6777.95	284.88

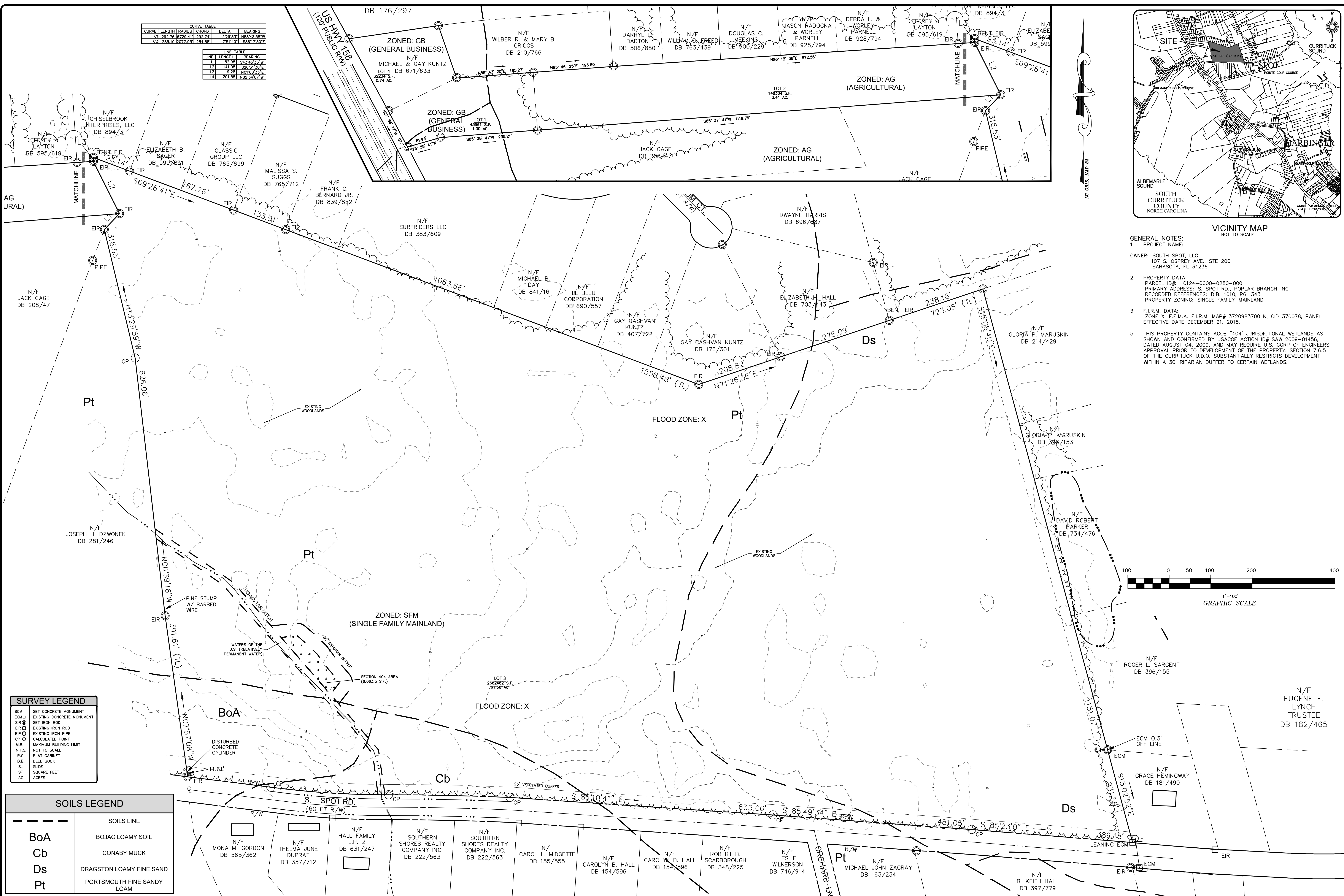
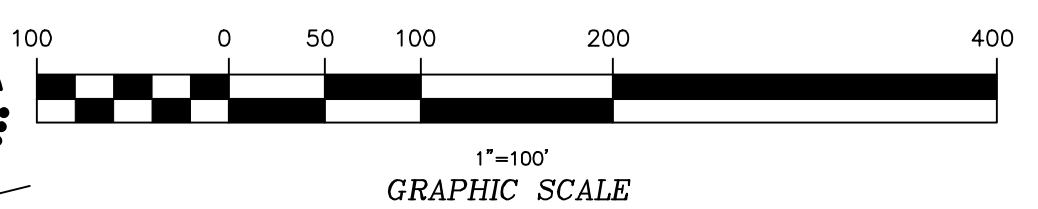
LINE TABLE			
LINE	LENGTH	BEARING	DELTA
L1	52.95	S43°45'33"W	228°53'58"W
L2	141.05	S26°31'38"E	73°14'07"
L3	9.29	N01°08'53"E	73°14'07"
L4	201.55	N82°54'07"W	228°53'58"W



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- PROJECT NAME:
- OWNER: SOUTH SPOT, LLC
107 S. OSPREY AVE., STE 200
SARASOTA, FL 34236
- PROPERTY DATA:
PARCEL ID#: 0124-0000-0280-000
PRIMARY ADDRESS: S. SPOT RD., POPLAR BRANCH, NC
RECORDED REFERENCES: D.B. 1010, PG. 343
PROPERTY ZONING: SINGLE FAMILY-MAINLAND
- F.I.R.M. DATA:
ZONE X, F.E.M.A. F.I.R.M. MAP# 3720983700 K, CID 370078, PANEL
EFFECTIVE DATE DECEMBER 21, 2018.
- THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACE ACTION ID# SAW 2009-01456, DATED AUGUST 04, 2009, AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY, SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER TO CERTAIN WETLANDS.



SURVEY LEGEND

SCM	SET CONCRETE MONUMENT
ECM	EXISTING CONCRETE MONUMENT
SR	SET IRON ROD
ER	EXISTING IRON ROD
EP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

SOILS LEGEND

SOILS LINE	SOILS LINE
BoA	BOJAC LOAMY SOIL
Cb	CONABY MUCK
Ds	DRAGSTON LOAMY FINE SAND
Pt	PORTSMOUTH FINE SANDY LOAM

BISSELL PROFESSIONAL GROUP
Firm License # C-506
P.O. Box 1008
12345 Main St., Raleigh, North Carolina 27619
Tel: (919) 726-1234 Fax: (919) 726-1234

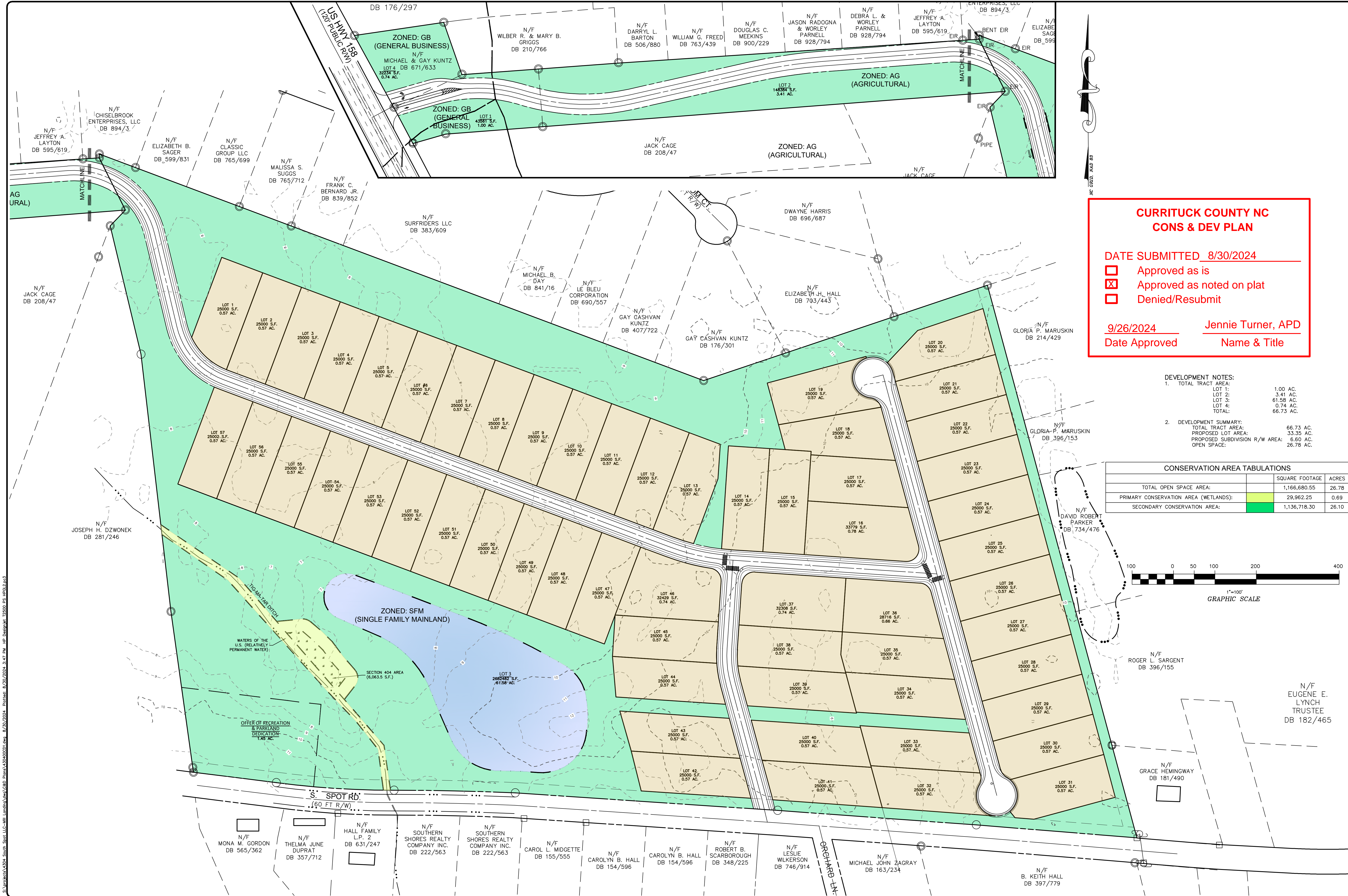
EXISTING SITE FEATURES & SITE ANALYSIS PLAN

OWENS TRACT
POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION	BY

DATE: 08/30/24 SCALE: 1" = 100'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 1 OF 1
 CAD FILE: 430400CD1
 PROJECT NO: 4304



**CURRITUCK COUNTY NC
CONS & DEV PLAN**

DATE SUBMITTED 8/30/2024

Approved as is
 Approved as noted on plat
 Denied/Resubmit

9/26/2024 Jennie Turner, APD
 Date Approved Name & Title

DEVELOPMENT NOTES:

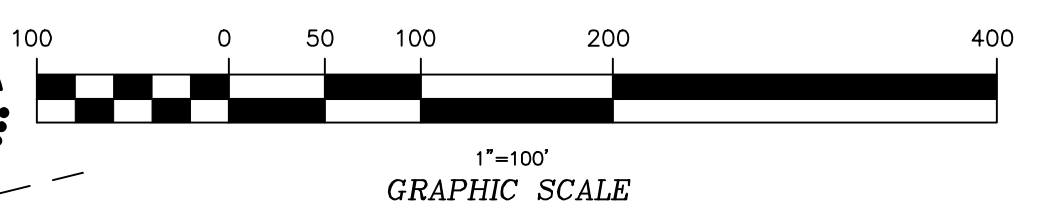
- TOTAL TRACT AREA:

LOT 1:	1.00 AC.
LOT 2:	3.41 AC.
LOT 3:	61.58 AC.
LOT 4:	0.74 AC.
TOTAL:	66.73 AC.
- DEVELOPMENT SUMMARY:

TOTAL TRACT AREA:	66.73 AC.
PROPOSED LOT AREA:	33.35 AC.
PROPOSED SUBDIVISION R/W AREA:	6.60 AC.
OPEN SPACE:	26.78 AC.

CONSERVATION AREA TABULATIONS

	SQUARE FOOTAGE	ACRES
TOTAL OPEN SPACE AREA:	1,166,680.55	26.78
PRIMARY CONSERVATION AREA (WETLANDS):	29,962.25	0.69
SECONDARY CONSERVATION AREA:	1,136,718.30	26.10



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 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

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OWENS TRACT
 CURRITUCK COUNTY
 POPLAR BRANCH TOWNSHIP
 NORTH CAROLINA

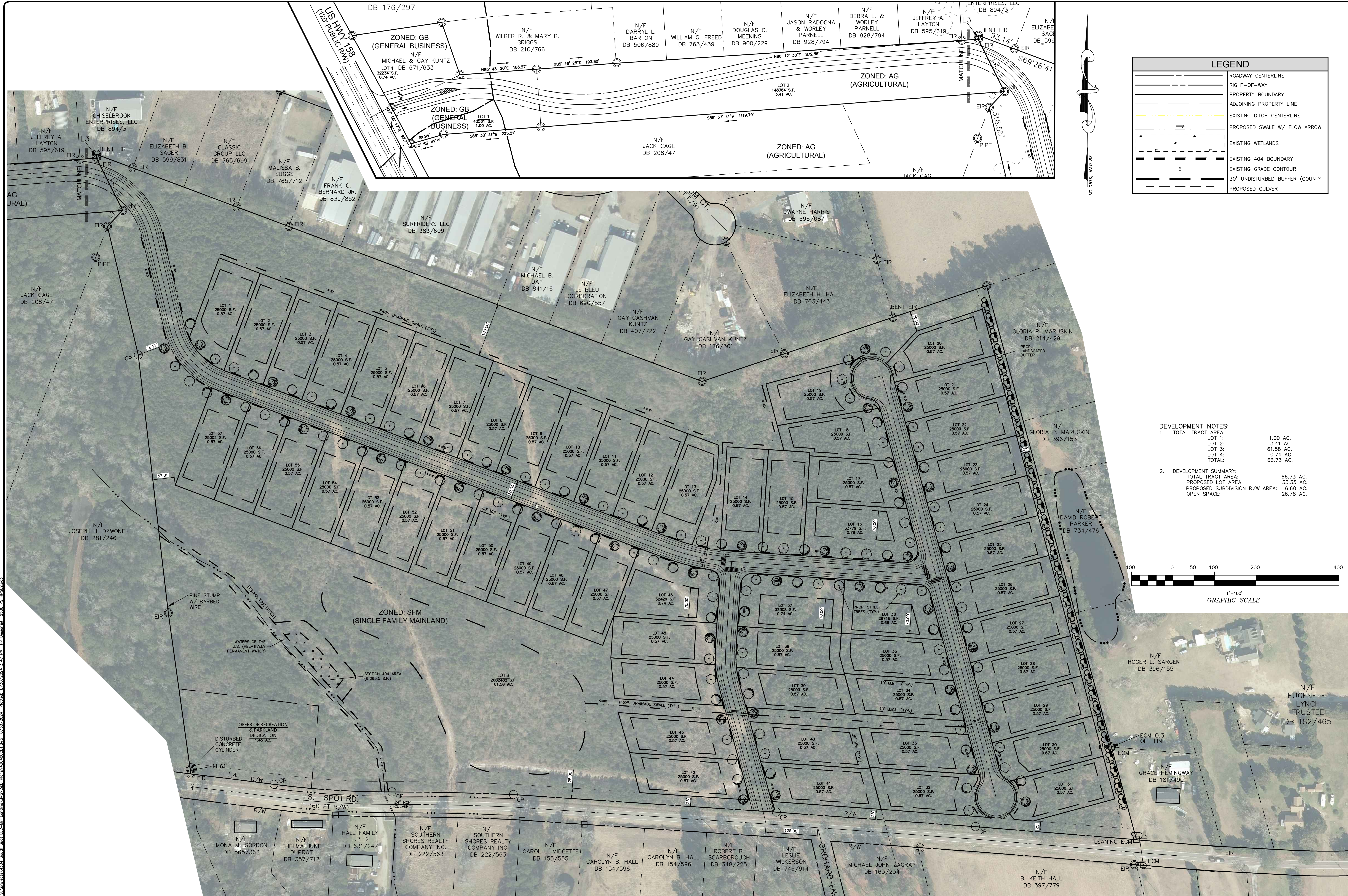
PRELIMINARY LAND DEVELOPMENT PLANS

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 08/30/24 SCALE: 1" = 100'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 1 OF 1
 CAD FILE: 430400CD1
 PROJECT NO: 4304

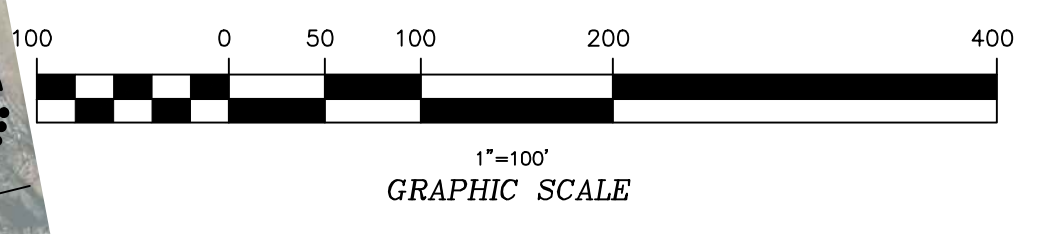
S:\projects\4304_South Spot Rd\Draw\Draw\Draw\430400CD1.dwg 8/20/2024 3:47 PM HP Desktop 12500 PS HPCL2.plt



LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	PROPOSED SWALE W/ FLOW ARROW
	EXISTING WETLANDS
	EXISTING 404 BOUNDARY
	EXISTING GRADE CONTOUR
	30' UNDISTURBED BUFFER (COUNTY)
	PROPOSED CULVERT

DEVELOPMENT NOTES:

- TOTAL TRACT AREA:
 LOT 1: 1.00 AC.
 LOT 2: 3.41 AC.
 LOT 3: 61.58 AC.
 LOT 4: 0.74 AC.
 TOTAL: 66.73 AC.
- DEVELOPMENT SUMMARY:
 TOTAL TRACT AREA: 66.73 AC.
 PROPOSED LOT AREA: 33.35 AC.
 PROPOSED SUBDIVISION R/W AREA: 8.60 AC.
 OPEN SPACE: 26.78 AC.



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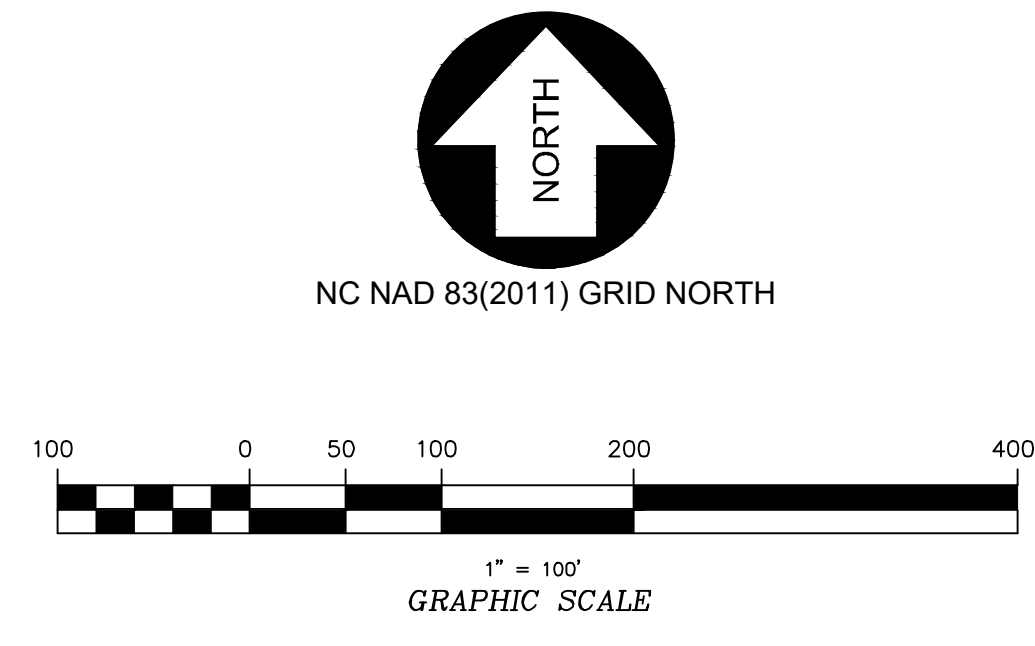
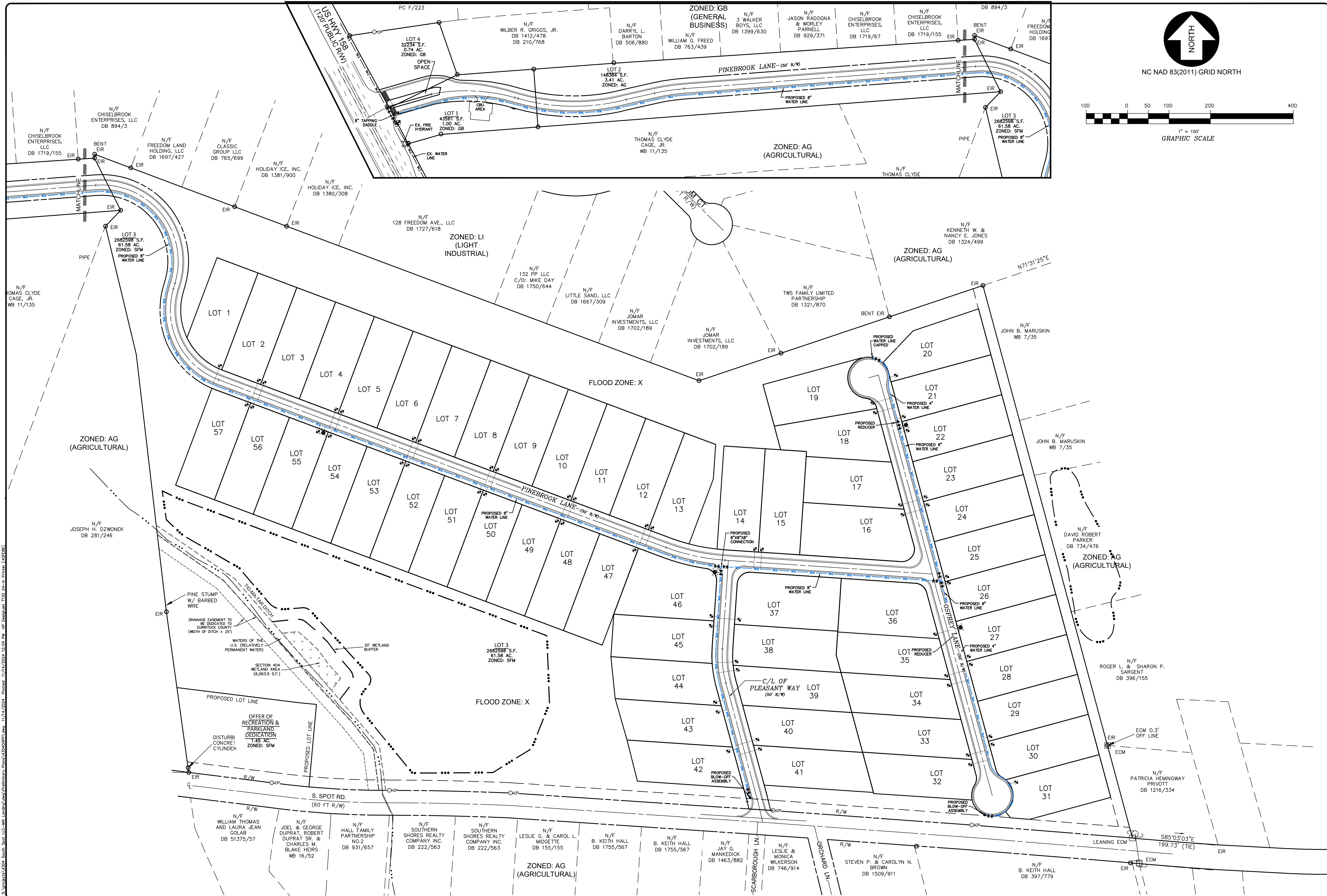
**DEVELOPMENT & PROPOSED
 SITE FEATURES PLAN**

OWENS TRACT
 CURRITUCK COUNTY
 POPLAR BRANCH TOWNSHIP
 NORTH CAROLINA

NO.	DATE	DESCRIPTION

DATE: 08/30/24 SCALE: 1" = 100'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 1 OF 1
 CAD FILE: 430400CD1
 PROJECT NO: 4304

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UTILITY OVERVIEW
PRELIMINARY PLANS & PLAT

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THE MEADOWS
POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

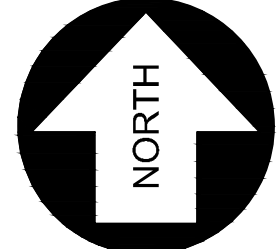
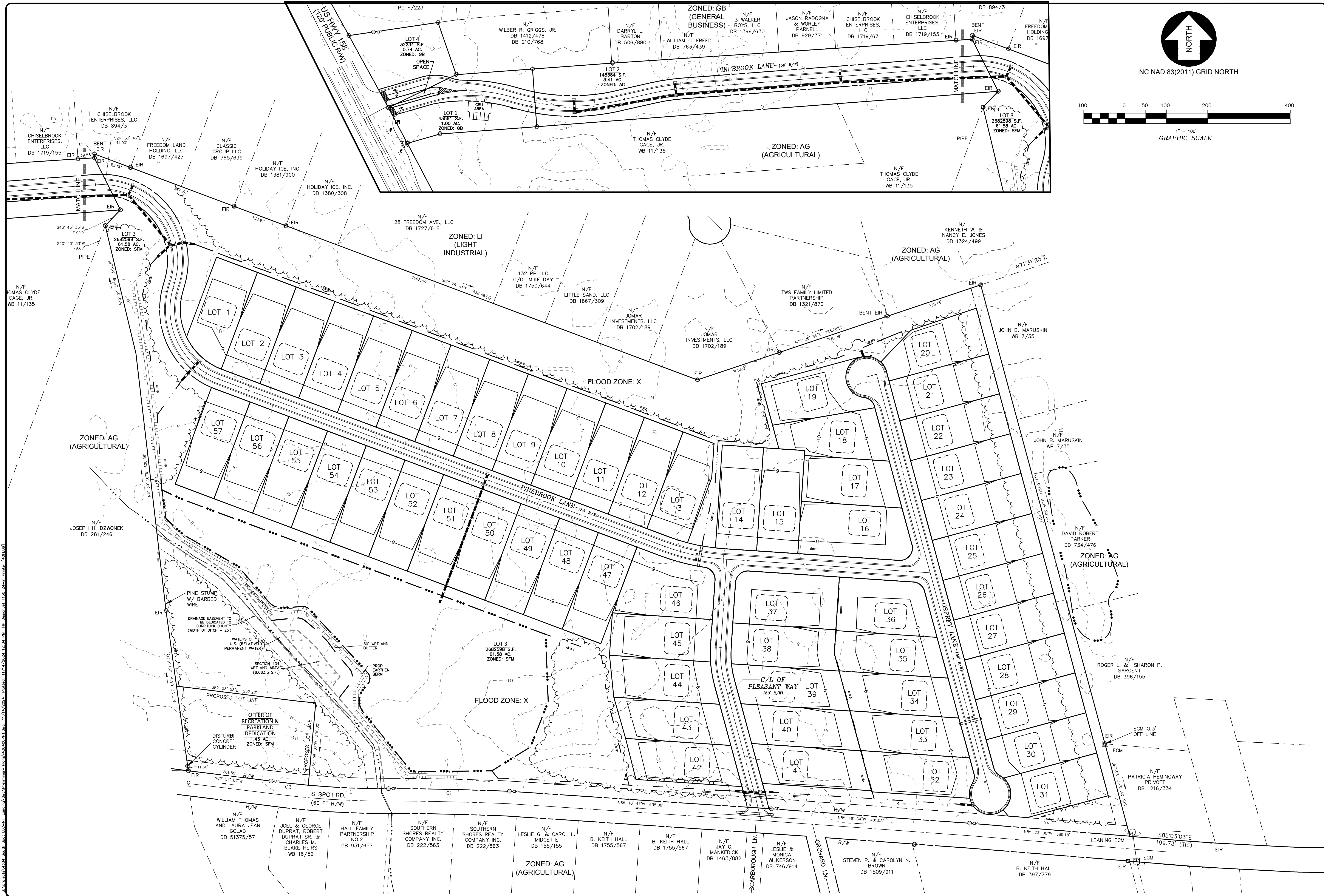
PRELIMINARY SUBDIVISION PLANS

NO.	DATE	DESCRIPTION

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

DATE:	11-01-24	SCALE:	1" = 100'
DESIGNED:	AKM	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BFG
SHEET:	4	OF	8
CAD FILE:	430400P1		
PROJECT NO.:	4304		

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NC NAD 83(2011) GRID NORTH



1" = 100'
GRAPHIC SCALE

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
3510 Homeplace Parkway
P.O. Box 1048
Hatteras, NC 245
(252) 261-3268
FAX (252) 261-1760

**HARDSCAPING & DRAINAGE
PRELIMINARY PLANS & PLAN**

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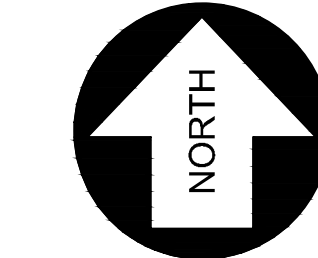
THE MEADOWS
POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS

NO.	DATE	REVISIONS	BY

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

DATE:	11-01-24	SCALE:	1" = 100'
DESIGNED:	AKM	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	5	OF	8
CAD FILE:	430400PP1		
PROJECT NO:	4304		



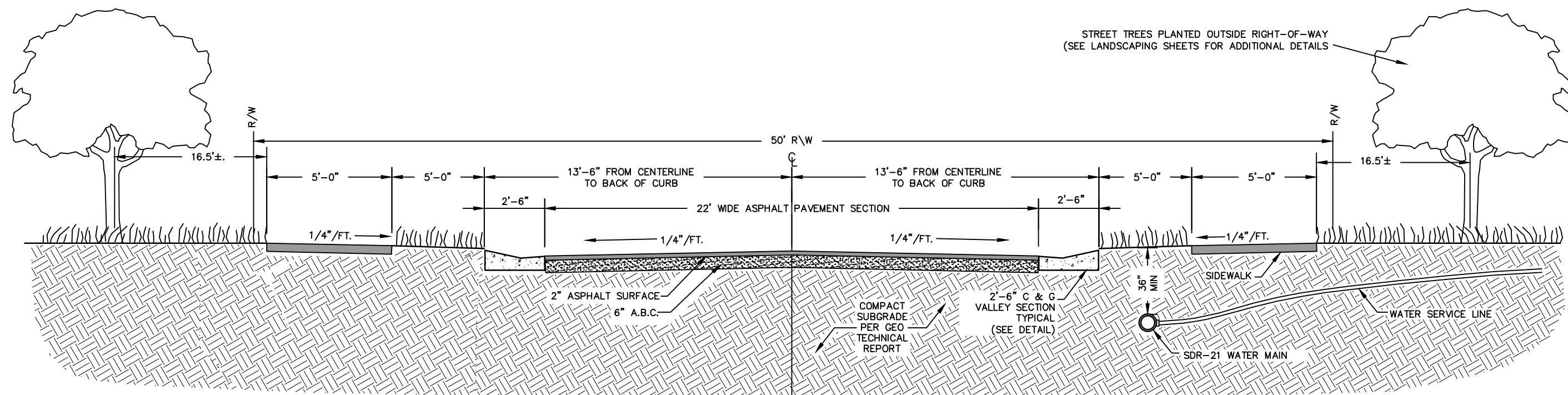
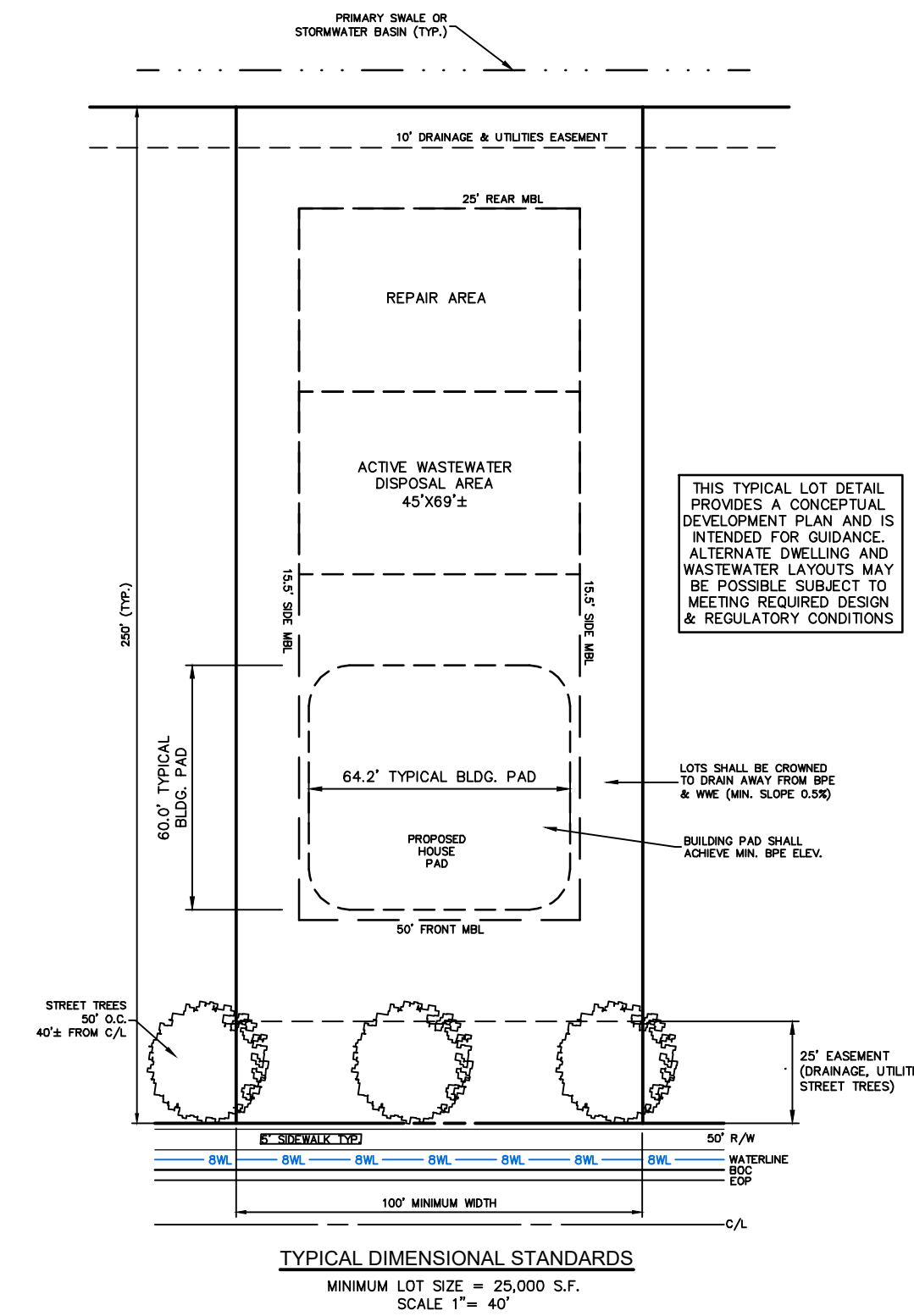
NC NAD 83(2011) GRID NORTH

Line #	Length	Direction
L1	9.276	N01° 08' 33.07"E
L2	182.290	N64° 02' 05.35"E
L3	108.170	S73° 58' 41.35"W
L4	8.505	N74° 08' 01.29"W
L5	70.536	S77° 17' 29.39"W
L6	14.261	N16° 34' 25.46"E
L7	21.549	S27° 56' 16.65"E
L8	50.146	S28° 45' 24.24"E
L9	8.442	N74° 08' 01.29"W
L10	14.268	N16° 34' 25.01"E
L11	14.255	N16° 34' 25.91"E
L12	70.101	S77° 17' 29.39"W
L13	8.569	S74° 08' 01.29"E
L14	101.786	N73° 58' 41.35"E
L15	45.806	S85° 23' 00.04"E
L16	19.325	S39° 13' 34.18"E
L17	99.931	N73° 58' 47.96"E
L18	12.888	S28° 45' 10.50"E
L19	105.981	S73° 58' 41.35"W
L20	17.642	N11° 43' 59.37"E

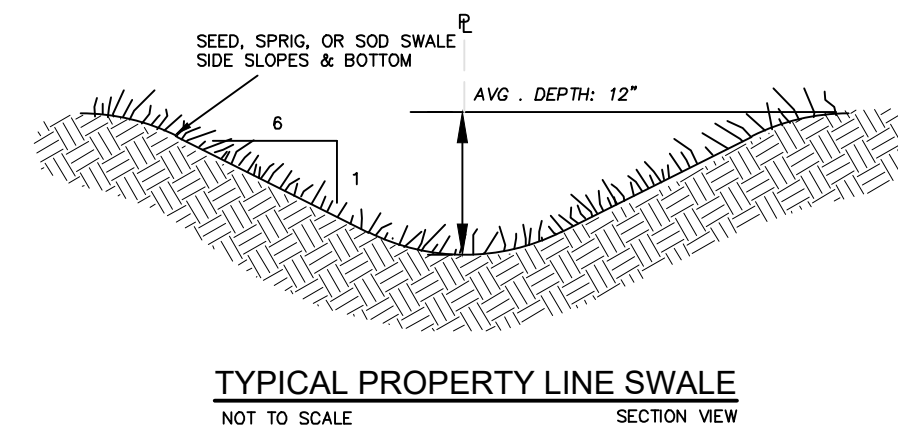
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	292.76'	6729.41'	292.74'	N88° 43' 58"W	2°29'33"
C2	194.30'	2077.95'	194.23'	S87° 32' 36"E	5°21'27"
C3	90.80'	2077.95'	90.79'	S83° 36' 46"E	2°30'13"
C4	82.06'	1877.95'	82.05'	S83° 36' 46"E	2°30'13"
C5	202.88'	425.00'	200.96'	N87° 36' 15"W	2°21'05"
C6	263.56'	495.00'	260.46'	S89° 28' 20"E	30°30'24"
C7	72.75'	500.00'	72.69'	S81° 27' 35"W	8°20'12"
C8	357.94'	185.00'	304.66'	N38° 56' 39"W	110°51'19"
C9	270.00'	180.00'	245.39'	S26° 28' 22"E	85°56'37"
C10	74.73'	115.00'	73.42'	N86° 58' 42"W	37°13'54"
C11	25.54'	71.00'	25.41'	S80° 57' 12"E	20°36'50"
C12	130.98'	450.00'	130.52'	N82° 16' 22"W	16°40'37"
C13	250.66'	470.00'	247.70'	S89° 29' 59"E	30°33'27"
C14	76.39'	525.00'	76.32'	S81° 27' 35"W	8°20'12"
C15	406.31'	210.00'	345.83'	N38° 56' 39"W	110°51'19"
C16	113.89'	155.00'	111.34'	S4° 33' 00"E	42°05'54"
C17	118.61'	155.00'	115.74'	S47° 31' 19"E	43°50'44"
C18	299.43'	205.00'	273.51'	S25° 20' 41"E	83°41'15"
C19	309.57'	160.00'	263.49'	N38° 56' 39"W	110°51'19"
C20	69.11'	475.00'	69.05'	S81° 27' 35"W	8°20'12"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C21	276.44'	520.00'	273.20'	S89° 26' 48"E	30°27'35"
C22	189.97'	400.00'	188.19'	N87° 31' 41"W	27°12'42"
C23	146.03'	500.00'	145.51'	S77° 48' 41"E	16°44'00"
C24	PURPOSELY OMITTED				
C25	1.58'	155.00'	1.58'	S69° 09' 12"E	0°34'58"
C27	8.07'	205.00'	8.07'	S68° 19' 00"E	2°15'22"
C28	48.91'	475.00'	48.89'	S72° 23' 41"E	5°54'01"
C29	68.80'	475.00'	68.74'	S79° 29' 40"E	8°17'58"
C30	21.01'	475.00'	21.00'	S84° 54' 40"E	2°32'01"
C31	109.02'	525.00'	108.83'	S75° 23' 38"E	11°53'54"
C32	44.59'	30.00'	40.60'	N38° 45' 38"W	85°09'54"
C33	47.12'	30.00'	42.43'	S48° 49' 19"W	90°00'00"
C34	57.05'	30.00'	48.84'	N39° 20' 20"E	108°57'59"
C35	37.19'	30.00'	34.86'	N50° 39' 40"W	71°02'01"
C36	35.59'	30.00'	33.54'	N49° 07' 56"W	67°58'32"
C37	134.88'	50.00'	97.55'	S5° 50' 18"E	154°33'48"
C38	54.19'	50.00'	51.57'	N77° 30' 37"W	62°05'34"
C39	27.33'	50.00'	26.99'	N30° 48' 15"W	31°19'11"
C40	24.38'	30.00'	23.72'	S38° 25' 41"E	46°34'03"
C41	10.46'	50.00'	10.44'	N55° 43' 01"W	11°59'22"
C42	87.70'	50.00'	76.88'	N0° 31' 33"E	100°29'46"

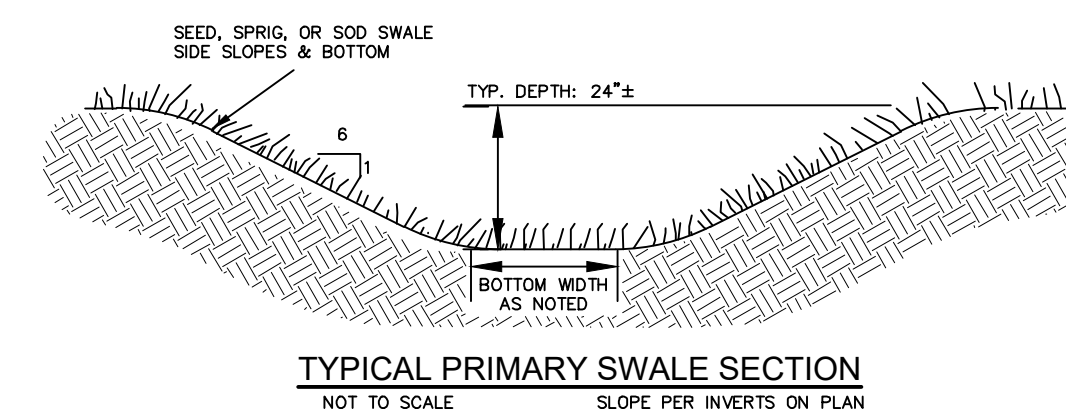
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C43	101.79'	50.00'	85.10'	S70° 54' 22"E	116°38'25"
C44	38.41'	50.00'	37.47'	S9° 25' 07"W	44°00'33"
C45	24.38'	30.00'	23.72'	N8° 08' 22"E	46°34'03"
C46	54.29'	275.00'	54.20'	S9° 29' 21"E	11°18'38"
C47	36.75'	275.00'	36.72'	S0° 00' 21"E	7°39'21"
C48	82.76'	250.00'	82.38'	S5° 39' 40"E	18°57'59"
C49	0.66'	20.00'	0.66'	N14° 11' 36"W	1°54'07"
C50	0.66'	20.00'	0.66'	N14° 11' 36"W	1°54'07"
C51	36.76'	225.00'	36.72'	S10° 27' 51"E	9°21'38"
C52	37.72'	225.00'	37.68'	S0° 58' 51"E	9°36'21"
C53	6.74'	9.97'	6.61'	S88° 10' 22"E	38°43'15"
C54	10.93'	10.00'	10.39'	S42° 40' 23"W	62°36'37"
C55	21.35'	47.99'	21.17'	S86° 37' 00"W	25°29'05"
C56	18.25'	251.35'	18.24'	S74° 44' 41"W	4°09'33"



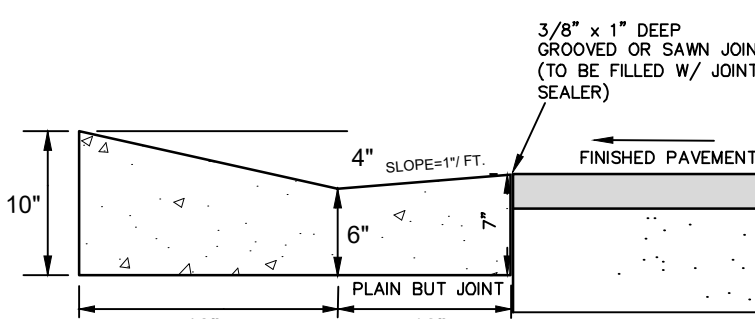
TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES
NOT TO SCALE SECTION VIEW



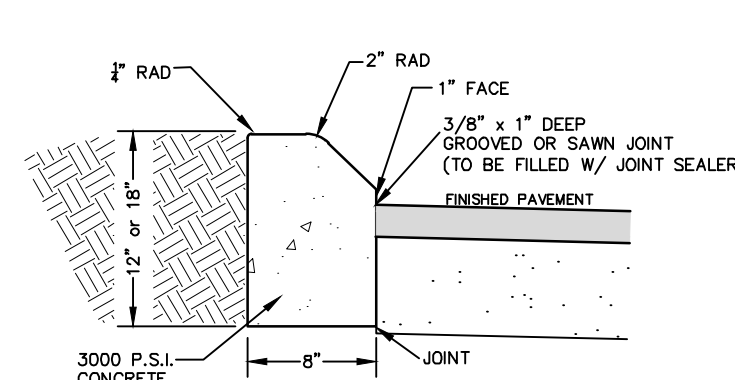
TYPICAL PROPERTY LINE SWALE
NOT TO SCALE SECTION VIEW



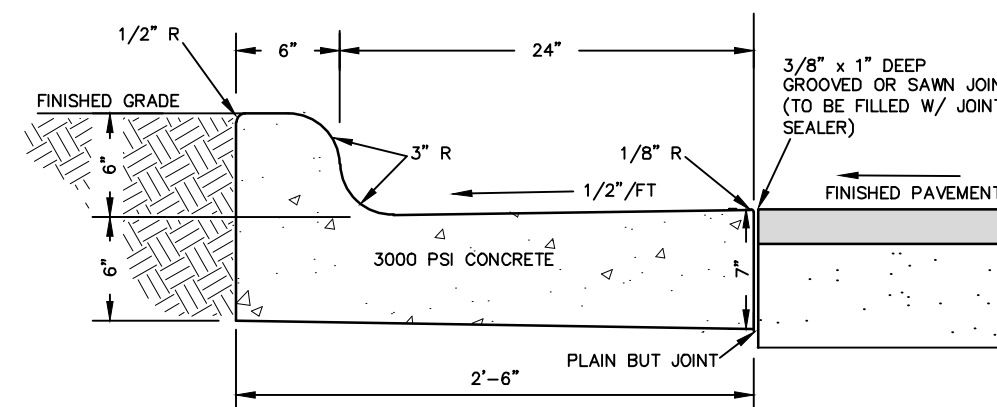
TYPICAL PRIMARY SWALE SECTION
NOT TO SCALE SECTION VIEW



CURB & GUTTER VALLEY SECTION
NOT TO SCALE

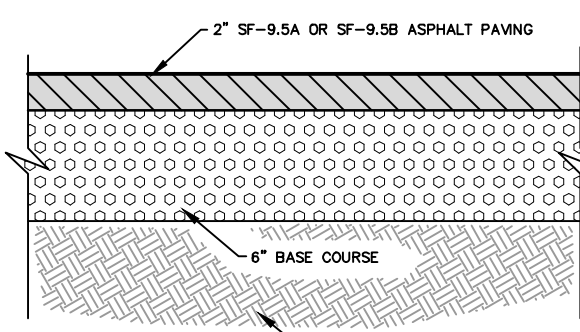


MEDIAN CURB SECTION
NOT TO SCALE NCDOT 846.01



CURB & GUTTER COLLECTION SECTION
NOT TO SCALE NCDOT STD 846.01

- GENERAL CURB & GUTTER NOTES:
- 1/2" x 1-1/2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS.
 - 1/2" EXPANSION JOINTS SHALL BE PLACED AT 90' INTERVALS, AND ADJACENT TO ALL RIGID STRUCTURES.
 - ALL JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER.



TYPICAL RESIDENTIAL ROADWAY PAVEMENT SECTION
NOT TO SCALE
NOTE: PAVING SHALL CONSIST OF FINE GRADING THE SPECIFIED PARKING & DRIVE AREAS AND INSTALLING 2' 5"-9.5A OR 5'-9.5B ASPHALT CONCRETE SURFACE COURSE IN CONJUNCTION WITH A 6" AGGREGATE BASE COURSE. THE SOIL SUBGRADE BENEATH PAVEMENTS SHALL BE COMPACTED TO AT LEAST 95% OF ASTM D 698 PRIOR TO ANY PLACEMENT OF SUBBASE FILL OR STONE BASE COURSE. ALL SITE PREPARATION AND THE DESIGN AND CONSTRUCTION OF ALL FOUNDATIONS, GROUND SLABS, AND PAVEMENTS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY A GEOTECHNICAL ENGINEER.

Bissell Professional Group
3610 Commerce Center Parkway
P.O. Box 1048
Charlotte, NC 28216
(704) 541-3366
FAX (704) 541-1760

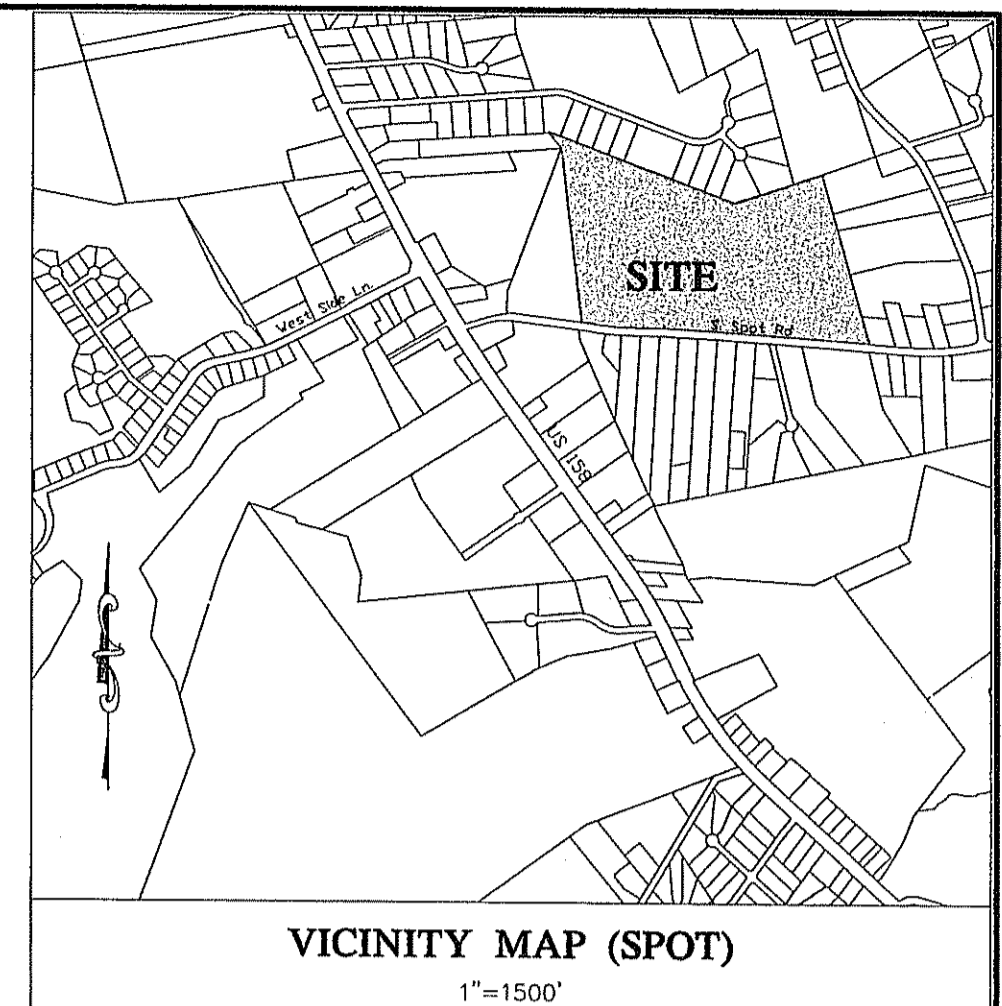
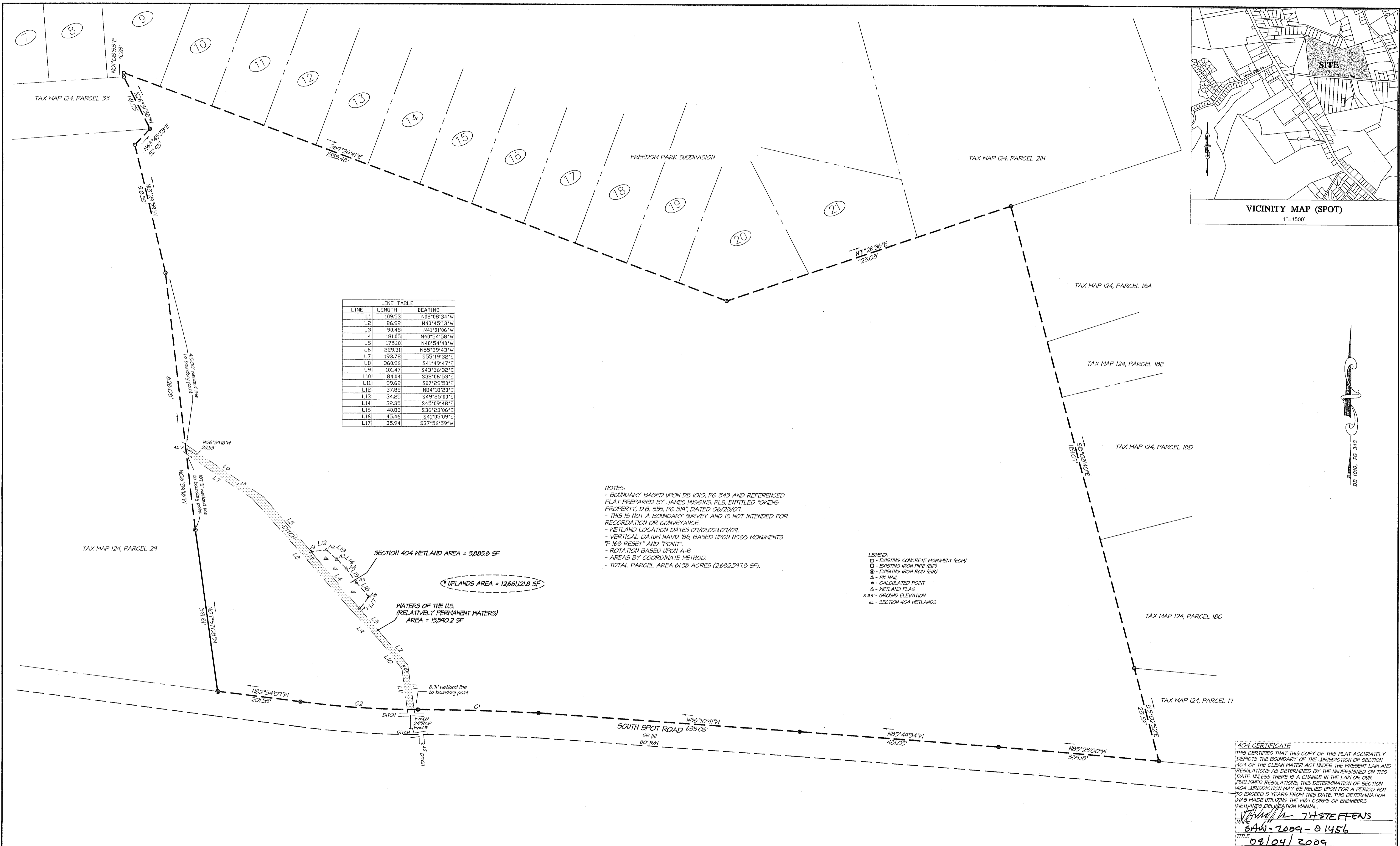
TABLES & DETAILS
PRELIMINARY PLANS & PLAT
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PROJECT: THE MEADOWS
POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA
PRELIMINARY SUBDIVISION PLANS

NO.	DATE	DESCRIPTION

PRELIMINARY
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CONSTRUCTION

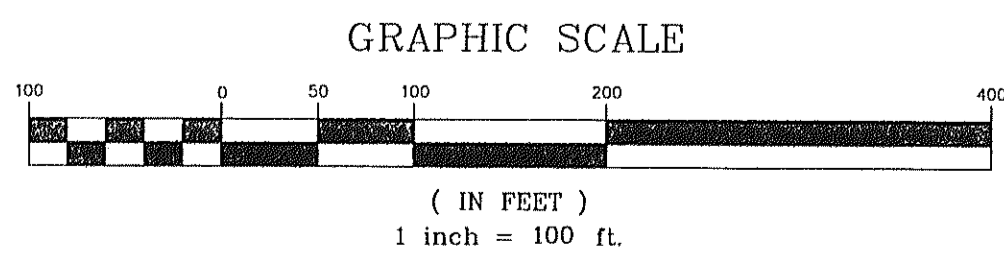
DATE: 11-01-24 SCALE: AS SHOWN
DESIGNED: MDB
DRAWN: AKM APPROVED: BPG
SHEET: 8 OF 8
CAD FILE: 430400PP1
PROJECT NO: 4304



NOTES:
 - BOUNDARY BASED UPON DB 1010, PG 343 AND REFERENCED PLAT PREPARED BY JAMES HUGGINS, PLS, ENTITLED "OMENS PROPERTY", D.B. 555, PG 314, DATED 06/28/01.
 - THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED FOR RECORDATION OR CONVEYANCE.
 - WETLAND LOCATION DATES 07/01/02 & 01/04.
 - VERTICAL DATUM NAVD 88, BASED UPON NC65 MONUMENTS "F 168 RESET" AND "POINT".
 - ROTATION BASED UPON A-B.
 - AREAS BY COORDINATE METHOD.
 - TOTAL PARCEL AREA 61.58 ACRES (2,602,547.0 SF).

LEGEND:
 □ - EXISTING CONCRETE MONUMENT (ECM)
 ○ - EXISTING IRON PIPE (EIP)
 ⊙ - EXISTING IRON ROD (EIR)
 △ - P.C. NAIL
 ● - CALCULATED POINT
 ▲ - WETLAND FLAG
 x.38' - GROUND ELEVATION
 ■ - SECTION 404 WETLANDS

404 CERTIFICATE
 THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT UNDER THE PRESENT LAW AND REGULATIONS AS DETERMINED BY THE UNDERSIGNED ON THIS DATE UNLESS THERE IS A CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS. THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED 5 YEARS FROM THIS DATE. THIS DETERMINATION WAS MADE UTILIZING THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.
 NAME: THOMAS W. WASTEFFENS
 TITLE: SAW-2009-01456
 DATE: 08/04/2009



REVISIONS	INT	DATE
REV1	INT	//
REV2	INT	//
REV3	INT	//
REV4	INT	//
REV5	INT	//

COMMISSION NO.	08058
DESIGNED BY	BR
DRAWN BY	KCM
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CAD FILE	08058-WET
ISSUE DATE	07/09/09

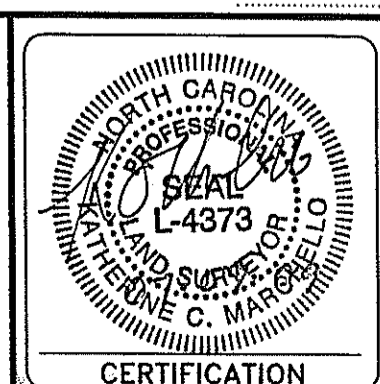
WETLANDS LOCATION SURVEY

SOUTH SPOT, LLC

TAX MAP 124, PARCEL 28

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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